



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: March 14, 2019
Time: After 8:30 a.m.
Place: City Hall, 3rd Floor
Council Chambers
200 North Spring Street, Room 340
Los Angeles, CA 90012

Public Hearing: March 14, 2019
Appeal Status: On-Menu Density Bonus Incentive appealable to City Council by an applicant, or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the project site; Off-Menu Density Bonus Incentives and Waivers are not further appealable; Conditional Use appealable to City Council by any party.
Expiration Date: April 30, 2019
Multiple Approval: Yes

Case No.: CPC-2018-998-DB-CU
CEQA No.: ENV-2018-999-EIR
Addendum (January 2019)
to Adelante Eastside
Redevelopment Project
EIR; SCH No. 1997061065

Related Case No.: N/A
Council No.: CD 14 – Huizar
Plan Area: Boyle Heights
Specific Plan: N/A
Certified NC: Boyle Heights
GPLU: Neighborhood Office
Commercial
Zone: C2-1-RIO-CUGU, [Q]C2-1-RIO-CUGU

Applicant: Vanessa Delgado,
Azure Development Co.

Representative: Alfred Fraijo Jr.,
Sheppard Mullin Richter &
Hampton, LLP

PROJECT LOCATION: **100, 110, 114 South Boyle Avenue and 1800 East First Street**, legally described as Lots: FR 9, FR 10, and FR 11; Block: None; and Tract: Workman and Hollenbeck Tract.

PROPOSED PROJECT: The proposed project includes the construction of a five-story, 44-unit affordable housing development (of which 100% will be restricted affordable units except for one manager's unit), 7,500 square feet of ground floor commercial/retail and café/restaurant space and 45 parking spaces (28 residential spaces and 17 commercial spaces) in a ground-level parking garage and subterranean parking level. The proposed project measures 68 feet in height and contains 39,650 square feet of floor area, for a total Floor Area Ratio (FAR) of 2.72:1.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Final Environmental Impact Report (FEIR) for the Adelante Eastside Redevelopment Project, SCH No. 1997061065, certified on September 17, 1998, and adopt the Addendum dated January 2019.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a 10% Density Bonus for a project reserving 100 percent of the dwelling units for a mix of Extremely Low and Very Low Income Households for Homeless Individuals and Homeless Families, with one (1) manager's unit, and the following **three (3) Off-Menu Incentives:**
 - a. A 2.72:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;

- b. A 68-foot tall mixed-use building in lieu of a maximum 45-foot tall building allowed by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot tall building otherwise allowed by [Q] Condition No. 1 in Ordinance No. 153,152; and
 - c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.
- 3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following **six (6) Waivers of Development Standards**:
 - a. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue otherwise required by [Q] Condition No. 2 in Ordinance No. 153,152;
 - b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 otherwise required by [Q] Condition No. 3 in Ordinance No. 153,152;
 - c. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by [Q] Condition Nos. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
 - d. A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site otherwise required by LAMC Section 12.21 C.6(a);
 - e. A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces otherwise required by LAMC Section 12.21 A.4; and
 - f. An allowance to provide 6 stalls (22%) of the 28 residential parking stalls as compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 A.5(c).
- 4. Pursuant LAMC Section 12.24 W.27, a **Conditional Use** to allow operating hours for a proposed café/restaurant from 5:00 am to 11:00 pm in lieu of operating hours from 7:00 am to 11:00 pm otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

RECOMMENDED ACTIONS:

1. **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report (EIR), SCH No. 1997061065, certified on September 17, 1998; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated January 2019, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project.
2. **Approve** a 10% Density Bonus for a project totaling 44 residential dwelling units reserving 15 percent, or six (6) units, for Very Low Income Households and the following **one (1) On-Menu Incentive** and **two (2) Off-Menu Incentives**:
 - a. A 2.72 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR in the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones.

- b. A 68-foot tall mixed-use building in lieu of a maximum 45-foot tall building allowed by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot tall building allowed by [Q] Condition No. 1 in Ordinance No. 153,152; and
- c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building required by LAMC Section 12.11 C.3.


3. Approve the following six (6) Waivers of Development Standards:

- a. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue required by [Q] Condition No. 2 in Ordinance No. 153,152;
- b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 required by [Q] Condition No. 3 in Ordinance No. 153,152;
- c. A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover required by [Q] Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
- d. A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site required by LAMC Section 12.21 C.6(a);
- e. A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
- f. An allowance to provide six (6) stalls (22%) of the 28 residential parking spaces as compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls as otherwise required by LAMC Section 12.21 A.5(c).

4. Approve a Conditional Use to allow operating hours for a proposed café/restaurant from 5:00 am to 11:00 pm in lieu of the operating hours from 7:00 am to 11:00 pm otherwise required by LAMC 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

5. Adopt the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning


Jane Choi, AICP, Senior City Planner
Kevin Golden, City Planner
Monique Acosta, City Planning Associate
(213) 978-1173

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than 7 working days prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Background	
Issues	
Conclusion	
Conditions of Approval	C-1
Findings.....	F-1
Entitlement Findings	
CEQA Findings	
Communications.....	P-1
Exhibits:	
A – Project Plans	
B – Maps	
B1 – Vicinity Map	
B2 – ZIMAS Map	
B3 – Radius Map	
C – Environmental Clearance (on CD)	
C1 – Addendum (dated January 2019) to the Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 1997061065, for the Adelante Eastside Redevelopment Plan	
C1a – Air Quality Data, prepared by Pomeroy Environmental Services, dated 1/29/2019	
C1b – Cultural Records Search, prepared by South Central Coastal Information Center, dated 11/29/2018	
C1c – Remedial Action Plan (RAP), prepared by Bureau of Engineering (BOE) Geotechnical Division, dated 2/6/2019	
Directive to Take Corrective Action letter, prepared by Los Angeles Regional Water Quality Control Board (LARWQCB), 1/30/2019	
Request for Continued Oversight during Remediation letter, prepared by BOE Geotechnical Division, dated 1/16/2019	
Underground Tanks Program Pre-Closure Notification letter, prepared by LARWQCB, dated 11/13/2018	
Phase II Site Investigation Report, prepared by Leighton Consulting, Inc., dated 7/10/2018	

Environmental Plan for Site Development letter, prepared by Ramboll Environ, dated 10/24/2017

Phase I Environmental Site Assessment, prepared by Ninyo & Moore, dated 6/29/2009

Subsurface Investigation, prepared by Ninyo & Moore, dated 4/7/2009

C1d – Greenhouse Gas Data, prepared by Pomeroy Environmental Services, dated 1/29/2019

C1e – Noise Monitoring Data, prepared by Pomeroy Environmental Services, dated 8/18/2017

C1f – Transportation Study Assessment letter, prepared by City of Los Angeles Department of Transportation, dated 1/3/2019

Traffic Impact Study, prepared by Stantec Consulting Services, Inc., dated 11/30/2018

C1g – Tribal Correspondence, prepared by Department of City Planning (Monique Acosta), dated 12/11/2018

Sacred Lands File Search, prepared by Native American Heritage Commission, dated 11/14/2018

C1h – Service Letter Request, prepared by Southern California Gas Company, dated 10/18/2017

Service Letter Request, prepared by Los Angeles Department of Water and Power (LADWP), dated 10/11/2017

Service Letter Request, prepared by Charter Communications, dated 10/10/2017

BOE Central District Sewer Map, prepared by BOE, dated 12/1/2016

C2 – FEIR, SCH No. 1997061065, for the Adelante Eastside Redevelopment Plan

C3 – Mitigation Monitoring Program

D – Site Photos

Site Access

The project proposes two vehicular driveways. The driveway on the westerly side of the project site, accessed from Boyle Avenue, will provide vehicular access to the 34 residential and commercial parking spaces in the subterranean parking level. The driveway on the easterly side of the project site, accessed from the 16-foot alley, will provide vehicular access to the 11 commercial parking spaces in the ground-level parking garage. Residential pedestrian access is provided from a main entry and residential lobby located along the First Street façade. Commercial pedestrian access is provided along the First Street façade and Boyle Avenue façade.

Automobile Parking

The project site is located in the East Los Angeles State Enterprise Zone (Zoning Information [ZI] No. 2129), which allows a reduced parking ratio for commercial uses per LAMC Section 12.21 A.4(x)(3), at two spaces for every 1,000 square feet of commercial floor area. The project includes 7,500 square feet of commercial floor area, thereby requiring 15 commercial parking spaces. The applicant provides 17 commercial parking spaces.

The applicant is subject to LAMC Section 12.21 A.4 for residential parking, which requires 1 space per unit with less than 3 habitable rooms, 1.5 spaces per unit with 3 habitable rooms and 2 spaces per unit with more than 3 habitable rooms. As shown below, based on the 44 residential units the project is required to provide 60 parking spaces. The applicant proposes to provide 28 parking spaces and requests a Waiver of Development Standards for a reduction of 32 parking spaces. The applicant is eligible to utilize Parking Options 1 and 2 in the Density Bonus Ordinance, as well as parking pursuant to AB 744; however, Parking Options 1 and 2 would not provide the necessary parking reduction for the residential parking spaces and AB 744 would subject the project to State HCD rent levels for all the restricted affordable units. Therefore, the applicant has requested a Waiver of Development Standards from the Code required residential parking spaces.

Overall, the project is required to provide a minimum of 75 parking spaces, and proposes 45 parking spaces within a ground-level parking garage and subterranean parking level.

	Parking Space Per Square Feet / Unit	Square Feet / Quantity	Required Parking	Provided Parking
Residential				
Dwelling Units with Less than 3 Habitable Rooms (Studios)	1	19 units	19	
Dwelling Units with 3 Habitable Rooms (1 Bedroom)	1.5	19 units	29	
Dwelling Units with More than 3 Habitable Rooms (2 Bedroom)	0.25	6 units	12	
Total Residential		44 units	60	28
Commercial	2:1,000 sf	7,500 sf	15	17
Total Commercial and Residential			75	45

Compact Parking

Per LAMC 12.21 A.5(c), in each parking area or garage devoted to parking for dwelling uses all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls. Compact stalls could only be provided if more than 44 residential parking spaces were provided; however, the applicant has requested a waiver of development standards to provide a reduction in parking and is therefore not eligible to provide compact stalls. The applicant is requesting a waiver of development standards to provide six (6) residential parking spaces (22%) of the 28 residential parking spaces as compact stalls.

Per LAMC 12.21 A.5(c), in each parking area or garage containing 10 or more parking stalls for other than dwelling uses, not more than 40% of the required stalls may be designed as compact stalls to accommodate compact cars. The project is required to provide 15 commercial parking spaces and is limited to not more than 40% or six (6) compact stalls. The applicant proposes five (5) commercial parking spaces to be compact stalls, which amounts to 33% of the required 15 commercial parking spaces and therefore complies with the LAMC.

Loading Space

Per LAMC Section 12.21 C.6, a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. This LAMC Section further requires a minimum area of 400 square feet for every loading area. The applicant proposes a 400 square-foot loading area be provided off-site within the adjacent alley. The applicant requests a waiver of development standards to provide the 400 square-foot loading space off-site within the alley in lieu of a 400 square-foot loading space provided on-site.

Bicycle Parking

The project complies with the LAMC bicycle parking regulations through the provision of 38 long-term and four (4) short-term residential bicycle spaces and four (4) long- and short-term commercial bicycle parking spaces each. All long-term bicycle parking is located within the subterranean parking level accessible via the stairways along First Street or Boyle Avenue or accessible via the elevator located in the residential lobby. All short-term bicycle parking is located on the ground level, adjacent to the residential entrance and commercial entrance.

Amenities and Open Space

The project includes 44 residential units comprised of 19 studio units, 19 one-bedroom units, and 6 two-bedroom units. Pursuant to LAMC Section 12.21 G, the project is required to provide 4,550 square feet of usable open space. The project provides a total of 5,469 square feet of usable space, comprised of a courtyard, a community room, and outdoor decks.

Zone Designations

The project site consists of three contiguous lots with two zoning designations, [Q]C2-1-RIO-CUGU (Lot FR 9) and C2-1-RIO-CUGU (Lots FR 10 and FR 11). Lot FR 9 is subject to [Q] Conditions pursuant to Ordinance No. 153,152, which requires a building height not to exceed two-stories or 30 feet, a minimum setback of 15 feet from Boyle Avenue, a development that is in substantial conformance with Case No. CPC-28312, a 15-foot landscape buffer along Boyle Avenue with specific dimensions for tree planting, limitations on the types of signs allowed and limitations on the type of on-site lighting.

The applicant requests waivers of development standards to address the [Q] Conditions to exceed the building height limitation, to provide a project that is not in substantial conformance with Case No. CPC-28312, to provide a project that is built to the property line and does not comply with the 15-foot setback and 15-foot landscape buffer along Boyle Avenue for Lot FR 9.

The project is not subject to the provisions of the Clean Up Green Up (CUGU) Supplemental Use District (ZI No. 2458) because the project does not meet the qualifying criteria and include one criterion under Project Context. The project will comply with the development regulations of the River Implementation Overlay (RIO) District (ZI No. 2358) for landscaping, screening/fencing, and exterior lighting.

Surrounding Properties

The project site is located in an area surrounded by a mix of land uses, which includes multi-family residential, commercial uses, and a Metro Rail Station, as follows:

North: Property to the north, across First Street, is zoned C2-1-RIO-CUGU and developed with the Metro Gold Line Mariachi Plaza Station.

Northwest: Properties to the northwest, across First Street, are zoned R3-1-RIO-CUGU and developed with a four-story mixed-use building designated as a Historic Cultural Monument (HCM) No. LA-891, which contains ground floor commercial and 31 affordable housing units above and a related building of new construction that is a four-story affordable housing development with 20 affordable units and 21 parking spaces.

West: Properties to the west, across First Street, are zoned C2-1-RIO-CUGU and [Q]R4-1-RIO-CUGU and developed with a four-story affordable housing development and one- to two-story multi-family residences.

East: Properties to the east, across the 16-foot wide public alley, are zoned C2-1-RIO-CUGU and developed with one- to two-story mixed-use buildings or commercial structures.

South: Properties to the south are zoned [Q]R4-1-RIO-CUGU and developed with one- to two-story multi-family residences.

Southeast: Properties to the southeast are zoned RD1.5-1-RIO-CUGU and developed with one- to two-story multi-family residences.

Streets and Circulation

Boyle Avenue, adjoining the subject property to the west, is designated as a Modified Avenue II, requiring an 86-foot right-of-way width and a 52-foot roadway width.

First Street, adjoining the subject property to the north, is designated as an Avenue II, requiring an 86-foot right-of-way width and a 56-foot roadway width.

Public Alley dedicated and improved to a right-of-way width of 16 feet.

Vehicular Access

Regional access is provided by the Santa Ana Freeway (U.S. Route 101) located approximately 433 feet west of the project site at the First Street on- and off-ramp, and by the Golden State Freeway (Interstate 5) located approximately 0.4 miles northeast of the project site at Cesar E. Chavez Avenue on- and off-ramp or southeast of the project site at the 4th Street on- and off-ramp. From the Interstate 5 freeway and U.S. Route 101, access can be obtained to the San Bernardino Freeway (Interstate 10) Interchange located approximately 0.7 miles northeast of the project site. Local access is provided via First Street and Boyle Avenue.

Public Transit

The Los Angeles County Metropolitan Transportation Authority (Metro) Gold Line Mariachi Plaza Station is located across First Street approximately 240 feet north of the project site. The Gold Line provides access to Union Station in Downtown Los Angeles, to various communities in the City of Los Angeles that include Lincoln Heights, Montecito Heights, Highland Park, and to the Cities of South Pasadena, Pasadena, Arcadia, Monrovia, Duarte, Irwindale and Azusa. To the east, the Gold Line provides access to Boyle Heights and the East Los Angeles Civic Center. Metro also provides bus service via Metro Local Lines 30 and 106 along First Street and Boyle Avenue.

From Union Station, access can be obtained to Metro's various regional bus, light rail and subway lines, Amtrak's national rail service, Metrolink's rail service between five Southern California counties, the LAX Flyaway, the Greyhound bus service, various rental car companies, bike parking and rental.

Boyle Heights Community Plan Update

The Boyle Heights Community Plan Update is currently underway and not yet adopted. The proposed land use for the site is Neighborhood District. The proposed project would be compatible with the Boyle Heights Community Plan Update proposed general plan land use designation. The proposed project would also be in line with the vision for high development capacity along major pedestrian oriented streets. Structures adhere to a compact development pattern characterized by a strong street wall and engaging frontages that reinforce a vibrant pedestrian environment. The proposed project's scale and design is compatible with the proposed form and use district in the Boyle Heights Community Plan Update. Furthermore, the proposed project is located across from Metro's Gold Line Mariachi Plaza Station, which is also in line with the Boyle Heights Community Plan Update to provide high development capacity along major pedestrian oriented streets, such as First Street and Boyle Avenue.

Land Transition from CRA/LA to City of Los Angeles

The project site is currently owned by the CRA/LA, a Designated Local Authority (CRA/LA – DLA), which is the successor for the former Community Redevelopment Agency of the City of Los Angeles. The project site is categorized as a Future Development Property in the CRA/LA's Long Range Property Management Plan. In January 2015, the City entered into an Option Agreement with the CRA/LA – DLA to purchase the subject site. The project site is 1 of 8 future development properties that are under the control of the City of Los Angeles pursuant to an executed Option Agreement with the CRA/LA – DLA. Through the term of the Option Agreement, the City has the right to acquire the subject property for the appraised Fair Market Value, as well as the right to solicit and sell the subject property to a buyer that will use the property consistent with the provisions of the Redevelopment Plan, the Five Year Implementation Plan, and the Boyle Heights Community Plan. On May 11, 2016, the Economic and Workforce Development Department

(EWDD) released a Request for Proposals (RFP) for the subject property. The RFP contemplated a mix of affordable housing and commercial uses, as well as sufficient parking to support the economically viable uses for the project. On November 22, 2016, a panel consisting of staff from the City Administrative Officer (CAO), Housing and Community Investment Department (HCID), EWDD, and two community members selected by Council District 14 convened to review, score, rank and recommend a developer. After evaluating the selection criteria and totaling the scores, Azure Development, Inc. was selected as the recommended developer. On September 13, 2017, the City Council and Mayor approved the Exclusive Negotiating Agreement (ENA) with Azure Development, Inc. The Option Agreement with the CRA/LA – DLA to purchase the subject site will expire June 30, 2019.

Azure Development, Inc. has partnered with Many Mansions, a non-profit, affordable housing development and services organization. Many Mansions will be the lead support service provider for the proposed project. Many Mansions has experience in the provision of affordable housing coupled with a full range of supportive services to homeless families and individuals as well as in the provision of permanent affordable housing to formerly homeless and low-income tenants. Combining housing and services with an emphasis on quality of life outcomes that measure areas such as independent living and income will help tenants achieve greater self-sufficiency.

Support services will be available to all residents such as on-site case management, job development, resource referral, financial education, community activities, food assistance, life skills training, and individual service plans.

Site Related Cases and Permits

Subject Property:

Ordinance No. 184,246 – On June 4, 2016, Ordinance No. 184,246 became effective, amending the LAMC in order to authorize the establishment of a Clean Up Green Up Supplemental Use District within Boyle Heights, Pacoima/Sun Valley, and Wilmington.

Ordinance No. 183,145 – On August 20, 2014, Ordinance No. 183,145 became effective, amending the LAMC to establish the Los Angeles River Improvement Overlay District and amend the zoning map accordingly.

Ordinance No. 166,585 (Subarea 1770D) – On February 27, 1991, Ordinance No. 166,585 became effective, rezoning properties within Subarea 1770D from C2-2 to HD 1 and from R4-2 to [Q]R4-1 and from (Q) C2-2 to [Q] C2-1. The [Q] Condition for the [Q]R4-1 Zone limited to existing uses, thereafter must conform to the R3-1 Zone. The [Q] Condition for the [Q] C2-1 Zone references “Q” Conditions 1 through 8 in Section 2 of Ordinance 153,152.

Ordinance No. 153,152 – On December 27, 1979, Ordinance No. 153,152 became effective, approving a zone change from R4-2 to (T)(Q)C2-2.

Surrounding Properties within a 1,000-foot radius:

Building Permit No. 14010-10001-03240 – On March 17, 2015, the Department of Building and Safety issued a building permit for an 80-unit, 4-story restricted affordable housing over subterranean garage, commercial retail, community room, lobby, administrative office, bicycle storage and maintenance room, located at 117 South Boyle Avenue. A Certificate of Occupancy was subsequently issued on September 27, 2017 for 80-units (79 Low Income Units and one market rate manager’s unit), 4-story restricted affordable housing partially over subterranean garage, commercial retail.

Case No. DIR-2009-2040-DB – On October 23, 2009, the Director of Planning approved a Density Compliance Review to allow the construction of 100 new rental housing units and 6,000 square feet of commercial development for a total development of approximately 112,250 square feet in a four- and five-story building on an approximately 65,784 square-foot property located at 1720-1750 East First Street and 101-119 South Boyle Avenue. On February 15, 2015, the Department of City Planning issued a Letter of Clarification to address the reduced scale and scope of the project with respect to the number of dwelling units and floor area. The revised project description is for the construction of 80 new rental housing units and 3,594 square feet of commercial development for a total development of approximately 90,702 square feet in a four-story building. Of the 80 units proposed, 79 will be reserved for Low Income Households and one (1) unit will be designated as a non-restricted affordable manager's unit. The project will provide a total of 88 surface and subterranean parking spaces, within an approximately 29,125 square-foot garage, on a development site measuring approximately 64,114 square feet in the C2-1-RIO and [Q]R4-1-RIO zones.

Case No. ZA-2008-2211-ZV-ZAA – On February 9, 2009, the Zoning Administrator approved a Zone Variance to permit a reduced area of 433.65 square feet per lot area in lieu of the minimum required 800 square feet in the R3 Zone; a Zone Variance to permit the continued use of office and commercial uses in the R3 Zone for a one-story retail building and commercial uses on the first floor of the residential structure; a Zone Variance to permit a building height of 55 feet in lieu of the 45 feet in Height District 1; and a Zone Variance to permit 21 parking spaces for 51 affordable units (31 units in the existing building [Boyle Hotel] and 20 units in the new four-story building); an Adjustment to permit a southerly side yard of 2 feet in lieu of 6 feet; and Adjustment to permit a westerly yard of 7 feet in lieu of 15 feet; and an Adjustment to permit a reduced lot size of 3,517 square feet in lieu of the minimum 5,000 square feet for property located at 101-107 North Boyle Avenue, 1729-1785 East First Street and 1636 East Pleasant Avenue on a site also known as the Boyle Hotel-Cummings Block.

Requested Actions

Density Bonus

The applicant proposes a project totaling 44 dwelling units, which reserves 100 percent of 40 base dwelling units as Restricted Affordable Units for a period of 55 years. Of the 43 restricted units per State Density Bonus Law, 11% or five (5) units are required to be set aside for a 35 percent density bonus and 15% or six (6) units are required to be set aside for three (3) Density Bonus Incentives. The project is eligible to receive a 35% density bonus; however, the applicant requests a 10% density bonus to provide 44 dwelling units. The project is also eligible to request three (3) incentives. The applicant has requested three (3) Off-Menu Incentives.

Off-Menu Incentives

As a result of setting aside 15% (6 units) of the 40 base units as Restricted Affordable Units for Very Low Income Households, the applicant requests three (3) Off-Menu Density Bonus Incentives in conjunction with a 10% density bonus, as follows:

- a. A 2.72 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;
- b. A 68-foot tall mixed-use building in lieu of a maximum 45-foot tall building allowed by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot tall building otherwise allowed by [Q] Condition No. 1 in Ordinance No. 153,152; and

- c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.

Waiver of Development Standards

As mentioned above, a project that provides 15% of its base units for Very Low Income Households qualifies for three (3) incentives, but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)), in conjunction with a 10 percent density bonus. Given that the project is utilizing all three (3) density bonus incentives, the applicant requests six (6) waivers of development standards to address the [Q] Conditions established by Ordinance No. 153,152, the required on-site loading space and the residential parking requirements, as follows:

- 1) A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue required by [Q] Condition No. 2 in Ordinance No. 153,152;
- 2) A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 otherwise required by [Q] Condition No. 3 in Ordinance No. 153,152;
- 3) A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by [Q] Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
- 4) A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site required by LAMC Section 12.21 C.6(a);
- 5) A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
- 6) An allowance to provide 6 parking stalls (22%) of the 28 residential parking spaces to be compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 5(c).

Housing Replacement

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. The project site has been vacant since 2009, Building Permit No. 09019-10000-01250.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated February 21, 2018, AB 2256 does not apply to residential land that

has been vacant for more than five years, therefore no AB 2556 replacement affordable units are required.

Conditional Use

The applicant is requesting a Conditional Use from the Mini-Shopping Center and Commercial Corner Development Standards in LAMC Sections 12.22 A.23 and 12.24 W.27, which limits operating hours from 7:00 am to 11:00 pm to allow operating hours from 5:00 am to 11:00 pm for a proposed café/restaurant.

Addendum

An Addendum has been prepared to the Adelante Eastside Redevelopment Plan Final Environmental Impact Report (FEIR), SCH. No. 1997061065 certified on September 17, 1998 by the Community Redevelopment Agency of Los Angeles and by City Council on March 24, 1999.

Haul Route

The project proposes grading and exporting of approximately 8,100 cubic yards of earth. As the site is located within a Bureau of Engineering (BOE) Special Grading Area, a haul route approval is required from the Department of Building and Safety

ISSUES

Site Clean-Up

On February 1, 2018, the Los Angeles Fire Department (LAFD) referred the project site to the State Regional Water Quality Control Board for further action because the analytical results from the soil vapor and soil samples identified Volatile Organic Compounds (VOCs) at various locations that exceeded the Los Angeles Regional Water Quality Control Board (LARWQCB) and the LAFD action levels. On February 1, 2018, the site was listed on GeoTracker (Case No. 900330470).

On February 6, 2019, the Bureau of Engineering, Geotechnical Division on behalf of the CRA/LA – DLA submitted a Remedial Action Plan (RAP) to the LARWQCB. The project is required to mitigate and remove the toxic soils to the satisfaction of the LARWQCB prior to obtaining building permits as a mitigation measure.

Ordinance No. 153,152

Ordinance No. 153,152 is related to Case No. CPC-28312, which approved a zone change from R4-2 to (T)(Q)C2-2. Ordinance No. 153,152 became effective on December 27, 1979, which includes a number of site specific limitations for building height, building setbacks, a landscape buffer, on-site signage and on-site lighting for Lot FR 9 only. On October 27, 1981, the (T) Tentative classification was removed as the owner of the subject property had completed the procedural requirements for removal of the (T) Tentative classification. The development limitations placed on Lot FR 9 are site specific to the development of a one-story laundromat facility. In 1981, a building permit and certificate of occupancy was issued for a new laundromat on Lot FR 9 and an associated surface parking lot on Lots FR 10 and 11.

CONCLUSION

As proposed, this project will redevelop an underutilized site that is currently vacant with a mixed-use development containing 44 residential units, comprised of 33 Extremely Low Income units and 10 Very Low Income units for Homeless Individuals and Homeless Families; one (1) manager's unit; and 7,500 square feet of ground floor commercial space. Based on the information submitted, and mandatory findings for the requested entitlements, the Department of

City Planning recommends that the Los Angeles City Planning Commission approve the project, as recommended, subject to the Conditions of Approval.

CONDITIONS OF APPROVAL

Approval of this subject development project is made with the following Terms and Conditions imposed, in order to ensure compliance with allocable requirements of Los Angeles Municipal Code Sections 12.22 A.25, 12.24 W.27 and State Government Code Section 65915 (State Density Bonus Program).

Density Bonus Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A" and dated February 1, 2019 (hereafter referred to as "Exhibit A"), and attached to the subject case file. Exhibit A shall be modified to reflect the project approval and Conditions of Approval. No change to the plans (except as conditioned) will be made without prior review by the Department of City Planning, Central Project Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 44 residential units, including Density Bonus Units.
3. **Affordable Units.** The project shall provide the following Restricted Affordable Units:
 - a. A minimum of six (6) units, that is 15 percent of the 40 base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2).
 - b. 37 units shall be reserved for Extremely Low Income Households and Very Low Income Households, for Homeless Individuals and Homeless Families.
4. **Changes in Restricted Units.** Deviations that change the composition of units or change in parking numbers shall be consistent with LAMC Section 12.22 A.25 (9a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make six (6) units, that is 15% of the 40 base dwelling units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA.
6. **Floor Area Ratio.** The total floor area shall not exceed 2.72:1 times the buildable area, or 39,650 square feet.
7. **Building Height.** The project shall be limited to a maximum building height of 68 feet.
8. **Setbacks.** The project is permitted a rear yard setback of zero-feet along the southern property line for the residential portions of the structure.
9. **[Q] Condition Nos. 2, 3, 5, and 5(a)-(c) of Ordinance No. 153,152.** The project is permitted the following:
 - a. A zero-foot setback along Boyle Avenue on Lot FR 9.

- b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312.
 - c. No landscape buffer is required for Lot FR 9.
10. **Loading Space.** The project is permitted to locate the loading space off-site and within the adjacent alley.
11. **Automobile Parking for Residential Uses.** The project shall provide a minimum of 28 parking spaces for residential uses.
12. **Compact Spaces.** The project is permitted to provide six (6) parking stalls of the 28 residential parking spaces as compact stalls.
13. **Adjustment of Parking.** In the event that the composition of the Restricted Affordable Units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens [within a Senior Citizen Housing Development] and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
14. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

Conditional Use Conditions

15. **Hours of Operation.** The hours of operation for the café/restaurant shall be limited to 5:00 a.m. to 11:00 p.m., daily.
16. There shall be no after-hours use of the facility, other than for routine cleanup and maintenance and activities which are issued film permits by the City, and special events approved by Los Angeles Police Department.
17. Loitering is prohibited on or around the premises and within the area under the control of the applicant. The applicant shall be responsible for ensuring that persons are dissuaded from loitering.
18. The property, including any adjacent area under the control of the operator including the outdoor dining area and sidewalk, shall be maintained in an attractive condition and shall be kept free of obstruction, trash, litter and debris at all times.

Environmental Conditions

19. **Aesthetics**
- a. New development shall be reviewed by CRA to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.
 - b. Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.

- c. New development along commercial corridors shall be coordinated with adjacent development by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.
- d. New development shall incorporate community focal points and neighborhood identity into building plans.
- e. To the extent feasible, existing urban design, architectural, historical resources shall be retained.
- f. Street trees shall be replaced on an at least 1:1 basis; new development shall adhere to the landscaping Ordinance.
- g. Off-street parking shall be incorporated into building plans.
- h. New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.
- i. Future development near Metro stations shall harmonize with adjacent land uses.
- j. Future development shall consider significant views and ensure they are protected.
- k. New development shall adhere to height district and building setback restrictions. New building designs shall harmonize with existing development patterns. Building setbacks should be considered in the design of new multi-story development adjacent to residences.
- l. New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.

20. Air Quality / Greenhouse Gas Emissions

- a. Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113. Specific measures to be followed include:
 - Moisten soil/debris before grading.
 - Water exposed surfaces at least twice a day.
 - Treat area that will be exposed for extended periods.
 - Wash tires and under-carriages of departing trucks.
 - Street sweep as needed.
 - Securely cover trucks loaded with dirt.
 - Cease grading under windy conditions.
 - Seal graded areas as soon as possible.
 - Keep debris piles wet after demolition.
- b. Contractors shall:
 - Maintain equipment in peak condition.
 - Use low-sulfur diesel fuel in equipment.
 - Use electric equipment if possible.
 - Shut engines off when not in use.
 - Recommend that construction workers wear masks during demolition to avoid breathing lead particles.

21. Cultural Resources / Tribal Cultural Resources

- a. Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remain be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or

its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.

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

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

- b. To the extent feasible, historic resources shall be incorporated into future development and not be demolished.
- c. Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.
- d. New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.
- e. New developments adjacent to historic resources shall be compatible in size, scale, material, fenestration, and massing.
- f. The Bureau of Street Lighting, with assistance from project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps.
- g. Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.
- h. Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.

22. **Geology and Soils**

- a. Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored.

- b. The impacts of corrosive soils shall be mitigated by sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from impacts of corrosive soils.
- c. Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.
- d. Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.

23. Hazards and Hazardous Materials

- d. If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.
- e. If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (>5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. In active underground storage tank site should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will prerequisite remedial plans.
- f. If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial.

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved Remedial Action Plan (RAP), or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas shall be performed at the completion

of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The applicant shall submit to the case file, CPC-2018-998-DB-CU, prior the issuance of building permits, evidence of case closure by the LARWQCB.

- g. Qualified personnel shall perform all work related to hazardous materials.
- h. At sites where, underground storage tanks are suspected, the presence of such tanks must be proved.
- i. Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.
- j. Monitor development sites during demolition and excavation.
- k. If excavation of contaminated soil is required, an Excavation Management Plan shall be submitted to the SCAQMD and a permit shall be obtained.
- l. The Division of Oil, Gas, and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.
- m. The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.
- n. The history of hazardous materials use on a site should be disclosed before the site is acquired.
- o. If unknown contamination at a site is encountered, the nature of the contamination should be determined, and possible remediation plans developed before work on the site is permitted to continue.
- p. A source control program for facilities handling hazardous materials shall be developed.

24. Hydrology and Water Quality

- a. A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.
- b. If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sand soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.
- c. State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

25. Land Use Planning

- a. Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate

improvements to selected intersection and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.

- b. Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.
- c. Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed-use situations).
- d. Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.
- e. Truck routes shall be posted and trucks shall be prohibited from residential areas.
- f. The Agency shall coordinate with the County LARMP and Redevelopment Plan consistency.

26. Noise

- a. The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.
- b. For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.
- c. During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.
- d. During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt, excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.
- e. Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

27. Population and Housing

- a. Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:
 - Provide the standard per-unit relocation assistance fee for private development.
 - Provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants.
 - Provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development.
- b. For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

28. Public Services and Recreation

- a. Fire-flow levels shall be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charges to developers of individual projects within the area.

- b. Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.
- c. New development shall comply with applicable fire regulations and codes for providing emergency access.
- d. New development shall comply with LAFD measures to reduce the impact on fire protection services.
- e. Intersection improvements should be implemented as discussed in Section 3.6, Traffic and Circulation.
- f. As the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.
- g. Private security guards and video surveillance shall be employed as appropriate to provide additional security.
- h. All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.
- i. Parking areas shall be open to public view.
- j. Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.
- k. The following specific measures should be incorporated into proposed developments to strengthen crime prevention:
 - Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
 - Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
 - Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
 - Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.
- l. All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed by the LAPD per established or applicable regulations or procedures.
- m. All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.
- n. To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.
- o. Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.
- p. For commercial and industrial development in specific parts of the Project Area, design guidance should require some open space and/or recreational features to be included in landscaped areas.

29. **Transportation/Traffic**

- a. Measures to reduce travel demand include (1) providing a DASH shuttle bus system during mid-day and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.

- b. Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.

30. **Utilities and Service Systems**

- a. Individual developments may be required to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the Department of Water and Power.
- b. Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.
- c. Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.
- d. DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of the reclaimed water; that individual developments comply with LAFD fire-flow requirements.
- e. All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent subordinances.
- f. For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval individual development projects, as required by law.
- g. At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.
- h. Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board.
- i. Drainage plans shall be developed and approved by the City Engineer for large scale projects.
- j. In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning.
- k. The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.
- l. To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposal layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.
- m. During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

Administrative Conditions

31. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved." A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
32. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
33. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
34. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
35. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
36. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
37. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
38. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.

39. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

Entitlement Findings

1. Density Bonus/Affordable Housing Incentives Program Findings

The following is a delineation of the findings and the application of the relevant facts as related to the request for a 10 percent Density Bonus, in conjunction with three (3) Off-Menu Incentives and six (6) Waivers of Development Standards. Pursuant to Government Code Section 65915(d)(a)(A), **the Commission shall approve a Density Bonus and requested Incentive(s) unless the Commission finds that:**

- a) **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Commission to make a finding that the requested off-menu incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

Floor Area Ratio Increase: The subject site contains 14,600 square feet of lot area for the three contiguous lots. Additionally, per LAMC 12.22 C.16, in computing the number of dwelling units allowed by the minimum lot area per dwelling unit requirements on a lot abutting upon one or more alleys, one-half the width of such alley may be assumed to be a portion of the lot. The subject site abuts an alley and therefore qualifies 1,016 square feet toward the lot area in computing the density for a total lot area of 15,616 square feet.

The subject site is zoned C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU, which allows 40 units on the 15,616 square foot site, with a maximum 1.5:1 Floor Area Ratio (FAR), and a maximum height of 45 feet per Commercial Corner Development Standards for Lots FR 10 and FR 11 and a maximum height of 30 feet per [Q] Condition No. 1 in Ordinance 153,592 for Lot FR 9. The FAR Increase incentive permits a percentage increase in the allowable Floor Area Ratio not to exceed 3:1 provided the parcel is in a commercial zone in Height District 1, fronts on a Major Highway (Boulevard I or Boulevard II), the Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35% density bonus, and 50% or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center. The proposed project complies with the criteria necessary to be eligible for the FAR increase with the exception that the project site is not located on a Major Highway (Boulevard I or Boulevard II), as First Street is designated as an Avenue II and Boyle Avenue is designated as Modified Avenue II. However, the Density Bonus Ordinance provides an exemption from the Major Highway requirement if a Housing Development Project provides at least 80% of the units in a rental project are Restricted Affordable Units. The project provides 44 units, of which 100% are Restricted Affordable Units with the exception of one manager's unit. The project is therefore eligible for the On-Menu FAR increase incentive. While the proposed project qualifies for a maximum 3:1 FAR, the proposed project is actually providing a maximum floor area of 39,650 square feet or a 2.72:1 FAR. The proposed 2.72:1 FAR creates 17,750 additional square feet.

FAR by-right	Buildable Lot Area (sf)	Total Floor Area (sf)
1.5:1	14,600	$14,600 \times 1.5 =$ 21,900

FAR proposed	Buildable Lot Area (sf)	Total Floor Area (sf)	Additional Floor Area (sf)
2.72:1	14,600	39,650	$39,650 - 21,900 =$ 17,750

Building Height: The applicant has requested an off-menu incentive pursuant to LAMC Section 12.22 A.25 (g)(3) to permit a building height of 68 feet in lieu of a maximum 45-foot building required by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) for Lots FR 10 and FR 11 and a maximum two-story or 30-foot building otherwise required by [Q] Condition No. 1 in Ordinance No. 153,152 for Lot FR 9.

In order to comply with the building height limitations of Commercial Corner Development Standards and [Q] Condition No. 1 in Ordinance No. 153,152, the project would be limited to a building with a varying building height from 30 feet to 35 feet (two- to four-stories), thereby restricting the number and size of dwelling units. As proposed, the off-menu incentive to exceed the building height limitations will allow for the construction of a five-story building with a maximum building height of 68 feet, which would accommodate the restricted affordable units on floors 3, 4, and 5 and the common open space required for those units. The building height limitations would restrict the ability to develop the site to its maximum density and provide dwelling units of a sufficient size with outdoor amenities. Therefore, there is substantial evidence that the building height incentive provides actual or identifiable cost reductions to provide for the affordable housing costs of the project, as the additional height is needed to accommodate the restricted affordable units on floors 3, 4, and 5 within the 100% affordable housing development.

Rear Yard Setback: The applicant has requested an off-menu incentive pursuant to LAMC Section 12.22 A.25 (g)(3) to permit 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.

In order to comply with the rear yard setback for the residential portions of the mixed-use building, the project would have to setback the south elevation on floors 2 through 5, thereby restricting the number and size of dwelling units for the 16 units along the southern elevation. As proposed, the off-menu incentive to reduce the rear yard setback along the southern property line will allow the applicant to expand the project's building envelope so that the 16 units along the southern property line are of sufficient size, configuration, and quality. Compliance with the rear yard setback provision would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units; and would similarly reduce the building footprint within which the project could be built, the arrangement of amenities provided for the residential units proposed, and configuration of amenities that will be accessible to all of the residents within the affordable housing development, equivalent to a development proposing a 35 percent density bonus. By granting this incentive, the project is able to maximize ground floor square footage for other required uses, thus resulting in actual or identifiable cost reductions to provide for the affordable housing costs of the project, as the expanded building footprint is needed to build the 100% affordable housing development. This incentive supports the applicant's decision to set aside 33

Extremely Low Income Units and 10 Very Low Income Units for Homeless Individuals and Families for 55 years.

- b) The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

2. Density Bonus Waiver of Development Standards Findings

The following is a delineation of the findings and the application of the relevant facts as related to the recommendation for six (6) Waivers of Development Standards. Pursuant to Government Code Section 65915, the Commission shall approve a Density Bonus and requested waivers unless the Commission finds that:

- a) The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)).**

A project that provides 15 percent of its base units for Very Low Income Households qualifies for three (3) incentives and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1)). Therefore, the request for the following are recommended as Waiver of Development Standards:

- 1) A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue otherwise required by [Q] Condition No. 2 in Ordinance No. 153,152;
- 2) A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 otherwise required by [Q] Condition No. 3 in Ordinance No. 153,152;
- 3) A zero-foot setback along Boyle Avenue on Lot FR 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of

- planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by [Q] Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
- 4) A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site otherwise required by LAMC Section 12.21 C.6(a);
 - 5) A reduction in the required residential parking to provide 28 parking spaces in lieu of 60 parking spaces otherwise required by LAMC Section 12.21 A.4; and
 - 6) An allowance to provide 6 stalls (22%) of the 28 residential parking stalls to be compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 5(c).

15-foot Setback and 15-foot Landscaped Buffer: The requirement to provide a 15-foot setback along Boyle Avenue would physically preclude construction of these aspects of the proposed project (Government Code 65915(e)(1)). Pursuant to [Q] Condition No. 2 in Ordinance No. 153,152, a 15-foot setback along Boyle Avenue for Lot FR 9 is required. Pursuant to [Q] Condition Nos. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152, a 15-foot landscaped buffer along Boyle Avenue for Lot FR 9 is required. These provisions apply only to Lot FR 9 and were approved in order to facilitate the development of a one-story laundromat and associated surface parking. Lot FR 9 occupies 52 feet of street frontage that is 42% of the project site's 123 feet of street frontage along Boyle Avenue. This is a significant amount of area that would have to be excluded from the affordable housing development, which would then adversely affect the number of affordable units within the project. If the 15-foot setback and landscape buffer for Lot FR 9 were provided, eight (8) affordable units would be lost as a result of incorporating the setback and landscape buffer. Compliance with these provisions would physically preclude the development of the affordable housing units as the project's building envelope would be limited thereby reducing the number of affordable housing units and the feasibility of the development.

Exhibit A-1 attached to Case No. CPC-28312: The requirement for the project to be in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 would physically preclude construction of these aspects of the proposed project (Government Code 65915(e)(1)). Pursuant to [Q] Condition No. 3 in Ordinance No. 153,152, substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 is required. This provision applies only to Lot FR 9 and was approved in order to facilitate the development of a one-story laundromat and associated surface parking. The project site is recognized as a Transit Oriented Development site because of its proximity to the Metro Gold Line Mariachi Plaza Station located across First Street approximately 240 feet to the north. Additionally, the project site is classified as a Future Development Property in CRA/LA's Long Range Property Management Plan. Compliance with Exhibit A-1 would physically preclude the development of affordable housing units as development of the site would be limited to a low-scale commercial structure.

Loading Space: The requirement to provide a 400 square-foot loading space on-site would physically preclude construction of these aspects of the proposed project (Government Code 65915(e)(1)). Pursuant to LAMC Section 12.21 C.6(a), Per LAMC Section 12.21 C.6, a loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. This LAMC Section further requires a minimum area of 400 square feet for every loading area. The applicant proposes a 400 square-foot loading area be provided off-site and within the adjacent alley. Allocating floor area on the site to a loading space would remove parking and commercial floor area necessary to construct the affordable units.

Residential Automobile Parking: The requirement to provide 60 residential parking spaces would physically preclude construction of these aspects of the proposed project (Government Code 65915(e)(1)). The applicant has elected to utilize parking pursuant to LAMC Section 12.21 A.4 for residential parking, which requires 1 space per unit with less than 3 habitable rooms, 1.5 spaces per unit with 3 habitable rooms and 2 spaces per unit with more than 3 habitable rooms. As shown below, based on the 44 residential units the project is required to provide 60 residential parking spaces. The applicant proposes to provide 28 residential parking spaces and requests a Waiver of Development Standards for a reduction of 32 parking spaces. Overall, the project is required to provide a minimum of 75 parking spaces, and proposes 45 parking spaces within a ground-level parking garage and subterranean parking level.

	Parking Space Per Square Feet / Unit	Square Feet / Quantity	Required Parking	Provided Parking
Residential				
Dwelling Units with Less than 3 Habitable Rooms (Studios)	1	19 units	19	
Dwelling Units with 3 Habitable Rooms (1 Bedroom)	1.5	19 units	29	
Dwelling Units with More than 3 Habitable Rooms (2 Bedroom)	0.25	6 units	12	
Total Residential		44 units	60	28
Commercial	2:1,000 sf	7,500 sf	15	17
Total Commercial and Residential			75	45

Residential Compact Stalls: The limitation to provide compact stalls after one parking space per dwelling unit has been provided would physically preclude construction of these aspects of the proposed project (Government Code 65915(e)(1)). Per LAMC 12.21 A.5(c), in each parking area or garage devoted to parking for dwelling uses all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls to accommodate compact cars. Compact stalls could only be provided if more than 44 residential parking spaces were provided; however, the applicant has requested a waiver of development standards to provide a reduction in parking and is therefore not eligible to provide compact stalls. The applicant is requesting a waiver of development standards to provide 6 residential parking spaces (22%) of the 28 residential parking spaces to be compact stalls.

The above development standards would have the effect of physically precluding construction of a development providing 44 residential units, of which 33 units will set aside for Extremely Low Income Households and 10 units will be set aside for Very Low Income Households. Compliance with the [Q] Conditions for Lot FR 9 specific to building setback, landscape buffer and site orientation would limit the development of the site to a low-scale building unable to accommodate the program proposed of a mixed-use development with restricted affordable units. Compliance with [Q] Condition Nos. 2, 3 and 5(a) through (c) would require the removal of a significant amount of floor area that could otherwise be dedicated to the number, configuration and livability of affordable housing units. Compliance with the requirement to provide the loading space on-site and the 60 residential parking spaces would similarly reduce the lot area on which the project could

be built and the arrangement of amenities provided for the residential units proposed. Compliance with the limitation to provide compact stalls after one space per unit has been provided would require larger parking spaces and additional floor area that could otherwise be devoted to the affordable housing development. The waiver of development standards as recommended will allow the applicant to construct the proposed 44 residential units and expand the project's building envelope so that the units being constructed are of sufficient size, configuration, and quality.

- b) The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

California State Assembly Bill 2222 went into effect January 1, 2015, and with that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to

persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

Assembly Bill 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

FINANCIAL ANALYSIS/PRO-FORMA

Pursuant to the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25), proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives. The City's Density Bonus Ordinance requires "a pro forma or other documentation" with requests for off-menu incentives but has no such requirement for on-menu requests.

3. Conditional Use Findings

The following is a delineation of the findings and the application of the relevant facts as related to the request for a Conditional Use Permit from LAMC Sections 12.22 A.23 and 12.24 W.27, which limit operating hours for commercial uses in Mini-Shopping Centers and Commercial Corner Developments between the hours of 7:00 am to 11:00 pm, to allow operating hours from 5:00 am to 11:00 pm for the proposed café/restaurant use.

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

The project site consists of three contiguous lots that have a total lot size of 14,600 square feet (0.34 acres). The site has a frontage of approximately 109 feet along First Street and approximately 123 feet along Boyle Street. The property is currently vacant and unimproved. The project involves a five-story mixed-use building with 44 residential units (of which 100% are restricted affordable units except for one manager's unit) and 7,500 square feet of ground floor commercial/retail and café/restaurant. The applicant requests a Conditional Use to allow a deviation from the hours of operation in the Commercial Corner/Mini-Shopping Center provisions to allow the proposed café/restaurant to begin operating hours at 5:00 am rather than the 7:00 am limitation. A grant of this request will allow for an enhanced service that will be beneficial to the community.

The project site is located within an area that is established as a retail corridor that shares a similar massing, scale and intensity of uses. Moreover, Metro Gold Line Mariachi Plaza Station is located directly across First Street from the project site, approximately 240 feet. From the Metro Gold Line Mariachi Plaza Station, access can be obtained to local and regional destinations. The Gold Line provides access to Union Station in Downtown Los Angeles, to various communities in the City of Los Angeles that include Lincoln Heights, Montecito Heights, Highland Park, and to the Cities of South Pasadena, Pasadena, Arcadia, Monrovia, Duarte, Irwindale and Azusa. To the east, the Gold Line provides access to Boyle Heights and the East Los Angeles Civic Center. Metro also provides bus service via Metro Local Lines 30 and 106 along First Street and Boyle Avenue. From Union Station, access can be obtained to Metro's various regional bus, light rail and subway lines, Amtrak's national rail service, Metrolink's rail service between five Southern California counties, the LAX Flyaway, the Greyhound bus service, various rental car companies, bike parking and rental. The project is located in a transit rich area. The earlier operating hours for the proposed café/restaurant would be supported by the new residents in the building, the surrounding residential uses and commercial uses and by Gold Line transit riders. The earlier operating hours for the proposed café/restaurant would provide a service that is beneficial to the Boyle Heights community. Therefore, in conjunction with the imposition of operational conditions, the request should result in a use which is compatible with and an asset to the local neighborhood and the Boyle Heights community.

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

The project site is surrounded by a mix of uses that vary in height and size. The properties to the north and northwest, across First Street, are developed with the Metro Gold Line Mariachi Plaza Station, a four-story mixed-use building designated as a Historic Cultural Monument (HCM) No. LA-891, which contains ground floor commercial and 31 affordable housing units above and a related building of new construction that is a four-story affordable housing development with 20 affordable units. The properties to the west, across First Street, are developed with a four-story affordable housing development and one- to two-story multi-family residences. The properties to the east, across the 16-foot

wide public alley, are developed with one- to two-story mixed-use buildings or commercial structures. The properties to the south are developed with one- to two-story multi-family residences.

The proposed project is surrounded by a number of buildings that are similar in size, height and operation as mixed-use buildings that contain ground floor commercial and residential uses above. The granting of earlier operating hours for the proposed café/restaurant will provide beneficial services to the residential and work community by offering food and beverages at a more convenient and accessible time period. Further, the presence of customers and employees at the proposed café/restaurant at earlier operating hours starting at 5:00 am will contribute a sense of safety to the community by having more “eyes on the street”. Therefore, based on the facts herein and in conjunction with the imposition of operational conditions, the project’s location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

c) The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City’s Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The Project is in compliance with the following Elements of the General Plan: Framework Element, Housing Element, Mobility Element and the Land Use Element – Boyle Heights Community Plan.

Framework Element

The Citywide General Plan Framework Element is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The Element establishes categories of land use that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City’s already diverse urban, suburban, and rural land use patterns. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space / conservation, economic development, transportation, and infrastructure / public services. The Proposed Project would be in conformance with following goals of the Framework as described below.

Chapter 3: Land Use

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

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity

to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

Objective 3.10: *Reinforce existing and encourage new community centers, which accommodate a broad range of uses that serve the needs of adjacent residents, promote neighborhood and community activity, are compatible with adjacent neighborhoods, and are developed to be desirable places in which to live, work and visit, both in daytime and nighttime.*

Objective 3.13: *Provide opportunities for the development of mixed-use boulevards where existing or planned major transit facilities are located and which are characterized by low-intensity or marginally viable commercial uses with commercial development and structures that integrate commercial, housing, and/or public services.*

The proposed project involves the construction of a five-story, mixed-use project that includes 44 dwelling units and approximately 7,500 square feet ground floor commercial floor area. The proposed project will not only concentrate residential and commercial development near an existing commercial corridor and Metro Rail Station, but will provide opportunities for neighborhood-serving uses and increase the amount of pedestrian activity and safety by introducing more permanent eyes on the street. By increasing opportunities for employees to live near their jobs and residents to live near amenities, the proposed project would be consistent with the Framework Element.

Housing Element

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Proposed Project would be in conformance with following goals of the Housing Element as described below.

Goal 1: Housing Production and Preservation

Objective 1.1: *Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.*

Policy 1.1.2: *Expand affordable rental housing for all income groups that need assistance.*

Policy: 1.2.2: *Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City's stock of decent, safe, healthy or affordable housing.*

Goal 2: Safe, Livable, and Sustainable Neighborhoods

Objective 2.2: *Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.*

Policy 2.2.3: *Promote and facilitate a jobs/housing balance at a citywide level.*

Objective 2.4: *Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.*

Objective 2.5: *Promote a more equitable distribution of affordable housing opportunities throughout the City.*

Policy 2.5.2: *Foster the development of new affordable housing units citywide and within each Community Plan area.*

The Housing Element encourages more housing units to accommodate the City's projected growth and also envisions a variety of unit types and sizes and amenities that can satisfy the needs and demand of people of all income levels, races, and ages. The Housing Element indicates that not only are more housing units needed to accommodate the City's growth, but that these units need to be a broader array of typologies to meet evolving household types and sizes. The project will offer a range of apartment types and sizes, with a mix of studio, one-, two-bedroom units. To ensure the livability of these housing units, the project includes 5,469 square feet of open space for residents by way of a courtyard, a community room, and outdoor decks. By providing 33 Extremely Low Income and 10 Very Low Units for Homeless Individuals and Homeless Families, with 7,500 square feet of ground floor commercial uses, the proposed project will achieve the Housing Element's goal of promoting a livable mixed-income development that will create jobs and housing within a mixed-use community.

Mobility Element

The Mobility Plan 2035 includes goals that define the City's high-level mobility priorities. The Mobility Element sets forth objectives and policies to establish a citywide strategy to achieve long-term mobility and accessibility within the City of Los Angeles. The Proposed Project would be in conformance with following goals of the Housing Element as described below.

Chapter 3: Access for All Angelenos

Objective: *Ensure that 90 percent of households have access within one mile to the Transit Enhanced Network by 2035.*

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

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

The proposed project is a mixed-use development that provides affordable housing and commercial/retail and café/restaurant uses in close proximity to several transit options. As previously mentioned, the project site is served by the Metro Gold Line Mariachi Plaza Station, as well as Metro Local Lines 30 and 106 along First Street and Boyle Avenue. These transit stations provide access to employment centers and jobs, local and regional destinations, and other neighborhood services for project residents. The proposed project will also allow for reduction of vehicle trips by placing high density residential within proximity to public transit, as well as existing retail and amenities along First Street and Cesar E. Chavez Avenue. The project is consistent with the Mobility Element because residents will have easy access to work opportunities and essential services, and greater mobility is assured by the plentiful transit options offered by the Metro Rail and Metro Bus lines, mentioned above. The availability of transit options along the commercial corridors of First Street, Fourth Street and Cesar E. Chavez Avenue reduces the need for use of personal vehicles. Furthermore, the location of the ground floor commercial will facilitate

a pedestrian-oriented environment by providing transparency at the street level, and activating the streets with greater pedestrian activity, as residents will be encouraged to walk and use public transit. In addition, the Mobility Plan incorporates the complete streets principles to accommodate all modes of transportation including foot traffic and bicyclists. The commercial spaces front on First Street and Boyle Avenue, from which pedestrians will have direct access. The project also provides 8 short-term bicycle parking spaces within convenient and easily accessible bicycle parking areas adjacent to the building entrances, and 38 long-term bicycle parking spaces within secure bicycle parking areas on the subterranean parking level. As such, the project conforms to the goals, objectives, and policies of the Mobility Element.

Land Use Element – Northeast Los Angeles Community Plan

The Boyle Heights Community Plan was adopted by the City Council on November 10, 1998. The proposed project would be in conformance with following goals of the Land Use Element as described below.

Residential

Objective 2: To provide new housing opportunities that accommodate a range of income needs, provide public amenities, and maximize the opportunities for individual choice.

Policy 4: That Medium density housing be located near commercial corridors where access to public transportation and shopping services is convenient and where a buffer from, or a transition between, low-density housing can be achieved to the extent feasible.

Policy 5: That High-Medium density housing be provided only within a ¼ mile radius from proposed Metrorail Station stops.

Commercial

Objective 1: To conserve and strengthen viable commercial development in the Community and to provide additional opportunities for new commercial development and services.

Objective 2: To provide a range of commercial facilities at various locations to accommodate the shopping needs of residents, including persons of restricted mobility, and to provide increased employment opportunities within the Community.

Objective 3: To improve the compatibility between commercial and residential uses.

Policy 1: That commercial facilities be located primarily on east-west traffic arteries to reinforce existing development and to minimize negative impact on residential neighborhoods.

Policy 8: That new commercial development be oriented so as to facilitate pedestrian access by locating parking to the rear of the structures and provide entrances by locating parking to the rear of structures and provide entrances oriented toward the east/west commercial streets to preserve the continuity of the streetscape and enhance the pedestrian environment.

The proposed project conforms to the Boyle Heights Community Plan's residential and commercial objectives and policies listed above. The proposed project is a five-story,

mixed-use development that provides affordable housing with ground floor commercial in close proximity to several transit options. The Metro Gold Line Mariachi Plaza Station is located directly across First Street, which will provide numerous transit options for residents, employees and visitors and will meet a number of objectives and policies above that discuss locating housing near transit, strengthening commercial corridors with high-medium density housing and locating commercial uses on east-west arteries such as First Street.

Furthermore, the Boyle Heights Community Plan designates the site for Neighborhood Office Commercial land uses with corresponding zones of C1, C2, C4, RAS3 and P. The project site is zoned C2-1-RIO-CUGU and [Q] C2-1-RIO-CUGU. Based on the area regulations of the C2-1-RIO-CUGU and [Q] C2-1-RIO-CUGU zones, the site is allowed 40 residential units by-right, up to 54 units with a 35% density bonus through the Density Bonus Ordinance. However, the applicant has requested a 10% density bonus through the Density Bonus Ordinance to allow 44 units. With the 10% density bonus to allow 44 units, the proposed project will conform to the density limitation of the project site. The proposed project's 7,500 square feet of ground floor commercial/retail and café/restaurant are also in conformance with the site's zoning designations, C2-1-RIO-CUGU and [Q] C2-1-RIO-CUGU.

Since the project site is currently vacant, the proposed project will not displace any existing residential uses. The project site will be developed with 44 residential units, comprised of one (1) market-rate managers' unit, 33 Extremely Low Income and 10 Very Low Income Units for Homeless Individuals and Homeless Families; and 7,500 square feet of ground floor commercial uses, thereby allocating land for new housing while promoting mixed-use projects in commercial zones. As such, the project conforms to the objectives and policies of the Boyle Heights Community Plan.

Citywide Commercial Design Guidelines (Mixed-Use Projects)

The proposed project complies with the applicable Citywide Commercial Design Guidelines, which were created to carry out common design objectives that maintain neighborhood form and character while promoting design excellence and creative infill development solutions for Pedestrian-Oriented, Commercial and Mixed-Use Projects. The Commercial Citywide Design Guidelines are intended to address some of the most common, overarching challenges in planning commercial developments, such as: considering neighborhood context and linkages in building and site design; employing high quality architecture to define the character of commercial districts; augmenting the streetscape environment with pedestrian amenities; minimizing the appearance of driveways and parking areas; including open space to create opportunities for public gathering; and improving the streetscape by reducing visual clutter.

The proposed project enhances the pedestrian experience by creating a strong street wall at the front property line, placing entrances at grade level and providing shelter through the use of projecting the upper residential floors over the proposed commercial tenant entrances. The project provides transparent ground floor, street-facing storefronts and individual entryways that promote an active street presence by pedestrians. The ground floor commercial storefronts are comprised of clear and unobstructed windows that provide views into buildings at the ground floor. Bicycle racks and lockers are provided in a safe, convenient, and well-lit location to encourage alternative modes of transport for employees and consumers with small purchases.

The project also maintains a pedestrian scale by differentiating the ground floor from upper floors through changes in massing, architectural relief and varied textures, colors,

materials, and distinctive architectural treatments that add visual interest with an equal level of detail and articulation on all facades. The commercial and residential uses are further differentiated through the use of building color and material changes.

All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities, including at the street frontage will be adequately landscaped. The building configuration is further designed such that there is a central common open space courtyard area, and two outdoor deck areas to activate the building along First Street, which will promote safety and the use of shared outdoor areas. Lastly, the driveway along Boyle Avenue is purposefully located at the edge of the parcel rather than in the center and the second driveway is located off the alley, such that it does not dominate the streetscape.

ADDITIONAL FINDINGS FOR COMMERCIAL CORNER DEVELOPMENTS

- d) Based on data provided by the Department of Transportation or by a licensed traffic engineer, ingress to and egress from the project will not create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.**

As detailed in the traffic study prepared by Santec Consulting Services Inc. dated November 2018 and the Department of Transportation (DOT) letter dated January 3, 2019 (Exhibit C1f), the proposed project is estimated to add 624 net daily trips, including 58 morning peak hour trips and 53 afternoon peak hour trips. Moreover, the traffic study and DOT letter concludes that due to the proposed project's mixed land use and pass-by trip characteristics and proximity to transit, no significant impact to the surrounding roadway and transportation system are anticipated. As such, the proposed project would not result in a new significant impact to traffic, create a traffic hazard or cause significant traffic congestion or disruption of vehicular circulation on adjacent streets.

- e) Project approval will not create or add to a detrimental concentration of Mini-Shopping Centers or Commercial Corner Developments in the vicinity of the proposed project.**

The approval of operating hours for the proposed ground floor café/restaurant from 5:00 a.m. to 11:00 p.m. will not create or add to a detrimental concentration of mini-shopping centers or commercial corner developments in the vicinity of the project. A ground floor café/restaurant use is a permitted use within the C2 Zone and Neighborhood Office Commercial land use designation. The project is a mixed-use development, with more than 75-percent of the project's floor area devoted to residential uses. The project is located on First Street, which is an existing commercial corridor in the Boyle Heights community that includes several existing commercial corner developments. It is largely accepted that cafés and restaurants are expected to operate at early morning hours as an industry standard to meet early morning demand before the start of the standard work day. The proposed ground floor café/restaurant will be located wholly within the property boundaries of the project site and no request for encroachment into the public right-of-way is anticipated or requested. Thus, the City can find that the project will not create or add to a detrimental concentration of mini-shopping centers or commercial corner developments in the vicinity of the project.

Environmental Finding

Pursuant to the California Environmental Quality Act (CEQA), the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), as the lead agency, certified a Final Environmental Impact Report for the Adelante Eastside Redevelopment Project on September 17, 1998 (FEIR SCH No. 1997061065).

An Addendum to the Adelante Eastside Redevelopment Project EIR was prepared for the proposed project. The Addendum compares the environmental impacts of the Redevelopment Plan to the Proposed Project to determine if the Proposed Project would result in new significant environmental impacts or a substantial increase in the severity of significant impacts identified in the Certified EIR.

The Certified EIR includes analyses for three build-out scenarios that could occur under the Redevelopment Plan. The Minimum/Infill Development Alternative is intended to address the minimum probable level of change that would be necessary to support, stimulate, and result from reinvestment and revitalization in the proposed Redevelopment Plan Area. This alternative would provide a minimum amount of infill development on existing vacant residential, commercial, and industrial sites and reuse of a limited number of vacant commercial and industrial buildings. The Moderate Development Alternative is intended to address the probable level of development that could occur assuming a greater level of development on vacant sites and the reuse of more sites with vacant buildings than would occur under Alternative 1. The Maximum Probable Development Alternative is intended to address the maximum probable level of change that could be achieved within 10 to 15 years or by the year 2015 (build-out year for the Certified EIR).

As outlined in the Certified EIR, implementation of the Redevelopment Plan would result in potentially significant or significant impacts after mitigation associated with:

- Housing, Population, and Employment. Under the Certified EIR's Maximum Probable Development Alternative, displacement could include an estimated 65 residential units, 270 residents, 20,600 square feet of commercial space, 41 commercial jobs, 44,800 square feet of industrial space, and 149 industrial jobs. Additionally, under all alternatives, additional employment could create additional pressure on an already tight housing market.
- Cultural Resources. Under the Certified EIR's Maximum Probable Development Alternative, demolition of historic resources by new industrial development in Subareas 2 and 3 may result in the loss of significant historic resources.
- Traffic and Circulation. Under the Minimum/Infill Development Alternative there would be significant impacts to the levels of service at 9 of the 37 study intersection during one or both peak hour periods. Under the Moderate Development Alternative there would be significant impacts to the levels of service at 19 of the 37 study intersection during one or both peak hour periods. Under the Maximum Probable Development Alternative there would be significant impacts to the levels of service at 20 of the 37 study intersection during one or both peak hour periods.
- Air Quality. Under the worst-case scenario for each alternative (i.e., peak construction day occurring in the middle of the 15-year development period with 50% of development occurring on 50% of acreage slated for development), construction emissions would exceed the SCAQMD thresholds for NO_x and PM₁₀ under all three alternatives. Regional emissions due to new trips associated with the Redevelopment Plan could result in emissions that exceed SCAQMD thresholds for NO_x (all 3 alternatives) and CO and ROC (Moderate and Maximum alternatives).

Other potentially significant environmental impacts were identified in the Certified EIR; however, all of these impacts were determined to be reduced to less-than-significant levels with

implementation of the mitigation measures. All of those adopted mitigation measures would be applied to the Proposed Project, as appropriate.

As shown within the Addendum, the proposed project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact for any of the environmental issues discussed within the Certified EIR and Addendum. Therefore, the proposed project would not result in new significant impacts. Additionally, the proposed project involves the construction and operation of a single development which is not capable of resulting in new cumulative impacts not previously evaluated in the Certified EIR. As such, the proposed project would not result in new significant environmental impact or a substantial increase in the severity of previously identified significant impact.

As detailed above, the proposed project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

The Certified EIR, as modified by the Addendum, may be used by the City of Los Angeles, acting as the Lead Agency under CEQA, in their consideration of the proposed project because:

1. The implementation of the Proposed Project would not result in new significant environmental impacts from those depicted in the Certified EIR. The differences between the impacts associated with the development envisioned in the Redevelopment Plan and the implementation of the Proposed Project do not constitute a “substantial change” that would require “major revisions” of the Certified EIR due to the involvement of new significant environment impacts or a substantial increase in the severity of previously identified significant impacts.
2. There is no substantial new information. The Proposed Project does not constitute substantial new information as defined in the CEQA Guidelines. Implementation of the Proposed Project would not result in additional significant impacts that were not discussed in the Certified EIR. Rather, all significant impacts that were disclosed in the Certified EIR remain the same or will be mitigated as outlined therein. Additionally, the intent of the mitigation measures remains unchanged and all applicable and relevant mitigation measures identified in the Certified EIR will be required for the Project (see Mitigation Monitoring Program).

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

Pursuant to CEQA Guidelines Section 15162, no supplemental or subsequent EIR is required for the amendment, as there are no significant changes in the Project, surrounding circumstances, or information that would trigger a need for additional environmental review, and that there is no basis for changing the City’s conclusions that identified that the Project’s benefits override the significant unavoidable impacts of the Project.

In connection with the amendment, the record has been considered to determine whether any of the following exists pursuant to CEQA Guidelines Section 15162:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As detailed in the Addendum, the proposed project would not fulfill any of the conditions outlined in CEQA Guidelines Section 15162. The Addendum provides the substantial evidence required by CEQA Guidelines Sections 15162 and 15164(e) to support the finding that a Subsequent EIR is not required and that an Addendum to the Certified EIR is the appropriate environmental document.

The findings in the Certified EIR would be applicable to the proposed project, and with implementation of the applicable and relevant mitigation measures identified in the Addendum, the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the Certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the Certified EIR's CEQA Findings, all of which have been implemented as part of the project's conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the Certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the project.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the amendment file, as well as all written and oral information submitted at the hearing on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

COMMUNICATIONS

On February 14, 2019, a Notice of Public Hearing was sent to Owners and Occupants within a 500-foot radius of the project site, as well as to Interested Parties. The Notice of Public Hearing notified recipients that a public hearing was to be held by the City Planning Commission for the proposed project on March 14, 2019. As of the writing of this staff recommendation report, no communications regarding the project or the project site were received. Additionally, the proposed project was noticed in the Los Angeles Daily Journal.



1st & Boyle

- 44 AFFORDABLE APARTMENTS - MIXED USE DEVELOPMENT

110 S. BOYLE AVE LOS ANGELES, CA 90033

SITE ADDRESS:
110 S. BOYLE AVE.
100-114 S. BOYLE AVE
1800 1ST STREET
LOS ANGELES, CA 90021

APN:
5174018900

LEGAL DESCRIPTION:
TRACT: WORKMAN AND HOLLENBECK
MAP: MR 5-426/427
BLOCK: NONE
LOT: FR10, FR11
ARB: NONE

SITE AREA:
EXISTING BASE LOT AREA:
14,600 SF / 0.34 ACRES
1,016 SF (HALF THE ALLEY)
15,616 SF (SITE AREA + HALF THE ALLEY)

ZONING:
Lot 9: (Q)C2-1 - RIO-CUGU
Lot 10: C2-1 - RIO-CUGU
Lot 11: C2-1 - RIO-CUGU

DENSITY ALLOWED:
1:400 - 15,616 / 400 = 40 UNITS
W/35% DENSITY BONUS = 54 UNITS

DENSITY PROVIDED:
44 UNITS (10% DENSITY BONUS)

BUILDING AREA:
P1 PARKING - 14,117 SF
GROUND FLOOR - 13,890 SF
(7693 comm. + 6197 pkg)
(7500 comm. s.f. for FAR calc)
2ND FLOOR - 8,200 SF
3RD FLOOR - 8,200 SF
4TH FLOOR - 8,200 SF
5TH FLOOR - 7,550 SF
TOTAL BUILDING AREA = 60,157 SF

TOTAL FLOOR AREA (FOR F.A.R.) = 32,150 SF (resid.)
7,500 SF (comm.)
39,650 SF (total)

FAR:
39,650 SF : 14,600 SF OR
2.72:1 F.A.R.

BUILDING HEIGHT:
ALLOWABLE: 45' (LAMC 12.22.A.23)
ALLOWABLE: 30' (Q CONDITIONS)
PROVIDED: 68'

UNITS TOTAL: 44
19 - STUDIOS (401 SF)
19 - 1 BR (540 SF)
6 - 2 BR (793 SF)

OPEN AREA REQUIRED:
19 STD X 100 SF = 1,900 SF
19 1BR X 100 SF = 1,900 SF
6 2BR X 125 SF = 750 SF
TOTAL OPEN AREA = 4,550 SF

OPEN AREA PROVIDED:
COURTYARD = 3,210 SF
OUTDOOR DECK = 300 SF
COMMUNITY ROOM = 1,137 SF
SKYDECK = 822 SF
TOTAL OPEN AREA PROVIDED = 5,469 SF
(25% MAX OF REQ= 1,137 SF)

SETBACKS:	REQUIRED	PROVIDED
COMMERCIAL		
FRONT/north	0'	0'
SIDE/east & west	0'	0'
REAR/south	0'	0'

SETBACKS:	REQUIRED	PROVIDED
RESIDENTIAL		
FRONT/north	0'	0'
SIDE/east & west	0'	0'
REAR/south	15'+2'= 17'	10'

LANDSCAPE:	REQUIRED	PROVIDED
	1,138 S.F. (25% of req. open space)	1,809 S.F.

TREES:	REQUIRED	PROVIDED
	11 (1 tree per 4 units)	11

EXISTING TREES = 5 (6" - 9" diameter trunk; species: Crape Myrtle)

STREET TREES = 4 PROPOSED STREET TREES

AUTO PARKING REQUIRED (RESIDENTIAL)
1 space per unit with less than 3 habitable rooms: 19(Studios) x 1 = 19 STALLS
1.5 space per unit with 3 habitable rooms: 19(1 BR) x 1.5 = 29 STALLS
2 spaces per unit with more than 3 habitable rooms: 6(2 BR) x 2 = 12 STALLS
TOTAL REQUIRED: 60 STALLS

AUTO PARKING PROVIDED:

TOTAL PROVIDED (Residential): 28 PARKING SPACES

COMMERCIAL: ENTERPRISE ZONE
1:500 PARKING SPACES (7,500/500) = 15 PARKING SPACES
TOTAL REQUIRED: 15 PARKING SPACES

TOTAL PROVIDED (Commercial): 17 PARKING SPACES

GRAND TOTAL AUTO PARKING PROVIDED: 45 PARKING SPACES

TOTAL PARKING REQUIRED					
PARKING USE	STANDARD	COMPACT	ACCESSIBLE	TANDEM	SUB TOTAL
RESIDENTIAL	58	0	2	0	60
COMMERCIAL*	14	0	1	0	15
TOTAL	72	0	3	0	75

* LAMC 12.21A.5(c): In each parking area or garage containing 10 or more parking stalls for other than dwelling uses, not more than 40 percent of the required stalls may be designed as compact cars

TOTAL PARKING PROVIDED					
PARKING USE	STANDARD	COMPACT	ACCESSIBLE	TANDEM	SUB TOTAL
RESIDENTIAL	17	6	1	4	28
COMMERCIAL	9	5	3	0	17
TOTAL	26	11	4	4	45

BICYCLE PARKING REQUIRED FOR TENANTS: PROVIDED
LONG TERM - 1-25 UNITS (1/UNIT)
26-100 UNITS (1/1.5 UNITS)= 38
SHORT TERM - 1:10 UNITS (@ 40 UNITS) = 4

BICYCLE PARKING REQUIRED FOR COMMERCIAL: PROVIDED
LONG TERM - 1/2000 S.F. (2500) = 4
SHORT TERM - 1/2000 S.F. (2500) = 4

OWNER

NAME: AZURE DEVELOPMENT & MANY MANSIONS
CONTACT: EVETTE GONZALEZ

ADDRESS: 6055 E. WASHINGTON BLVD. SUITE 495
COMMERCE, CA 91040
PHONE: 323.477.1160
FAX:
E-MAIL: EVETTE@AZUREDEVELOPMENTCO.COM

WEB SITE:

ARCHITECT

NAME: YM ARCHITECTS
CONTACT: KEVIN MAFFRIS, AIA
RYAN YANGITA
ADDRESS: 724 S. SPRING ST #304
LOS ANGELES, CA 90014
PHONE: (213) 623-2107
FAX: (213) 623-2108
E-MAIL: KMAFFRIS@YMARCH.COM
RYANAGITA@YMARCH.COM
WEB SITE: WWW.YMARCH.COM

ENTITLEMENT CONSULTANT

NAME: SHEPPARD MULLIN
CONTACT: REUBEN DUARTE
ADDRESS: 333 SOUTH HOPE STREET, 43RD FLOOR
LOS ANGELES, CA 90071
PHONE: 213.620.1780
FAX:
E-MAIL: RDUARTE@SHEPPARDMULLIN.COM
WEB SITE: WWW.SHEPPARDMULLIN.COM

SUPPLEMENTAL TO AFFORDABLE HOUSING REFERRAL FORM (AHRF)

FIRST & BOYLE
110 SOUTH BOYLE AVENUE

10. INCENTIVES

A. Project Zoning Compliance and Incentives

	Development Requirement or Standard	Required/Allowable	Code Section	Proposed	On or Off Menu Incentive; Waiver
1.	FAR	1.5:1 per Height District 1	12.21.1.A.1	2.72:1	Off-Menu Incentive
2.	Height	45-feet per Commercial Corner and 30-feet per Q Condition 1	12.22.A.23(a)(1); Q Condition 1	68-feet	Off-Menu Incentive
3.	Rear Setback	17-foot rear setback for residential portions of mixed-use building	12.22.A.23(a)(4)	10-foot rear setback	Off-Menu Incentive
4.		Requiring a 15-foot setback from Boyle Avenue	Q Condition 2	No setbacks	Waiver
5.		Development in substantial conformance with Exhibit A of City Planning Case No. 28312	Q Condition 3	New development	Waiver
6.	Q Conditions per ORD 153152	Requiring a 15-foot landscaped buffer setback along Boyle Avenue	Q Condition 5	No setback	Waiver
7.		Requiring 15 gallons and 10 feet tall trees in landscaped setback	Q Condition 5a	No setback for planting	Waiver
8.		Requiring trees to be planted a maximum of 20-feet apart.	Q Condition 5b	No setback for planting	Waiver
9.		Requiring tree species to be of a spreading type and include shrubs and ground cover	Q Condition 5c	No setback for planting	Waiver
10.	Parking	60 parking spaces for residential uses	12.21.A.4	28 residential parking spaces	Waiver
11.	Parking	Compact spaces permitted only after standard spaces provided at a ratio of 1 space per dwelling unit	12.21.A.5(c)	6 compact stalls	Waiver
12.	Loading Space	Loading space located on-site	12.21.C.6	Loading space located off-site in existing alley	Waiver

VICINITY MAP

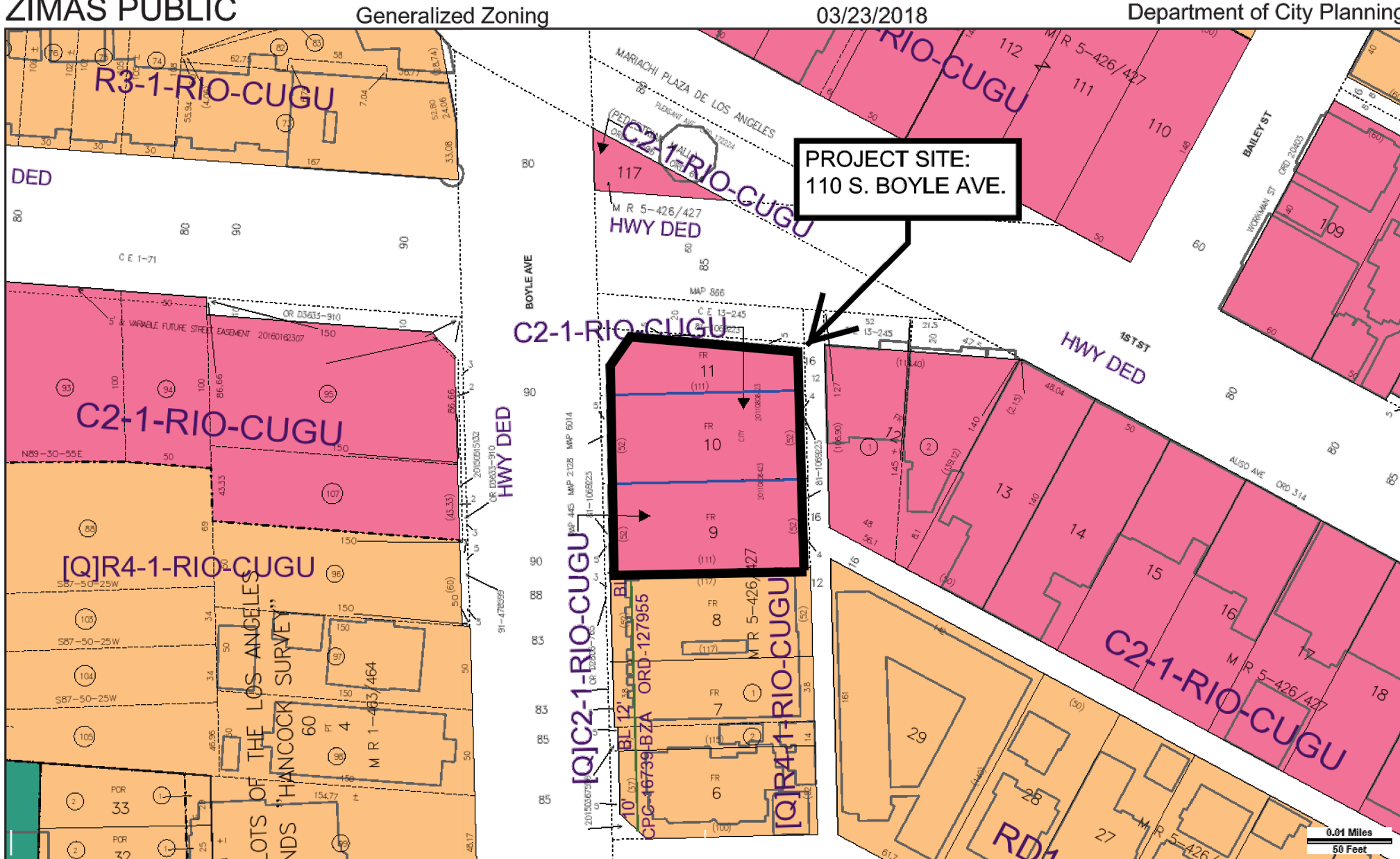


SHEET INDEX

ARCHITECTURAL

A-001	TITLE SHEET, SHEET INDEX, VICINITY MAP, PROJECT RENDERING
A-002	ALTA SURVEY
A-003	SITE PLAN
A-004	SUBTERRANEAN PARKING
A-005	GROUND LEVEL FLOOR PLAN
A-006	SECOND LEVEL FLOOR PLAN
A-007	THIRD LEVEL FLOOR PLAN
A-008	FOURTH LEVEL FLOOR PLAN
A-009	FIFTH FLOOR
A-010	ROOF PLAN
A-011	UNIT PLANS
A-012	BUILDING SECTIONS
A-013	EXTERIOR ELEVATIONS
A-014	EXTERIOR ELEVATIONS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN

ZIMAS PUBLIC



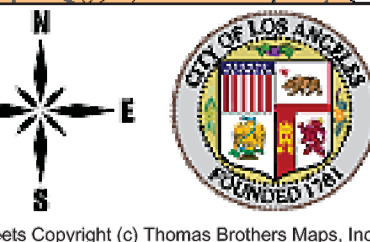
Address: 110 S BOYLE AVE

APN: 5174018900
PIN #: 129A221 228

Tract: WORKMAN AND HOLLENBECK Zoning: C2-1-RIO-CUGU

Block: None
Lot: FR 10
Arb: None

General Plan: Neighborhood Office Commercial



CPC-2018-998-DB-CU

EXHIBIT A - PROJECT PLANS

February 1, 2019

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IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
LOTS 8, 9, 10, AND A PORTION OF 11

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS
DESCRIBED AS FOLLOWS:

LOTS 9, 10 AND 11 OF THE WORKMAN AND HOLLENBECK TRACT,
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGES 426
AND 427 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 11, CONDEMNED BY THE CITY OF LOS ANGELES FOR WIDENING FIRST STREET, BY DECREE OF CONDEMNATION RECORDED IN BOOK 4427, PAGE 146 OF DEEDS CASE NO. 67319 SUPERIOR COURT.

THE RIGHTS HEREINABOVE EXCEPTED DO NOT INCLUDE ANY RIGHT TO USE THE SURFACE OF SAID REAL PROPERTY OR THE FIRST FIVE HUNDRED (500) FEET BELOW SAID SURFACE OR TO CONDUCT ANY OPERATIONS THEREON OR THEREIN, AS RESERVED IN A DEED RECORDED MARCH 22, 1979 AS INSTRUMENT NO. 79-315200 OF OFFICIAL RECORDS.

AZURE DEVELOPMENT
6055 E. WASHINGTON BLVD. SUITE 935
COMMERCE, CA 90040
ATTN: EVETTE GONZALEZ

ARCHITECTS MSP
3575 LONG BEACH BOULEVARD
LONG BEACH, CALIFORNIA
1-(562)-427-5007

COMMERCIAL/VACANT

21 REGULAR SPACES
2 ADA (HANDICAP) SPACES

PROJECT BENCHMARK:
BENCHMARK 12-03571
SPIKE IN EAST CURB OF MISSION ROAD; 2.0' NORTH
OF BCR NORTH OF FIRST STREET. ELEV.: 269.945 F
(NAVD 88)

SITE BENCHMARK:
MAG NAIL IN CONCRETE SIDEWALK ON EAST PASS OF
BOYLE AVENUE OPPOSITE CONCRETE SIDEWALK.
ELEVATION: 312.215 FEET

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD 83), ZONE 5, 2011.000 EPOCH AS DETERMINED LOCALLY BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS "DJ7932 VDCY" AND "DE6586 JPLM" BEING N58°49'09"E

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
2. FOR ZONING, BUILDING LINE AND OTHER RESTRICTIONS SEE HEREON AND YOUR CITY, COUNTY, STATE, FEDERAL, DEED AND CITY BUILDING LINE REGULATIONS.
3. PROPERTY LINES SHOWN BASED ARE FOUND MONUMENTATION, AVAILABLE RECORD DATA AND A PRELIMINARY REPORT FOR TITLE INSURANCE BY CHICAGO TITLE COMPANY, ORDER NO.: 00000486-894-169 WITH EFFECTIVE DATE JANUARY 1, 2013.
4. THE TOPOGRAPHIC FEATURES SHOWN HEREON ARE TO THE GENERAL LOCATION OF SAID IMPROVEMENTS AT GROUND LEVEL AND ARE FOR GENERAL INFORMATION ONLY. THE ONLY TOPOGRAPHIC FEATURES ARE SHOW AT THE REQUEST OF THE CLIENT.

CITY OF LOS ANGELES
200 N. SPRING STREET,
LOS ANGELES, CALIFORNIA, 90012

DEPARTMENT OF WATER AND POWER
BOYLE HEIGHTS CSC
919 S. SOTO STREET #10
LOS ANGELES, CALIFORNIA 90023
1-(800) 342-5397

SOUTHERN CALIFORNIA GAS COMPANY
REMITTANCE PROCESSING
ML 711 D
1801 S. ATLANTIC BOULEVARD
MONTEREY PARK, CALIFORNIA, 91756
(800) 427-2000
EMERGENCIES: 1-(800) 427-2200

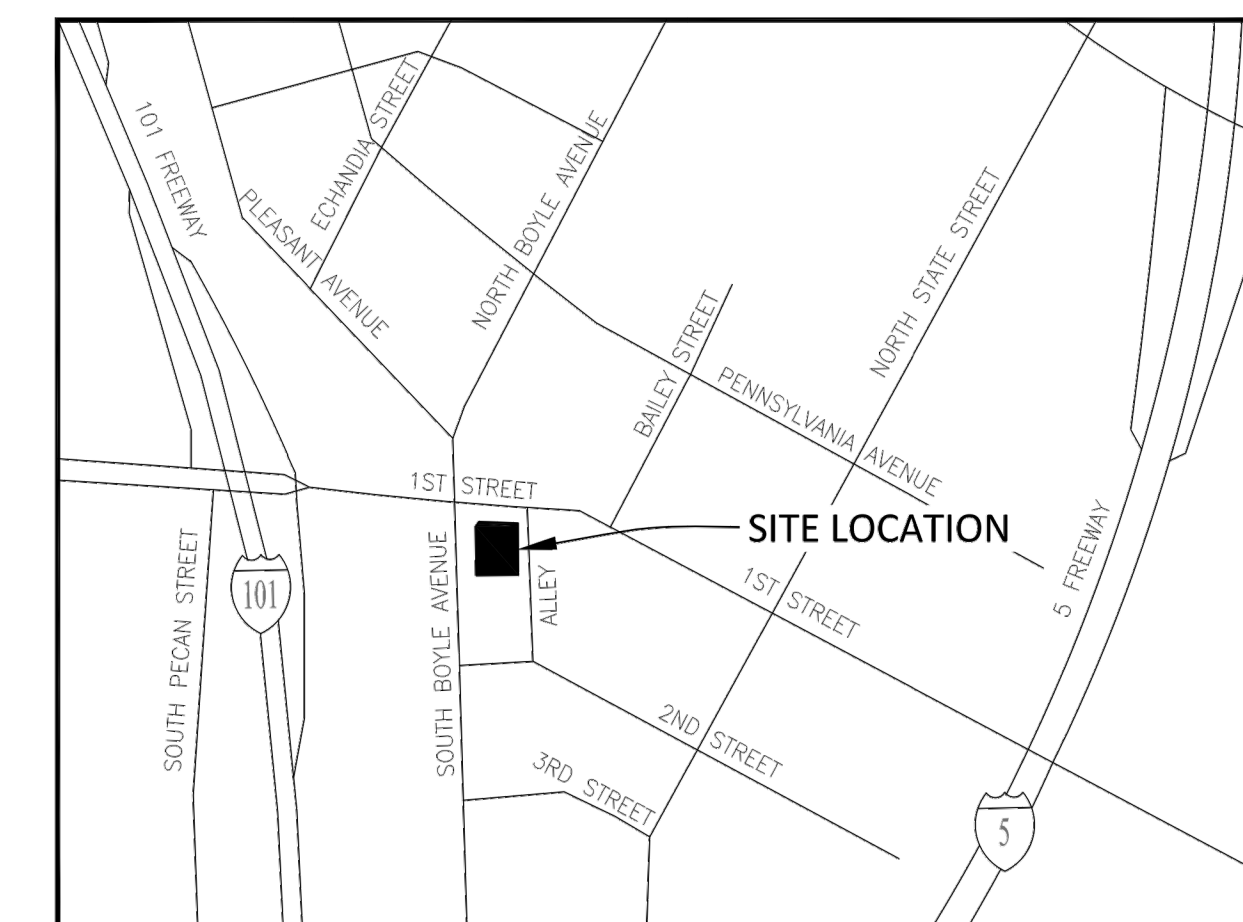
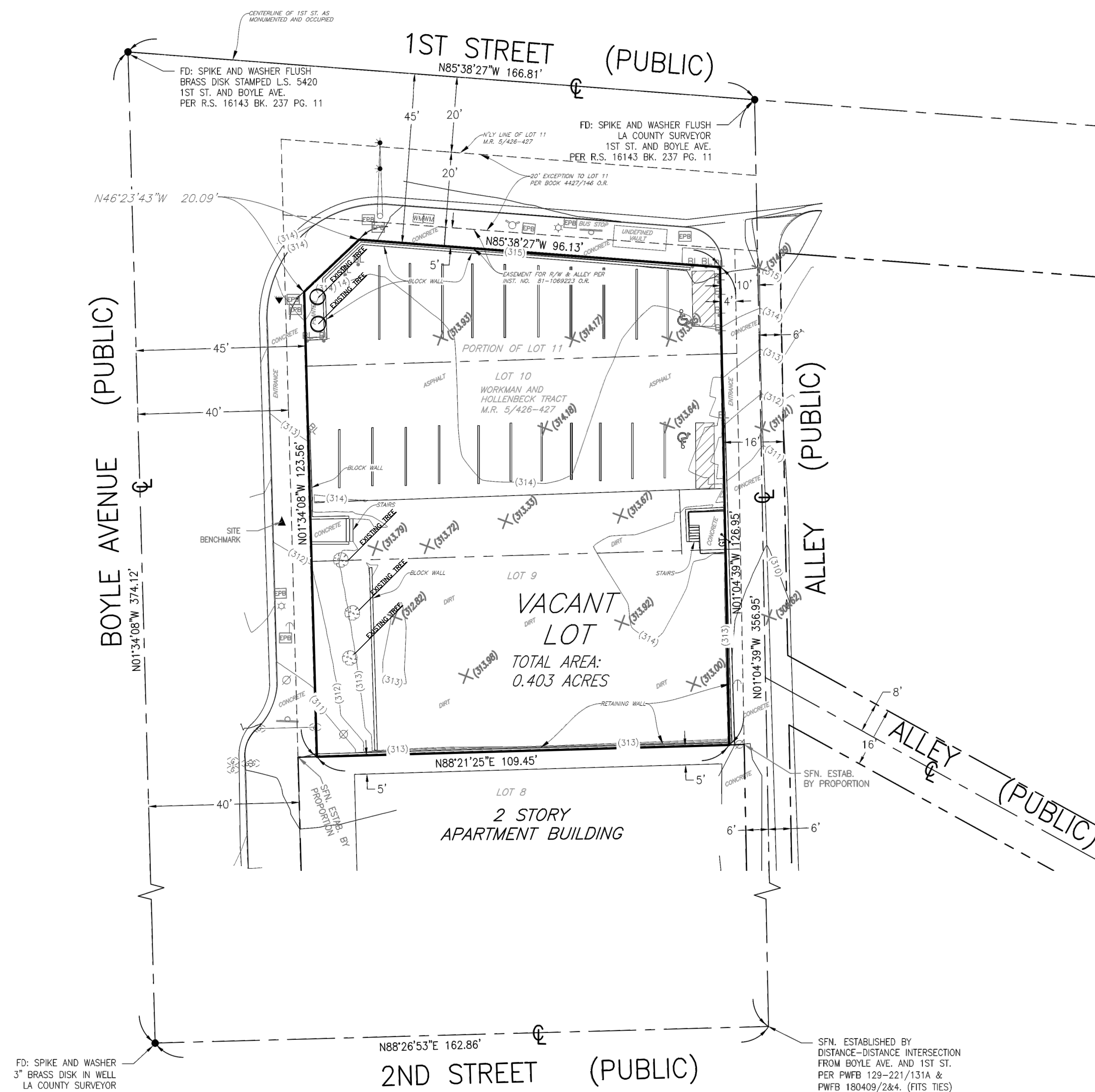
SOUTHERN CALIFORNIA EDISON COMPANY
P.O. BOX 800
ROSEMEAD, CA 91770
(800) 655-4555

AT&T
1-(800) 288-2020
CHARTER SPECTRUM
1-(800) 892-4357

DIRECT TV
1-(800) 668-6443

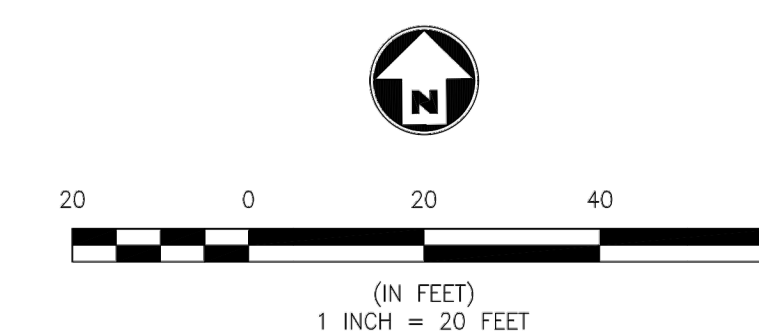
DISH NETWORK
1-(800) 401-7928


FRONTIER COMMUNIC
1-(855) 301-0065



VICINITY MAP
NOT TO SCALE

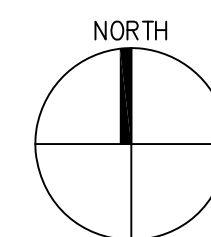
● SURVEY MONUMENTS	CABLE
● FOUND MONUMENT AS NOTED	CABLE VAULT
▲ FOUND/SET CONTROL POINT AS NOTED	CABLE TV BOX
● FOUND BENCHMARK AS NOTED	CABLE TV BOX
STORM (SD)	POWER
① STORM DRAIN MANHOLE	⊖ ELECTRICAL COVER
② DROP INLET	⊖ POWER POLE/ JOINT POLE
③ CATCH BASIN	⊖ PEDESTRIAN POLE
④ STORM DRAIN MANHOLE GRATE	↓ GUY WIRE ANCHOR
⑤ STORM DRAIN CLEANOUT	⊖ ELECTRICAL VAULT
⑥ STORM DRAIN PAINT MARK/PIN FLAG	⊖ ELECTRICAL CHUBB
⑦ FLOWLINE	⊖ ELECTRICAL PANEL
SANITARY SEWER (SS)	⊖ ELECTRICAL MANHOLE
① SANITARY SEWER MANHOLE	⊖ ELECTRICAL METER
② SANITARY SEWER CLEANOUT	⊖ GUY POLE
③ SANITARY SEWER PAINT MARK/PIN FLAG	⊖ ELECTRICAL RISER
WATER (W)	⊖ ELECTRICAL PAINTMARK/PIN FLAG
① WATER VAULT	TRAFFIC
② WATER MANHOLE	▲ TRAFFIC SIGNAL PULL BOX
③ WATER METER	▼ TRAFFIC SIGNAL
④ WATER VALVE	▲ STREET LIGHT PULL BOX
⑤ FIRE HYDRANT	— STREET LIGHT
⑥ IRRIGATION CONTROL VALVE	⊖ TRAFFIC SIGNAL VAULT
⑦ WATER BLOW OFF VALVE	□ TRAFFIC SIGNAL CABINET
⑧ FIRE DEPT CONNECTION	→ TRAFFIC SIGNAL ELECTROLEUT LIGHT POLE
⑨ WATER BACKFLOW PREVENTER	⊖ GAS (G)
⑩ WATER WELL FOUNTAIN/PUMP	⊖ GAS VALVE
⑪ WATER PAINT MARK/PIN FLAG	⊖ GAS VALVE
⑫ IRRIGATION	⊖ GAS PAINT MARKS
⑬ WATER RISER	⊖ VEGETATION
COMMUNICATIONS (TELEPHONE/FIBER-OPTRIC)	⊖ TREE
① TELEPHONE/COM MANHOLE	⊖ M.C.S.
② TELEPHONE/COM BOX	⊖ BOLLARD
③ TELEPHONE/COM VAULT	⊖ SIGN
④ TELEPHONE/COM RISER/PEDESTAL	⊖ GATE
⑤ TELEPHONE/COM POLE	⊖ M.C.S.
⑥ TELEPHONE/COM PAINTMARK/PIN FLAG	⊖ SPIN
⑦ TELEPHONE/COM LINE MARKER	⊖ FD
	SEARCHED, FOUND NOTHING FOUND



	REVISIONS			PREPARED BY:		DRAFTED BY: JV		TOPOGRAPHIC & BOUNDARY MAP AZURE DEVELOPMENT 110 SOUTH BOYLE AVENUE LOS ANGELES, CALIFORNIA, 90033		
No.	DESCRIPTION	DATE	<div><div>WestLAND</div><div>Group, Inc.</div><div>Land Surveyors • Civil Engineers • GIS</div><div>4150 Concourse, Ontario, CA 91764 PHONE: (909) 989-0339 FAX: (909) 989-9560</div><div>WWW.WESTLANDGROUP.NET</div></div>	CHECKED BY: M2						
				SCALE: 1" = 30'		DATE: OCTOBER 2, 2017	J.N. 2017-210	SHEET 1 OF		

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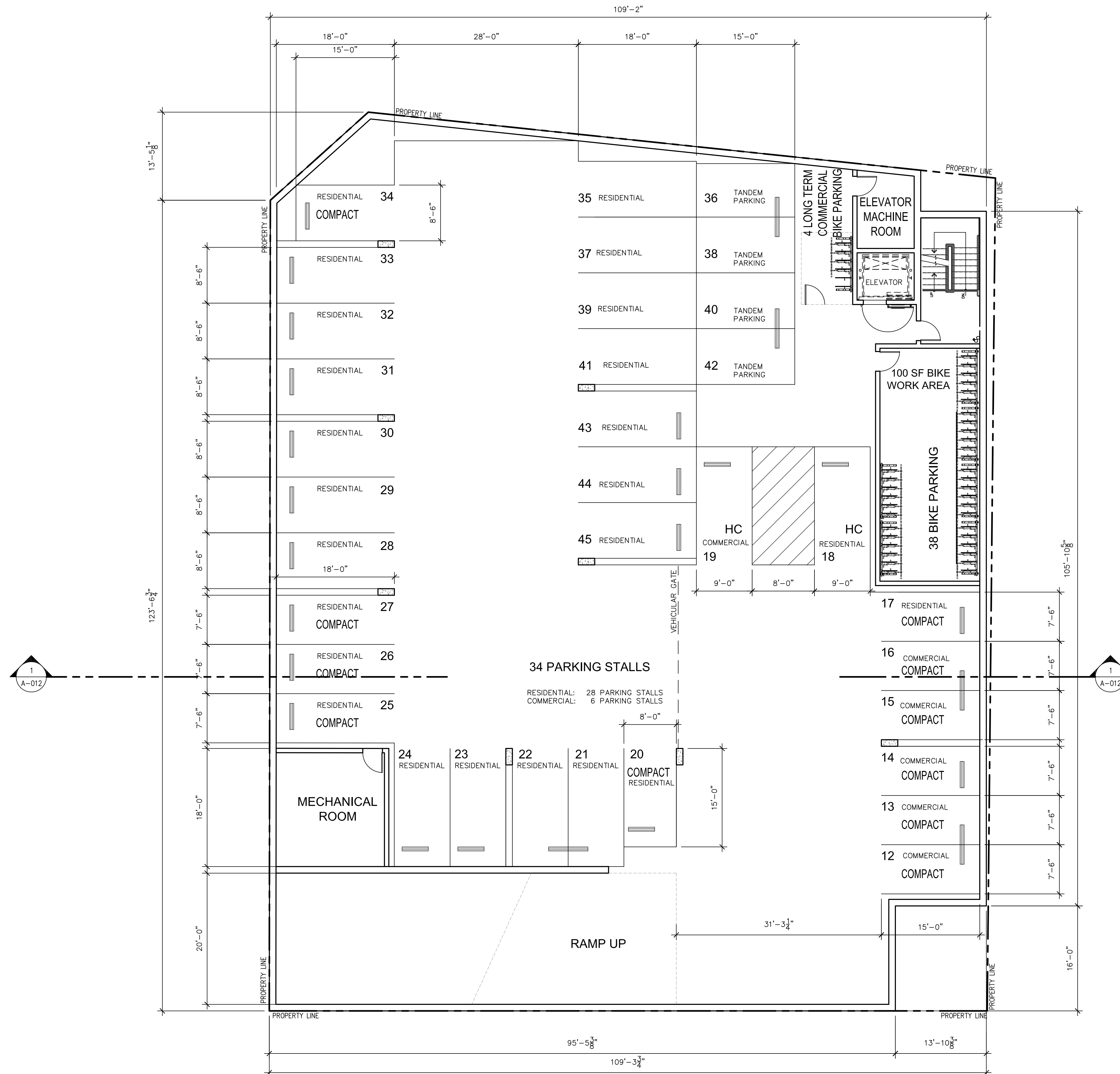
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P1 PARKING PLAN

SCALE: 1/8" = 1'-0"

0' 1' 5' 15' 30'

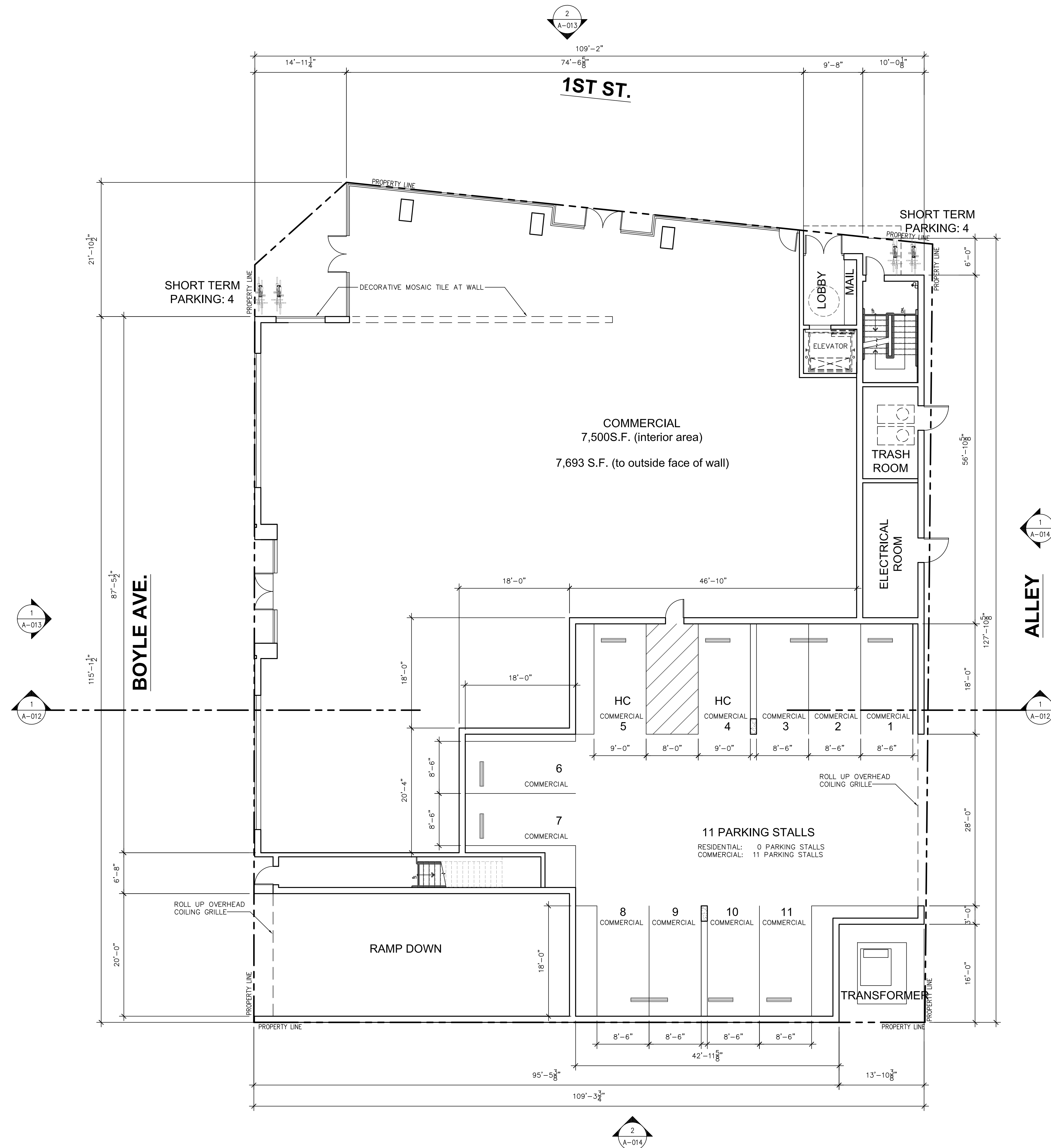


PARKING DATA (P1 PARKING LEVEL):

PARKING USE	STANDARD	COMPACT	ACCESSIBLE	TANDEM	SUB TOTAL
RESIDENTIAL	17	6	1	4	28
COMMERCIAL	0	5	1	0	6
TOTAL	17	11	2	4	34

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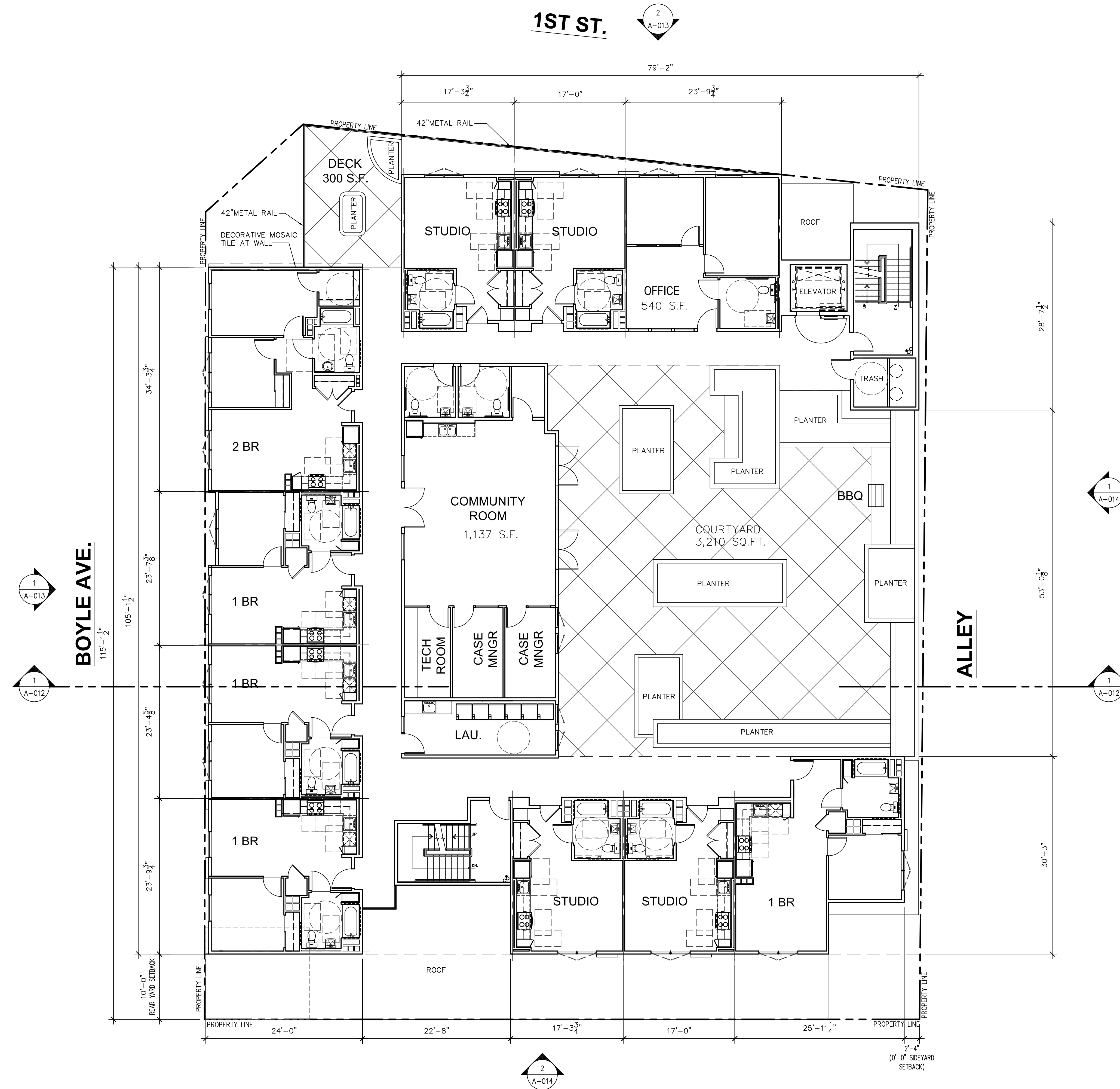
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PARKING DATA (GROUND FLOOR):

PARKING USE	STANDARD	COMPACT	ACCESSIBLE	TANDEM	SUB TOTAL
RESIDENTIAL	0	0	0	0	0
COMMERCIAL	9	0	2	0	11
TOTAL	9	0	2	0	11

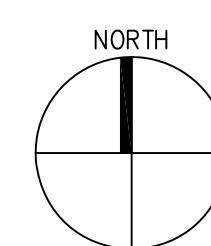
The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Y&M Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (Y&M Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the drawings. This office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.



2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 1' 5' 15' 30'



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02.01.19

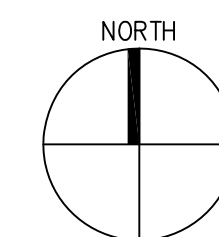
A-006

Date

Page

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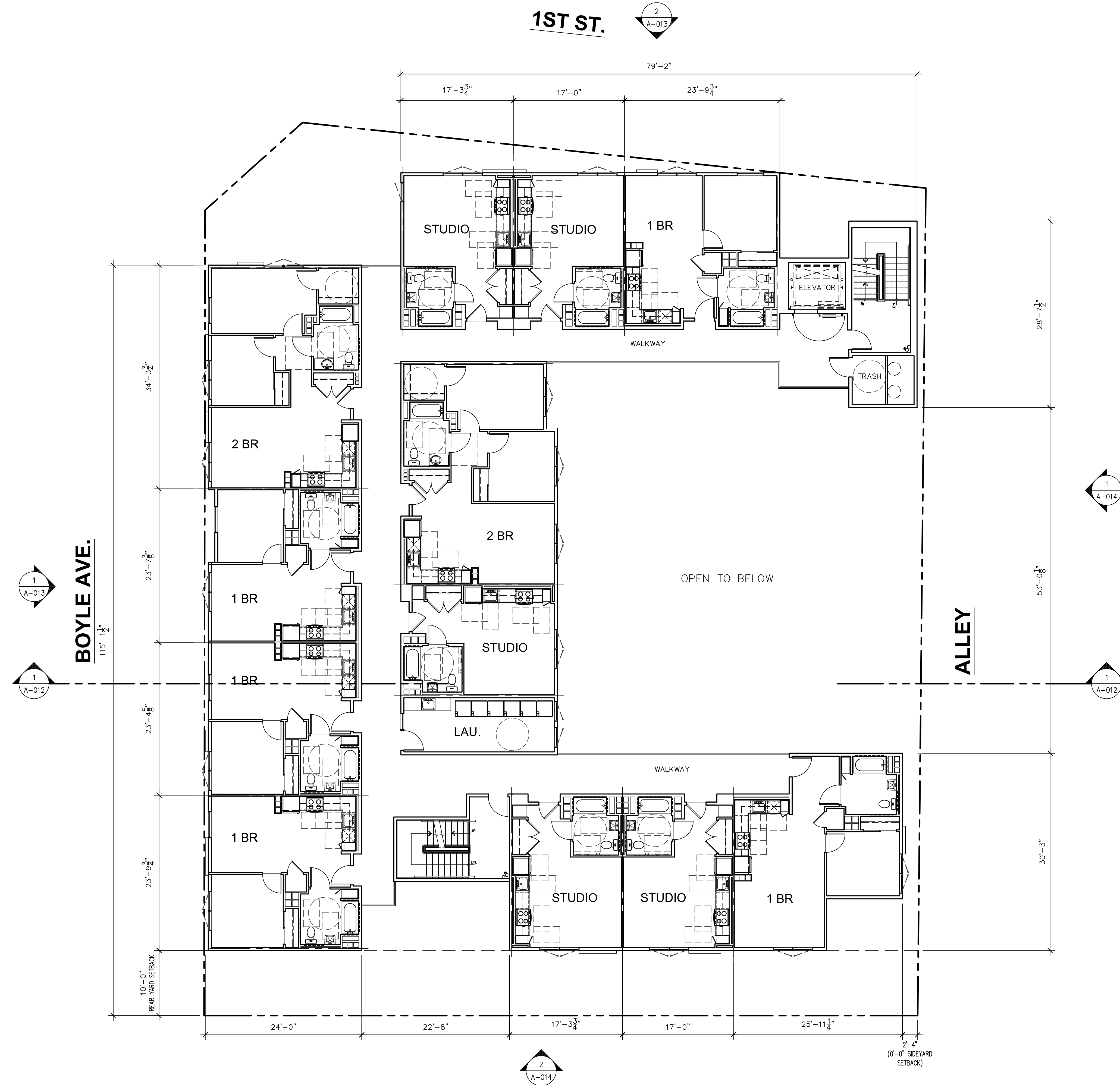
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3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 1' 5' 15' 30'

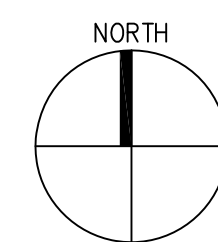
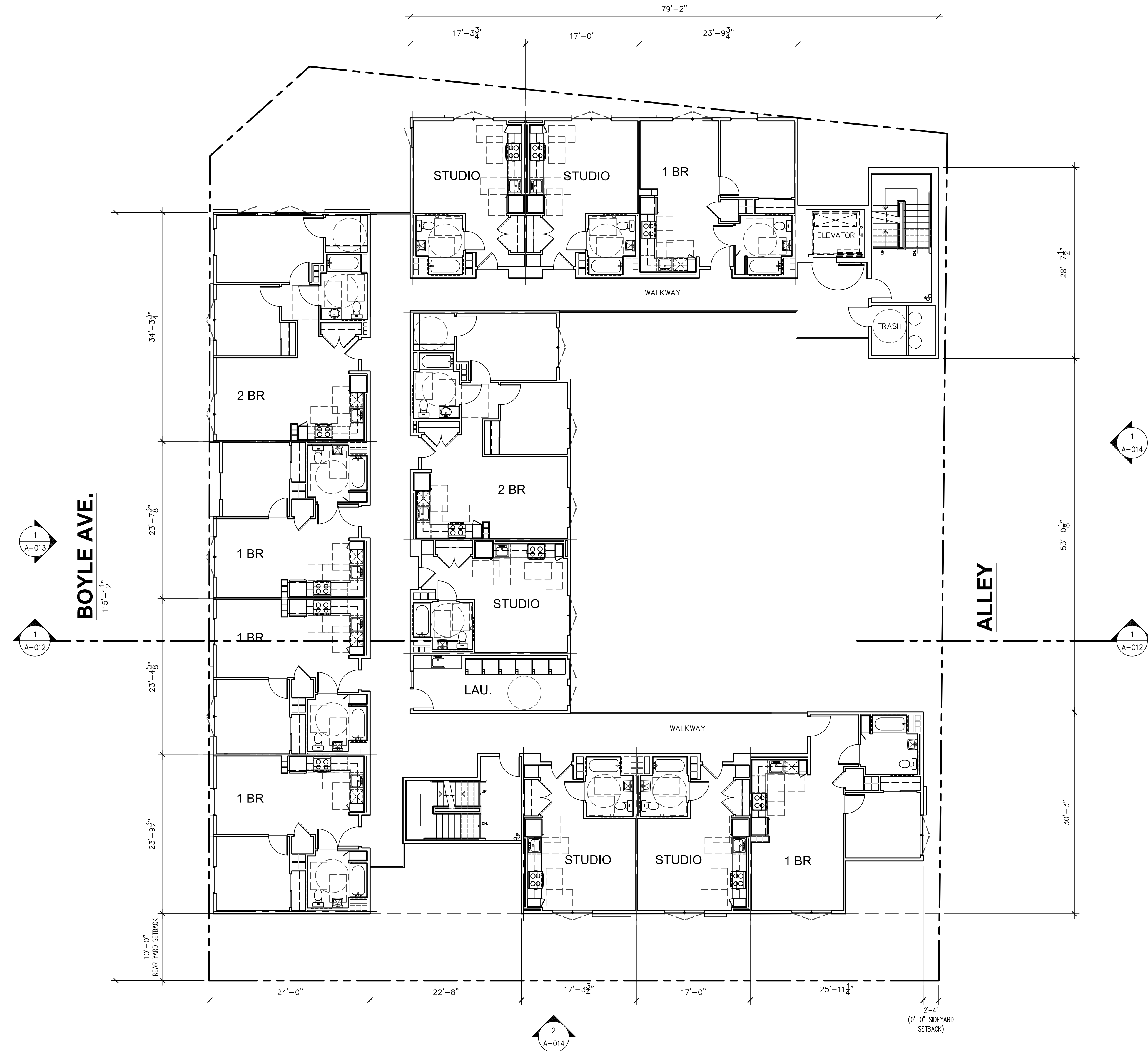


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1ST ST.

2
A-013



4TH FLOOR PLAN

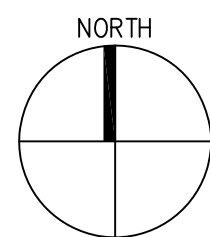
SCALE: 1/8" = 1'-0"

0' 1' 5' 15' 30'



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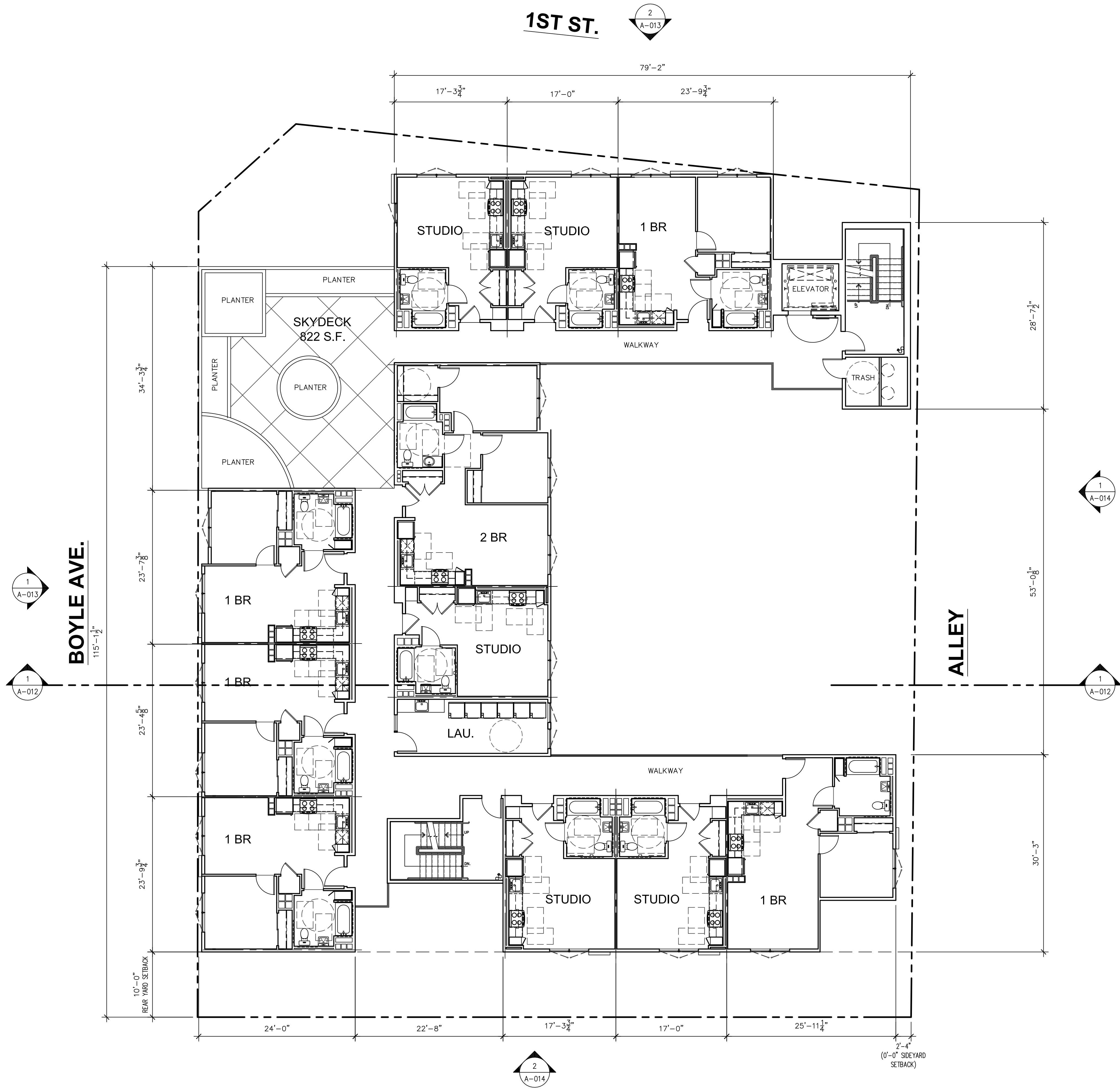
5TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

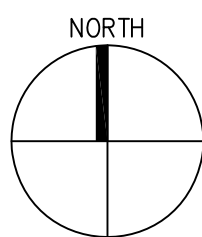
0' 1' 5' 15' 30'



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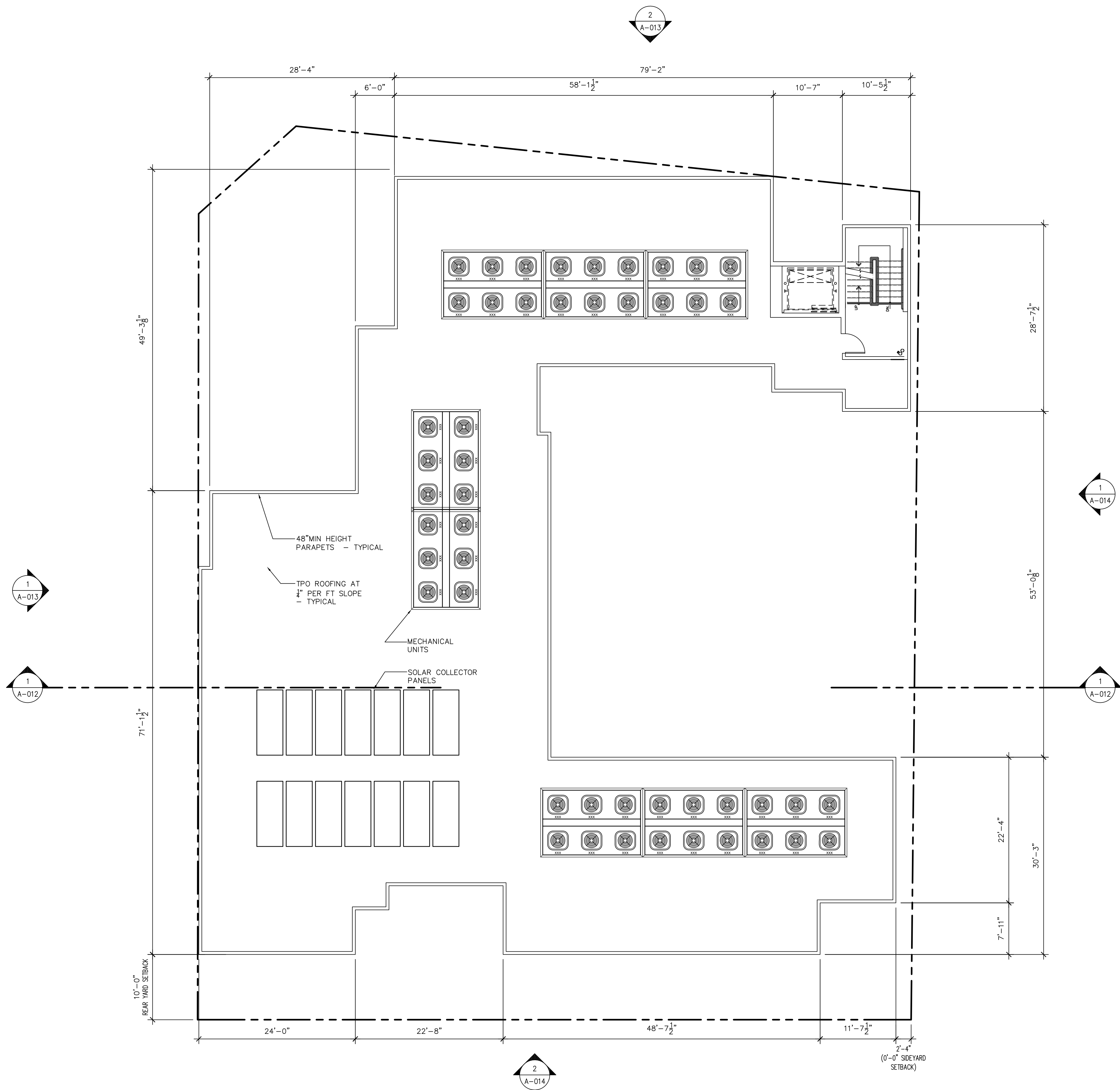
ROOF PLAN

SCALE: 1/8" = 1'-0"

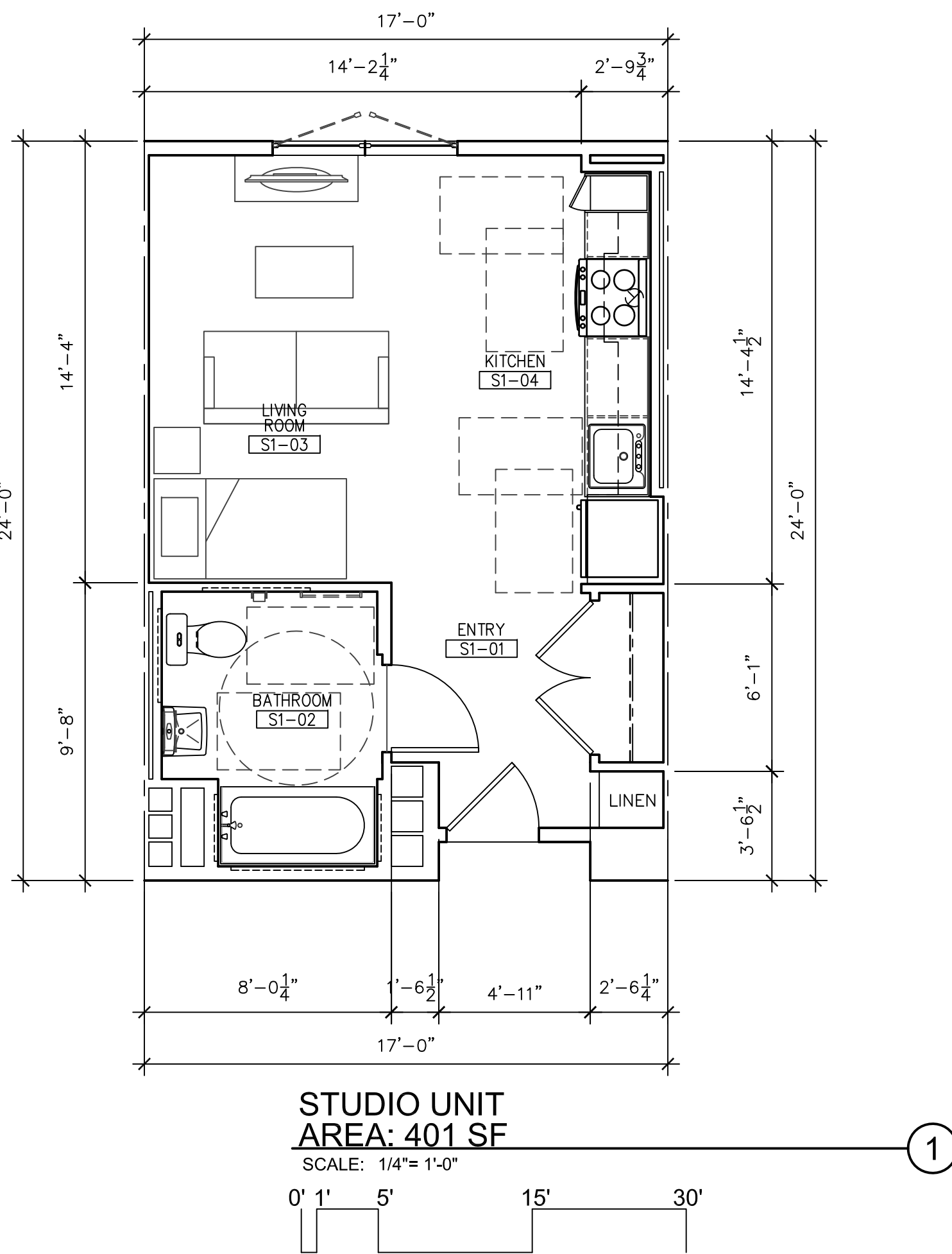
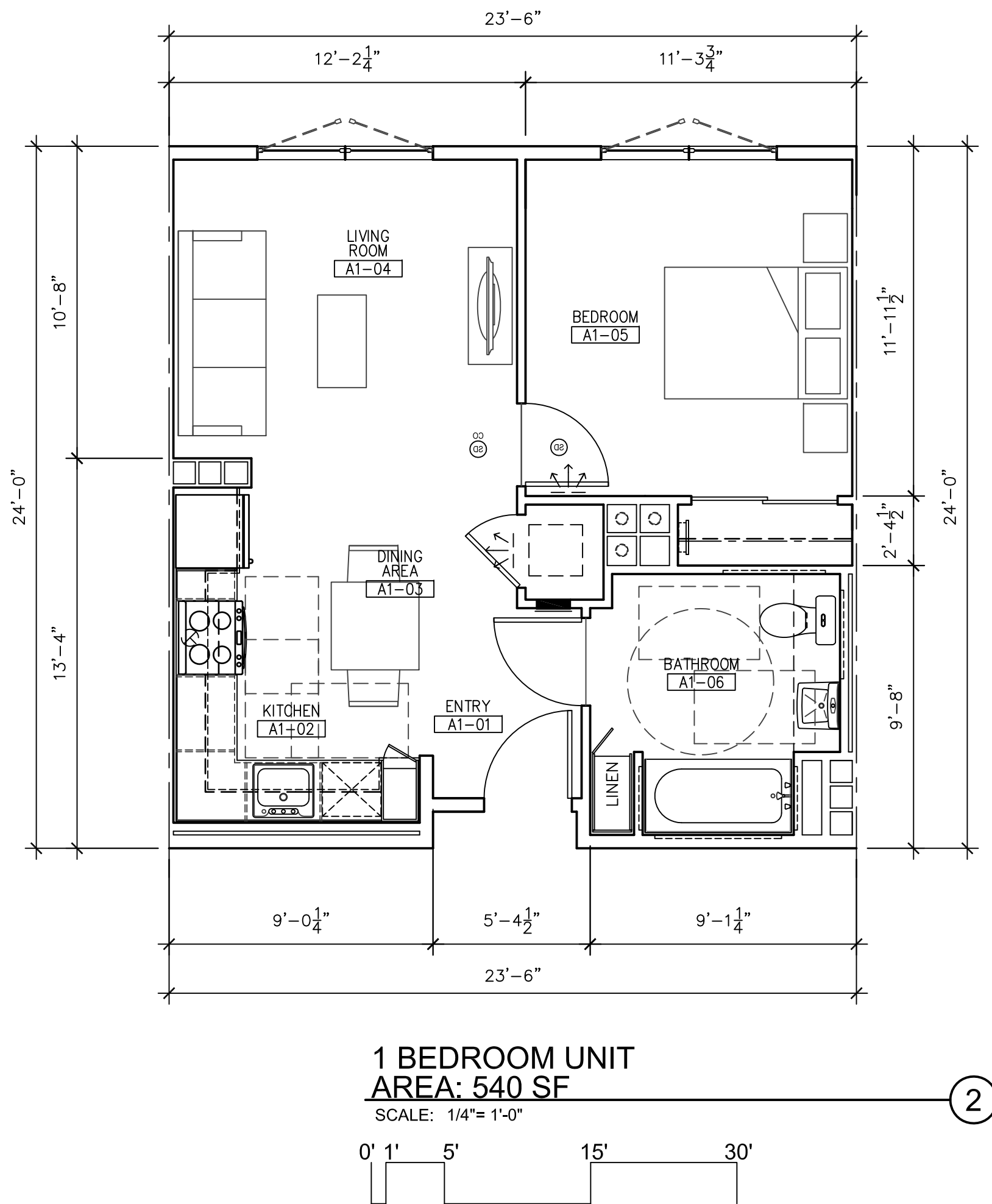
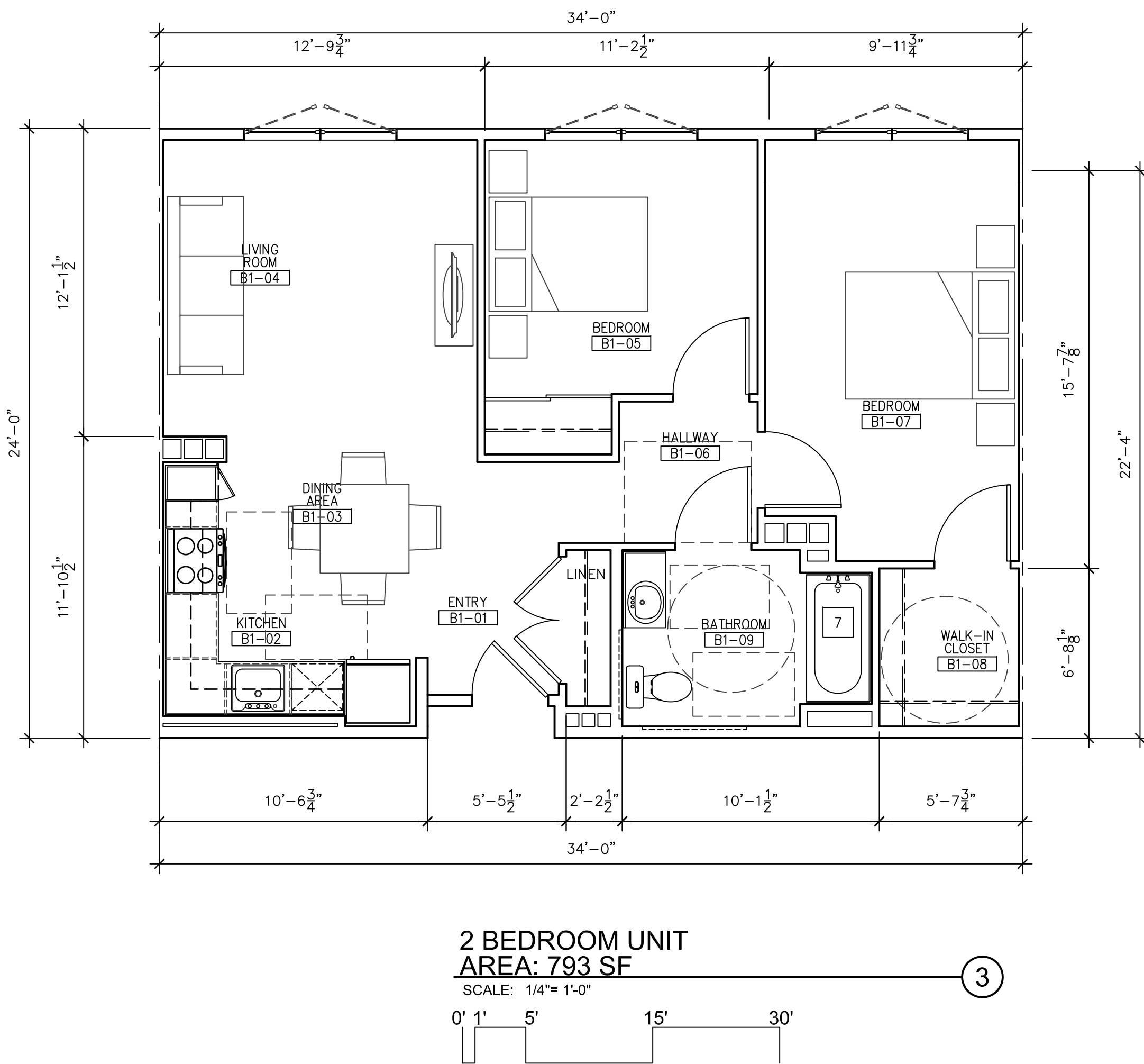
0' 1' 5' 15' 30'



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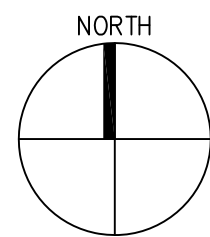
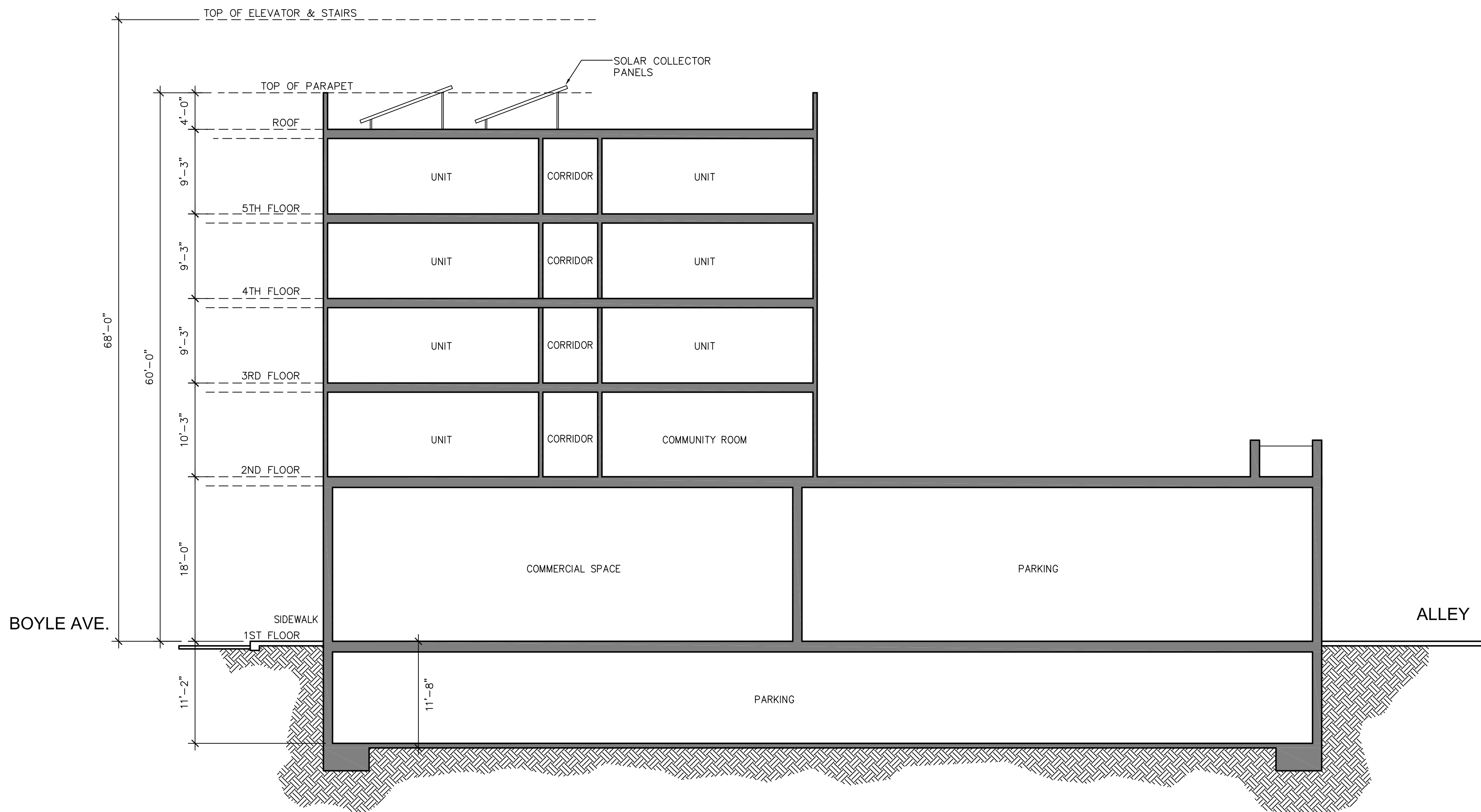


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BUILDING SECTION

SCALE: 1/8" = 1'-0"

0' 1' 5' 15' 30'



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GLAZING CALCULATION AT NON RESIDENTIAL EXTERIOR WALLS AT GROUND FLOOR

BOYLE AVENUE ELEVATION

WALL AREA: 115'X18' = 2,070 S.F.
WINDOW AREA: 17'X14' = 238sf x 4 = 952 s.f.

WALL AREA: 22'X18' = 396 S.F.
WINDOW AREA: 21'X17' = 357sf

TOTAL:
% OF TRANSPARENT WINDOW: WALL AREA: 2,070+396 S.F. = 2,466 s.f.
WINDOW AREA: 952+357 S.F. = 1,309 s.f.
1,309 (WINDOW) / 2,466 (WALL) = 53%
(EXCEEDS MIN. 50% REQUIREMENT)

BOYLE AVENUE ELEVATION

WALL AREA: 15'X18' = 270 sf
WINDOW AREA: 8'X9' = 72sf

WALL AREA: 95'X18' = 1,710 sf
WINDOW AREA: 74'X17' = 1,258 sf

TOTAL:
% OF TRANSPARENT WINDOW: WALL AREA: 270+1,710 S.F. = 1,980 s.f.
WINDOW AREA: 72+1,258 S.F. = 1,330 s.f.
1,330 (WINDOW) / 1,980 (WALL) = 67%
(EXCEEDS MIN. 50% REQUIREMENT)

NOTE:
THE EXTERIOR WALLS AND DOORS OF A GROUND FLOOR CONTAINING
A NON-RESIDENTIAL USES THAT FRONT ADJACENT STREET SHALL
CONSIST OF AT LEAST (50%) FIFTY PERCENT TRANSPARENT WINDOWS.
SEE CALCULATION FOR COMPLIANCE.

MATERIAL SAMPLES



MASONRY VENEER

SCALE:



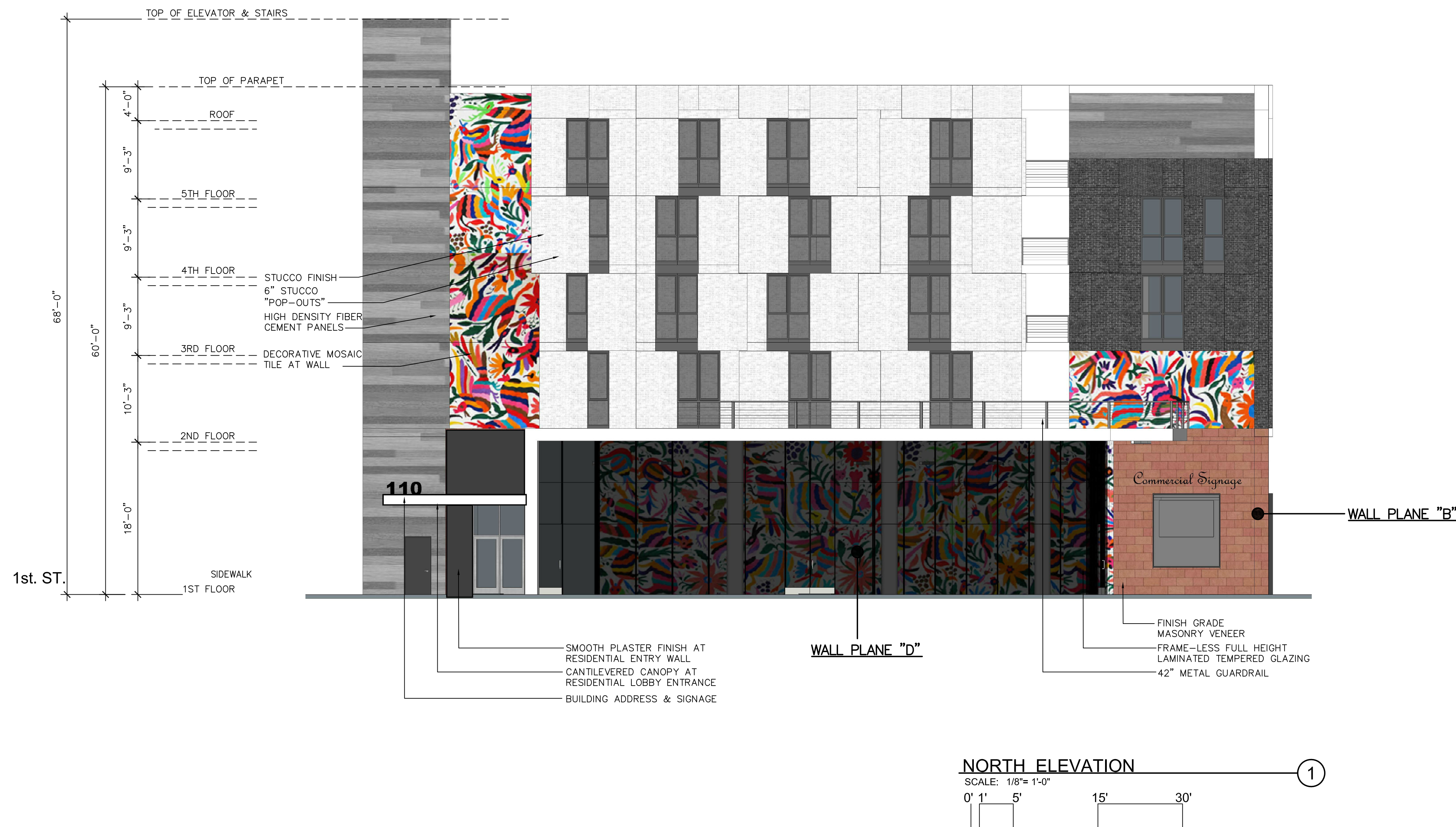
HIGH DENSITY FIBER CEMENT BOARD

SCALE:

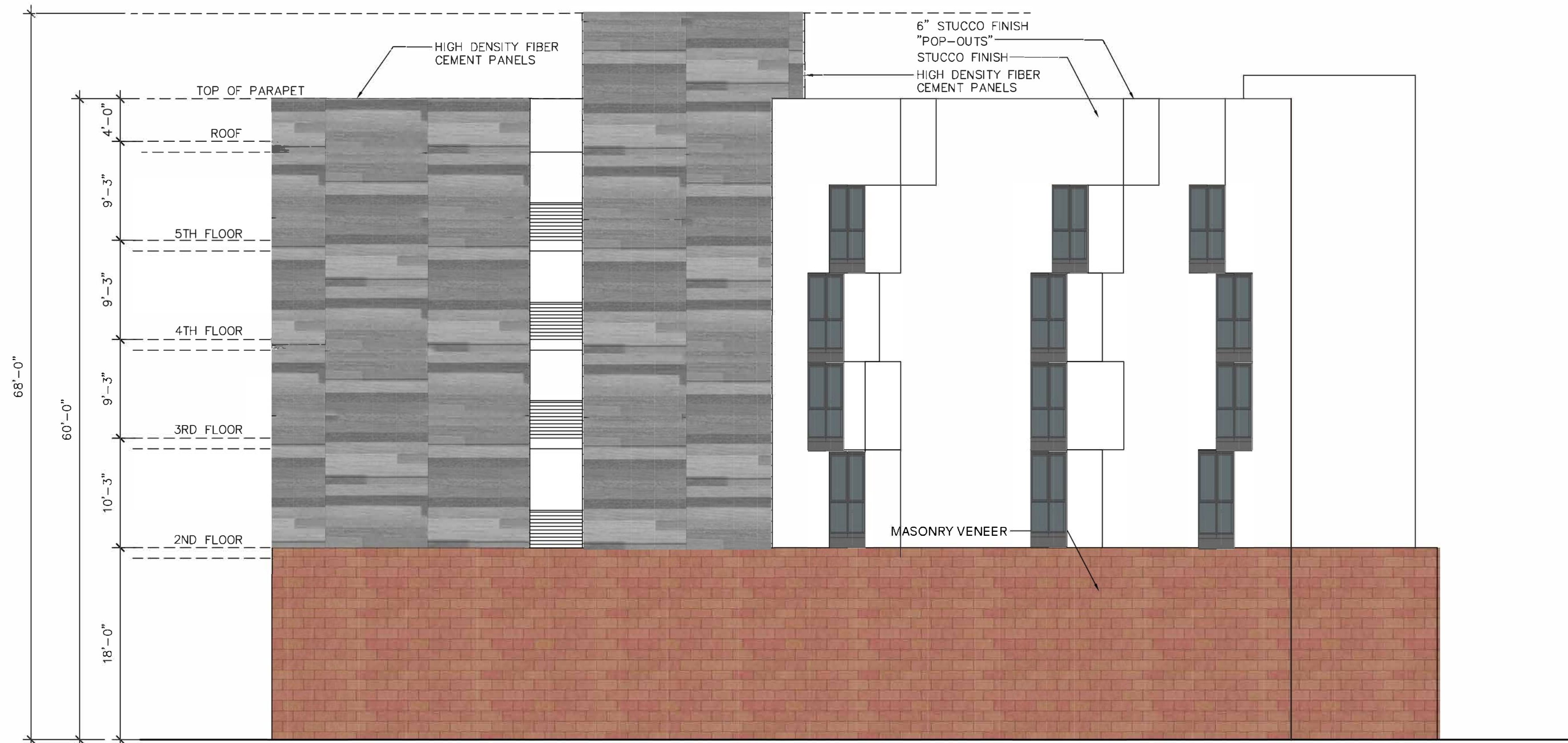


MILGARD BRONZE VINYL WINDOW

SCALE:



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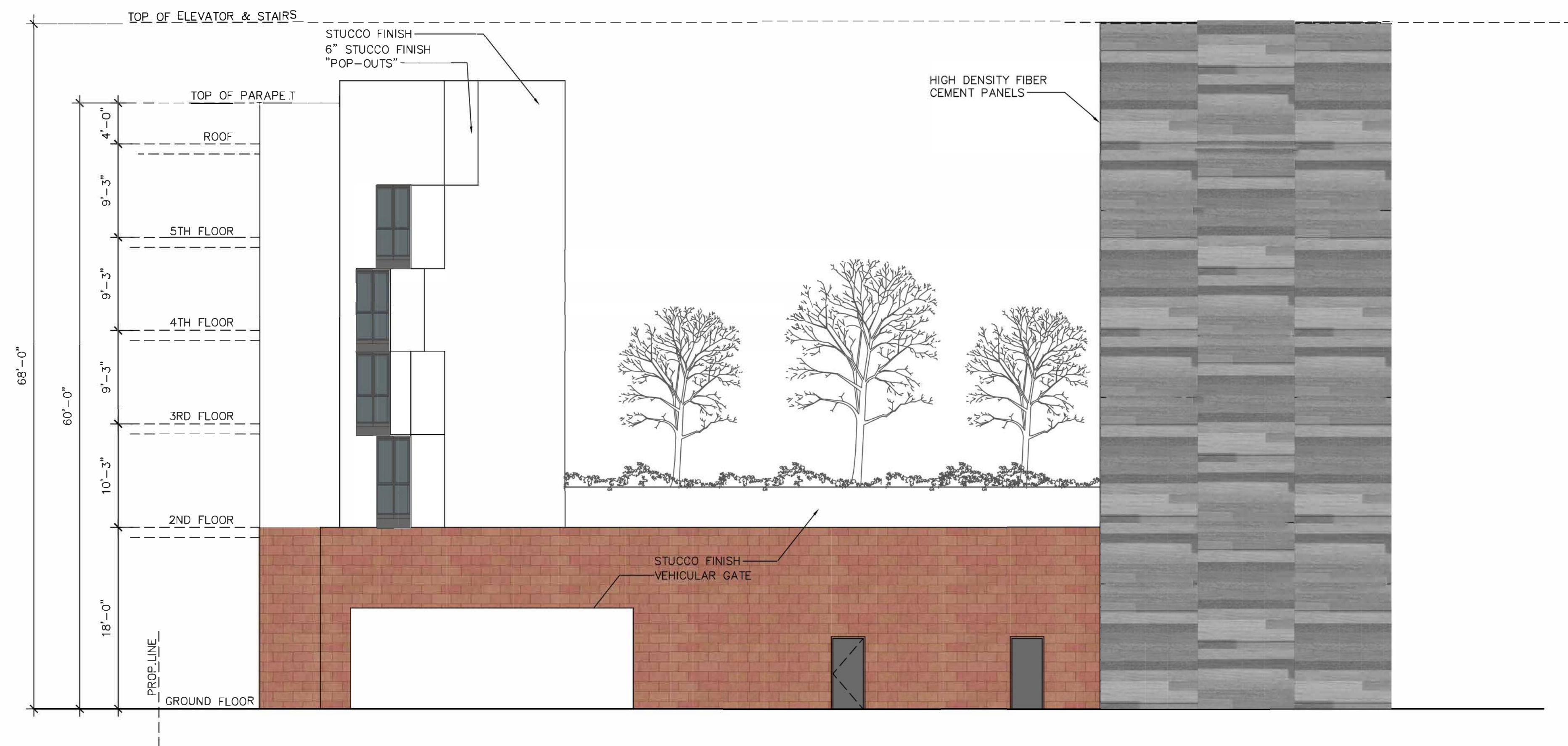


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2














EAST ELEVATION

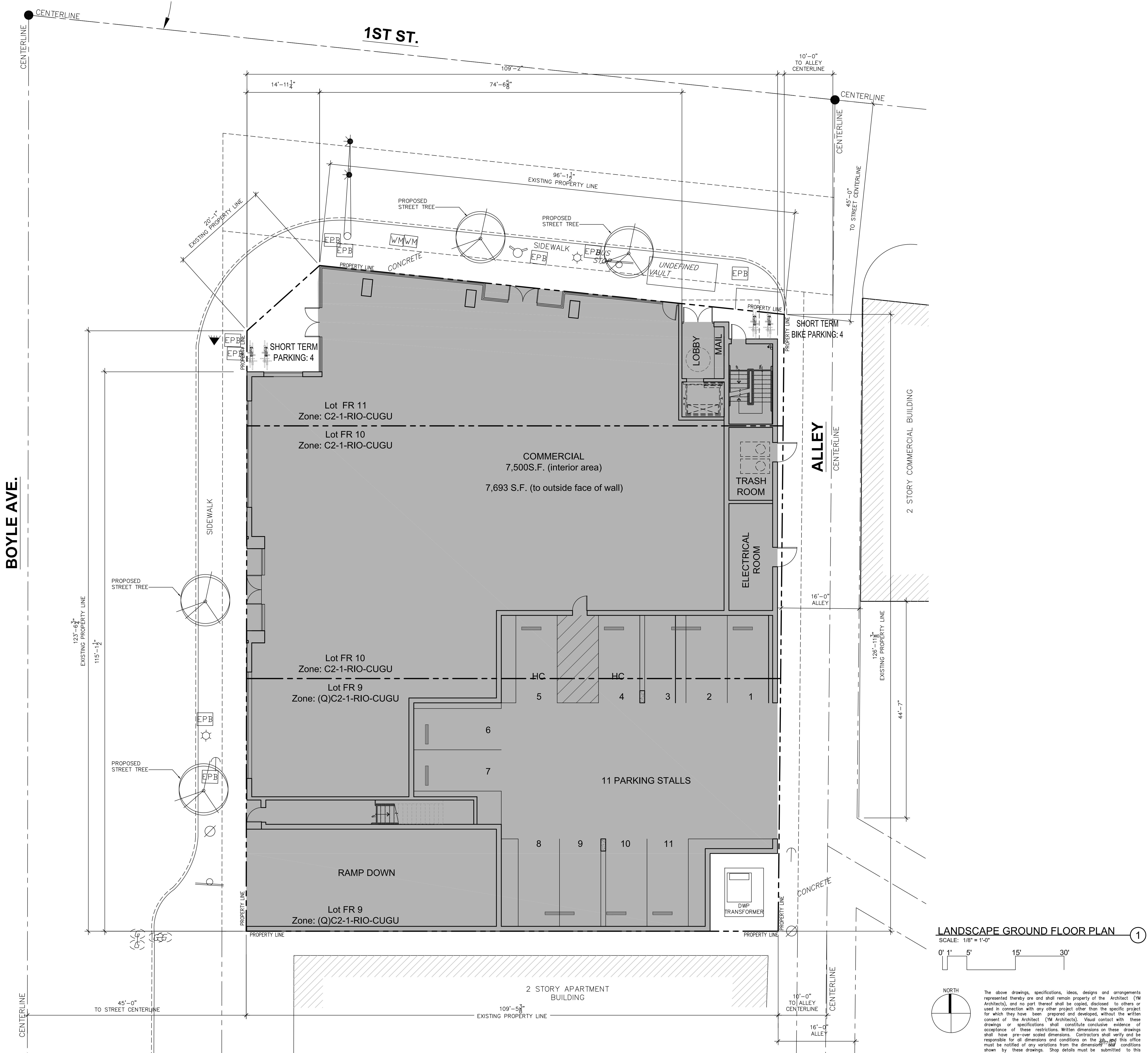
SCALE: 1/8" = 1'-0"



1

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
PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USE	REMARKS	FUEL MODIFICATION REMARKS
	PYRUS KAWAKAMI	EVERGREEN PEAR	24" BOX	6	LDV		
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX	5	LDV		
	STREET TREES PER CITY OF LOS ANGELES REQUIREMENTS			4			
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USE	REMARKS	FUEL MODIFICATION REMARKS
	AGAPANTHUS 'X' STORONCLOD	DARK BLUE LILY OF THE NILE	5 GAL.	42	LDV		
	PHORMIUM TENAX ATROPURPUREUM	PURPLE RED NEW ZEALAND FLAX	5 GAL.	40	LDV		
	RHAPHIDOPSIS INDICA	PINK LADY	5 GAL.	20	LDV	SPACE 5' D.C.	
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.		LDV		
	HEMEROCALLIS "X"	RUSSIAN RHAPSODY	5 GAL.		LDV		
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USE	REMARKS	FUEL MODIFICATION REMARKS
	BOUGAINVILLEA "MONKA"	BOUGAINVILLEA GROUND COVER	5 GAL.	-	LDV	SPACE 5' D.C.	
	FESTUCA "ELIAH BLUE"	BLUE FESCUE	5 GAL.	-	LDV	SPACE 5' D.C.	
	LANTANA 'SUNBURST'	SUNBURST SPREADING LANTANA	5 GAL.	-	LDV	SPACE 5' D.C.	
NOTE: SEE PROJECT DATA AT SHEET A-001 FOR LANDSCAPE AREA AND EXISTING & PROPOSED TREE COUNT							
M2" SHREDDED BARK MULCH IN ALL PLANTING AREAS							
LANDSCAPE:	REQUIRED	PROVIDED					
	1,100 S.F.	1,000 S.F.					
	(25% of req. open space)						
TREES:	REQUIRED	PROVIDED					
	11	11					
	(1 tree per 4 units)						
EXISTING TREES	= 5 (6" - 9" diameter trunk; species: Crataegus Myrica)						
STREET TREES	= 4 PROPOSED STREET TREES						



LANDSCAPE GROUND FLOOR PLAN 1

SCALE: 1/8" = 1'-0"

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[illegible]Map data ©2019 Google 500 ft 

110 S Boyle Ave

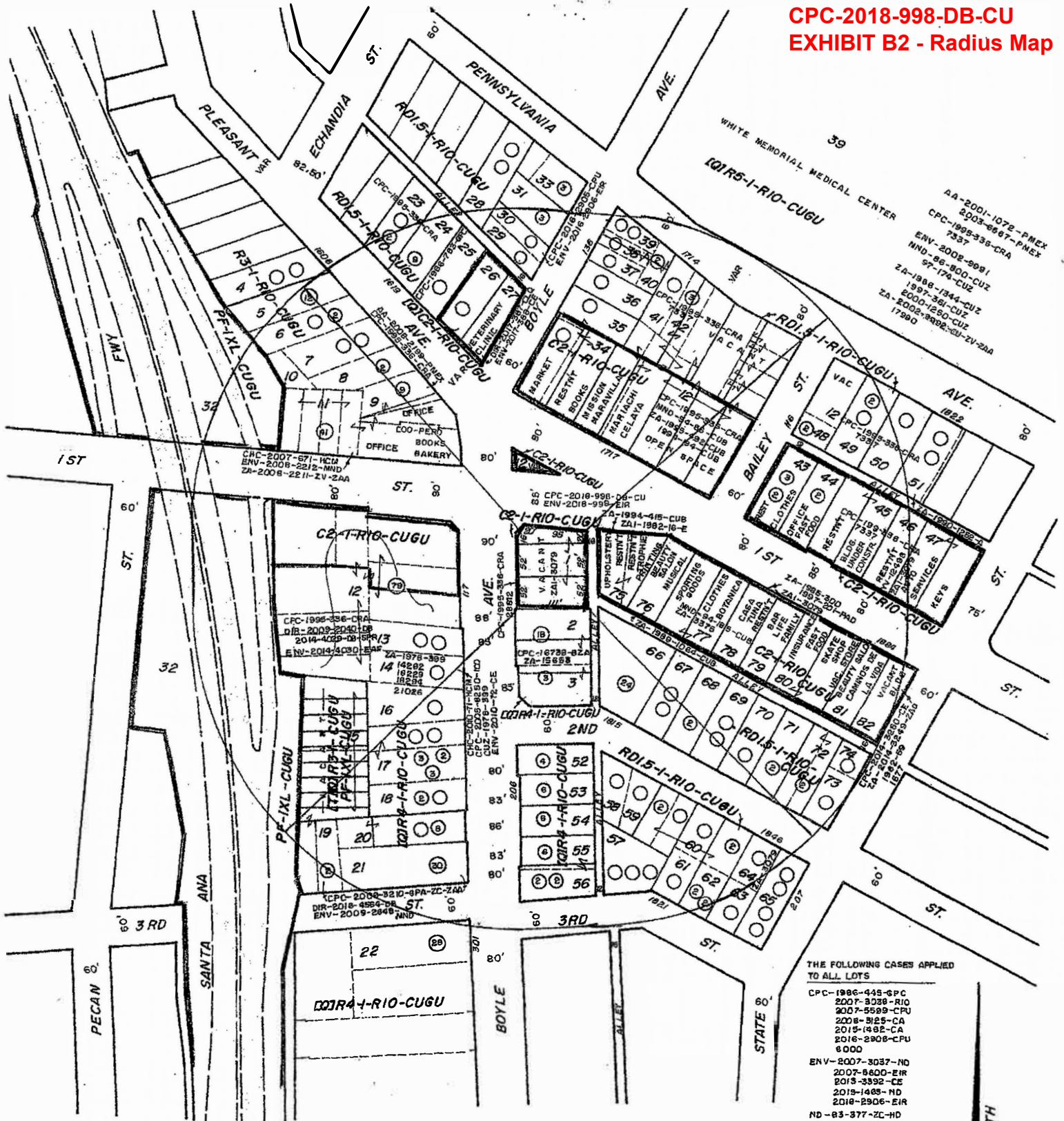
Los Angeles, CA 90033



2QWJ+Q6 Los Angeles, California

Photos





DENSITY BONUS

0.34 AC.

CASE NO.
DATE FEB. 8, 2019
D.M. I29A219, I29A221
SCALE 1"=100'
USES FIELD

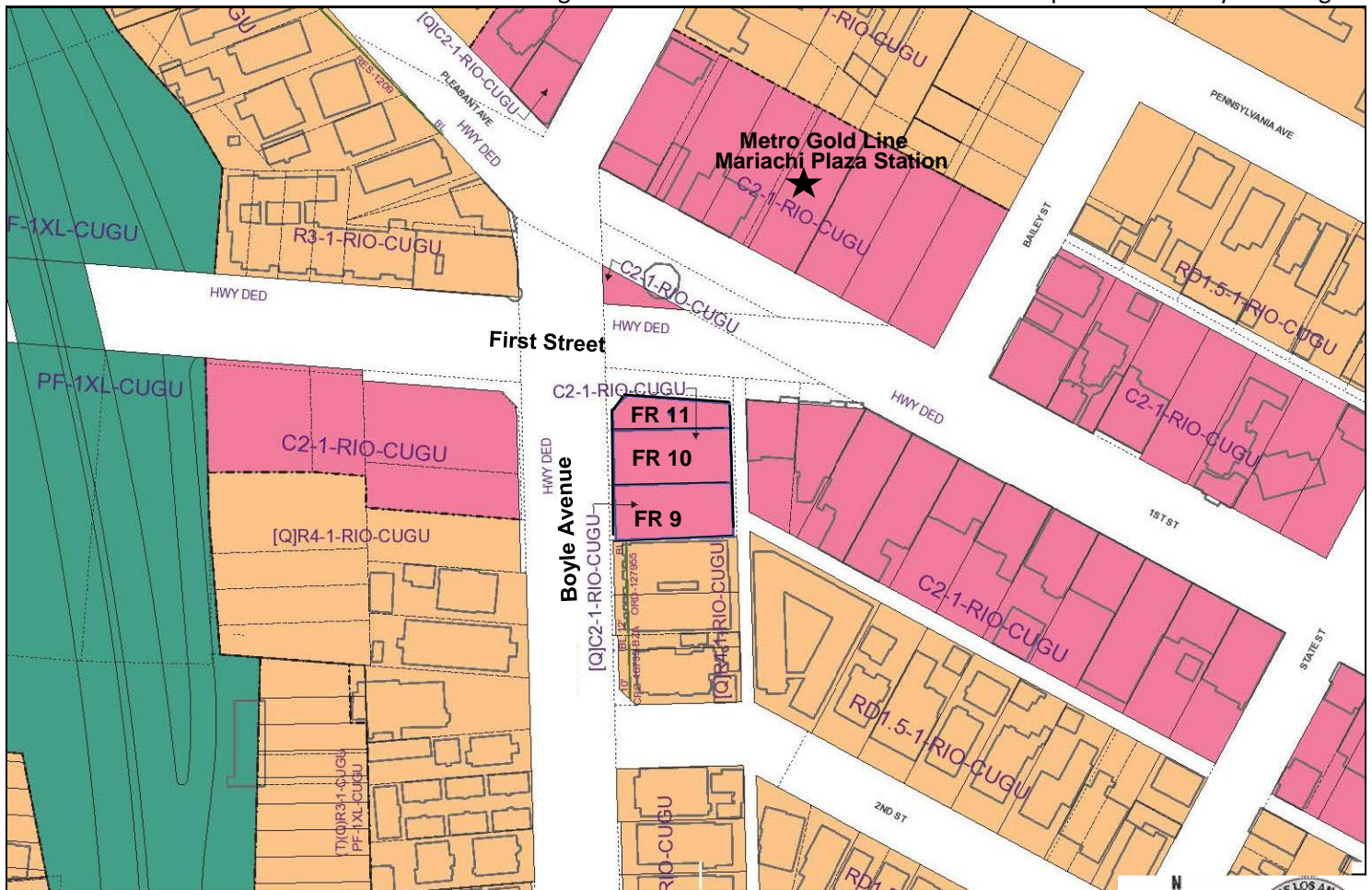
LEGAL: FR 9, FR 10 & FR 11, WORKMAN AND HOLLENBECK
TRACT MR 5-426/427

T.B. PAGE 634 GRID J-4
C.D. 14 C.T. 2060.32 P.A. 102 BHT

TMG SOLUTIONS, INC.
19401 S. VERMONT AVE. N#B-201-H
TORRANCE, CA 90502
(310) 532-0446

THE FOLLOWING CASES APPLIED
TO ALL LOTS

CPC-1986-445-SPC
2007-3038-RIO
2007-5589-CPU
2008-3125-CA
2015-1482-CA
2016-2908-CPU
6000
ENV-2007-3037-ND
2007-6600-EIR
2013-3392-CE
2015-1485-ND
2018-2906-EIR
ND-83-377-ZC-HD



Address: 100, 110, 114 South Boyle Avenue;
1800 East First Street

APN: 5174018900

PIN#: 129A221 221

Tract: WORKMAN AND HOLLENBECK

Block: None

Lot: FR 9, FR 10, FR 11

Arb: None

Zoning: C2-1-RIO-CUGU,
[Q] C2-1-RIO-CUGU

General Plan: Neighborhood Office Commercial



**CPC-2018-998-DB-CU
EXHIBIT B3 - ZIMAS MAP**

LOS ANGELES
DEPARTMENT OF CITY
PLANNING

200 N. Spring St.,
Room 621
Los Angeles, CA 90012



ADDENDUM

1st and Boyle Mixed-Use Project

Addendum to the Adelante Eastside Redevelopment Plan Project Final Environmental Impact Report
Case Number: ENV-2018-999-EIR

Project Location: 100, 110, 114 South Boyle Avenue and 1800 East 1st Street, Los Angeles, California, 90033

Community Plan Area: Boyle Heights

Council District: 14 — Huizar

Project Description: This document is an Addendum to the Environmental Impact Report (EIR) for the Adelante Eastside Redevelopment Project (SCH No. 1997061065) certified on September 17, 1998. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes the addition of the 1st and Boyle Mixed-Use Project ("Proposed Project") to the Adelante Eastside Redevelopment Project. The Proposed Project is located at 100, 110, 114 South Boyle Avenue and 1800 East 1st Street in Los Angeles 90033 (Project Site). The approximately 14,600 square-foot (0.34-acre) site fronts E. 1st Street and S. Boyle Avenue in the Boyle Heights Community Plan Area of the City. The Project Site is located on Assessor Parcel Number 5174018900 and is currently vacant. The Project includes the construction of a 44-unit affordable housing project (of which 100% would be restricted affordable units except for one manager's unit), 7,500 square-feet of ground floor commercial/retail and café/restaurant space, and 45 parking spaces in a ground-level parking garage and subterranean parking garage. Of the 44 residential units, 43 residential units would be restricted affordable units to Extremely Low Income and Very Low Income Households for Homeless Individuals and Homeless Families. The residential units would include 19 studios, 19 one-bedrooms, and 6 two-bedroom dwelling units. The proposed approximately 39,650 square-foot building would contain a total Floor Area Ratio (FAR) of 2.72:1, be 5 stories and a maximum of 68 feet tall. The Proposed Project would include 8 short-term bicycle spaces along E. 1st Street and S. Boyle Avenue, and 42 long-term bicycle spaces in the subterranean parking level.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Pomeroy Environmental Services

APPLICANT:

Azure Development 6055 East Washington Boulevard, Suite 935
Commerce, CA 90040

January 2019

1st and Boyle Mixed-Use Project

Adelante Eastside Redevelopment Project FEIR Addendum

Prepared for:

**City of Los Angeles
Department of City Planning**

Prepared by:



**Contact: Brett Pomeroy
25101 The Old Road, Suite 246
Santa Clarita, California 91381
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www.pomeroyes.com**

January 2019

TABLE OF CONTENTS

I. INTRODUCTION	I-1
1. Project Background.....	I-1
2. Addendum Purpose and Use	I-1
3. Certified EIR	I-5
II. PROJECT DESCRIPTION.....	II-1
1. Redevelopment Plan.....	II-1
2. Proposed Project.....	II-3
III. EVALUATION OF ENVIRONMENTAL IMPACTS	III-1
1. Aesthetics.....	III-1
2. Agriculture and Forestry Resources.....	III-3
3. Air Quality	III-3
4. Biological Resources	III-11
5. Cultural Resources	III-12
6. Geology and Soils.....	III-16
7. Greenhouse Gas Emissions	III-18
8. Hazards and Hazardous Materials	III-22
9. Hydrology and Water Quality	III-26
10. Land Use and Planning.....	III-29
11. Mineral Resources	III-33
12. Noise	III-33
13. Population and Housing.....	III-38
14. Public Services and Recreation	III-39
15. Transportation and Traffic.....	III-47
16. Tribal Cultural Resources	III-48
17. Utilities and Service Systems	III-51
18. Mandatory Findings of Significance.....	III-62
19. Conclusion.....	III-63
IV. MITIGATION MEASURES.....	IV-1

List of Figures

Figure II-1	Adelante Eastside Redevelopment Plan Subareas	II-8
Figure II-2	Adelante Eastside Redevelopment Plan Area	II-9
Figure II-3	Aerial Photograph of the Project Site	II-10
Figure II-4	Project Site Plan	II-11

List of Tables

Table III-1	SCAQMD Thresholds of Significance	III-5
Table III-2	Estimated Peak Daily Construction Emissions	III-7
Table III-3	Estimated Daily Operational Emissions	III-8
Table III-4	Localized On-Site Peak Daily Construction Emissions	III-10
Table III-5	Project Construction GHG Emissions	III-20
Table III-6	Project Operational GHG Emissions	III-20
Table III-7	Student Generation	III-44
Table III-8	Parks and Recreation Facilities Serving the Project Site	III-45
Table III-9	Libraries Serving the Project Site	III-46
Table III-10	Estimated Average Daily Water Consumption	III-53
Table III-11	Estimated Average Daily Wastewater Generation	III-54
Table III-12	Current Landfill Capacity and Intake	III-57
Table III-13	Estimated Project Construction Solid Waste	III-58
Table III-14	Estimated Project Operational Solid Waste	III-58
Table III-15	Estimated Project Natural Gas Consumption	III-60
Table III-16	Estimated Project Electricity Consumption	III-61

Appendices

Appendix A: Air Quality Data

Appendix B: Cultural Records Search

Appendix C: Geology and Hazards/Hazardous Materials

1. Remedial Action Plan
2. Underground Tanks Program – Directive to Take Corrective Action
3. Request for Continued Oversight During Remediation
4. Underground Tanks Program – Pre-Closure Notification
5. Site Investigation Report
6. Environmental Plan for Site Redevelopment
7. Phase I Environmental Site Assessment
8. Subsurface Investigation

Appendix D: Greenhouse Gas Data

Appendix E: Noise Monitoring Data

Appendix F: Traffic

1. Transportation Study Assessment Memorandum
2. Traffic Impact Study

Appendix G: Tribal Consultation Documents

1. Tribal Correspondence
2. Native American Heritage Commission Sacred Lands File

Appendix H: Service Letters

1. Southern California Gas Company
2. Los Angeles Department of Water and Power
3. Charter Communications
4. City of Los Angeles Bureau of Engineering

Preparers

Pomeroy Environmental Services, January 2019

South Central Coastal Information Center, November 2018

Bureau of Engineering, February 2019

L.A. Regional Water Quality Control Board, January 2019

Bureau of Engineering, January 2019

L.A. Regional Water Quality Control Board, November 2018

Leighton Consulting, Inc., July 2018

Ramboll Environ, October 2017

Ninyo & Moore, June 2009

Ninyo & Moore, April 2009

Pomeroy Environmental Services, January 2019

Pomeroy Environmental Services, August 2018

Department of Transportation, January 2019

Stantec Consulting Services Inc., November 2018

Monique Acosta, December 2018

Native American Heritage Commission, November 2018

Southern California Gas Company, October 2017

L.A. Department of Water and Power, October 2017

Charter Communications, October 2017

Bureau of Engineering, December 2016

I. INTRODUCTION

This environmental document has been prepared under the requirements of California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, including CEQA Section 21166, and the guidelines promulgated in connection therewith Title 14 of the California Code of Regulations Section 15000 *et seq.* (the CEQA Guidelines). This Final Environmental Impact Report Addendum (Addendum) discloses whether new or more severe environmental effects would occur as a result of the 1st and Boyle Mixed-Use Project (hereafter referred to as the Proposed Project).

1. PROJECT BACKGROUND

The Adelante Eastside Redevelopment Project Area (Project Area) covers approximately 2,200 acres in the City of Los Angeles (City) and encompasses several major commercial and industrial corridors in the Boyle Heights, Lincoln Heights, and El Sereno communities in the City. After the approval of the Adelante Eastside Redevelopment Project Final Impact Report (Certified EIR) in September of 1998 (SCH No. 1997061065¹), the Los Angeles City Council adopted the Adelante Eastside Redevelopment Plan in March of 1999 (Redevelopment Plan). The Redevelopment Plan was created to eliminate blight and to stimulate the development and redevelopment of industrial and commercial uses in the Project Area. The Project Area consists of four subareas (Subareas 1 through 4) which are designed to capture those sites on the eastside where economic change is most likely to occur based on community revitalization goals and market development potential. In September 2008 an addendum to the Certified EIR was approved to allow for the creation of a biomedical focus area estimated to comprise 750 acres of the existing Adelante Eastside Redevelopment Project Area and 133 acres of the Los Angeles County Whiteside Redevelopment Project area. The addendum analysis demonstrated that the proposed biomedical focus area would not result in new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Certified EIR.

2. ADDENDUM PURPOSE AND USE

To satisfy the requirements of CEQA, this document is an Addendum to the Certified EIR prepared for the Redevelopment Plan. The purpose of this Addendum is to inform decision-makers, community stakeholders, and the general public of the potential environmental effects associated with the Proposed Project as compared to the Redevelopment Plan.

An Addendum to a previously certified EIR is permitted under CEQA Guidelines Sections 15162 and 15164 for projects where there are no substantial changes in the project or in circumstances surrounding the project, and where the project would not have new significant impacts or more severe impacts than those previously disclosed in the previously certified EIR. Specifically, Section 15164 of the CEQA Guidelines states:

¹ It should be noted the certified Adelante Eastside Redevelopment Project Final Environmental Impact Report and associated resolution and findings cited SCH No. 9706165 as a typographical error. The correct and current SCH No. is 1997061065 per the Governor's Office of Planning and Research/State Clearinghouse. See following: <http://www.ceqanet.ca.gov/DocDescription.asp?DocPK=55075>.

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Section 15162 of the CEQA Guidelines states:

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the

environment, but the project proponents decline to adopt the mitigation measure or alternative.

- b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.
- d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

As detailed in this Addendum, the Proposed Project would not fulfill any of the conditions outlined in CEQA Guidelines Section 15162. This Addendum provides the substantial evidence required by CEQA Guidelines Sections 15162 and 15164(e) to support the finding that a Subsequent EIR is not required and that an Addendum to the Certified EIR is the appropriate environmental document.

The Redevelopment Plan was approved and adopted per Ordinance No. 172,514. As the Addendum is an amendment to the Redevelopment Plan it must be consistent with the findings of Ordinance No. 172,514. Specifically, the Amendment should be consistent with the City findings for the Redevelopment Plan that:

- a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.).
- b) The Redevelopment Plan will redevelop the Project Area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.
- c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible.
- d) The Redevelopment Plan conforms to the General Plan of the City, including, but not limited, to the Housing Element, which substantially complies with applicable legal requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.
- e) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City, and will effectuate the purposes and policies of the Community Redevelopment Law.
- f) The condemnation of real property is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law.

- g) The Agency has a feasible method and plan for the relocation of families and persons displaced from the Project Area. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to the Community Redevelopment Law.
- h) There are, or shall be provided, within the Project Area, or other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons and reasonably accessible to their places of employment, except the Redevelopment Plan authorizes the Agency to provide an additional 0.25 affordable unit for each unit removed from the affordable housing market by the Agency. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to provisions of Health and Safety Code Sections 33334.5, 33413 and 33413.5. The Agency shall use the moneys in the Low- and Moderate-Incoming Housing Fund only within the Project Area or within the boundaries of the Fourteenth Council District of the City, as said district boundaries existed as of the date of adoption of the Redevelopment Plan.
- i) Inclusion of any lands, buildings, or improvements which are not detrimental to public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part, and any such area included is necessary for effective redevelopment and is not included solely for the purpose of obtaining the allocation of tax increment revenues from the area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion.
- j) The noncontiguous area of the Project Area is blighted and necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of taxes from the area pursuant to Section 33670 without other substantial justification for its inclusion.
- k) The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.
- l) The Project Area is predominantly urbanized as defined in the Community Redevelopment Law.
- m) The time limitation and the limitation on the number of dollars to be allocated to the Agency that are contained in the Redevelopment Plan are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area.
- n) The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that, pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

The Proposed Project would not conflict with any of the findings outlined in Ordinance No. 172,514. Moreover, this Addendum provides the substantial evidence that the Proposed Project is consistent with the goals and findings for the Redevelopment Plan and that a Subsequent EIR is not required.

The findings in the Certified EIR would be applicable to the Proposed Project, and with implementation of mitigation measures identified in this Addendum, the Proposed Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. CERTIFIED EIR

On September 17, 1998, the Community Redevelopment Agency of the City of Los Angeles certified the Adelante Eastside Redevelopment Project FEIR, which was later adopted by the Los Angeles City Council. The Certified EIR and Redevelopment Plan are the culmination of a 6-year effort by community residents, property owners, business operators, community leaders, the Council District 14 office, the Eastside Community Advisory Committee (CAC), the Project Area Committee (PAC), and the Community Redevelopment Agency of the City of Los Angeles (CRA or Agency).

The Certified EIR includes analyses for three build-out scenarios that could occur under the Redevelopment Plan. The Minimum/Infill Development Alternative is intended to address the minimum probable level of change that would be necessary to support, stimulate, and result from reinvestment and revitalization in the proposed Redevelopment Plan Area. This alternative would provide a minimum amount of infill development on existing vacant residential, commercial, and industrial sites and reuse of a limited number of vacant commercial and industrial buildings. The Moderate Development Alternative is intended to address the probable level of development that could occur assuming a greater level of development on vacant sites and the reuse of more sites with vacant buildings than would occur under Alternative 1. The Maximum Probable Development Alternative is intended to address the maximum probable level of change that could be achieved within 10 to 15 years or by the year 2015 (build-out year for the Certified EIR).

As shown on pages S-8 through S-25 of the Certified EIR, implementation of the Redevelopment Plan would result in potentially significant or significant impacts after mitigation associated with:

- Housing, Population, and Employment. Under the Certified EIR's Maximum Probable Development Alternative, displacement could include an estimated 65 residential units, 270 residents, 20,600 square feet of commercial space, 41 commercial jobs, 44,800 square feet of industrial space, and 149 industrial jobs. Additionally, under all alternatives, additional employment could create additional pressure on an already tight housing market.
- Cultural Resources. Under the Certified EIR's Maximum Probable Development Alternative, demolition of historic resources by new industrial development in Subareas 2 and 3 may result in the loss of significant historic resources.
- Traffic and Circulation. Under the Minimum/Infill Development Alternative there would be significant impacts to the levels of service at 9 of the 37 study intersection during one or both peak hour periods. Under the Moderate Development Alternative there would be significant impacts to the levels of service at 19 of the 37 study intersection during one or both peak hour periods. Under the Maximum Probable Development Alternative there would be significant impacts to the levels of service at 20 of the 37 study intersection during one or both peak hour periods.
- Air Quality. Under the worst-case scenario for each alternative (i.e., peak construction day occurring in the middle of the 15-year development period with 50% of development occurring on 50% of acreage slated for development), construction emissions would exceed

the SCAQMD thresholds for NO_x and PM₁₀ under all three alternatives. Regional emissions due to new trips associated with the Redevelopment Plan could result in emissions that exceed SCAQMD thresholds for NO_x (all 3 alternatives) and CO and ROC (Moderate and Maximum alternatives).

Other potentially significant environmental impacts were identified in the Certified EIR; however, all of these impacts were determined to be reduced to less-than-significant levels with implementation of the mitigation measures. All of those adopted mitigation measures would be applied to the Proposed Project, as appropriate.

II. PROJECT DESCRIPTION

This section provides a description of the Proposed Project compared to the Redevelopment Plan. The project description provides an overview of the Redevelopment Plan and the Proposed Project.

1. REDEVELOPMENT PLAN

The Redevelopment Plan was adopted in March 1999. The Redevelopment Project Area is located just east of downtown Los Angeles and the Los Angeles River, and is surrounded by the Los Angeles communities of Lincoln Heights to the north and Central City north to the west, by the Cities of Alhambra and Monterey Park and unincorporated East Los Angeles to the east, and the Cities of Commerce and Vernon to the south. Additionally, the Redevelopment Project Area is divided into four subareas. See Figure II-1, Adelante Eastside Redevelopment Plan Subareas, and Figure II-2, Adelante Eastside Redevelopment Plan Area. The objectives of the Redevelopment Plan with respect to the Redevelopment Project Area are as follows:

1. Improve the quality of life for those who live and work in and visit the Project Area through enhanced business, employment, housing, shopping, entertainment, recreational, and educational opportunities.
2. Promote the elimination and prevention of the spread of blight and deterioration, and promote the conservation, rehabilitation, renewal, and redevelopment of the Project Area.
3. Encourage the involvement and participation of residents, business owners, property owners and community organizations from the Project Area in the redevelopment of the Project Area.
4. Preserve and increase employment, training, business and investment opportunities through redevelopment programs, and to the greatest extent feasible, promote these opportunities for residents who reside in or adjacent to the Project Area and for businesses that are located in the Project Area.
5. Improve the quality of the environment, promote a positive image for the area and provide a safe and secure environment through the mechanisms such as:
 - a. adopting land use standards;
 - b. promoting architectural and urban design standards;
 - c. promoting landscape criteria and planting programs to ensure additional green space;
 - d. promoting sign and billboard standards;
 - e. integrating public safety concerns into planning efforts, including but not limited to graffiti abatement, neighborhood beautification, and clean and safe programs;
 - f. promoting the development of safeguards, programs and controls for the prevention and elimination of noise and air pollution and other environmental hazards.
6. Promote the conservation of existing open space.
7. Coordinate the revitalization efforts of the City and other governmental entities to provide for necessary public improvements and public facilities.

8. Promote and encourage the development of facilities for community services such as libraries, police stations, and health and human services programs to meet the needs of those who live and work in the Project Area.
9. Promote the development of educational, cultural, entertainment, and recreational facilities that serve the needs of residents of the Project Area and reflect the ethnicities and cultures of the Project Area.
10. Support and encourage a circulation system that will improve the quality of life in the Project Area, including pedestrian, automobile, parking, and mass transit systems, with emphasis on serving existing facilities and meeting future needs.
11. Promote and support the conservation, rehabilitation and appropriate use or reuse of existing building, groupings of buildings, and other physical features, especially those having significant historic and/or architectural value, and ensure that new development is sensitive to these through land use and development criteria.

The 1998 Certified EIR projected that the implementation of the Redevelopment Plan would result in a net increase of 581,600 square feet of commercial development, 2,577,400 square feet of industrial development, and 11,000 square feet of community uses could occur under the Maximum Probable Development Alternative. In addition, a net total of 130 new residential units could be developed. As stated previously, the Redevelopment Plan Area is divided into four subareas:

- **Subarea 1:** Encompasses the area generally bounded by the Los Angeles River on the west, Main Street and Valley Boulevard on the north, Soto Street on the east, and the San Bernardino Freeway (I-10) on the south. The corridor formed by Valley Boulevard and Alhambra Avenue between Soto Street on the west and the Long Beach Freeway (I-710) on the east is also part of Subarea 1.
- **Subarea 2:** Covers the area generally bounded by the Los Angeles River on the west, the Hollywood/Santa Ana Freeway (U.S. 101) on the north, Mission Road and Clarence Street on the east, and the Santa Monica Freeway (I-10) on the south.
- **Subarea 3:** Includes the area generally bounded by the Los Angeles River on the west; the Santa Monica Freeway (I-10), Golden State Freeway (I-5), and Olympic Boulevard on the north; Indiana Street on the east; and the city limit on the south.
- **Subarea 4:** Includes several predominantly commercial and industrial corridors as follows:
 - Cesar E. Chavez avenue corridor between the San Bernardino Freeway (I-10) and Evergreen Avenue;
 - the First Street corridor between the Santa Ana Freeway (I-5) and Evergreen Avenue as well as a site a First and Lorena Streets;
 - the Fourth Street corridor between Boyle Avenue and Fresno Street;
 - the Whittier Boulevard corridor between the Golden State Freeway (I-5) and Indiana Avenue; and
 - the Golden State Freeway (I-5) corridor between Fourth Street and Whittier Boulevard.

2. PROPOSED PROJECT

a) Project Location

The Proposed Project is located at 100, 110, 114 South Boyle Avenue and 1800 East 1st Street in Los Angeles within Subarea 4 of the Redevelopment Plan (Project Site). The approximately 14,600 square-foot (0.34-acre) Project Site fronts E. 1st Street and S. Boyle Avenue in the Boyle Heights Community Plan Area of the City within Council District 14. The Project Site is located on Assessor Parcel Number 5174018900 and is currently vacant. However, the Project Site was most recently developed with a laundromat, which was removed in 2008.

Regional access to the Project Site is provided by Interstate 101 approximately 0.1 mile west of the Project Site, and Interstate 10 approximately 0.2 mile east of the Project Site. Land uses immediately surrounding the Project Site include one- to two-story multi-family residences to the south, one- and two-story buildings with a store and residential combination to the east across an alley way, the Metro Gold Line Mariachi Station to the north across E. 1st Street, a three-story mixed-use building to the northwest designated as a Historic Cultural Monument (HCM) No. LA-891, and a recently constructed four-story, 80-unit affordable housing development and one- to two-story multi-family residences to the west and southwest across S. Boyle Avenue. (See Figure II-3, Aerial Photograph of the Project Site). Other land uses beyond those immediately surrounding the Project Site include residential uses, religious uses, a hospital, and surface parking to the north; residential uses and school uses to the south; commercial and residential uses, and Interstate 10 to the east; and commercial and residential uses, a school, a recreation center, and Interstate 101 to the west. Direct local access to the Project Site is provided by S. Boyle Avenue and the adjacent alley to the east, which provides access from E. 1st Street and 2nd Street.

Public bus transit service is currently provided by Los Angeles County Metropolitan Transit Authority (Metro). Additionally, the Project Site is located 70 feet south from the Metro Gold Line Mariachi Station. Furthermore, pursuant to Public Resources Code Section 21099 (Senate Bill [SB] 743), the Project Site is within a Transit Priority Area (TPA) (see also City Zoning Information File No. 2452). A Transit Priority Area is an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the Public Resources Code defines a “major transit stop” as 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 frequency of service internal of 15 minutes or less during the morning and afternoon peak commute periods. In addition to addressing how transportation impacts are evaluated under CEQA, SB 743 limits the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099(d)(1) of the Public Resources Code states that a project’s aesthetic and parking impacts shall not be considered a significant impact on the environment if (1) the project is a residential, mixed-use residential, or employment center project and (2) the project is located on an infill site within a Transit Priority Area.

b) Existing Site Zoning and Land Use Designations

The Project Site has a General Plan land use designation of Neighborhood Commercial, as set forth in the Boyle Heights Community Plan. The Project Site is currently zoned C2-1-RIO-CUGU (Commercial Zone – Height District No. 1 – River Improvement Overlay District – Clean Up Green Up Supplemental Use District) and [Q]C2-1-RIO-CUGU. According to the Los Angeles Municipal Code (LAMC), C2 indicates the Project

Site is in a commercial zone, which allows for C1.5 uses (limited commercial), retail with limited manufacturing, service stations and garages, businesses, churches, schools, auto Sales, and R4 uses (multiple dwelling). The Project Site is located within Height District 1. This indicates the Project Site is in an area that has no height limit and a permitted floor area ratio (FAR) of 1.5:1, or 1.5 times the lot area. The Project is within a Clean Up Green Up Supplemental Use (CUGU) District and would be required to comply with Section 13.18 of the Los Angeles Municipal Code (LAMC) which outlines the provisions for properties zoned CUGU. The purpose of the CUGU District is to reduce cumulative health impacts resulting from land uses including, but not limited to, concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes, schools and other sensitive uses. The Proposed Project does not include uses which would significantly increase cumulative health impacts and be considered incompatible with sensitive uses.

The Proposed Project would also qualify as a Commercial Corner Development and would be subject to Section 12.22.A.23 of the LAMC which outlines development standards for Commercial Corner Developments. Such standards include but are not limited to: a height restriction of 45 feet, providing transparent windows for non-residential ground floor uses, and installing all utility lines underground.

The Project Site is located in the Community Redevelopment Agency Adelante Eastside Redevelopment Project Area, a Special BOE Grading Area, the East Los Angeles State Enterprise Zone, Clean Up Green Up Supplemental Use District, River Implementation Overlay District and a Transit Priority Area in the City of Los Angeles.

The Project Site is comprised of three lots: Lot 9, Lot 10 and Lot 11. Both Lots 10 and 11 are zoned C2-1-RIO-CUGU, while Lot 9 is zoned [Q]C2-1-RIO-CUGU and is subject to Qualified "Q" Conditions in Ordinance No. 153,152 attached to City Plan Case No. 28312. Ordinance No. 153,152 requires that Lot 9 comply with "Q" Conditions Nos. 1 through 8 requiring: 1) a building not to exceed 2 stories or 30 feet, 2) a 15-foot building setback on Boyle Avenue, 3) substantial conformance with Exhibit A-1 attached to City Plan Case No. 28312, 4) a landscape plan approved by City Planning, 5a-c) a 15-foot landscaped buffer along Boyle Avenue that includes trees that are 15 gallons and 10 feet tall at the time of planting, trees planted at a maximum of 20 feet apart, trees of a spreading type that include shrubs and ground cover, 6) all open areas not used for buildings, driveways, parking areas recreational facilities or walk to be attractively landscaped, 7) signs to be an identifying nature only and shall not be of a flashing or animated type and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas, and 8) all lighting shall be directed onto the site and no flood lighting shall be located as to be seen directly by the adjacent residential areas.

By including 43 affordable housing dwelling units, the Project is eligible for a 35 percent density bonus and three on-menu development incentives. However, the applicant requests a 10 percent density bonus and the following three (3) off-menu development incentives:

- a. A 2.72:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;
- b. A 68-foot mixed-use building in lieu of a maximum 45-foot building otherwise required by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot building required by Q Condition No. 1 in Ordinance No. 153,152; and
- c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building otherwise required by LAMC Section 12.11 C.3.

The applicant requests the following six (6) waivers of development standards:

- a. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue required by Q Condition No. 2 in Ordinance No. 153,152;
- b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 otherwise required by Q Condition No. 3 in Ordinance No. 153,152;
- c. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover otherwise required by Q Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
- d. A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site required by LAMC Section 12.21 C.6(a);
- e. A reduction in parking to provide 28 residential parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
- f. An allowance to provide 6 parking stalls (22%) of the 28 residential parking spaces to be compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 5(c).

The applicant also requests a Conditional Use to allow operating hours for a proposed café/restaurant from 5:00 am to 11:00 pm in lieu of operating hours from 7:00 am to 11:00 pm otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

With the approval of the density bonus, off-menu incentives and waivers of development standards permitted by the State Density Bonus law (California Government Code Section 65915) and the City's local Density Bonus Implementing Ordinance (LAMC Section 12.22.A.25) and the Conditional Use for commercial corner operating hours, the Project would be consistent with the Community Plan land use designation.

c) Proposed Project Features

The Proposed Project includes the construction of a 44-unit affordable housing project (of which 100% would be restricted affordable units except for one manager's unit), 7,500 square-feet of commercial/retail and café/restaurant space, and 45 parking spaces in a ground-level parking garage and subterranean parking garage. Of the 44 residential units, 43 residential units would be restricted affordable units to Extremely Low Income and Very Low Income Households for Homeless Individuals and

Homeless Families. The residential units would include 19 studios, 19 one-bedrooms, and 6 two-bedroom dwelling units. The proposed approximately 39,650 square-foot building for a total Floor Area Ratio (FAR) of 2.72:1 and would be 5 stories and a maximum of 68 feet tall. The Proposed Project would include 8 short-term bicycle spaces along E. 1st Street and S. Boyle Avenue, and 42 long-term bicycle spaces in the subterranean parking level. The Proposed Project would provide 5,469 square feet of open space including a courtyard, outdoor deck, community room, and skydeck. The Project Site Plan is shown below in Figure II-4, Project Site Plan.

In accordance with the Redevelopment Plan, Boyle Heights Community Plan, and Citywide Design Guidelines, the proposed building provides a variety of architectural materials and building planes and ground-level façade transparency, with special attention to the surrounding environment while also providing a pedestrian-scale along E. 1st Street and S. Boyle Avenue at street level. Additionally, the Proposed Project is designed to complement the scale and materials of the existing neighborhood while contributing an architecturally unique building to a major transportation area in Boyle Heights. The design of the proposed building alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest and to avoid repetitive facades. Moreover, the Proposed Project is designed and oriented to connect the Project Site with E. 1st Street and S. Boyle Avenue.

The proposed building would meet and/or exceed all City Building Code and Title 24 requirements. As such, the building would incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star®-rated appliances, water saving/low-flow fixtures, non-volatile organic compound paints/adhesives, drought-tolerant planting, and high-performance building envelopment.

d) Access and Parking

The Proposed Project would include 45 parking spaces in a ground-level garage and subterranean parking level. Vehicle access to the subterranean structure would be provided along S. Boyle Avenue, away from the pedestrian access along E. 1st Street. Vehicle access for the ground-level parking garage would be accessible from the adjacent alley to the east which is accessible from 1st Street and 2nd Street. No vehicular access to the Project Site would be provided via E. 1st Street.

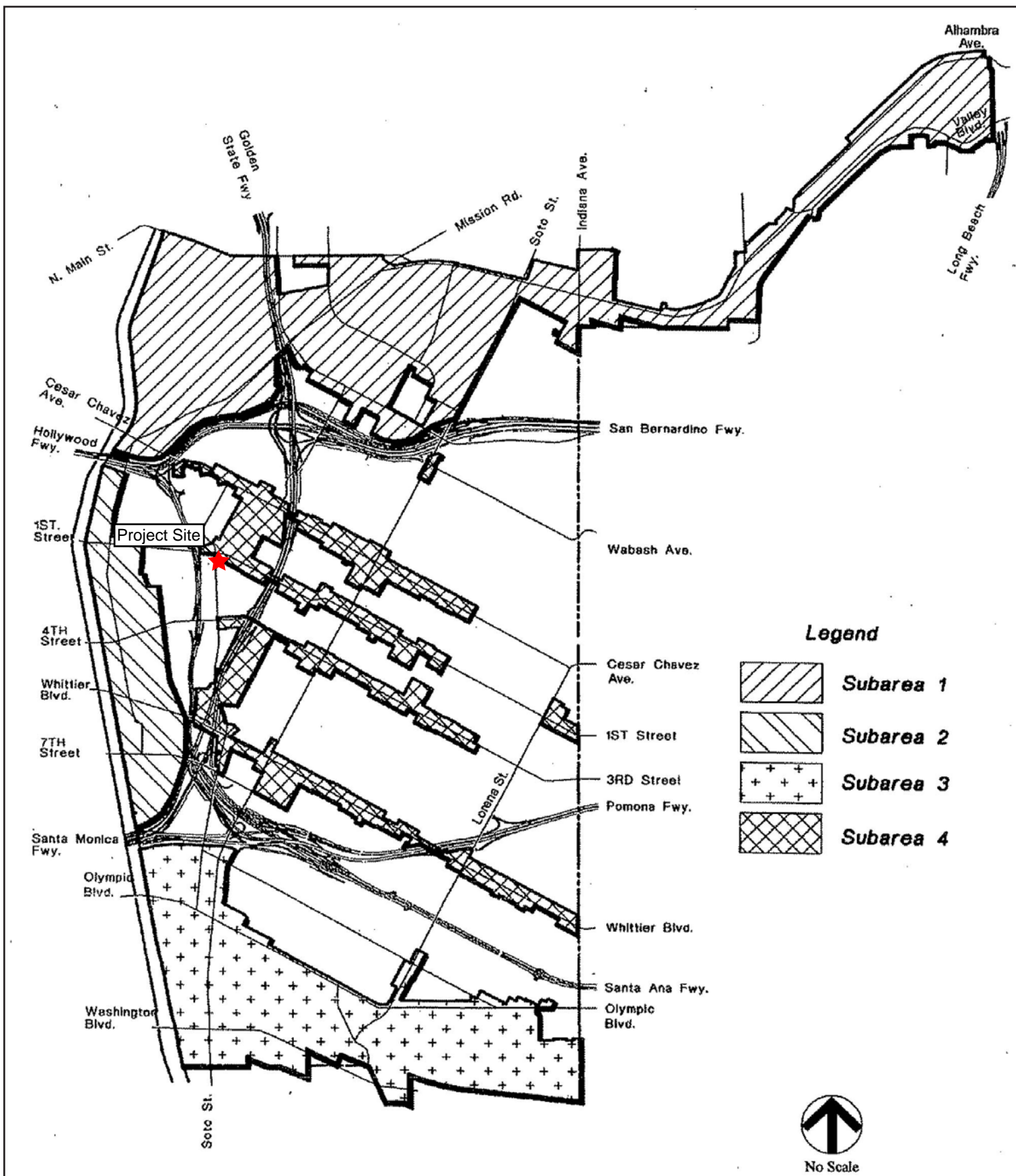
To encourage and facilitate the use of public transportation and bicycle use by employees, residents, and visitors, the Proposed Project would include 50 bicycle parking spaces (8 short-term and 42 long-term). The long-term bicycle parking spaces would be located in the subterranean parking level and short-term bikes would be located along the E. 1st Street and S. Boyle Avenue frontages.

e) Construction

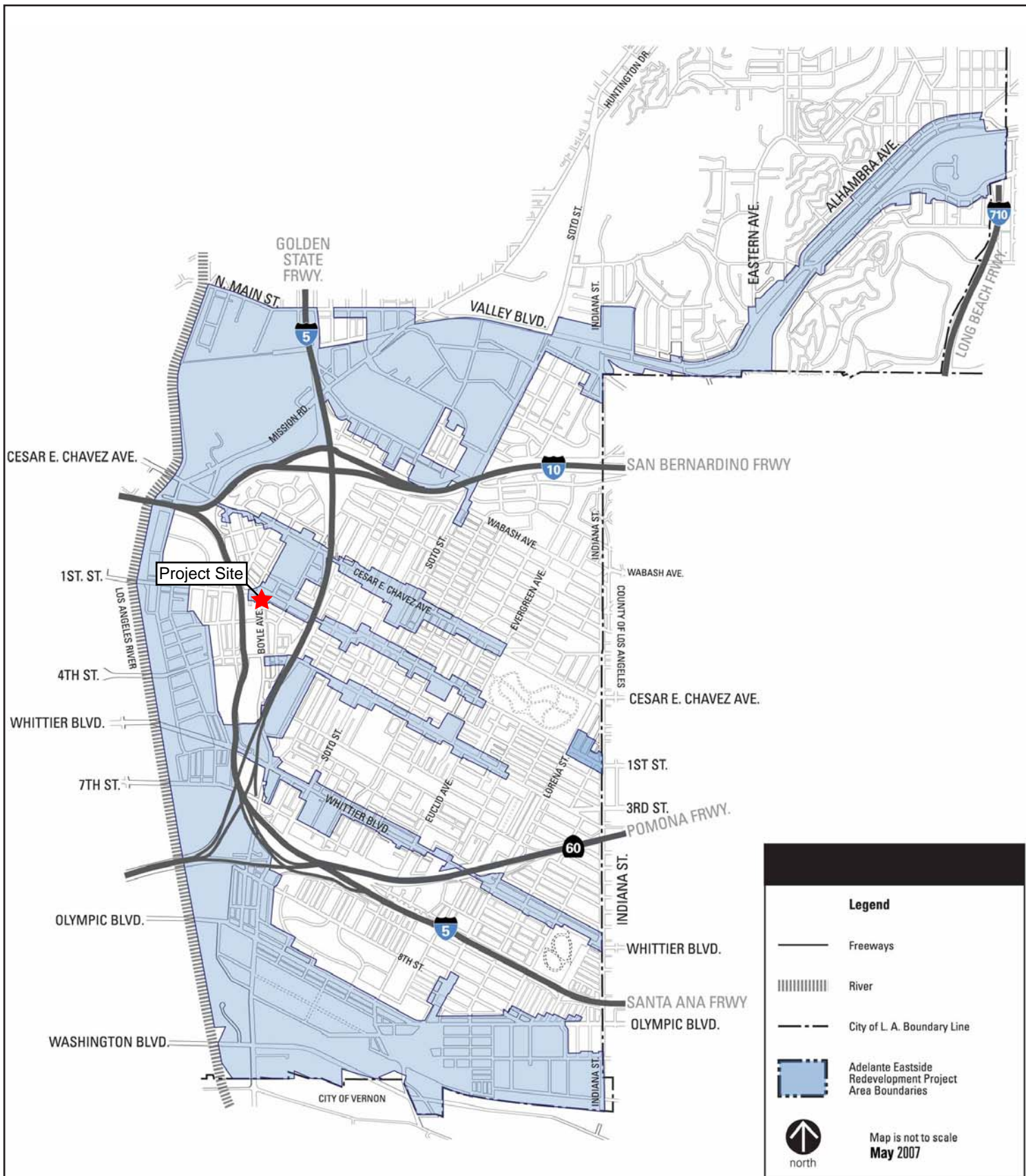
The Proposed Project would be constructed over approximately 16 months, beginning in approximately Fall of 2019. The Proposed Project would be operational by end of 2020. Construction activities would include: grading, excavation, and building construction. Grading, excavation, and foundation preparation activities would occur over approximately one month, and building construction would occur over approximately 15 months. The Proposed Project would be ready for occupancy in 2020.

The Proposed Project would require the export of approximately 8,100 cubic yards of soil from the Project Site. Following soil export, approximately 3,000 tons of soil would be imported to fill excavated portions of the Project Site. The likely haul route would allow trucks to reach the Project Site via Interstate 101 or

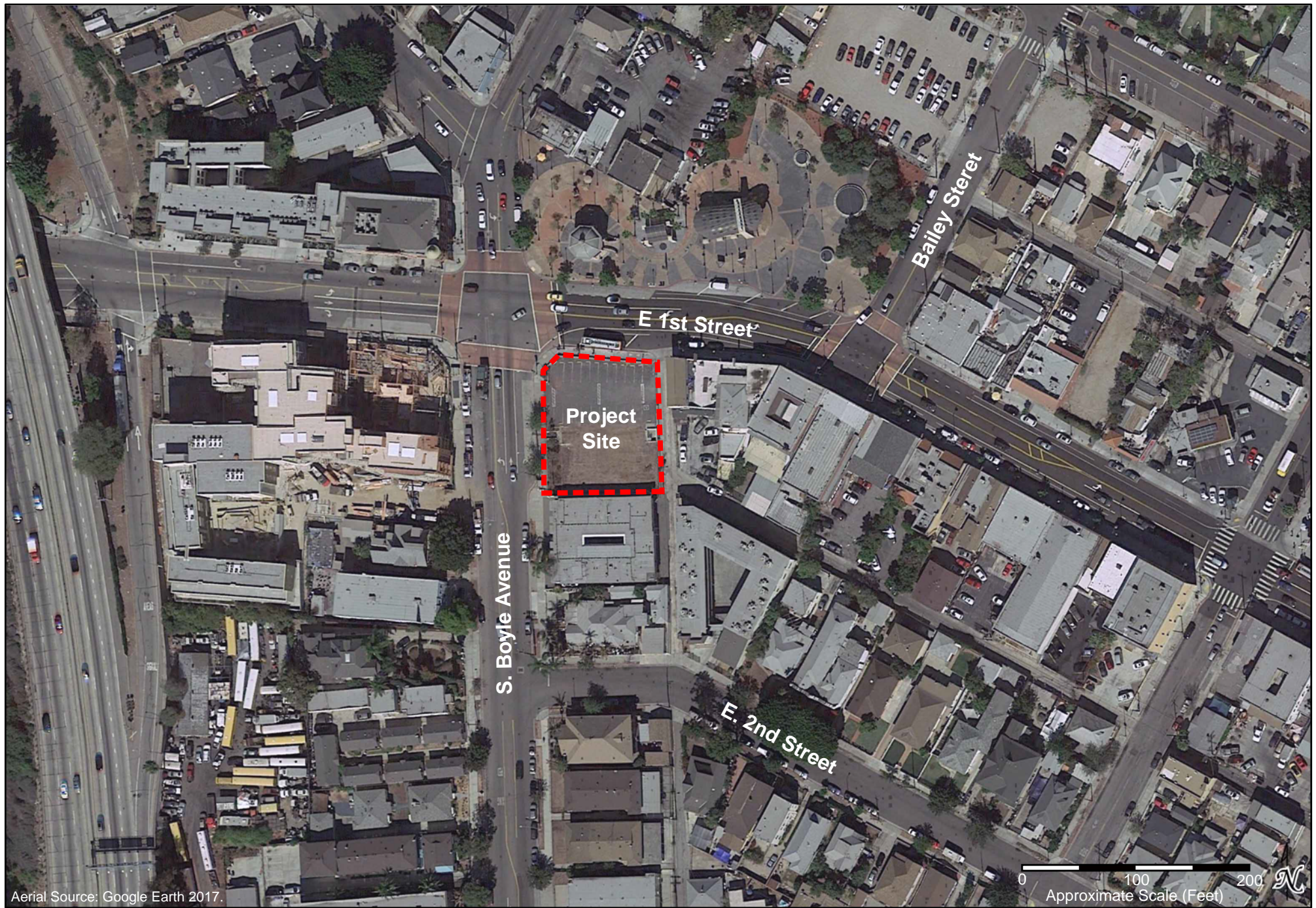
Interstate 10. Exported materials would likely be disposed at the Scholl Canyon Landfill, Bradley Landfill and Recycling Center in Sun Valley, and/or at the Atkinson Brickyard site in the City of Compton.



Source: Adelante Eastside Redevelopment Project, Final Environmental Impact Report, August 1998.



Source: Community Redevelopment Agency, City of Los Angeles, 2007





III. IMPACT ANALYSIS

This section compares the environmental impacts of the Redevelopment Plan to the Proposed Project to determine if the Proposed Project would result in new significant environmental impacts or a substantial increase in the severity of significant impacts identified in the Certified EIR.

1. AESTHETICS

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR stated that new development, especially along historic corridors in Boyle Heights, could be inconsistent with the visual character of the existing streetscape and incompatible with the size, scale, massing, use, or architectural style of existing development. The Certified EIR also indicated that new development may impede the existing line of sight along street corridors that provide important views, cast shadows on adjacent residential uses, or introduce new sources of light and glare that could affect residential uses. However, because new development would comply with existing zoning code provisions, including height limitations, none of these impacts were considered to be significant. Additionally, Mitigation Measures V-1 through V-12 were proposed to ensure impacts would remain less than significant, and consequently, no unavoidable significant adverse visual impacts were anticipated.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to aesthetics:

V-1: New development shall be reviewed by CRA to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.

V-2: Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.

V-3: New development along commercial corridors shall be coordinated with adjacent development by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.

V-4: New development shall incorporate community focal points and neighborhood identity into building plans.

V-5: To the extent feasible, existing urban design, architectural, historical resources shall be retained.

V-6: Street trees shall be replaced on an at least 1:1 basis; new development shall adhere to the landscaping Ordinance.

V-7: Off-street parking shall be incorporated into building plans.

V-8: New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.

V-9: Future development near Metro stations shall harmonize with adjacent land uses.

V-10: Future development shall consider significant views and ensure they are protected.

V-11: New development shall adhere to height district and building setback restrictions. New building designs shall harmonize with existing development patterns. Building stepbacks should be considered in the design of new multi-story development adjacent to residences.

V-12: New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.

PROPOSED PROJECT ANALYSIS

As stated previously, the Proposed Project is an infill mixed-use development within a Transit Priority Area. As such, the Proposed Project aesthetic impacts shall not be considered a significant impact on the environment. However, for informational purposes the following analysis is included. In accordance with the Redevelopment Plan, Boyle Heights Community Plan, and Citywide Design Guidelines, the Proposed Project provides a variety of architectural materials and building planes and ground-level façade transparency, with special attention to the surrounding environment while also providing a pedestrian-scale along E. 1st Street and S. Boyle Avenue at street level. Additionally, the Proposed Project is designed to complement the scale and materials of the existing neighborhood while contributing an architecturally unique building to a major transportation area in Boyle Heights. The design of the proposed building alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest and to avoid repetitive facades. Moreover, the Proposed Project is designed and oriented to connect the Project Site with E. 1st Street and S. Boyle Avenue. As such, the Proposed Project would not result in a new significant impact to visual character. Views in the vicinity of the Project Site are largely constrained by the existing structures on the adjacent parcels, and the area's relatively flat topography. Therefore, the Proposed Project would not result in a new significant impact related to scenic vistas. Moreover, the Proposed Project would not result in a new significant impact related to scenic resources as the Certified EIR development standards would protect scenic resources. The Proposed Project would increase the amount of light and glare due to the development of a vacant site. However, the Proposed Project would remain subject to Mitigation Measure **V-12** which ensures all lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties, and that glare is not objectionable. Therefore, the Proposed Project would not result in a new significant impact to light and glare. For projects located outside of a Transit Priority Area, a significant impact would generally occur if the development introduced light-blocking structures in excess of 60 feet in height above the ground elevation that would be located within a distance of three times the height of the proposed structure to a shadow-sensitive use on the north, northwest, or northeast. The Proposed Project has a height of 68 feet with one residential use located to the northwest within three times the height of the Proposed Project. However, this use is already impacted by a 4-story apartment building to the west of the Project Site. Therefore, the Proposed Project would not result in a new significant impact to shade and shadow. Moreover, the Proposed Project would remain subject to Mitigation Measures **V-1** through **V-12**. As such, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **V-1** through **V-12** would be applicable and enforced for the Proposed Project.

2. AGRICULTURE AND FORESTRY RESOURCES

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR was implemented before Agriculture and Forestry Resources impacts were required under CEQA. However, the Certified EIR stated that the Redevelopment Plan Area is located in a primarily industrial development area that encompasses several major industrial/commercial corridors within the Boyle Heights, Lincoln Heights, and El Sereno communities, with some residential interspersed. These conditions have not changed since certification of the Certified EIR. There are no agricultural resources within the Redevelopment Plan Area.

Redevelopment Plan Mitigation Measures. No significant impacts related to agriculture and forestry resources were determined for the Redevelopment Plan and no mitigation measures were required.

PROPOSED PROJECT ANALYSIS

As stated in the Certified EIR, the Redevelopment Plan Area is located in a primarily industrial development area and there are no agricultural or forestry resources within the Redevelopment Plan Area. The Project Site is currently vacant in a heavily urbanized area of the City and does not contain agricultural uses and is not zoned for agricultural uses. The Project Site also does not include any forest land or timberland. As such, the Proposed Project would not result in new significant environmental impacts to agricultural and forestry resources or a substantial increase in the severity of previously identified significant impacts.

Proposed Project Mitigation Measures. None required.

3. AIR QUALITY

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR concluded that simultaneous construction of a number of individual development projects (worst-case scenario) under the Redevelopment Plan could result in short-term unavoidable significant adverse air quality impacts (i.e., emissions of NO_x and PM₁₀ could exceed South Coast Air Quality Management District (SCAQMD) thresholds). Long-term regional operational emissions (i.e., NO_x emissions) generated by new development could also exceed SCAQMD significance thresholds. The Certified EIR implement Mitigation Measures **AQ-1** and **AQ-2** to reduce air quality emissions, however, impacts were still considered significant and unavoidable. Thus, according to the Certified EIR, construction and operation of new development that could occur with implementation of the Redevelopment Plan could potentially result in significant and unavoidable adverse impacts on regional air quality.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to air quality:

AQ-1: Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113. Specific measures to be followed include:

- Moisten soil/debris before grading.
- Water exposed surfaces at least twice a day.
- Treat area that will be exposed for extended periods.

- Wash tires and under-carriages of departing trucks.
- Street sweep as needed.
- Securely cover trucks loaded with dirt.
- Cease grading under windy conditions.
- Seal graded areas as soon as possible.
- Keep debris piles wet after demolition.

AQ-2: Contractors shall:

- Maintain equipment in peak condition.
- Use low-sulfur diesel fuel in equipment.
- Use electric equipment if possible.
- Shut engines off when not in use.
- Recommend that construction workers wear masks during demolition to avoid breathing lead particles.

PROPOSED PROJECT ANALYSIS

A. Air Quality Management Plan

The 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. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of the SCAQMD on March 3, 2017. This AQMP, referred to as the 2016 AQMP, was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the South Coast Air Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. For development projects, SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by a project to the population projections used in the development of the AQMP. Projects that are consistent with Southern California Association of Governments' (SCAG) applicable growth projections would not interfere with air quality attainment because this growth is included in the projections utilized in the formulation of the 2016 AQMP. As such, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP.

The Proposed Project includes the construction of a 44-unit affordable housing project (of which 100% of the residential units will be restricted affordable units except for one manager's unit), 7,500 square-feet of ground-floor commercial/retail space, and 45 parking spaces in a ground-level parking garage and subterranean parking garage. As part of its comprehensive planning process for the Southern California region, SCAG has divided its jurisdiction into 14 subregions. The Project Site is located within the City of Los Angeles subregion, which includes all areas within the boundaries of the City. SCAG's 2012 housing estimates for the City are 1,325,500 total housing units and estimates the housing of the City will increase to 1,690,300 housing units by 2040, a 27.5 percent increase.¹ The Proposed Project's addition of 44

¹ *Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Demographics and Growth Forecast Appendix, Adopted April 2016, website: http://scagrtpscscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf, page 24 accessed: January 2019.*

housing units would account for 0.003 percent of the total housing unit estimate for 2040. Thus, the Proposed Project's small increase in housing would not have the potential to conflict with the regional growth projections for the Los Angeles subregion. In addition, and further discussed below, the Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the Proposed Project would not impair implementation of the AQMP, and this impact would be less than significant. Moreover, the Certified EIR concluded that the Redevelopment Plan would be consistent with the previously adopted AQMP. Thus, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

B. Regional Air Quality Pollutant Emission Standards

The Project Site is located in the South Coast Air Basin (Basin). The SCAQMD is the air pollution control agency for the Basin. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with mass daily emissions that exceed any of the thresholds outlined in Table III-1, SCAQMD Thresholds of Significance, be considered significant. The City defers to these thresholds for the evaluation of construction and operational air quality impacts.

Table III-1
SCAQMD Thresholds of Significance

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
Volatile Organic Compounds (VOC)	75	55
Nitrogen Oxides (NO _x)	100	55
Carbon Monoxide (CO)	550	550
Sulfur Oxides (SO _x)	150	150
Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
<i>Note: lbs = pounds.</i> <i>Source: SCAQMD CEQA Handbook (SCAQMD, 1993), SCAQMD Air Quality Significance Thresholds, website: http://aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2; accessed: January 2019.</i>		

Regarding regional construction emissions, for purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 16 months. This assumption is conservative and yields the maximum daily impacts. Construction activities associated with the Proposed Project would be undertaken in two main steps: (1) grading/excavation/foundation preparation, and (2) building construction. Grading/excavation/foundation preparation would occur for approximately four weeks and this analysis assumes the export of up to approximately 8,100 cubic yards of soil. Following soil export, approximately 3,000 tons of soil would be imported over two weeks to fill excavated portions of the Project Site. This analysis assumes daily grading/excavation/foundation preparation activities would require the following equipment: one grader, one rubber tired dozer, and two tractors/loaders/backhoes. Building construction would occur for approximately 15 months and would include the construction of the proposed structure, connection of utilities, laying irrigation for landscaping, architectural coatings, and landscaping the Project Site. This analysis assumes that the maximum daily construction building activities would require the following equipment: one crane, two forklifts, two tractors/loaders/backhoes, and one air compressor, three welders, one roller, and one paver.

These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants. Construction activities involving grading and site preparation would primarily generate PM_{2.5} and PM₁₀ emissions. Mobile sources (such as diesel-fueled equipment on-site and traveling to and from the Project Site) would primarily generate NO_x emissions. The application of architectural coatings would primarily result in the release of Reactive Organic Gases (ROG) emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time. The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod; version 2016.3.2 recommended by SCAQMD). Due to the construction timeframe and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table III-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each construction phase.

As stated previously, the Certified EIR found that NO_x and PM₁₀ peak-day emissions would exceed SCAQMD thresholds under all three alternatives. However, Mitigation Measures **AQ-1** and **AQ-2** would reduce all PM₁₀ emissions for individual projects to less than significant. Nevertheless, under all Redevelopment Plan alternatives, NO_x emissions remained significant. The Proposed Project would remain subject to these Mitigation Measures. As shown below, construction-related daily emissions associated with the Proposed Project would not exceed any regional SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, regional construction impacts are considered to be less than significant, and the Proposed Project's construction-related daily emissions would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

Operational emissions generated by area sources, motor vehicles and energy demand would result from normal day-to-day activities of the Proposed Project. The analysis of daily operational emissions associated with the Proposed Project has been prepared utilizing CalEEMod (version 2016.3.2) as recommended by SCAQMD. The results of these calculations are presented in Table III-3, Estimated Daily Operational Emissions.

**Table III-2
Estimated Peak Daily Construction Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Grading/Excavation/Foundation Preparation Phase						
Fugitive Dust	--	--	--	--	0.36	0.19
Off-Road Diesel Equipment	0.98	11.57	5.82	0.01	0.52	0.48
On-Road Diesel (Hauling)	0.44	14.28	3.21	0.04	0.86	0.27
On-Road Diesel (Soil Import Hauling)	0.29	9.22	2.07	0.02	0.55	0.17
Worker Trips	0.06	0.04	0.44	0.01	0.11	0.03
Total Emissions	1.77	35.11	11.54	0.08	2.40	1.14
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Building Construction Phase						
Building Construction Off-Road Diesel Equipment	2.11	14.69	12.96	0.02	0.90	0.86
Building Construction Vendor Trips	0.04	1.04	0.30	0.01	0.06	0.02
Building Construction Worker Trips	0.23	0.17	1.86	0.01	0.47	0.13
Architectural Coatings	5.44	--	--	--	--	--
Architectural Coating Off-Road Diesel Equipment	0.24	1.68	1.83	0.01	0.11	0.11
Architectural Coatings Worker Trips	0.05	0.03	0.32	0.01	0.09	0.02
Paving Off-Road Diesel Equipment	0.41	4.28	4.19	0.01	0.24	0.22
Paving Worker Trips	0.03	0.02	0.20	0.01	0.06	0.02
Total Emissions	8.55	21.91	21.66	0.08	1.93	1.38
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
<i>Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. Calculation sheets are provided in Appendix A. Source: PES, 2019.</i>						

**Table III-3
Estimated Daily Operational Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime (Smog Season) Emissions						
Area Sources	0.97	0.04	3.65	<0.01	0.02	0.02
Energy Demand	0.07	0.60	0.45	<0.01	0.05	0.05
Mobile (Motor Vehicles)	1.05	4.49	11.36	0.03	2.61	0.72
Total Project Emissions	2.09	5.14	15.46	0.04	2.67	0.79
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
Wintertime (Non-Smog Season) Emissions						
Area Sources	0.97	0.04	3.65	<0.01	0.02	0.02
Energy Demand	0.07	0.60	0.45	<0.01	0.05	0.05
Mobile (Motor Vehicles)	1.02	4.57	11.07	0.03	2.61	0.72
Total Project Emissions	2.06	5.21	15.17	0.04	2.68	0.79
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Significant Impact?	No	No	No	No	No	No
<i>Note: Column totals may not add due to rounding from the model results. Calculation sheets provided in Appendix A. Source: PES, 2019.</i>						

The Certified EIR found that long-term regional operational emissions (i.e., NO_x emissions) generated by new development could exceed SCAQMD significance thresholds. However, as shown above the net increase in operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by SCAQMD. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant, and the Proposed Project's operational emissions would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

C. Cumulatively Considerable Increase to Criteria Pollutant

A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutant. Because the Basin is currently in nonattainment for ozone, PM₁₀ and PM_{2.5}, related projects may exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of the Proposed Project contribution, SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project-specific impacts. Furthermore, SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions

impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.²

As discussed above, the mass daily construction and operational emissions generated by the Proposed Project would not exceed any of thresholds of significance recommended by SCAQMD. Also, as discussed below, localized emissions generated by the Proposed Project would not exceed SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the Proposed Project would not contribute a cumulatively considerable increase in emissions for the pollutants which the Basin is in nonattainment. Thus, cumulative air quality impacts associated with the Proposed Project would be less than significant. The Proposed Project would not result in new significant environmental impacts to cumulative air quality or a substantial increase in the severity of previously identified significant impacts to cumulative air quality.

D. Pollutant Exposure to Sensitive Receptors

The nearest sensitive receptors to the Project Site are adjacent residences to the south, residences to the east (60 feet), residences to the west (90 feet), residences to the northwest (140 feet), residences to the north (300 feet), and residences to the northeast (310 feet). Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. SCAQMD has developed LST look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each Source Receptor Area (SRA) and various distances from the source of emissions.

In the case of this analysis, the Project Site is located within SRA 1 covering the Central Los Angeles area. The nearest sensitive receptors to the Project Site are residential uses within 25 meters. The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters. As mentioned previously, the Project Site is 0.34 acres in size. Therefore, consistent with SCAQMD recommendations for sites less than one acre in size, the LSTs for a one-acre site in SRA 1 with receptors located within 25 meters have been used to address the potential localized NO_x, CO, PM₁₀, and PM_{2.5} emissions to the area surrounding the Project Site.

As stated previously, the Certified EIR found that NO_x and PM₁₀ peak-day emissions would exceed SCAQMD thresholds under all three Redevelopment Plan alternatives. However, Mitigation Measures **AQ-1** and **AQ-2** would reduce all PM₁₀ emissions for individual projects to less than significant. Nevertheless, under all alternatives, NO_x emissions remained significant. The Proposed Project would remain subject to these Mitigation Measures. As shown in Table III-4, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for a one-acre site in SRA 1. Therefore, localized air quality impacts from Proposed Project construction activities on the off-site sensitive receptors would be less than significant, and the Proposed Project would not result in new significant environmental impacts to cumulative air quality or a substantial increase in the severity of previously identified significant impacts to cumulative air quality.

² South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, Appendix A, August 2003.

Table III-4
Localized On-Site Peak Daily Construction Emissions

Construction Phase ^a	Total On-site Emissions (Pounds per Day)			
	NO _x ^b	CO	PM ₁₀	PM _{2.5}
Grading/Excavation/Foundation Preparation Emissions	11.57	5.82	0.88	0.67
<i>SCAQMD Localized Thresholds</i>	<i>74.00</i>	<i>680.00</i>	<i>5.00</i>	<i>3.00</i>
Potentially Significant Impact?	No	No	No	No
Building Construction Emissions	20.65	18.98	1.25	1.19
<i>SCAQMD Localized Thresholds</i>	<i>74.00</i>	<i>680.00</i>	<i>5.00</i>	<i>3.00</i>
Potentially Significant Impact?	No	No	No	No
<i>Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. Building construction emissions include architectural coatings and paving. Calculation sheets are provided in Appendix A.</i> ^a <i>The Project Site is 0.34 acres. Consistent with SCAQMD recommendations, the localized thresholds for all phases are based on a one-acre site with a receptor distance of 25 meters (82 feet) in SCAQMD's SRA 1.</i> ^b <i>The localized thresholds listed for NO_x in this table takes into consideration the gradual conversion of NO_x to NO₂, and are provided in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD. As discussed previously, the analysis of localized air quality impacts associated with NO_x emissions is focused on NO₂ levels as they are associated with adverse health effects.</i> <i>Source: PES, 2019.</i>				

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). SCAQMD suggests conducting a CO hotspots analysis for any intersection where a project would worsen the LOS from A through C to any level below C, and for any intersection rated D or worse where the project would increase the V/C ratio by two percent or more. Based on the Traffic Study prepared by Santec Consulting Services, Inc. dated November 2018 and the Department of Transportation's (DOT) letter dated January 3, 2019 (see Appendix F), none of the three (3) intersections included in the traffic study would be significantly impacted by the project related traffic. Thus, the Proposed Project would not have the potential to meet the SCAQMD criteria at any of the intersections in the Proposed Project vicinity. Therefore, the Proposed Project would not have the potential to cause or contribute to an exceedance of the State's one-hour or eight-hour CO standards of 20 or 9.0 parts per million (ppm), respectively, or generate an incremental increase equal to or greater than 1.0 ppm for the State one-hour CO standard, or 0.45 ppm for the eight-hour CO standard at any local intersection. Therefore, impacts with respect to localized CO concentrations would be less than significant.

Regarding toxic air contaminants, as the Proposed Project consists of residential and commercial uses, the Project would not include any land uses that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from the Proposed Project's implementation. In addition, construction activities associated with the Proposed Project would be typical of other development projects in the City, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

Thus, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts related to exposure of sensitive receptors to pollutants.

E. Objectionable Odors

According to SCAQMD's *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 Proposed Project involves the construction and operation of residential and commercial uses, which are not typically associated with odor complaints. Potential sources that may emit odors during construction activities include equipment exhaust. Odors from these sources would be localized and generally confined to the immediate area surrounding the Proposed Project. The Proposed Project would use typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. As the Proposed Project involves no operational elements related to industrial projects, no long-term operational objectionable odors are anticipated. Therefore, potential impacts associated with objectionable odors would be less than significant, and the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts related to objectionable odors.

As detailed above, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts. Additionally, the Proposed Project would remain subject to Mitigation Measures **AQ-1** and **AQ-2** which would reduce air quality emissions during construction.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **AQ-1** and **AQ-2** would be applicable and enforced for the Proposed Project.

4. BIOLOGICAL RESOURCES

REDEVELOPMENT PLAN ANALYSIS

The Redevelopment Plan Area is highly urbanized and has been for some time. As described in the Certified EIR, the Redevelopment Plan would not result in the loss of natural habitat for fishing, wildlife, or plants. Biological impacts would be limited to the removal of some existing landscaping and common urban vegetation during construction of specific projects. The habitat provided by such vegetation can be found throughout the Los Angeles Basin. Any proposed development within the Redevelopment Plan Area would comply with all local general plans including the Los Angeles River Master Plan. Therefore, the Redevelopment Plan resulted in less-than-significant impacts related to biological resources.

Redevelopment Plan Mitigation Measures. No significant impacts related biological resources were determined for the Redevelopment Plan and no mitigation measures were required.

PROPOSED PROJECT ANALYSIS

As stated in the Certified EIR, the Redevelopment Plan Area is located in a primarily industrial development area. The Project Site is currently vacant in a heavily urbanized area of the City. The City encompasses a variety of open space and natural areas that serve as habitat for sensitive species. Much of this off-site natural open space is found in or is adjacent to the foothill regions of the San Gabriel, Santa Susana, Santa Monica, and Verdugo Mountains, the Simi Hills, and along the coastline between Malibu and the Palos Verdes Peninsula. Many of the outlying areas are contiguous with larger natural areas, and may be part of significant wildlife habitats or movement corridors. The central and valley portions of the

City contain fewer natural areas.³ The Project Site and surrounding area are not identified as a biological resource area.⁴ Moreover, the Project Site and immediately surrounding area are not within or near a designated Significant Ecological Area.⁵

As the Project Site consists of previously developed and disturbed land in a heavily urbanized area of the City, the Project Site does not contain any habitat capable of sustaining any species identified as endangered, rare, or threatened. No such species or habitats are known to occur at the Project Site per local or regional plans by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Furthermore, 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.⁶ Furthermore, the Project Site does not contain any protected trees or street trees. However, the Project Site does contain five (5) non-protected trees that are proposed to be removed. Therefore, as the Project Site has no value as a habitat for endangered, rare, or threatened species. As such, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts to biological resources.

Proposed Project Mitigation Measures. No mitigation measures identified.

5. CULTURAL RESOURCES

REDEVELOPMENT PLAN ANALYSIS

Paleontological resources were not specifically discussed within the Certified EIR. However, a records search conducted for the Certified EIR identified no known prehistoric archaeological sites within or adjacent to the Redevelopment Plan Area. One isolate (archaeological fragment) was previously identified in Subarea 4. That isolate was removed and was found not to be eligible for inclusion in the National Register of Historic Places.⁷ The Certified EIR acknowledged that new construction could adversely affect adjacent historic buildings if the design of the new development were incompatible in size, scale, massing, use, or architectural style, or if the new development substantially diminishes the integrity of a historic property's setting. Reuse of vacant historic buildings could also result in adverse impacts if proposed changes result in the removal of or alterations to character-defining historic features. Additionally, streetscape improvements were identified as having the potential to affect existing historic streetlight standards and power poles. The extent and significance of specific effects can only be determined on a case-by-case basis as individual development projects are proposed. However, if demolition of historic resources occurs as part of the reuse of underutilized parcels, the Certified EIR found that the impact would be significant and unavoidable. As such, the Certified EIR implemented Mitigation Measures **CR-1** through **CR-8** to reduce impacts to cultural resources. However, the Certified EIR determined that impacts to cultural resources would not be potentially significant after mitigation. Mitigation Measure **CR-1** has

³ City of Los Angeles, L.A. CEQA Thresholds Guide, 2006, pages C-1 – C-2.

⁴ Ibid, Exhibit C-2, Biological Resource Areas (Metro Geographical Area).

⁵ Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET3 online database, website: <http://planning.lacounty.gov/gisnet3>, accessed: January 2019.

⁶ California Department of Fish and Wildlife, California Regional Conservation Plans, August 2015, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed: January 2019.

⁷ ICF Jones & Stokes Associates, Inc., Addendum to the Adelante Eastside Redevelopment Project EIR, September 2008.

been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G). Therefore, the Redevelopment Plan did not result in potentially significant and unavoidable impacts on cultural resources.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to cultural resources:⁸

Modified CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remains be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

⁸ *Note: Mitigation Measure CR-1 was revised in the 2008 addendum to the Certified EIR and is included here.*

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

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

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

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

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

CR-2: To the extent feasible, historic resources shall be incorporated into future development and not be demolished.

CR-3: Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.

CR-4: New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.

CR-5: New developments adjacent to historic resources shall be compatible in size, scale, material, fenestration, and massing.

CR-6: The Bureau of Street Lighting, with assistance from project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps.

CR-7: Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.

CR-8: Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.

PROPOSED PROJECT ANALYSIS

The Project Site is not within a historic preservation overlay zone;⁹ nor is the Project Site identified as a City Historic-Cultural Monument (HCM).¹⁰ Moreover, a cultural records search was performed and found no recorded archaeological sites within the Proposed Project area.¹¹ However, the City's Historic Places LA resource inventory and the Zoning Information Mapping Access System (ZIMAS) indicates the existence of two historical resources within the vicinity of the Project Site.¹² The Gless Farmhouse is a residential building designated as HCM No. LA-982, and is located at 101-105 N. Boyle Avenue and 1781-1785 E. 1st Street, approximately 110 feet southwest from the Project Site.¹³ The Boyle Hotel-Cummings Block is a mixed-use building designated as HCM No. LA-891 and is on the National Register of Historic Places; it is located at 1729 E. E. 1st Street, approximately 140 feet northwest from the Project Site.¹⁴ The Walter and Lillie Webb Residence is a residential building listed in the California Register and eligible for the National Register, and is located at 123 S. Boyle Avenue, approximately 98 feet from the Project Site. The Jewish Home for Wayfarers is a residential building listed in the California Register and eligible for the National Register, and is located at 127 S. Boyle Avenue, approximately 119 feet from the Project Site. The Proposed Project does not involve any physical changes to these historical resources and construction of the Proposed Project will not reduce the integrity or significance of these historical resources in the vicinity of the Project Site. As such, the Secretary of the Interior's Standards for the Treatment of Historic Properties do not apply to the Proposed Project and impacts to the historic resources would be less-than-significant. As the Project Site is currently vacant, it would not be eligible for the National Register, California Register, or as an HCM. Additionally, the Proposed Project would remain subject to Mitigation Measures **CR-2** through **CR-8** which protect historic resources from adverse development. Therefore, the Proposed Project would not result in a new significant impact to historic resources or a substantial increase in the severity of previously identified significant impacts to historic resources.

⁹ City of Los Angeles Department of City Planning Zone Information & Map Access System, website: <http://zimas.lacity.org>, accessed: January 2019.

¹⁰ City of Los Angeles Department of City Planning, LA Historic-Cultural Monuments, May 2015, website: http://planning.lacity.org/mapgallery/image/citywide/LA_HCM.pdf, accessed: January 2019.

¹¹ Letter correspondence from Isabela Kott, GIS Technician/Staff Researcher, South Central Coastal Information Center, November 29, 2018. (Appendix B).

¹² City of Los Angeles Department of City Planning, Office of Historic Resources, Historic Places LA online map, website: <http://www.historicplacesla.org/map>, accessed: January 2019.

¹³ *Ibid.*

¹⁴ *Ibid.*

Additionally, the Project Site was recently fully developed with a laundromat. However, future development of the Project Site has the potential to encounter archaeological and paleontological resources during excavation activities. The Proposed Project would remain subject to Mitigation Measure **CR-1**, which sets regulatory measures minimizing impacts to cultural remains. Therefore, the Proposed Project would not result in new significant impacts related to archaeological and paleontological resources, or a substantial increase in the severity of previously identified significant impacts to archaeological and paleontological resources.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **CR-1** through **CR-8** would be applicable and enforced for the Proposed Project including Mitigation Measure **CR-1**, which has been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G).

6. GEOLOGY AND SOILS

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR determined that the geologic, seismic, and soil hazards in the Redevelopment Plan Area are potentially significant. These hazards include corrosive soils, strong ground shaking that could be generated by an earthquake on a nearby fault or other major faults in the region, liquefaction hazards, and seismically induced settlement. Generally, it can be anticipated that any development in Southern California would have the potential to be adversely affected by seismic activity. The degree to which development is affected is dependent on numerous variables, such as distance to the nearest active fault, bedrock structure, water content in the soil, construction materials, among others. The Redevelopment Plan Area has the potential to be affected by seismic events through the life of the Redevelopment Plan. These impacts would be mitigated, on a project-by-project basis, to the extent feasible and to acceptable levels of risk through the implementation of Mitigation Measures **GS-1** through **GS-4** and compliance with current City building and grading requirements. Therefore, with mitigation, the Redevelopment Plan resulted in less-than-significant impacts related to geologic, seismic, and soil hazards.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to geology and soils:

GS-1: Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored.

GS-2: The impacts of corrosive soils shall be mitigated by sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from impacts of corrosive soils.

GS-3: Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

GS-4: Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.

PROPOSED PROJECT ANALYSIS

The Subsurface Investigation (Appendix C) found that soils encountered on the Project Site consisted mostly of silty clay, silty sand and sand. Fill consisting of silty clay and sand was encountered to depths up to 11 feet in borings the central portion of the Project Site. Brick fragments were observed in the fill in the central portion of the Project Site parking lot. Alluvium consisting of silty clay and sand was encountered in the borings. The Proposed Project would remain subject to the City's codes, regulatory requirements, standard grading and building permit requirements, and the application of Best Management Practices that limit potential impacts from erosion or loss of top soils, unstable soils, and expansive soils. Therefore, the Proposed Project would not result in new significant impacts to erosion or loss of top soils, unstable soils, and expansive soils or a substantial increase in the severity of previously identified significant impacts to erosion or loss of top soils, unstable soils, and expansive soils.

Moreover, the Redevelopment Plan Area is currently served by City-owned wastewater treatment and disposal facilities and does not utilize a septic system. Therefore, the Proposed Project would not result in a new significant impact to septic tanks or a substantial increase in the severity of previously identified significant impacts to septic tanks.

The Proposed Project would be required to comply with the seismic safety guidelines in the City's General Plan Safety Element, as well as the seismic safety requirements in the California Building Code (CBC) and the City's Building Code. Additionally, the Project Site is not located within an Alquist-Priolo Fault Zone or Preliminary Fault Rupture Study Area.¹⁵ Therefore, the Proposed Project would not result in new significant impacts related to fault rupture and ground shaking or a substantial increase in the severity of previously identified significant impacts to fault rupture and ground shaking.

The Proposed Project would comply with the recommendations identified in the Proposed Project's geotechnical reports (Appendix C), as well as the City's Building and Grading Codes and any specific requirements established by the Department of Public Works and/or the City Engineer. Additionally, the Proposed Project is not located within a liquefaction zone or landslide zone.¹⁶ Therefore, the Proposed Project would not result in a new significant impact related to liquefaction and landslides or a substantial increase in the severity of previously identified significant impacts to liquefaction and landslides.

Additionally, the Proposed Project would remain subject to Mitigation Measures **GS-1** through **GS-4**. As such, the Proposed Project would not result in new significant environmental geologic, seismic, or soil impacts or a substantial increase in the severity of previously identified significant geologic, seismic, or soil impacts.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **GS-1** through **GS-4** would be applicable and enforced for the Proposed Project.

¹⁵ Los Angeles County Department of Regional Planning, Planning & Zoning Information, GIS-NET3 online database, website: <http://planning.lacounty.gov/gisnet3>, accessed: January 2019.

¹⁶ *Ibid.*

7. GREENHOUSE GAS EMISSIONS

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR was implemented before Greenhouse Gas (GHG) impacts were required under CEQA. As such GHG impacts were not analyzed for the Redevelopment Plan. However, Mitigation Measure **AQ-2** would also serve to reduce greenhouse gas emissions during construction of specific projects.

Redevelopment Plan Mitigation Measures. No impacts related to GHG emissions were determined for the Redevelopment Plan. However, Mitigation Measure **AQ-2** would be applicable to GHG emission impacts.

PROPOSED PROJECT ANALYSIS

A. GHG Generation and Regulatory Reduction Efforts

The principal GHGs are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant GHG emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e).

California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the State. Per Senate Bill (SB) 97, the California Natural Resources Agency adopted amendments to the *State CEQA Guidelines* (California Code of Regulations, Title 14, Section 15000 *et seq.*), which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project's effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments.

The City, SCAQMD, nor the *State CEQA Guidelines* provide adopted quantitative thresholds of significance for addressing a project's GHG emissions. Nonetheless, Section 15064.4 of the *State CEQA Guidelines* serves to assist lead agencies in determining the significance of the impacts of GHGs. As required in Section 15064.4 of the *State CEQA Guidelines*, this analysis includes an impact determination based on the following: (1) an estimate of the amount of GHG emissions resulting from the project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the project increases GHG emissions as compared to the existing environmental setting; and (4) the extent to which the project complies with regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

In December 2008, SCAQMD adopted an interim 10,000 metric tons CO₂e (MTCO₂e) per year screening level threshold for stationary source/industrial projects for which SCAQMD is the lead agency. SCAQMD continues to consider adoption of significance thresholds for non-industrial development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

- Tier 1: Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- Tier 2: Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

- Tier 3: Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2, a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
- Tier 4: Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of Assembly Bill (AB) 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.
- Tier 5: Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above are not adopted by SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain. However, for the purpose of evaluating the GHG impacts associated with the Proposed Project, this analysis utilizes the proposed 3,000 MTCO₂e per year Tier 3 threshold for non-industrial projects. These draft thresholds have been utilized for other projects in the Basin. In addition, and separate from the above quantitative threshold, if the Proposed Project can demonstrate qualitative consistency with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs, then impacts associated with GHG emissions would be less than significant.

Construction emissions represent an episodic, temporary source of GHG emissions. Emissions are generally associated with the operation of construction equipment and the disposal of construction waste. To be consistent with the guidance from SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as Project-generated. As explained by the California Air Pollution Control Officers Association in its 2008 white paper, the information needed to characterize GHG emissions from manufacture, transport, and end-of-life of construction materials would be speculative at the CEQA analysis level.¹⁷ CEQA does not require an evaluation of speculative impacts (*State CEQA Guidelines* Section 15145). Therefore, the construction analysis does not consider such GHG emissions, but does consider non-speculative on-site construction activities and off-site hauling and construction worker trips. All GHG emissions are reported on an annual basis. Emissions of GHGs were calculated using CalEEMod (version 2016.3.2) for construction of the Proposed Project. As shown in Table III-5 below, the Proposed Project would generate a total of 444.04 metric tons of one-time annual construction GHG emissions. Consistent with SCAQMD recommendations and to ensure construction emissions are assessed in a quantitative sense, construction GHG emissions have been amortized over a

¹⁷ *California Air Pollution Control Officers Association, CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January 2008.*

30-year period and have been added to the annual operational GHG emissions of the Proposed Project identified in Table III-6.

The operations of the Proposed Project would generate GHG emissions from the usage of on-road motor vehicles, electricity, natural gas, water, and generation of solid waste and wastewater. Emissions of operational GHGs are shown in Table III-6, Project Operational GHG Emissions. As shown, the increase in GHG emissions generated by the Proposed Project would be approximately 1,098.28 MTCO₂e per year.

Table III-5
Project Construction GHG Emissions

Phase	CO ₂ e Emissions (Metric Tons per Phase)
2019	141.56
2020	302.48
Total Project Construction GHG Emissions	444.04
GHG Emissions Amortized Over 30 Years	14.80
<i>Note: Calculation data and results are provided in Appendix D. Source: PES, 2019.</i>	

Table III-6
Project Operational GHG Emissions

Emissions Source	Estimated Project Generated Emissions (MTCO ₂ e/year)
Area Sources	0.76
Energy Demand (Electricity & Natural Gas)	461.57
Mobile (Motor Vehicles)	561.46
Solid Waste Generation	14.06
Water Demand	45.63
Construction Emissions ^a	14.80
Project Total	1,098.28
<i>^a The total construction GHG emissions were amortized over 30 years and added to the operation of the Project. Calculation sheets are provided in Appendix D. Source: PES, 2019.</i>	

As noted previously, SCAQMD released a draft guidance document regarding interim CEQA GHG significance thresholds. SCAQMD proposed a tiered approach, whereby the level of detail and refinement needed to determine significance increases with a project's total GHG emissions. The SCAQMD also proposed a screening level of 3,000 MTCO₂e per year for all land use projects (non-industrial projects), under which project impacts would be considered "less than significant." As shown above, the Proposed Project would be under the 3,000 MTCO₂e per year threshold for non-industrial projects.

In addition, and separate from the quantitative analysis above, there is substantial evidence to support that the Proposed Project is qualitatively consistent with Statewide goals and policies in place for the reduction of GHG emissions, including AB 32 and the corresponding Scoping Plan, SB 375 (Sustainable Communities and Climate Protection Act of 2008), SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and current State and local energy-efficient building codes. The City

adopted the L.A. Green Plan to provide a Citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to further implement the L.A. Green Plan's goal of improving energy conservation and efficiency, the City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code, which is applicable to new development projects. The Los Angeles Green Building Code incorporates applicable provisions of the CALGreen Code, and in some cases outlines stricter GHG reduction measures available to development projects in the City. The Los Angeles Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission. The AB 32 Scoping Plan encourages communities to adopt building codes that go beyond the State code. Accordingly, as the Los Angeles Green Building Code meets and exceeds applicable provisions of the CALGreen Code, and a new development project that can demonstrate it complies with the Los Angeles Green Building Code is considered consistent with Statewide GHG-reduction goals and policies, including AB 32. The Proposed Project would be required to meet the Los Angeles Green Building Code, and by extension the CALGreen Code, and would thus be consistent with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs.

B. GHG Emissions Associated with Motor Vehicles

Motor vehicle-related GHG emissions are regulated at the federal, State and local levels. As discussed in the AB 32 Scoping Plan, the transportation sector (i.e., largely the cars and trucks that move goods and people) is the largest contributor with 38 percent of the State's total GHG emissions. Many of the transportation-related reduction measures identified in the Scoping Plan are focused on improving motor vehicle efficiencies through more restrictive Statewide laws and regulations. Some of these measures include Pavley I & II Standards for light-duty vehicles, Low Carbon Fuel Standards (LCFS), aerodynamic improvements for heavy-duty vehicles, and medium- and heavy-duty vehicle hybridizations. Together, these measures are estimated to reduce 2020 forecasted emissions by 52.60 MTCO₂E. These regulatory measures are aimed at improving efficiencies of the motor vehicle fleet mix across the State, and as such, GHG emissions from future motor vehicles accessing the Proposed Project would be reduced as a result of these Statewide programs. In addition, the Project Site is located within a Transit Priority Area. Consistent with the City's traffic study guidelines, the Proposed Project's traffic analysis applied a 25 percent trip reduction related to transit availability, a pass-by trip credit of 20% was taken for the ground floor restaurant use in accordance with LADOT guidelines, and an internal project trip capture rate (which is appropriate for mixed-use sites) of 3 percent was applied based on Institute of Transportation Engineers (ITE) methodology. Thus, the reduction in Proposed Project vehicle trips and associated vehicle miles traveled (VMT) would be reduced compared to a project without such features. These Proposed Project features would be consistent with SB 375 and SCAG's RTP/SCS goal to reduce the region's VMT in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning.

As stated previously, the Certified EIR did not analyze GHG emission impacts with regards to the Redevelopment Plan. Nonetheless, the Proposed Project would not have the potential to result in any significant impacts relating to GHG emissions.

Proposed Project Mitigation Measures. No mitigation measures identified.

8. HAZARDS AND HAZARDOUS MATERIALS

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR concluded that underground storage tanks have the greatest potential for contamination that could adversely affect new development under the Redevelopment Plan. Also, sites that currently or historically stored, used, or generated hazardous substances, such as dry cleaners or machine shops, may have caused accidental or deliberate contamination without regulatory agency notification. The reuse of structures may involve highly specific environmental hazards such as asbestos-containing building materials, lead-based paints, asphalt-based tile, mercury vapor lamps, floors or concrete corroded with unknown substances, or other items that may pose environmental and health and safety hazards if they are not handled by appropriately trained personnel. There is also the potential for residents to be exposed to an accidental release of hazardous materials from vehicles along the I-10 and I-5 freeways that border the Redevelopment Plan Area. However, the potential release of hazardous materials along those freeways is an existing condition that is strictly regulated by Federal, State, and local regulations. This condition would exist with or without the Redevelopment Plan. The potential exists that improperly abandoned oil wells could be identified within the Redevelopment Plan Area during development of individual projects, which could pose hazards to potential new development. However, the Certified EIR implemented Mitigation Measures **HM-1** through **HM-13** to mitigate impacts from hazardous materials. Mitigation Measure **HM-3** has been **modified** to address site specific soil remediation by LARWQCB. As such, with mitigation, the Redevelopment Plan resulted in less-than-significant impacts related to hazardous materials.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to hazardous materials to a less-than-significant level:

HM-1: If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.

HM-2: If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (>5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. In active underground storage tank site should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will prerequisite remedial plans.

Modified HM-3: If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial.

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved Remedial Action Plan (RAP), or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas shall be performed at the completion of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The applicant shall submit to the case file, CPC-2018-998-DB-CU, prior the issuance of building permits, evidence of case closure by the LARWQCB.

HM-4: Qualified personal shall perform all work related to hazardous materials.

HM-5: At sites where, underground storage tanks are suspected, the presence of such tanks must be proved.

HM-6: Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.

HM-7: Monitor development sites during demolition and excavation.

HM-8: If excavation of contaminated soil is required, an Excavation management Plan shall be submitted to the SCAQMD and a permit shall be obtained.

HM-9: The Division of Oil, Gas, and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.

HM-10: The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.

HM-11: The history of hazardous materials use on a site should be disclosed before the site is acquired.

HM-12: If unknown contamination at a site is encountered, the nature of the contamination should be determined, and possible remediation plans developed before work on the site is permitted to continue.

HM-13: A source control program for facilities handling hazardous materials shall be developed.

PROPOSED PROJECT ANALYSIS

The Proposed Project would include the construction and operation of residential and commercial uses, which are not typically associated with hazardous materials. As such, the Proposed Project would not involve the use, transport, and disposal of hazardous materials. The Project Site is not located within a Methane Zone.¹⁸ Therefore, potentially hazardous impacts associated with methane would be less than significant. There are known hazardous sites associated with the Project Site, as described in this analysis,

¹⁸ City of Los Angeles Department of City Planning, Zone Information & Map Access System, website: <http://zimas.lacity.org>, accessed: January 2019.

according to California Department of Toxic Substances Control's (DTSC) EnviroStor database,¹⁹ SWRCB's GeoTracker database,²⁰ and DTSC's current "Cortese" list.²¹

Property History Summary: The Project Site was a former commercial petroleum fueling facility which is currently vacant and undeveloped. The Project Site operated as a laundromat from 1981 to approximately 2009. Prior to the laundromat, the Project Site was historically operated as a commercial petroleum fueling facility during 1921 through 1938, 1949 through 1956, and 1962 through 1976. A residential property was also developed at the Project Site during the referenced time periods.

Summary of Subsurface Conditions: A limited environmental site assessment conducted in 2009 exhibited petroleum impact to soil but did not reveal the disposition or locations of Underground Storage Tanks (USTs) at the Site.²² Further geophysical survey indicated anomalies in the central western portion of the Site, pointing to possible locations of the USTs.²³ An unauthorized release was reported in February 2018.

Additional characterization was conducted in June 2018 and four subsurface anomalies were detected during the geophysical survey completed on the southern half of the Site.²⁴ It is likely that these anomalies are associated with remnants of the former building foundation or utilities located on the southern portion of the Site and not a UST(s).

Gasoline range petroleum hydrocarbons (GRO) and diesel range petroleum hydrocarbons (DRO) at concentrations exceeding the residential Regional Screening Levels (RSLs) were detected in soil samples collected from boring B-16 at depths from at least 5 feet bgs to 15 feet bgs and again at a depth of 50 feet bgs (DRO only) and from boring B-14 at a depth of 5 feet bgs (DRO only).²⁵ Borings B-14 and B-16 were drilled in the vicinity of previous boring B2, in which gasoline impacted soil was encountered at 5 feet bgs.²⁶ The GRO and DRO impacted soil confirms the historical release of petroleum hydrocarbons to the subsurface at the Site. Most petroleum hydrocarbon impacts to soil appear to be limited to the upper 15 feet of soil and limited to the northern portion of the Site.

Volatile Organic Compounds (VOCs) (benzene, ethylbenzene, and naphthalene) concentrations exceeding the residential RSLs and/or DTSC HERO Note Number 3 values were detected in soil samples collected from boring B-16. The exceedances were limited to the soil samples collected in the upper 10 feet bgs.

¹⁹ California Department of Toxic Substances Control, EnviroStor, website: <http://www.envirostor.dtsc.ca.gov/public/>, accessed: January 2019.

²⁰ State Water Resources Control Board, GeoTracker, website: <http://geotracker.waterboards.ca.gov>, accessed: January 2019.

²¹ California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese), website: http://www.envirostor.dtsc.ca.gov/public/mandated_reports.asp, accessed: January 2019.

²² Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Phase I Environmental Site Assessment Update, 110-115 South Boyle Avenue, Los Angeles, California, Jun 29, 2009. (Appendix C).

²³ *Ibid.*

²⁴ Leighton Consulting, Inc., Site Investigation Report, 110-114 South Boyle Avenue, Los Angeles, California, July 10, 2018. (Appendix C).

²⁵ *Ibid.*

²⁶ *Ibid.*

One or more of the following VOCs – benzene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene, and m, p-xylene – were detected in soil gas at concentrations above their respective adjusted residential screening levels in borings B-12, B-14, B-16, B-17, B-18, B-19, and B-21. Elevated concentrations of VOCs in soil gas appear to be primarily located in the northern half of the Site. Significant shallow soil gas impacts with potential vapor intrusion risk (i.e. 5 feet bgs) appear to be associated with shallow gasoline impacted soil detected in the vicinity of boring B-16.

Underground Tank Program Closure: The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with primary responsibility for protection of ground and surface water for all beneficial uses within Los Angeles County and the lead agency for overseeing corrective action at the Site. The Regional Board has assumed oversight of the Site and determined this Case No. 900330470 meets the low threat criteria for case closure. The Regional Board initiated a Pre-Closure Notification in November 2018.²⁷ On January 16, 2019, the City's Geotechnical Engineering Division submitted a letter to the Los Angeles Regional Water Quality Control Board (LARWQCB) indicating the excavation plans would be modified for the proposed development, and wished to remain under the LARWQCB oversight for the course of the remediation.²⁸ On January 30, 2019, the LARWQCB issued a letter requiring a Remedial Action Plan (RAP) be submitted describing the excavation and remedial methodologies.²⁹ On February 6, 2019, the City's Geotechnical Engineering Division submitted a Remedial Action Plan (RAP) to the LARWQCB.³⁰

Conclusions and Recommendations: Excavation of site soil up to approximately 25 feet below grade is expected to occur during construction per the recommendations for the RAP from the LARWQCB.³¹ Using the currently available data, the amount of soil to be disposed off-site is approximately 8,100 cubic yards or approximately 11,340 tons. Following soil export, approximately 3,000 tons of clean soil would be imported to fill excavated portions of the Project Site. Soil that is impacted with volatile organic compounds (VOCs) will be subject to special handling including air monitoring during the earthmoving activities and off-site disposal. Soil remediation will occur per the recommendations of the RAP and Mitigation Measure **HM-3** above which has been **modified** to address site specific soil remediation by LARWQCB.

As shown above, the RAP and Mitigation Measure **HM-3** would ensure impacts related to VOCs in Project Site soil would be less-than-significant. Additionally, the Proposed Project involves the construction and operation of a mixed-use development with residential and commercial uses, which are not typically associated with hazardous waste. Therefore, construction and operation of the Proposed Project would not pose an environmental hazard to surrounding sensitive uses or the environment in regarding siting the Proposed Project on a known hazardous waste site, and a less than significant impact would occur.

²⁷ Letter correspondence from Madgy Baiady, Engineering Geologist, Los Angeles Regional Water Quality Control Board, Underground Tanks Program – Pre-closure Notification, November 13, 2018. (Appendix C).

²⁸ Letter correspondence from Patrick Schmidt, Manager, Bureau of Engineering, Request for Continued Oversight During Remediation, January 16, 2019. (Appendix C).

²⁹ Letter correspondence from Madgy Baiady, Engineering Geologist, Los Angeles Regional Water Quality Control Board, Underground Tanks Program – Directive to Take Corrective Action, January 30, 2019. (Appendix C).

³⁰ City of Los Angeles, Geotechnical Engineering Division, Remedial Action Plan, Former Service Station, 110-114 S. Boyle, Los Angeles, California, February 6, 2019. (Appendix C).

³¹ Letter correspondence from Madgy Baiady, Engineering Geologist, Los Angeles Regional Water Quality Control Board, Underground Tanks Program – Directive to Take Corrective Action, January 30, 2019. (Appendix C).

The Project Site is not located within an airport land use plan or within the vicinity of a private airstrip. The nearest airport to the Project Site is the El Monte Airport in the City of El Monte, located approximately 13 miles to the east and the Bob Hope Airport in the City of Burbank, located approximately 16 miles to the north. Additionally, the Project Site is not located within a Very High Fire Hazard Severity Zone.³² There are no critical facilities and lifeline systems (i.e. hospitals, jails, communication centers, gas compressor stations, electrical power plants, water treatment plants, wastewater treatment plants, and major transmission substations) that may be included in an emergency response plan or emergency evacuation plan immediately adjacent or across from the Project Site.³³ However, the White Memorial Medical Center is located at 1720 E. Cesar E. Chavez Avenue, approximately 520 feet from the Project Site. As detailed in the Traffic Study (Appendix F), the Proposed Project would not result in a significant impact to the surrounding roadway and transportation system. As such, the Proposed would not impair the implementation of an emergency response plan or emergency evacuation plan. These impacts would be less than significant.

Additionally, the Proposed Project would remain subject to Mitigation Measures **HM-1** through **HM 13**. Therefore, the Proposed Project would not result in a new significant impact with respect to hazards and hazardous materials or a substantial increase in the severity of previously identified significant impacts with respect to hazards and hazardous materials.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **HM-1** through **HM-13** would be applicable and enforced for the Proposed Project including Mitigation Measure **HM-3**, which has been **modified** to address site specific soil remediation by LARWQCB.

9. HYDROLOGY AND WATER QUALITY

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR determined that the Redevelopment Plan would include residential, commercial, and industrial development that could result in additional stormwater discharge. However, given that the Redevelopment Plan Area is largely developed with impervious surfaces, the same amount and type of runoff would be generated by the Redevelopment Plan for a 50-year frequency storm (Q50) as under the previously existing conditions. Therefore impacts were determined to be less than significant. Nonetheless Mitigation Measures **H-1** through **H-3** were included to reduce impacts for stormwater discharge. Furthermore, City Standard Urban Stormwater Management Plan (SUSMP) requirements would be implemented for new projects, which would ensure that post-development peak storm water runoff discharge rates would not exceed the estimated predevelopment rates. Lastly, storm drains would be installed per the requirements of the City of Los Angeles to mitigate any local impacts on drainage. The Certified EIR also determined that stormwater runoff from construction sites containing soils exposed by grading or excavation activities could result in sediment loadings on downstream water resources. This was identified as a significant impact but one that could be mitigated through compliance with building codes and regulatory (e.g., National Pollutant Discharge Elimination System (NPDES) permit)

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

³³ 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.

requirements. As such, with mitigation the Redevelopment Plan resulted in less-than-significant impacts related to hydrology and water quality.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to hydrology to a less-than-significant level:

H-1: A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.

H-2: If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sand soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.

H-3: State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

PROPOSED PROJECT ANALYSIS

A. Construction

Construction activities associated with the Proposed Project have the potential to degrade water quality through the exposure of surface runoff (primarily rainfall) to exposed soils, dust, and other debris, as well as from runoff from construction equipment. Construction associated with the Proposed 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 (the 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 Best Management Practices (BMPs), including, but not limited to, approval of an Erosion and Sediment Control Plan (ESCP) for all construction activities within their jurisdiction.³⁴ ESCPs are required to include the elements of a Stormwater Pollution Prevention Plan

³⁴ *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.*

(SWPPP). Accordingly, the construction contractor for the Proposed 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 Proposed Project would be less than significant.

B. Operation

The Project Site is not within a Tsunami Inundation Zone or Flood Zone.³⁵ Additionally, the Project Site is not within a 100-year or 500-year flood plain or located within the vicinity of a levee or dam.³⁶ Therefore, no impacts related to the risk of loss, injury, or death involving a seiche, tsunami, mudflow, or flooding, including flooding as a result of the failure of a levee or dam, would occur.

With respect to water quality during operation of the Proposed Project, 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, which would apply to the Proposed Project.³⁷ The Los Angeles County MS4 Permit, Planning and Land Development Program requires, among other things, that the Proposed 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. The Proposed Project would also be subject to the BMP requirements of the SUSMP adopted by LARWQCB. As a permittee, the City is responsible for implementing the requirements of the County-wide SUSMP within its boundaries. A Project-specific SUSMP would be implemented during the operation of the Proposed Project. In compliance with the Los Angeles County MS4 Permit and SUSMP requirements, the Proposed Project would be required to retain, treat and/or filter stormwater runoff through biofiltration before it enters the City stormwater drain system. The system incorporated into the Proposed Project must follow design requirements set forth in the MS4 permit and must be approved by the City. Adherence to the requirements of the MS4 Permit and SUSMP would ensure that potential impacts associated with water quality would be less than significant. With appropriate Project design and compliance with the applicable federal, State, local regulations, and permit provisions, impacts of the Proposed Project related to stormwater runoff quality would be less than significant.

³⁵ City of Los Angeles Department of City Planning, *Zone Information & Map Access System*, website: <http://zimas.lacity.org>, accessed: January 2019.

³⁶ City of Los Angeles Department of City Planning, *Los Angeles City General Plan Safety Element, Exhibit F, 100-Year & 500-Year Flood Plains in the City of Los Angeles*, Adopted November 1996.

³⁷ 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.

In addition, the Proposed Project would be subject to the provisions of the City's Low Impact Development (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 Proposed 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. In this regard, the City has established review procedures to be implemented by the Department of City Planning, Department of Building and Safety, and Department of Public Works that parallel the review of the SUSMP discussed above. Incorporation of these features would minimize the increase in stormwater runoff from the Project Site. The SUSMP consists of structural BMPs built into the Proposed Project for ongoing water quality purposes over the life of the Proposed Project. Additionally, because the Project Site does not currently operate under a SUSMP, implementation of the Proposed Project with a SUSMP would improve water quality leaving the Project Site compared to existing conditions. Therefore, impacts would be less than significant.

As detailed above, impacts to hydrology and water quality would be less than significant. As such, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts related to hydrology and water quality. Additionally, the Proposed Project would remain subject to Mitigation Measures **H-1** through **H-3**.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **H-1** through **H-3** would be applicable and enforced for the Proposed Project.

10. LAND USE AND PLANNING

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR concluded that most projects would be consistent with existing zoning but acknowledged that it is possible that specific individual development projects may require, prior to obtaining a development permit, a zone change, zoning variance, conditional use permit, or other action as necessary to comply with the ordinances of the City's Planning and Zoning Code. Changes to or variances from existing zoning regulations may be considered a potentially significant impact, although the number and scale of such potential changes is likely to be very small. The Certified EIR also assumed that most projects would conform with existing community plan land use designations and that conformance with local plans and zoning would reduce the potential for land use conflicts caused by noise, traffic, visual, or air quality impacts of new commercial and industrial development on nearby residential uses. However, the Certified EIR also acknowledged that land use conflicts are a pre-existing condition in some parts of the Redevelopment Plan Area, especially in those industrial areas that contain isolated, scattered residential uses, such as in Subareas 2 and 3. Thus new commercial and industrial development has the potential to result in land use conflicts with existing residential uses in close proximity to that development. The land use conflicts were identified as potentially significant impacts dependent on the proposed uses and the location and size of proposed developments. However, the Certified EIR implemented Mitigation Measures **LU-1** through **LU-6** to reduce these impacts. As such, with mitigation the Redevelopment Plan resulted in less-than-significant impacts related to land use.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to land use to a less-than-significant level:

LU-1: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate improvements to selected intersection and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.

LU-2: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.

LU-3: Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed-use situations).

LU-4: Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.

LU-5: Truck routes shall be posted and trucks shall be prohibited from residential areas.

LU-6: The Agency shall coordinate with the County LARMP and Redevelopment Plan consistency.

PROPOSED PROJECT ANALYSIS

Since the Proposed Project would be developed within a long-established urban area, the Proposed Project would not physically divide an established community by creating new streets or by blocking or changing the existing street grid pattern. Since the Proposed Project would not physically disrupt or divide the surrounding established community, no impact would occur. 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.³⁸ Therefore, no impact would occur.

The Project Site has a General Plan land use designation of Neighborhood Office Commercial, as set forth in the Boyle Heights Community Plan. The Project Site is currently zoned C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU. According to the Los Angeles Municipal Code (LAMC), C2 indicates the Project Site is in a commercial zone, and allows for C1.5 uses (limited commercial), retail with limited manufacturing, service stations and garages, businesses, churches, schools, auto Sales, and R4 uses (multiple dwelling). The Project Site is located within Height District 1. This indicates the Project Site is in an area that has no height limit and a permitted floor area ratio (FAR) of 1.5:1, or 1.5 times the lot area. The Project is within a Clean Up Green Up Supplemental Use (CUGU) District and would be required to comply with Section 13.18 of the Los Angeles Municipal Code (LAMC) which outlines the provisions for properties zoned CUGU. The purpose of the CUGU District is to reduce cumulative health impacts resulting from land uses including, but not limited to, concentrated industrial land use, on-road vehicle travel, and heavily freight-dominated transportation corridors, which are incompatible with the sensitive uses to which they are in close proximity, such as homes, schools and other sensitive uses. The Proposed Project does not include uses which would significantly increase cumulative health impacts and be considered incompatible with sensitive uses.

³⁸ California Department of Fish and Wildlife, *California Regional Conservation Plans*, August 2015, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>, accessed: January 2019.

The Proposed Project would also qualify as a Commercial Corner Development and would be subject to Section 12.22.A.23 of the LAMC which outlines development standards for Commercial Corner Developments. Such standards include but are not limited to: a height restriction of 45 feet, providing transparent windows for non-residential ground floor uses, and installing all utility lines underground.

The Project Site is located in the Community Redevelopment Agency Adelante Eastside Redevelopment Project Area, a Special BOE Grading Area, the East Los Angeles State Enterprise Zone, Clean Up Green Up Supplemental Use District, River Implementation Overlay District and a Transit Priority Area in the City of Los Angeles.

The Project Site is comprised of three lots: Lot 9, Lot 10 and Lot 11. Both Lots 10 and 11 are zoned C2-1-RIO-CUGU, while Lot 9 is zoned [Q]C2-1-RIO-CUGU and is subject to Qualified “Q” Conditions in Ordinance No. 153,152 attached to Case No. CPC-28312. Ordinance No. 153,152 requires that Lot 9 comply with “Q” Conditions Nos. 1 through 8 requiring: 1) a building not to exceed 2 stories or 30 feet, 2) a 15-foot building setback on Boyle Avenue, 3) substantial conformance with Exhibit A-1 attached to Case No. CPC-28312, 4) a landscape plan approved by City Planning, 5a-c) a 15-foot landscaped buffer along Boyle Avenue that includes trees that are 15 gallons and 10 feet tall at the time of planting, trees planted at a maximum of 20 feet apart, trees of a spreading type that include shrubs and ground cover, 6) all open areas not used for buildings, driveways, parking areas recreational facilities or walk to be attractively landscaped, 7) signs to be an identifying nature only and shall not be of a flashing or animated type and shall be arranged and located so as not to be a distraction to vehicular traffic or adjacent residential areas, and 8) all lighting shall be directed onto the site and no flood lighting shall be located as to be seen directly by the adjacent residential areas.

By including 43 affordable housing dwelling units, the Proposed Project is eligible for a 35 percent density bonus and three on-menu development incentives. However, the applicant requests a 10 percent density bonus and the following three (3) off-menu development incentives:

- a. A 2.72:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1-RIO-CUGU and [Q]C2-1-RIO-CUGU Zones;
- b. A 68-foot mixed-use building in lieu of a maximum 45-foot building otherwise required by the Commercial Corner Development Standard in LAMC Section 12.22 A.23(a)(1) and a maximum two-story or 30-foot building required by Q Condition No. 1 in Ordinance No. 153,152; and
- c. A 10-foot rear yard setback for the residential portions of the mixed-use building in lieu of a 17-foot rear yard setback for the residential portions of the mixed-use building required by LAMC Section 12.11 C.3.

The applicant requests the following six (6) off-menu waivers of development standards:

- a. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of the otherwise required 15-foot setback along Boyle Avenue required by Q Condition No. 2 in Ordinance No. 153,152;
- b. A development project that is not in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 in lieu of a development project that is in substantial conformance with Exhibit A-1 attached to Case No. CPC-28312 required by Q Condition No. 3 in Ordinance No. 153,152;
- c. A zero-foot setback along Boyle Avenue on Lot 9 in lieu of a 15-foot landscaped buffer that includes trees that are 10 gallons and 15 feet in height at the time of planting, trees planted at a maximum of 20 feet apart, and trees that are a spreading type that include shrubs and ground cover required by Q Condition No. 5, 5(a), 5(b) and 5(c) in Ordinance No. 153,152;
- d. A 400 square-foot loading space provided in the alley in lieu of a 400 square-foot loading space provided on-site required by LAMC Section 12.21 C.6(a);
- e. A reduction in parking to provide 28 residential parking spaces in lieu of 60 parking spaces required by LAMC Section 12.21 A.4; and
- f. An allowance to provide 6 parking stalls (22%) of the 28 residential parking spaces to be compact stalls in lieu of all parking stalls in excess of one parking stall per dwelling unit may be designed as compact parking stalls otherwise required by LAMC Section 12.21 5(c).

The applicant also requests a Conditional Use to allow the operation of a proposed café/restaurant from 5:00 am to 11:00 pm in lieu of operating hours from 7:00 am to 11:00 pm otherwise required by LAMC Sections 12.22 A.23 and 12.24 W.27 for Commercial Corner Developments.

With the approval of the density bonus, off-menu incentives and waivers of development standards permitted by the State Density Bonus law (California Government Code Section 65915) and the City's local Density Bonus Implementing Ordinance (LAMC Section 12.22.A.25) and the Conditional Use for commercial corner operating hours, the Proposed Project would be consistent with the Community Plan land use designation. In accordance with the Redevelopment Plan, Boyle Heights Community Plan, and Citywide Design Guidelines, the Proposed Project provides a variety of architectural materials and building planes and ground-level façade transparency, with special attention to the surrounding environment while also providing a pedestrian-scale along E. 1st Street and S. Boyle Avenue at street level. Moreover, the Proposed Project is designed and oriented to connect the Project Site with E. 1st Street and S. Boyle Avenue. Additionally, the Project Site would remain subject to Mitigation Measures **LU-1** through **LU-6**. Therefore, potential impacts associated with land use and planning would be less than significant. The Proposed Project would not result in new significant impacts related to land use compatibility and consistency. As such, the Proposed Project would not result in new significant environmental impacts related to land use and planning or a substantial increase in the severity of previously identified significant impacts related to land use and planning.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **LU-1** through **LU-6** would be applicable and enforced for the Proposed Project.

11. MINERAL RESOURCES

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR was implemented before Mineral Resource impacts were required under CEQA. As such mineral resource impacts were not analyzed for the Redevelopment Plan. However, the Certified EIR disclosed that mineral resources within the boundaries of the Redevelopment Plan Area are limited to the Boyle Heights oil field, discovered in 1955, which has been plugged and abandoned. The Union Station oil field is located adjacent to the Redevelopment Plan Area and west of the Los Angeles River, the Los Angeles City oil field is located approximately 1.5 miles northwest of the Redevelopment Plan Area, and the Los Angeles Downtown oil field is located 2 miles west of the Redevelopment Plan Area.

Redevelopment Plan Mitigation Measures. No significant impacts related to mineral resources were determined for the Redevelopment Plan and no mitigation measures were required.

PROPOSED PROJECT ANALYSIS

Implementation of existing City Codes, regulatory requirements, and policies would ensure that the Proposed Project would not result in a new significant impact related to Statewide and regional mineral resources. As mentioned previously, mineral resources within the boundaries of the Redevelopment Plan Area are limited to the Boyle Heights oil field, discovered in 1955, which has been plugged and abandoned. Moreover, no oil wells are located within the Project Site.³⁹ Therefore, potential impacts associated with mineral resources would be less than significant. As such, the Proposed Project would not result in new significant environmental impacts related to mineral resources or a substantial increase in the severity of previously identified significant impacts related to mineral resources.

Proposed Project Mitigation Measures. No mitigation measures identified.

12. NOISE

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR discussed the impacts of construction noise, noise generated by traffic traveling to and from new development, and operational noise from activities at new commercial and industrial development. Construction noise was considered to be a potentially significant impact if large construction projects occur that are located in the vicinity of noise-sensitive uses and would be constructed over many months or several years. According to the Certified EIR, increases in traffic due to new development would result in marginal (i.e., less than significant) increases in Community Noise Equivalence Levels (CNEL). Operational noise due to activities at commercial and industrial properties, in particular trash pickup and loading dock activities, could be a nuisance for adjacent residents and potentially significant if these activities occur on the perimeter of the commercial and industrial properties during early morning or late night hours. As such, the Certified EIR implemented Mitigation Measures **NO-1** through **NO-5** to reduce noise impacts. As such, with mitigation the Redevelopment Plan resulted in less-than-significant impacts related to noise.

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

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce noise impacts:

NO-1: The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.

NO-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

NO-3: During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.

NO-4: During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt, excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.

NO-5: Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

PROPOSED PROJECT ANALYSIS

A. Construction Noise

Construction of the Proposed Project would require the use of heavy equipment for grading, excavation and foundation preparation, the installation of utilities, and building construction. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. Construction noise impacts would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 A-weighted decibels (dBA) at a distance of 50 feet from the noise source. See Appendix E for existing noise levels within the vicinity of the Project Site.

LAMC Section 41.40 regulates noise from construction activities. Exterior construction activities that generate noise are prohibited between the hours of 9:00 P.M. and 7:00 A.M. Monday through Friday, and between 6:00 P.M. and 8:00 A.M. on Saturday. Construction activities are prohibited on Sundays and all federal holidays. The construction activities associated with the Proposed Project would comply with these LAMC requirements. In addition, pursuant to LAMC Section 112.05, compliance with construction noise standards is achieved if all technically feasible noise reduction measures are implemented. According to the LAMC, technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. Although the estimated construction-related noise levels associated with the Proposed Project could exceed the numerical noise threshold of 75 dBA at 50 feet from the noise source as outlined in LAMC Section 112.05, the Proposed Project would implement all technically feasible reduction measures in compliance with the standards set forth in LAMC Section 112.05. Specifically, the use of barriers such as plywood structures, flexible sound control curtains, or

intervening construction trailers, could reduce line-of-sight noise levels by approximately 10 to 15 dBA.⁴⁰ With the incorporation of the noise reduction standards, construction noise levels could be reduced by up to approximately 20 dBA.⁴¹ Therefore, based on the provisions set forth in LAMC 112.05, implementation of the LAMC-required noise attenuation measures provided below would ensure the Proposed Project would be consistent with the LAMC, and construction noise impacts would be less than significant.

The noise attenuation regulatory measures required by LAMC 112.05 would include the following:

1. The Proposed Project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 (see LAMC Section 112.05), and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels.
2. Construction shall be restricted to the hours of 7:00 am to 9:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
3. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
4. Noise-generating equipment operated at the Project Site shall be equipped with the most effective and technologically feasible noise control devices, such as mufflers, lagging (enclosures for exhaust pipes), and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
5. Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.
6. Barriers such as, but not limited to, plywood structures or flexible sound control curtains shall be erected around the perimeter of the construction site to minimize the amount of noise during construction on the nearby noise-sensitive uses. Barriers shall be at least 8 feet in height and

⁴⁰ Based on a review of Table 4 of the FHWA Noise Barrier Design Handbook (July 14, 2011), the design feasibility of a sound barrier that reduces noise by 5 dBA is considered "simple" and a reduction of up to 10 dBA as "attainable." And, reductions of 15 and 20 dBA are considered "very difficult" and "nearly impossible," respectively.

⁴¹ Estimate based on information from the United States Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PB 206717, 1971. Per Table V, *Noise Control For Construction Equipment* therein, use of improved mufflers/silencers would achieve approximately 10 dBA reduction and enclosures/barriers blocking line-of-sight would achieve approximately 10 dBA reduction. While the additional measures would reduce noise, it should be noted that all reductions would not be wholly additive, but would be incremental, and therefore have conservatively not been quantified in the estimated reduction.

constructed of materials achieving a Transmission Loss (TL) value of at least 20 dBA, such as ½ inch plywood.⁴²

7. The Proposed Project shall comply with the City of Los Angeles Building Regulations Ordinance No. 178,048 (see LAMC Section 91.106.4.8), which requires a construction site notice to be provided that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

B. Operational Noise

Upon completion and operation of the Proposed Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed for the new structure. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the existing uses adjacent to or within the Proposed Project's vicinity. As such, the HVAC equipment associated with the Proposed Project would not represent a new type/source of noise in the Project Site vicinity. In addition, the operation of this and any other on-site stationary sources of noise would be required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than 5 dBA. Therefore, the operational noise impact would be less than significant.

Furthermore, on-site residences would not be adversely impacted by elevated ambient urban noise levels because the Proposed Project would be constructed to meet and exceed Title 24 insulation standards of the California Code of Regulations for residential buildings, which serves to provide an acceptable interior noise environment for sensitive uses. Specifically, the Proposed Project would be designed and constructed to ensure interior noise levels would be at or below a Community Noise Equivalent Level (CNEL) of 45 dBA in any habitable room of the Proposed Project. As such, impacts associated with interior noise levels at the proposed residences would be less than significant.

C. Traffic Noise

In order for a new noise source to be audible, there would need to be a 3 dBA or greater CNEL noise increase. The traffic volume on any given roadway would need to double in order for a 3 dBA increase in ambient noise to occur. According to the *L.A. CEQA Thresholds Guide*, if a project would result in traffic that is less than double the existing traffic, then the project's mobile noise impacts can be assumed to be less than significant.

As detailed in the Traffic Study prepared by Santec Consulting Services Inc. dated November 2018 and the Department of Transportation letter dated January 3, 2019 (Appendix F), the Proposed Project is estimated to add 624 net daily trips, including 58 morning peak hour trips and 53 afternoon peak hour trips to a highly developed area of the City that is already impacted by heavy traffic noise. As mentioned previously, the Traffic Study found that due to the Proposed Project's mixed-land use and pass-by trip

⁴² Based on the FHWA Noise Barrier Design Handbook (July 14, 2011), see Table 3, Approximate sound transmission loss values for common materials.

characteristics and proximity to transit, no significant impact to the surrounding roadway and transportation system are anticipated. Therefore, consistent with the *L.A. CEQA Thresholds Guide*, the Proposed Project does not have the potential to double traffic volume on any given roadway, and would not have the potential to cause a 3 dBA increase in ambient noise. As such, the Proposed Project would be consistent with the *L.A. CEQA Thresholds Guide*, and thus traffic generated noise impacts would be considered less than significant.

D. Stationary Noise Sources

As stated previously, new stationary sources of noise, such as mechanical HVAC equipment would be installed for the Proposed Project. The design of this equipment would be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than 5 dBA. Thus, because the noise levels generated by the HVAC equipment serving the Proposed Project would not be allowed to exceed the ambient noise level by 5 dBA on the premises of the adjacent properties, a substantial permanent increase in noise levels would not occur at sensitive receptors. This impact would be less than significant.

E. Parking Sources

Noise would be generated by activities within the proposed parking garage. Sources of noise within the parking areas would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. It is anticipated that the types of parking related noise would be substantially similar to the existing noise generated by the existing street parking and roadway activity, and existing surface parking lots in the Project Site vicinity. Proposed parking would be enclosed within the parking garage and subterranean level and would not be visible from off-site locations, which would serve to minimize and/or avoid parking noise levels observed from off-site locations. In addition, parking-related noise generated by motor driven vehicles within and around the Project Site is regulated under the LAMC. Specifically, with regard to motor driven vehicles, LAMC Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City such that the created noise would cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than 5 dBA. Compliance with this regulatory requirement would ensure noise impacts associated with the Proposed Project's parking garage would be less than significant.

F. Airport/Aircraft Noise

The Project Site is not located within an airport land use plan or within the vicinity of a private airstrip. The nearest airport to the Project Site is the El Monte Airport in the City of El Monte, located approximately 13 miles to the east and the Bob Hope Airport in the City of Burbank, located approximately 16 miles to the north. As such, the Proposed Project would not expose people to excessive aircraft noise levels. Therefore, no impact would occur.

As detailed above, the Proposed Project would not result in new significant environmental impacts in regards to noise or a substantial increase in the severity of previously identified significant impacts in regards to noise. Additionally, the Proposed Project would remain subject to Mitigation Measures **NO-1** through **NO-5**.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **NO-1** through **NO-5** would be applicable and enforced for the Proposed Project.

13. POPULATION AND HOUSING

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR concluded that the demand for new housing due to the additional employment generated under the maximum probable development scenario is a potentially significant impact. This demand would be partially mitigated by construction of new housing under the proposed Redevelopment Plan. Nonetheless, given the number of new jobs, and the shortage of decent, safe, sanitary, and adequately sized affordable housing in or near the Redevelopment Plan Area, it was expected that the impact on housing demand would remain significant after mitigation. The Certified EIR also concluded that the potential displacement of housing in industrial zoned areas that could occur under the Redevelopment Plan was a significant impact. The Redevelopment Plan included Mitigation Measures **HPE-1** and **HPE-2**, including relocation assistance to displaced tenants and construction of affordable housing to reduce the impacts to displaced residents and the supply of housing. However, with Measures **HPE-1** and **HPE-2**, impacts remained significant as additional employment generated under each alternative could create additional pressure on an already tight housing market. As such, the Redevelopment Plan resulted in significant and unavoidable impacts related to housing, population, and housing.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce housing, population, and employment impacts:

HPE-1: Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:

- Provide the standard per-unit relocation assistance fee for private development.
- Provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants.
- Provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development.

HPE-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

PROPOSED PROJECT ANALYSIS

As stated previously, the Proposed Project's addition of 44 housing units would account for 0.003 percent of the total housing unit estimate for 2040. SCAG's 2040 population estimate for the City is 4,609,400 and SCAG's 2040 employment estimate for the City is 2,169,100.⁴³ Operation of the Proposed Project could

⁴³ Southern California Association of Governments, 2016-2040 Regional Transportation Plan/Sustainable Communities Strategies, Demographics and Growth Forecast Appendix, Adopted April 2016, website: http://scagrtpscscs.net/Documents/2016/final/f2016RTPSCS_DemographicsGrowthForecast.pdf, page 24 accessed: January 2019.

result in an on-site population of approximately 172 persons.⁴⁴ This would account for 0.004 percent of the total population estimate for 2040. This estimate is highly conservative given the preponderance of studio and one-bedroom units in the Proposed Project. Additionally, the commercial uses of the Proposed Project could result in a 23 additional employees on-site. This would account for 0.001 percent of the total employment estimate for 2040. As shown, the Proposed Project's small increase in housing, population, and employment would not have the potential to conflict with the regional growth projections for the City. Additionally, the Proposed Project would increase housing and employment opportunities for the area by providing residential and commercial uses to a currently vacant site. Moreover, the Proposed Project would not include the displacement or relocation of residents. Nonetheless, the Proposed Project would remain subject to Mitigation Measures **HPE-1** and **HPE-2**. Therefore, potential impacts associated with housing and population would be less than significant. As such, the Proposed Project would not result in a new significant impact to housing and population or a substantial increase in the severity of previously identified significant impacts to housing and population.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **HPE-1** and **HPE-2** would be applicable and enforced for the Proposed Project.

14. PUBLIC SERVICES AND RECREATION

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR determined that the increased demand for fire protection service may be balanced by the fact that the Redevelopment Plan would provide notable benefits by reducing the number of blighted, dilapidated, and potentially unsafe buildings and structures, which would be replaced with newer, safer buildings meeting current codes. Nevertheless, the Certified EIR implemented Mitigation Measures **PS-1** through **PS-4** to minimize impacts to fire services. The additional demand for police protection services and the increased number of police officers necessary to maintain acceptable service ratios was considered a potentially significant impact in light of the community's concern about neighborhood safety and security. As such, the Certified EIR implemented Mitigation Measures **PS-5** through **PS-13** to minimize impacts to police services. The increase in enrollment at local schools due to new residential development and indirectly due to new commercial and industrial development was considered to be a less than significant impact because there was ample available capacity in the schools serving the Redevelopment Plan Area. Nevertheless, the Certified EIR implemented Mitigation Measure **PS-14** to minimize construction impacts to school services. The increased demand for and use of libraries and parks and recreational services due to the increased residential and employee populations were considered to be less than significant impacts in the Certified EIR. However, the Certified EIR implemented Mitigation Measures **PS-15** and **PS-16** to minimize construction impacts to recreational services. As such, with mitigation, the Redevelopment Plan resulted in less-than-significant impacts related to public services.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to public services:

⁴⁴ Based on most recent estimates for Boyle Heights Community Plan Area of 3.89 persons per multifamily dwelling unit (3.89 x 44). Source: Los Angeles Department of City Planning, Demographic Research Unit, Population & Housing Data by Community Plan Area: Boyle Heights Community Plan Area, 2009 Population Estimates, website: <http://planning.lacity.org/DRU/LocI/LocRpt.cfm?geo=CP&sgo=CT>, accessed: January 2019.

PS-1: Fire-flow levels shall be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charges to developers of individual projects within the area.

PS-2: Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.

PS-3: New development shall comply with applicable fire regulations and codes for providing emergency access.

PS-4: New development shall comply with LAFD measures to reduce the impact on fire protection services.

PS-5: Intersection improvements should be implemented as discussed in Section 3.6, Traffic and Circulation.

PS-6: As the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.

PS-7: Private security guards and video surveillance shall be employed as appropriate to provide additional security.

PS-8: All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.

PS-9: Parking areas shall be open to public view.

PS-10: Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.

PS-11: The following specific measures should be incorporated into proposed developments to strengthen crime prevention:

- Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
- Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
- Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
- Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.

PS-12: All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed by the LAPD per established or applicable regulations or procedures.

PS-13: All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.

PS-14: To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.

PS-15: Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.

PS-16: For commercial and industrial development in specific parts of the Project Area, design guidance should require some open space and/or recreational features to be included in landscaped areas.

PROPOSED PROJECT ANALYSIS

A. Fire Protection

LAFD considers fire protection services for a project to be adequate if a project is within the maximum response distance for the land use proposed. Pursuant to LAMC Section 57.09.07-A, the maximum response distance between residential land uses and a LAFD fire station that houses an engine or truck company is 1.5 miles. If this distance is exceeded, all structures located in the applicable residential area would be required to install automatic fire sprinkler systems.

The Proposed Project would be served primarily by Fire Station No. 2, located at 1962 E. Cesar Chavez Avenue, approximately 0.5 mile northeast from the Project Site.⁴⁵ Fire Station No. 2 includes an assessment light force, engine, and paramedic rescue ambulance.⁴⁶ Fire Station No. 4, located at 450 E. Temple Street, approximately 1 mile west from the Project Site, would also serve the Proposed Project. Fire Station No. 4 includes an assessment engine, paramedic rescue ambulance, EMS battalion captain, and BLS rescue ambulance.⁴⁷ Furthermore, based on response metrics from January to August 2017, Fire Station No. 2 had an average response time for non-EMS calls of 6 minutes and 8 seconds, and 6 minutes and 26 seconds for EMS calls. For this same time period, Fire Station No. 4 had an average response time for non-EMS calls of 6 minutes and 3 seconds, and 6 minutes and 25 seconds for EMS calls.⁴⁸ Thus, both the existing fire response distance from Fire Station No. 2 to the Project Site and average response time to the Project Site would be adequate.

The adequacy of fire protection is also based upon the required fire flow, equipment access, and LAFD's safety requirements regarding needs and service for the area. The required fire flow necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard. Pursuant to LAMC Section 57.507.3.1, City-established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any instance, a minimum residual water pressure of 20 pounds per square inch (PSI) is to remain in the water system while the required gpm is flowing. The adequacy of existing water pressure and availability in the Project Site with respect to required fire flow would be confirmed by LAFD during the plan check review process. As part of the normal building permit process, the Proposed Project would be

⁴⁵ City of Los Angeles Department of City Planning, *Fire and Police Stations Map*, May 2015, website: http://planning.lacity.org/mapgallery/Image/Citywide/LAPD_LAFD.pdf, accessed: January 2019.

⁴⁶ City of Los Angeles Fire Department, *Fire Station Directory*, March 2014.

⁴⁷ *Ibid.*

⁴⁸ City of Los Angeles Fire Department, *Fire Stat LA*, website: <http://www.lafd.org/fsla/stations-map>, accessed: January 2019.

required to upgrade water service laterals, meters, and related devices, as applicable, in order to provide required fire flow; however, no new water facilities are anticipated. Moreover, such improvements would be conducted as part of the Proposed Project either on-site or off-site within the right-of-way, and as such, the construction activities would be temporary and not result in any significant environmental impacts.

Pursuant to LAMC Section 57.507.3.2, every first story dwelling unit and all first story portions of any commercial building must be within 300 feet of an approved fire hydrant. The nearest fire hydrants to the Project Site include one at the north frontage of the Project Site along E. 1st Street and one to the west of the Project Site across S. Boyle Avenue, both of which are within 300 feet of the entire Project Site. Even so, additional fire hydrants may be required, depending on the building design and LAFD requirements, as determined by LAFD. Such improvements would be conducted as part of the Proposed Project either on-site or off-site within the right-of-way under the City's B-Permit process. A B-Permit (LAMC 62.106.b) is issued for extensive public works improvements including the widening of streets, the changing of existing street grade, and the installation of sewers, storm drains, street lighting, and traffic signals. Construction activities to install any new pipes or pumping infrastructure would be temporary and in short duration and would not result in any significant environmental impacts.

Emergency vehicle access to the Project Site would continue to be provided from local roadways (i.e., E. 1st Street and S. Boyle Avenue). All improvements proposed would be in compliance with the Fire Code, including any additional access requirements of LAFD. Additionally, emergency access to the Project Site would be maintained at all times during both Project construction and operation.

Therefore, for the reasons stated above, impacts related to adequate proximity to a fire station, fire flow, fire hydrants, and emergency access would be less than significant.

B. Police Protection

The Project Site is served by the City of Los Angeles Police Department's (LAPD) Hollenbeck Community Police Station, which is located at 2111 E. E. 1st Street, approximately 0.4 mile southeast from the Project Site.⁴⁹ The Hollenbeck Community Police Station's boundaries include approximately 200,000 people and covers 15.2 square miles.⁵⁰ The Hollenbeck Community Police Station is under the jurisdiction of LAPD's Central Bureau.⁵¹ The Project Site is located in Reporting District 454.⁵²

Response time represents the period of time elapsed from the initiation of an assistance call to the appearance of a police unit at the scene. Calls for police assistance are prioritized based on the nature of the call. Unlike fire protection services, police units are most often in a mobile state; hence, actual

⁴⁹ City of Los Angeles Department of City Planning, *Fire and Police Stations Map*, May 2015, website: http://planning.lacity.org/mapgallery/Image/Citywide/LAPD_LAFD.pdf, accessed: January 2019.

⁵⁰ City of Los Angeles Police Department, Central Bureau, Hollenbeck Community Police Station, About Hollenbeck website: http://www.lapdonline.org/hollenbeck_community_police_station/content_basic_view/1649, accessed: January 2019.

⁵¹ City of Los Angeles Police Department, Central Bureau, Hollenbeck Community Police Station, About Hollenbeck, website: http://www.lapdonline.org/hollenbeck_community_police_station/content_basic_view/1649, accessed: January 2019.

⁵² City of Los Angeles Department of City Planning, *Zone Information & Map Access System*, website: <http://zimas.lacity.org>, accessed: January 2019.

distance between a headquarters facility and a given Project Site is of little relevance. Instead, the number of police officers out on the street is more directly related to the realized response time.

i) Construction

Construction sites, if not properly managed, have the potential to attract criminal activity (such as trespassing, theft, and vandalism) and can become a distraction for local law enforcement from more pressing matters that require their attention. However, as required by the City as a regulatory compliance measure, the Proposed Project would employ construction safety features including erecting temporary fencing along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to deter trespassing, vandalism, short-cut attractions, potential criminal activity, and other nuisances. Therefore, potential impacts to police protection services during the construction of the Proposed Project would be less than significant.

ii) Operation

Operation of the Proposed Project could result in an on-site population of approximately 172 persons, thereby generating a potential increase in the number of service calls from the Project Site.⁵³ This estimate is highly conservative given the preponderance of studio and one-bedroom units in the Proposed Project. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would be anticipated to increase as a result of the increased on-site activity and increased traffic on adjacent streets and arterials. However, as required by the City as a regulatory compliance measure, the Proposed Project would implement principles of the City's *Crime Prevention through Environmental Design Guidelines* subject to the approval of LAPD prior to the issuance of building permits.⁵⁴ Specifically, the Proposed Project would include adequate and strategically positioned lighting to enhance public safety. Visually obstructed and infrequently accessed "dead zones" would be limited, and, where possible, security controlled to limit public access. The building and layout design of the Proposed Project would also include nighttime security lighting and secure parking facilities. Additionally, the continuous visible and non-visible presence of residents at all times of the day would provide a sense of security during evening and early morning hours. As such, the Proposed Project's residents would be able to monitor suspicious activity at the building entry points. These preventative and proactive security measures would decrease the amount of service calls that LAPD would otherwise receive. In light of these features, it is anticipated that any increase in demands upon police protection services would be relatively low, and not necessitate the construction of a new police station, the construction of which may cause significant environmental impacts. Therefore, potential impacts to police protection services during the operation of the Proposed Project would be less than significant.

⁵³ Based on most recent estimates for Boyle Heights Community Plan Area of 3.89 persons per multifamily dwelling unit (3.89 x 44). Source: Los Angeles Department of City Planning, Demographic Research Unit, Population & Housing Data by Community Plan Area: Boyle Heights Community Plan Area, 2009 Population Estimates, website: <http://planning.lacity.org/DRU/LocI/LocRpt.cfm?geo=CP&sgo=CT>, accessed: January 2019.

⁵⁴ City of Los Angeles Police Department, Crime Prevention Section, Design Out Crime Guidelines: Crime Prevention through Environmental Design, November 1997.

C. Schools

The Proposed Project is in an area that is currently served by the Los Angeles Unified School District (LAUSD) schools. The Proposed Project would add 44 new affordable housing apartments to the Project Site. However, only 5 units would be available for homeless families while the remaining units would be designated for homeless individuals. As such, the 5 homeless family units may increase the number of students in the area. As shown in Table III-7, Student Generation, the Proposed Project would generate approximately 2 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 the fees authorized by Section 17620 of the California Education Code.⁵⁵ The Proposed Project would be required to pay the appropriate fees, based on the square footage, to LAUSD.

**Table III-7
Student Generation**

Land Use	Size	Students per Household ^a	Total Students
Affordable Housing Units	5 du	0.437	2
Total Proposed Students			2
<i>Notes: du = dwelling units</i>			
<i>^a Los Angeles Unified School District, 2016 Developer Fee Justification Study, March 2017.</i>			

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 address 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. SB 50 is deemed to fully address school facilities impacts, notwithstanding any contrary provisions in CEQA or other State or local law. Therefore, as payment of appropriate school fees to LAUSD is required by law and considered to fully address impacts, impacts would be less than significant.

D. Parks and Recreation

The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipal recreation and park facilities within the City. See Table III-8 below for a list of parks and recreational facilities available to serve the Project Site:

⁵⁵ Los Angeles Unified School District, 2016 Developer Fee Justification Study, March 2017.

Table III-8
Parks and Recreation Facilities Serving the Project Site

Park/Recreation Facility Name	Location	Approximate Distance to the Project Site (miles)	Service Radius (miles)
Community Parks			
Pecan Recreation Center	145 S. Pecan Street	0.16	1.0
Pecan Pool	120 S. Glass Street	0.20	
Hollenbeck Recreation Area	415 S. St. Louis Street	0.42	
Ross Valencia Community Park	1 st and Chicago Street	0.43	
Prospect Park	Echandia Street & Judson Street	0.48	
State Street Recreation Center	716 N. State Street	0.57	
Roosevelt Pool	456 S. Mathews Street	0.78	
Art District Park	501 S. Hewitt Street	0.98	
Source: City of Los Angeles Department of Recreation and Parks, Map Locater, website: http://www.laparks.org , accessed: January 2019.			

As stated, the Proposed Project is estimated to generate approximately 172 residents. The Project Site is located in an area of the City that is below the City's standard for neighborhood and community park acreage. The City's standard ratio of neighborhood and community parks to population is 4 acres per 1,000 people as set forth in the City's Public Recreation Plan.⁵⁶ As of 2010 the Boyle Heights Community Plan Area serves less than 1 acre of open space per 1,000 residents.⁵⁷ The facilities in this area with active recreational features are very heavily used. While the City of Los Angeles Department of Recreation and Parks (RAP) is currently in the process of implementing the 50 Parks Initiative, these are small pocket parks typically less than half an acre, often only one-tenth of an acre, and have a service radius of one-half mile. None of these planned parks will be sited within a half-mile of the Project Site.⁵⁸

Based on the standard minimum parkland-to-population ratio provided in the City's General Plan Framework Element (i.e., 2 acres per 1,000 residents), the Proposed Project would generate a need for approximately 0.34 acre (approximately 14,810 square feet) of public parkland (neighborhood and community parks). Based on LADRP's long-range minimum parkland-to-population ratio provided in the Public Recreation Plan (i.e., 4 acres per 1,000 residents), the Proposed Project would generate a need for approximately 0.69 acre (approximately 30,056 square feet) of public parkland. Specifically in the Boyle Heights Community Plan Area, the Proposed Project's increase in on-site population would increase the demand on park and recreational facilities within an underserved area.

Consistent with the RAP's recommended strategy to help alleviate the burden on existing park and recreational facilities, the Proposed Project would provide recreational amenities and open space for the Proposed Project's residents, including a courtyard, community room, and skydeck. Approximately 5,469 square feet of open space would be provided on site. These recreational amenities would help relieve

⁵⁶ City of Los Angeles Department of City Planning, Los Angeles City General Plan Service Systems/Public Recreation Plan.

⁵⁷ City of Los Angeles Department of City Planning, Map 62 Park Level of Service (Acres per 1,000 Residents in 2010), website: <http://planning.lacity.org/cwd/frmwk/healthwellness/Maps/62.pdf>, accessed: January 2019.

⁵⁸ Los Angeles Department of Recreation and Parks, 50 Parks Initiative, Status of 50 Parks Projects Map, website: <http://www.laparks.org/50parks/map>, accessed: January 2019.

stress on the City's existing park system. Even so, the Proposed Project would result in an increase in the use of parks and recreational facilities that may not have the capacity to serve residents. However, this impact would be reduced to a less than significant level through the required payment of the Dwelling Unit Construction Tax to the City for the construction of apartment units. Monies collected as part of the Dwelling Unit Construction Tax is placed in a "Park and Recreational Sites and Facilities Fund" and used exclusively for the acquisition and development of park and recreational sites and facilities as set forth in LAMC Section 21.10.3(d). Therefore, impacts would be less than significant.

a) Libraries

Los Angeles Public Library (LAPL) provides library services to the City. See below for Table III-9, Libraries Serving the Project Site, which lists the libraries that were identified by LAPL as available to serve the Proposed Project.

Although the increase of approximately 172 residents that would occur with the development of the Proposed Project could increase demand for library materials, the increase in residential population would not result in a demand for new or expanded library facilities. The demand for library materials could be accommodated by the over six million books, audiobooks, periodicals, DVDs, and CDs throughout the LAPL system. The LAPL also offers many other services, including but not limited to, visual collections, e-media, web resources, research guides, and government document locator.

**Table III-9
Libraries Serving the Project Site**

Library Name	Location	Approximate Distance to the Project Site (miles)	Service Radius (miles)
Benjamin Franklin Branch Library	2200 E. E. 1st Street	0.5	3.0
Malabar Branch Library	2801 Wabash Avenue	1.3	
Little Tokyo Branch Library	203 S. Los Angeles Street	1.4	
Chinatown Branch Library	639 N. Hill Street	1.5	
Robert Louis Stevenson Branch Library	803 Spence Street	1.8	
Lincoln Height Branch Library	2530 Workman Street	2.0	
Central Library	630 W. 5 th Street	2.1	
Echo Park Branch Library	1410 W. Temple Street	2.6	
Source: Los Angeles Public Library, Locations and Hours, website: http://www.lapl.org/branches , accessed: January 2019.			

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.⁵⁹

Library funding is now mandated under the City Charter to be funded from property taxes including those assessed against the Proposed Project, which would increase with the new development and be utilized for additional staff, books, computers, and other library materials. Therefore, impacts to library facilities would be less than significant and no mitigation measures are required.

As detailed above, potential impacts association with Public Services and Recreation would be less than significant. As such, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts related to Public Services and Recreation. Additionally, the Proposed Project would remain subject to Mitigation Measures **PS-1** through **PS-16** with the exception of Mitigation Measure **PS-9**. As stated previously, the Proposed Project is an infill mixed-use development within a Transit Priority Area. As such, the Proposed Project's parking impacts shall not be considered a significant impact on the environment. As such, the Proposed Project is not subject to Mitigation Measure **PS-9**.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **PS-1** through **PS-16** would be applicable and enforced for the Proposed Project.

15. TRANSPORTATION/TRAFFIC

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR determined that the traffic generated by the probable levels of development under the three development scenarios analyzed in the Certified EIR would result in unavoidable adverse impacts at a number of study intersections. Specifically, under the Minimum/Infill Development Alternative there would be significant impacts to the levels of service at 9 of the 37 study intersection during one or both peak hour periods. Under the Moderate Development Alternative there would be significant impacts to the levels of service at 19 of the 37 study intersection during one or both peak hour periods. Under the Maximum Probable Development Alternative there would be significant impacts to the levels of service at 20 of the 37 study intersection during one or both peak hour periods. Though the Certified EIR implemented Mitigation Measures **TC-1** and **TC-2** to minimize traffic impacts, impacts remained significant. As such, the Redevelopment Plan resulted in significant and unavoidable impacts related to traffic and circulation.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to traffic and circulation:

TC-1: Measures to reduce travel demand include (1) providing a DASH shuttle bus system during mid-day and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.

⁵⁹ Los Angeles Office of the City Clerk, *Interdepartmental Correspondence and Attachments Regarding Measure L*, website: http://clkrep.lacity.org/online/docs/2011/11-1100-S2_rpt_cao_11-16-10.pdf, accessed: January 2019.

TC-2: Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.

PROPOSED PROJECT ANALYSIS

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. As detailed in the Traffic Study prepared by Santec Consulting Services Inc. dated November 2018 and the Los Angeles Department of Transportation (LADOT) letter dated January 3, 2019 (Appendix F), the Proposed Project is estimated to add 624 net daily trips, including 58 morning peak hour trips and 53 afternoon peak hour trips. Moreover, the Traffic Study and LADOT's letter concludes that due to the Proposed Project's mixed-land use and pass-by trip characteristics and proximity to transit, no significant impact to the surrounding roadway and transportation system are anticipated. LADOT reviewed the Proposed Project's Traffic Study and found that the Traffic Study adequately evaluated the Proposed Project's traffic impacts on the surrounding community.⁶⁰ Additionally, the Proposed Project would remain subject to Mitigation Measures **TC-1** and **TC-2**. Therefore, traffic-related impacts would be less than significant. As such, the Proposed Project would not result in a new significant impact to traffic or a substantial increase in the severity of previously identified significant impacts to traffic.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **TC-1** and **TC-2** would be applicable and enforced for the Proposed Project.

16. TRIBAL CULTURAL RESOURCES

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR was implemented before Tribal Cultural Resource impacts were required under CEQA. As such tribal cultural resource impacts were not analyzed for the Redevelopment Plan.

Redevelopment Plan Mitigation Measures. Though tribal cultural resources were not discussed in the Redevelopment Plan, the following mitigation measure would be applicable to this impact:

Modified CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remains be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s)

⁶⁰ Letter correspondence from Wes Pringle, Transportation Engineer, Los Angeles Department of Transportation, January 3, 2019. (Appendix F).

shall be approved by the [proper name of tribe]. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City.

The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

PROPOSED PROJECT ANALYSIS

A records search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the Proposed Project. A letter from the NAHC dated November 14, 2018 stated that the search was positive for the *Sacred Lands File*, and the Gabrieleno Band of Mission Indians-Kizh Nation was found to be associated with the Project area.⁶¹ On December 11, 2018, the Department of City Planning (DCP) emailed the listed Native American tribes in the SLF letter provided by the NAHC. The email described the project description, the depth of anticipated excavation, the preparation of the Addendum to the Adelante Eastside Redevelopment Plan FEIR and a request for written responses with supporting documents for any known tribal cultural resources within 0.5 miles of the project site by January 4, 2019. The DCP was not contacted by any Native American tribal representatives. As discussed previously, the Project Site has been disturbed in the past and was recently fully developed with a laundromat. As such, the disturbance or removal of tribal cultural resources is not expected to occur during the construction of the Proposed Project. Moreover, the Proposed Project would remain subject to Mitigation Measure **CR-1** which sets regulatory measures minimizing impacts to cultural remains. Therefore, the Proposed Project would not result in a new significant impact to tribal cultural resources.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measure **CR-1** would be applicable and enforced for the Proposed Project included Mitigation Measure **CR-1**, which as been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G).

⁶¹ Letter correspondence from Kay Sanchez, Associate Environmental Planner, Native American Heritage Commission, November 14, 2018. (Appendix G).

17. UTILITIES AND SERVICE SYSTEMS

REDEVELOPMENT PLAN

The Certified EIR estimated the amount of water, electricity, and natural gas that would be consumed and the solid waste and wastewater that would be generated by the probable levels of development that could occur under the three development scenarios. As discussed in the Certified EIR, existing and planned utility supplies and infrastructure were expected to be adequate to accommodate the increased demand and generation. No significant impacts were identified with the exception of potential localized sewer capacity problems. The Certified EIR implemented Mitigation Measures **UT-1** through **UT-4** to reduce impacts to water infrastructure, Mitigation Measures **UT-5** through **UT-7** to reduce impacts to wastewater and sewage treatment, Mitigation Measures **UT-8** and **UT-9** to reduce impacts to storm drainage, and Mitigation Measures **UT-10** through **UT-12** to reduce impacts to soil waste disposal. Additionally, Mitigation Measure **EN-1** was implemented in the Certified EIR to reduce impacts from electricity and natural gas consumption. As such, with mitigation, the Redevelopment Plan resulted in less-than-significant impacts related to utilities and service systems.

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to utilities and service systems:

UT-1: Individual developments may be required to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the Department of Water and Power.

UT-2: Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.

UT-3: Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.

UT-4: DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of the reclaimed water; that individual developments comply with LAFD fire-flow requirements.

UT-5: All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent subordinances.

UT-6: For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval individual development projects, as required by law.

UT-7: At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.

UT-8: Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board.

UT-9: Drainage plans shall be developed and approved by the City Engineer for large scale projects.

UT-10: In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning.

UT-11: The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.

UT-12: To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposal layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.

EN-1: During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

PROPOSED PROJECT ANALYSIS

A. Water Treatment Facilities and Existing Infrastructure

The City of Los Angeles Department of Water and Power (LADWP) currently supplies water to the Project Site. LADWP is responsible for ensuring that water demand within the City is met and that State and federal water quality standards are achieved. LADWP ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,300 miles of pipelines, 119 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts.⁶² Much of the water flows north to south, entering the City at the Los Angeles Aqueduct Filtration Plant (LAAFP), which is owned and operated by LADWP, in the community of Sylmar. The LAAFP has the capacity to treat approximately 600 million gallons per day (mgd).⁶³

The Proposed Project's estimated water consumption is presented on Table III-10, Estimated Average Daily Water Consumption. As shown, the Proposed Project would consume a net total of approximately 6,451 gallons per day (gpd) (0.006 mgd), or approximately 7.1 acre-feet of water per year. Thus, implementation of the Proposed Project is not expected to measurably reduce LAAFP's capacity, and as such, no new or expanded water treatment facilities would be required. Therefore, with respect to water treatment facilities, impacts would be less than significant. According to LADWP, there are no known problems or deficiencies in the Redevelopment Plan Area in regards to existing water infrastructure, and water service disruptions are not expected. The Proposed Project would be within the growth projections

⁶² Los Angeles Department of Water and Power, *About Us, Water, Facts & Figures*, website: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=u39sz92qb_21&_afLoop=273163065504125, accessed: January 2019.

⁶³ Better Buildings, U.S. Department of Energy, *Showcase Project: Los Angeles Aqueduct Filtration Plant Modernization-Oxygen Plant Replacement*, website: <https://betterbuildingssolutioncenter.energy.gov/showcase-projects/los-angeles-aqueduct-filtration-plant-modernization-%E2%80%93-oxygen-plant-replacement>, accessed: January 2019.

of the LADWP and it is, therefore, anticipated that LADWP would be able to meet the Proposed Project's water treatment demand.⁶⁴

Table III-10
Estimated Average Daily Water Consumption

Land Use	Size	Consumption Rate ^a	Total Water Consumed (gpd)	Total Water Consumed (AF/Y)
<i>Project:</i>				
Studio apartments	19 du	96 gpd/du	1,824	2.0
One-bedroom apartments	19 du	144 gpd/du	2,736	3.0
Two-bedroom apartments	6	192 gpd/du	1,152	1.3
Commercial	7,500 sf	96 gpd/1,000 sf	739	0.8
Project Total:			6,451	7.1
<i>Notes: sf = square feet; du = dwelling units; cf = cubic feet; gpd = gallons per day; AF/Y = acre-feet per year. Some numbers have been rounded.</i> ^a Based on 120% of rates provided in the L.A. CEQA Thresholds Guide, Exhibit M.2-12, Sewage Generation Factors, 2006. Source (table): PES, 2019.				

According to LADWP, there are no known problems or deficiencies in the Redevelopment Plan Area in regards to existing water infrastructure, and water service disruptions are not expected.⁶⁵

In addition to supplying water for domestic uses, LADWP also supplies water for fire protection services, in accordance with the Fire Code. City of Los Angeles Fire Department (LAFD) requires a water flow of 6,000 to 9,000 gallons per minute (gpm). The existing water lines that currently serve the Project Site would serve the Proposed Project. If water main or infrastructure upgrades are required, the Code requires the Project Applicant to pay for such upgrades, which would be constructed by either the Project Applicant or LADWP. To the extent such upgrades result in a temporary disruption in service, proper notification to LADWP customers would take place, as is standard practice. In the event that water main and other infrastructure upgrades are required, it would not be expected to create a significant impact to the physical environment because: (1) any disruption of service would be of a short-term nature, (2) replacement of the water mains would be within public rights-of-way, and (3) any foreseeable infrastructure improvements would be limited to the immediate Proposed Project vicinity. Therefore, potential impacts resulting from water infrastructure improvements, if any are to be required, would be less than significant.

Furthermore, the Proposed Project would comply with the City's mandatory water conservation measures that, relative to the City's increase in population, have reduced the rate of water demand in recent years. LADWP's growth projections are based on conservation measures and adequate treatment capacity that is, or would be, available to treat LADWP's projected water supply, as well as the LADWP's expected water sources. Compliance with water conservation measures, including Title 20 and 24 of the California Administrative Code would serve to reduce the projected water demand. Chapter XII of LAMC comprises the City's Emergency Water Conservation Plan. The Emergency Water Conservation Plan stipulates conservation measures pertaining to water closets, showers, landscaping, maintenance activities, and

⁶⁴ Letter correspondence from Hugo A. Torres, Manager-Business Arrangements, City of Los Angeles Department of Water and Power, October 16, 2017. (Appendix H).

⁶⁵ Ibid.

other uses. At the State level, Title 24 of the California Administrative Code contains the California Building Standards, including the California Plumbing Code (Part 5), which promotes water conservation. Title 20 of the California Administrative Code addresses Public Utilities and Energy and includes appliance efficiency standards that promote conservation. Various sections of the Health and Safety Code also regulate water use. Overall, the Proposed Project's water demand is expected to comprise a small percentage of LADWP's existing water supplies. Therefore, the impact would be less than significant.

B. Wastewater Treatment Facilities and Existing Infrastructure

The City's Bureau of Sanitation provides sewer service to the Redevelopment Plan Area. The existing Project Site has existing sewer connections to the City's sewer system. Sewage from the Project Site is conveyed via existing sewer infrastructure to the Hyperion Treatment Plant (HTP). Since 1987, the HTP has had capacity for full secondary treatment. Currently, the plant treats an average daily flow of 275 mgd on a dry weather day, and has capacity to treat 450 mgd. This equals a remaining capacity of 175 mgd of wastewater able to be treated at the HTP.⁶⁶

Estimated Proposed Project wastewater generation is presented below in Table III-11, Estimated Average Daily Wastewater Generation. As shown, the Proposed Project would generate approximately 5,416 gpd (0.005 mgd) of wastewater. Therefore, the HTP would have adequate capacity to serve the Proposed Project. As such, with respect to the capacities of wastewater treatment facilities, impacts would be less than significant.

Table III-11
Estimated Average Daily Wastewater Generation

Land Use	Size	Generation Rate ^a	Total Wastewater Generated (gpd)
<i>Project:</i>			
Studio apartments	19 du	80 gpd/du	1,520
One-bedroom apartments	19 du	120 gpd/du	2,280
Two-bedroom apartments	6	160 gpd/du	960
Commercial	7,500 sf	80 gpd/1,000 sf	616
Project Total:			5,376
<i>Notes: sf = square feet; du = dwelling units; cf = cubic feet; gpd = gallons per day.</i> ^a L.A. CEQA Thresholds Guide, Exhibit M.2-12, Sewage Generation Factors, 2006. <i>Source (table): PES, 2019.</i>			

Existing wastewater infrastructure serving the Project Site includes an existing pipeline along S. Boyle Avenue.⁶⁷ The existing wastewater system appears able to accommodate the total flow for the Proposed Project; however, further detailed gauging would be needed as part of the permit process to identify a specific sewer connection point.

Based on the estimated net wastewater generation of approximately 5,376 gpd (0.005 mgd), it is reasonably anticipated that the existing sewer lines have excess capacity and would thus be able to

⁶⁶ City of Los Angeles Department of Public Works, Bureau of Sanitation, Hyperion Water Reclamation Plant, website: https://www.lacitysan.org/san/faces/wcnav_externalId/s-lsh-wwd-cw-p-hwrp?_adf.ctrl-state=6icwss7n_1440&_afLoop=9645810457499202#!, accessed: January 2019.

⁶⁷ City of Los Angeles, Bureau of Engineering, Central District Sewer WYE Map, December 1, 2016 (Appendix H).

accommodate the additional flow. Nonetheless, as part of the building permit process, the City will require detailed gauging and evaluation of the Proposed Project's wastewater connection point at the time of connection to the system. If deficiencies are identified at that time, the Project Applicant would be required, at their own cost, to build secondary sewer lines to a connection point in the sewer system with sufficient capacity, in accordance with standard City procedures. The installation of any such secondary lines, if needed, would require minimal trenching and pipeline installation, which would be a temporary action and would not result in any adverse environmental impacts. Therefore, impacts would be less than significant.

C. Existing and Projected Water Supply

The City's water supply primarily comes from the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California (MWD), which is obtained from the Colorado River Aqueduct, and to a lesser degree from local groundwater sources. MWD uses a land use based planning tool that allocates projected demographic data from SCAG into water service areas for each of MWD's member agencies. MWD's demographic projections use data reported in SCAG's 2012-2035 RTP/SCS. These sources, along with recycled water, are expected to supply the City's water needs in the years to come. LADWP's 2015 Urban Water Management Plan (UWMP) projects a supply of 611,800 AF/Y in 2020 and of 675,700 AF/Y in 2040. With LADWP's current water supplies, planned future water conservation, and planned future water supplies, LADWP will be able to reliably provide water to its customers through the 25-year planning period covered by the 2015 UWMP. Any shortfall in LADWP controlled supplies (e.g., groundwater, recycled, conservation, or aqueduct) is offset with MWD purchases to rise to the level of demand.⁶⁸ As shown in Table III-10, above, the Proposed Project would consume a net increase of approximately 6,451 gpd (7.1 AF/Y) of water. This amount represents approximately 0.001 percent of available 2020 supply, and approximately 0.001 percent of the projected 2040 supply.

LADWP's Water System 10-Year Capital Improvement Program for the Fiscal Years 2010-2019 details LADWP's 10-year process of capital upgrades to the water infrastructure system of the City. Through this program, LADWP can provide reliable sources of water to the residents of the City.⁶⁹ Thus, sufficient water supplies are anticipated to be available to serve the Proposed Project from existing entitlements and resources, and new or expanded entitlements would not be necessary. Moreover, the Proposed Project's land uses, density, and intensity are consistent with the Community Plan's land use designation the Proposed Project's addition of 44 dwelling units would be consistent with Citywide growth. Thus, the Proposed Project's estimated water usage is within overall General Plan projections and would not exceed the amount anticipated by the City's long-range land use and planning efforts.

To ensure that the Proposed Project reduces its projected water demand to the extent feasible, the Proposed Project would be required to comply with Ordinance No. 170,978 (Landscape Ordinance), which imposes numerous water conservation measures in landscaping, installation, and maintenance (e.g., use

⁶⁸ City of Los Angeles Department of Water and Power, *Urban Water Management Plan 2015*, adopted June 7, 2016, website: https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-w-sos-uwmp?_adf.ctrl-state=deg8gjzd9_4&_afLoop=14430392727776&_afWindowMode=0&_afWindowId=null#%40%3F_afWindowId%3Dnull%26_afLoop%3D14430392727776%26_afWindowMode%3D0%26_adf.ctrl-state%3Dxdb6sim7b_21, accessed: January 2019.

⁶⁹ City of Los Angeles Department of Water and Power, *Water System Ten-Year Capital Improvement Program for the Fiscal Years 2010-2019*, website: <http://www.ladwp.com>, accessed: January 2019.

drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Water demand would be further reduced through adherence to the City's regulatory compliance measures including the following:

- High-efficiency toilets (maximum 1.28 gallons per flush), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gallons per flush), including no-flush or waterless urinals, in all restrooms as appropriate.
- Restroom faucets with a maximum flow rate of 1.5 gallons per minute and self-closing design.
- High-efficiency Energy Star-rated dishwashers, if provided.
- Prohibiting the use of single-pass cooling equipment (single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system).
- Demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwellings.
- No more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- High-efficiency clothes washers (water factor of 6.0 or less), if provided in either individual units and/or in a common laundry room(s).
- Weather-based irrigation controller with rain shutoff.
- Matched precipitation (flow) rates for sprinkler heads.
- Drip/microspray/subsurface irrigation where appropriate.
- Minimum irrigation system distribution uniformity of 75 percent.
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials.
- Use of landscape contouring to minimize precipitation runoff.

Thus, the Proposed Project would not create any water system capacity issues, and sufficient reliable water supplies would be available to meet the Proposed Project's demands. Therefore, impacts would be less than significant.

D. Solid Waste Disposal

Solid waste generated within the City is disposed of at privately-owned landfill facilities throughout Los Angeles County. While the Bureau of Sanitation provides waste collection services to single-family and some small multi-family developments, private haulers provide waste collection services for most multi-family residential and commercial developments within the City. It is reasonably anticipated, then, that

the Project Applicant would contract with a local commercial solid waste hauler following completion of the Proposed Project. As is typical for most solid waste haulers in the greater Los Angeles Area, the hauler would most likely separate and recycle all reusable material collected from the Project Site at a local materials recovery facility. The remaining solid waste would be disposed of at a variety of landfills, depending on with whom the hauler has contracts. Most commonly, the City is served by the Sunshine Canyon Landfill. This Class III landfill accepts non-hazardous solid waste including construction and demolition (C&D) waste. Chiquita Canyon Landfill is also a Class III landfill accepting non-hazardous solid waste including C&D waste that serves the area; however, this landfill currently has a 1-year life expectancy remaining based on 2015 average daily disposal. An expansion of this landfill is currently proposed, which would add an additional 45 years of use based on 2015 average daily disposal rates.⁷⁰ Table III-12, Current Landfill Capacity and Intake, details the permitted daily intake and estimated remaining capacity at these landfills currently.

Table III-12
Current Landfill Capacity and Intake

Landfill Facility	Permitted Daily Intake (tpd) ^a	2015 Average Daily Intake (tpd) ^a	Remaining Daily Permitting Capacity (tpd)	Estimated Total Remaining Permitting Capacity ^a (million tons)
Class III Landfill				
Sunshine Canyon	12,100	7,701	4,518	73
Chiquita Canyon	6,000	3,446	2,442	0.76
Inert Construction & Demolition Waste-Accepting Landfill				
Azusa Land Reclamation	6,500	846	5,488	58
<i>Notes: tpd = tons per day</i> <i>^a Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, published December 2016, Appendix E-2 Table 1, website: https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF, accessed: January 2019.</i> <i>Source (table): PES, 2019.</i>				

i) Construction

Implementation of the Proposed Project would generate C&D waste. C&D debris includes concrete, asphalt, wood, drywall, metals, concrete rubble, and other miscellaneous and composite materials. Table III-13, Estimated Project Construction Solid Waste, presents the Proposed Project's estimated C&D waste.

⁷⁰ Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan, 2015 Annual Report, published December 2016, Appendix E-2 Table 1, website: <https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF>, accessed: January 2019.

Table III-13
Estimated Project Construction Solid Waste

Construction Activity	Size	Generation Rate ^a	Total Solid Waste Generated
Residential Construction	32,150 sf	4.39 lbs/sf	141,139 lbs (71 tons)
Commercial Construction	7,500 sf	4.34 lbs/sf	33,418 lbs (17 tons)
Total:			174,557 lbs (88 tons)
<i>Notes: sf = square feet; lbs = pounds</i> <i>^a Source: United States Environmental Protection Agency, Estimating 2003 Building-Related Construction and Demolition Material Amounts, March 2009, Table 2-1 (Residential Construction) and Table 2-2 (Nonresidential Construction), pages 9, 11. Source (table): PES, 2019.</i>			

As shown in Table III-13, the Proposed Project would generate approximately 174,557 pounds or 88 tons of C&D debris. Building construction would occur over approximately 15 months, or 330 work days (22 work days per month), thereby generating approximately 0.3 tons per day.

This forecasted solid waste generation is a conservative estimate as it assumes no reductions in solid waste generation would occur due to recycling. In order to help meet the landfill diversion goals, the City adopted the Citywide C&D Waste Recycling Ordinance (Ordinance No. 181,519). This ordinance, which became effective January 1, 2011, requires that all haulers and contractors responsible for handling C&D waste obtain a Private Solid Waste Hauler Permit from the Bureau of Sanitation prior to collecting, hauling, and transporting C&D waste. It requires that all C&D waste generated within City limits be taken to City certified C&D waste processors, where the waste would be recycled to the extent feasible. Moreover, there are 60 million tons of remaining capacity available in Los Angeles County for the disposal of inert waste. Some C&D waste may also be landfilled at the Class III landfill identified above. Thus, Project-generated C&D waste would represent a very small percentage of the waste disposal capacity in the region, and, as noted, the aggregate amount estimated in the above table would not all be landfilled since the Proposed Project would comply with City's recycling requirements to the extent feasible. Therefore, solid waste impacts from C&D activities would be less than significant.

ii) Operation

The Proposed Project's estimated operational solid waste generation is presented in Table III-14, Estimated Project Operational Solid Waste.

Table III-14
Estimated Project Operational Solid Waste

Land Use	Size	Generation Rate ^a	Total Solid Waste Generated (lbs/day)
<i>Project:</i>			
Residential	44 units	12.23 lbs/unit	538
Commercial	21 employees ^b	10.53 lbs/employee	221
Project Total:			759
<i>Notes: sf = square feet; lbs = pounds;</i> <i>^a L.A. CEQA Thresholds Guide, 2006, page M.3-2.</i> <i>^b Based on a generation rate of one employee per 369 square feet of neighborhood shopping center (7,500/369). Source: Los Angeles Unified School District, 2016 Developer Fee Justification Study, March 2017. Source (table): PES, 2019.</i>			

In 2013, the City achieved a landfill diversion rate of 76.4 percent, which represents the highest recycling rate out of the 10 largest U.S. cities.⁷¹ This landfill diversion rate exceeds the 75 percent diversion mandate by 2020 set forth in AB 374.⁷² The Bureau of Sanitation's Solid Resources Citywide Recycling Division (SRCRD) develops and implements source reduction, recycling, and re-use programs in the City.⁷³ The SRCRD provides technical assistance to public and private recyclers, manages the collection and disposal programs for Household Hazardous Waste, and helps create markets for recycled materials.⁷⁴ Thus, at the City's diversion rate of 76.4 percent, the Proposed Project's net total of 759 pounds per day of solid waste would likely result in approximately 580 pounds being recycled and the remaining 179 pounds (0.09 tons) would be landfilled per day. Moreover, at the State-mandated minimum diversion rate of 75 percent, 569 pounds would be recycled and the remaining 190 pounds (0.10 tons) would be landfilled. As such, there is adequate landfill capacity for the Proposed Project's operational impact (see Table III-12, above). Furthermore, AB 341 requires multi-family residential developments with five units or more to provide for recycling services on site. Therefore, solid waste impacts from operation of the Proposed Project would be less than significant.

E. Natural Gas Existing Infrastructure

Southern California Gas Company (SCG) provides natural gas service to the City, including the Project Site. The *2016 California Gas Report* presents a comprehensive outlook for natural gas requirements and supplies for California through 2035. SCG expects its active meter growth to increase by an annual average of 0.51 percent from the period 2016 through 2035; however, SCG expects natural gas demand in its service area will decline at an annual rate of 0.6 percent during this same period. Specifically, the residential load is expected to decline by 0.5 percent annually from 239 billion cubic feet in 2015 to 218 billion cubic feet in 2035. The decline in throughput demand is due to modest economic growth, regulatory-mandated energy efficiency standards and programs, renewable electricity goals, the decline in commercial and industrial demand, and conservation savings linked to Advanced Metering Infrastructure (AMI). Mass deployment of the AMI modules began in 2013 and is expected to be completed by 2017. AMI not only provides operating efficiencies but also generates long term conservation benefits. SCG projects ample capacity is available to meet demand in its service area through the demand and forecast period.⁷⁵

⁷¹ Los Angeles Bureau of Sanitation, Solid Resources, Recycling, website: <https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r>, accessed: January 2019.

⁷² California Department of Resources and Recycling, California's 75 Percent Initiative, website: <http://www.calrecycle.ca.gov/75percent/>, accessed: January 2019.

⁷³ Los Angeles Bureau of Sanitation, Solid Resources, Construction and Demolition Recycling Guide, website: <https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-r/s-lsh-wwd-s-r-cdr>, accessed: January 2019.

⁷⁴ *Ibid.*

⁷⁵ California Gas and Electric Utilities, 2016 California Gas Report, pages 63-66 and 96-99, website: http://www.pge.com/pipeline_resources/pdf/library/regulatory/downloads/cgr16.pdf, accessed: January 2019.

Natural gas to the Project Site would be provided by existing SCG facilities in the Project vicinity.⁷⁶ Table III-15, Estimated Project Natural Gas Consumption, presents the amount of natural gas the Proposed Project is expected to consume. It should be noted that CalEEMod 2016.3.2, which is based on the 2016 Title 24 standards, was utilized to calculate the natural gas consumption on the following table.

Table III-15
Estimated Project Natural Gas Consumption

Land Use	Natural Gas Consumption (kBTU/year)
<i>Project:</i>	
Residential	483,040
Commercial ^a	1,776,850
Project Total:	2,259,890
<i>Note: kBTU = Thousand British Thermal Units</i> <i>^a Consistent with the Traffic Study, this analysis assumes all commercial space would be high turnover restaurant.</i> <i>Source: PES, 2019.</i>	

No known service problems or deficiencies are known to occur in the area of the Project Site, and SCG does not foresee any problems with the Proposed Project connecting into the existing system.⁷⁷ The Proposed Project's natural gas consumption would represent an extremely small percentage of SCG's total usage supplied to residential buildings. Also, as the Project Site has been developed before with a laundromat, there is already a natural gas connection point; expansion for distribution infrastructure would not be required and capacity-enhancing alterations to existing facilities would be highly unlikely. SCG is satisfactorily meeting its obligations to its current customers and projects to meet obligations of its future customers. As such, SCG's existing infrastructure and storage supplies are well-prepared for the long-term forecasts. However, in the event SCG cannot provide service from the existing infrastructure, a system analysis would be conducted by SCG to determine the best method to provide service and appropriate actions such as pressure betterments may be initiated to resolve the issue. Thus, any corrective action, albeit unlikely, would be minimal and temporary, and would not result in any adverse environmental impacts. Therefore, impacts would be less than significant.

F. Electrical Power Existing Infrastructure

LADWP provides electrical service to the City, including the Project Site. On January 13, 2017, LADWP adopted the *2016 Power Integrated Resource Plan (IRP)*, which provides a 20-year roadmap to guide LADWP in meeting the future energy needs by forecasting demand for energy and determine how that demand will be met by executing new projects and replacement projects and programs. The 2016 IRP provides detailed analysis and results of several new IRP resource cases which investigated the economic and environmental impact of increased local solar, energy storage, and various levels of transportation electrification.⁷⁸ LADWP generates power from a variety of different sources that include renewable

⁷⁶ Letter correspondence from Gamaliel Vazquez, Planning Associate, Southern California Gas Company, October 18, 2017 (Appendix H).

⁷⁷ *Ibid.*

⁷⁸ Los Angeles Department of Water and Power, *Power, Integrated Resource Planning, 2016 Final Power Integrated Resource Plan*, January 2017, website: https://www.ladwp.com/ladwp/faces/wcnav_externalId/a-p-doc?_adf.ctrl-state=enux7i582_29&_afLoop=2307285007464363, accessed: January 2019.

energy, hydroelectric, natural gas, nuclear energy, and other fuels. LADWP utilizes renewable energy sources and is committed to meeting the requirement of the Renewable Portfolio Standard (RPS) Enforcement Program to use at least 33 percent of the State's energy from renewables by 2020.⁷⁹ Current installed generation capacity is over 7,640 megawatts of power.⁸⁰

Table III-16, Estimated Project Electricity Consumption, presents the net increase of electricity the Proposed Project is expected to consume. It should be noted that CalEEMod 2016.3.2, which is based on the 2016 Title 24 standards, was utilized to calculate the electricity consumption on the following table.

Table III-16
Estimated Project Electricity Consumption

Land Use	Electricity Consumption (kWh/year)
<i>Project:</i>	
Residential ^a	269,793
Commercial ^b	339,878
Project Total:	609,671
<i>Note: kWh = kilowatt hours</i> <i>^a Includes parking areas.</i> <i>^b Consistent with the Traffic Study, this analysis assumes all commercial space would be high turnover restaurant.</i> <i>Source: PES, 2019.</i>	

There are no known service problems or deficiencies occurring in the area of the Project Site, and LADWP routinely plans capacity additions and changes at existing and new facilities as needed to supply area load. Additionally, LADWP does not foresee any problems with the Proposed Project connecting into the existing system.⁸¹ The estimated electrical consumption for the Proposed Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the City's power system.⁸² Moreover, LADWP estimates the residential sector will consume approximately 8.0 billion kilowatt hours (kWh) in 2020 (Proposed Project build-out year) and the commercial sector will consume approximately 12.1 billion kWh in 2020.⁸³ The Proposed Project would have an electricity demand of approximately 609,671 kWh per year for the residential uses, which represents 0.008 percent of the anticipated residential sector demand in 2020. Additionally, the Proposed Project would have an electricity demand of approximately 339,878 kWh per year for the commercial uses, which represents 0.005 percent of the anticipated commercial sector demand in 2020. Furthermore, as the Proposed Project has previously been developed with a laundromat, there is already an electrical power connection point, and expansion for distribution infrastructure would not be required, nor would capacity-enhancing

⁷⁹ California Environmental Protection Agency, Air Resources Board, Renewable Portfolio Standard, website: <http://www.arb.ca.gov/energy/rps/rps.htm>, accessed: January 2019.

⁸⁰ Los Angeles Department of Water and Power, Power, Facts & Figures, website: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-power/a-p-factandfigures?_adf.ctrl-state=enux7i582_50&_afLoop=2308156176706556, accessed: January 2019.

⁸¹ Letter correspondence from Ralph Jaramillo, Engineer of Customer Station Design, Los Angeles Department of Water and Power, October 11, 2017 (Appendix H).

⁸² Ibid.

⁸³ Los Angeles Department of Water and Power, 2017 Power Strategic Long-Term Resource Plan, December 2017, website: [file:///C:/Users/PES/Downloads/FINAL%202017%20SLTRP%20v2%20\(2\).pdf](file:///C:/Users/PES/Downloads/FINAL%202017%20SLTRP%20v2%20(2).pdf), accessed: January 2019.

alterations to existing facilities be required from Project implementation. Therefore, impacts would be less than significant.

As detailed above, potential impacts to Utilities and Service Systems would be less than significant. As such, the Proposed Project would not result in new significant environmental impacts related to Utilities and Service Systems or a substantial increase in the severity of previously identified significant impacts related to Utilities and Service Systems. Additionally, the Proposed Project would remain subject to Mitigation Measures **UT-1** through **UT-12**, and **EN-1**.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **UT-1** through **UT-12**, and **EN-1** would be applicable and enforced for the Proposed Project.

18. MANDATORY FINDINGS OF SIGNIFICANCE

REDEVELOPMENT PLAN ANALYSIS

The Certified EIR did not include a Mandatory Findings of Significance section, but disclosed the following information required by CEQA. The Certified EIR resulted in significant impacts after mitigation related to housing, population and employment, cultural resources, traffic and circulation, and air quality. Furthermore, the Certified EIR evaluated the cumulative impacts of development that could occur under the Redevelopment Plan and other related growth and development over the lifetime of the plan (15 years). The cumulative impacts analysis in the Certified EIR found cumulative impacts would occur related to land use, housing, population, and employment, cultural resources, traffic and circulation, air quality, noise, public services, and utilities. Additionally, the Certified EIR concluded that the Redevelopment Plan would result in growth-inducing effects with regards to infrastructure, housing, and employment. Moreover, the Certified EIR concluded that the Redevelopment Plan would result in an irreversible commitment of nonrenewable resources. However, the use of these resources was deemed justifiable due to substantial economic, social, and aesthetic benefits of the Redevelopment Plan.

PROPOSED PROJECT ANALYSIS

As shown throughout this section, the Proposed Project would not result in a new significant impact or a substantial increase in the severity of a previously identified significant impact for any of the above issues. The Proposed Project would not degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history. Therefore, the Proposed Project would not result in new significant impacts related to biological resources and cultural resources. Additionally, the Proposed Project involves the construction and operation of a single small development which is not capable of resulting in new cumulative impacts not previously evaluated in the Certified EIR. As such, the Proposed Project would not result in new significant environmental impact or a substantial increase in the severity of previously identified significant impact.

19. CONCLUSION

As detailed above, the Proposed Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

The Certified EIR, as modified by this Addendum, may be used by the City of Los Angeles, acting as the Lead Agency under CEQA, in their consideration of the Proposed Project because:

1. The implementation of the Proposed Project would not result in new significant environmental impacts from those depicted in the Certified EIR. The differences between the impacts associated with the development envisioned in the Redevelopment Plan and the implementation of the Proposed Project do not constitute a “substantial change” that would require “major revisions” of the Certified EIR due to the involvement of new significant environment impacts or a substantial increase in the severity of previously identified significant impacts.
2. There is no substantial new information. The Proposed Project does not constitute substantial new information as defined in the CEQA Guidelines. Implementation of the Proposed Project would not result in additional significant impacts that were not discussed in the Certified EIR. Rather, all significant impacts that were disclosed in the Certified EIR remain the same or will be mitigated. Additionally, the intent of the mitigation measures remains unchanged.

IV. MITIGATION MEASURES

1. AESTHETICS

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to aesthetics:

V-1: New development shall be reviewed by CRA to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.

V-2: Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.

V-3: New development along commercial corridors shall be coordinated with adjacent development by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.

V-4: New development shall incorporate community focal points and neighborhood identity into building plans.

V-5: To the extent feasible, existing urban design, architectural, historical resources shall be retained.

V-6: Street trees shall be replaced on an at least 1:1 basis; new development shall adhere to the landscaping Ordinance.

V-7: Off-street parking shall be incorporated into building plans.

V-8: New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.

V-9: Future development near Metro stations shall harmonize with adjacent land uses.

V-10: Future development shall consider significant views and ensure they are protected.

V-11: New development shall adhere to height district and building setback restrictions. New building designs shall harmonize with existing development patterns. Building setbacks should be considered in the design of new multi-story development adjacent to residences.

V-12: New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **V-1** through **V-12** would be applicable and enforced for the Proposed Project.

2. AGRICULTURE AND FORESTRY RESOURCES

Redevelopment Plan Mitigation Measures. No significant impacts related to agriculture and forestry resources were determined for the Redevelopment Plan and no mitigation measures were required.

Proposed Project Mitigation Measures. None required.

3. AIR QUALITY

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to air quality:

AQ-1: Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113. Specific measures to be followed include:

- Moisten soil/debris before grading.
- Water exposed surfaces at least twice a day.
- Treat area that will be exposed for extended periods.
- Wash tires and under-carriages of departing trucks.
- Street sweep as needed.
- Securely cover trucks loaded with dirt.
- Cease grading under windy conditions.
- Seal graded areas as soon as possible.
- Keep debris piles wet after demolition.

AQ-2: Contractors shall:

- Maintain equipment in peak condition.
- Use low-sulfur diesel fuel in equipment.
- Use electric equipment if possible.
- Shut engines off when not in use.
- Recommend that construction workers wear masks during demolition to avoid breathing lead particles.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **AQ-1** and **AQ-2** would be applicable and enforced for the Proposed Project.

4. BIOLOGICAL RESOURCES

Redevelopment Plan Mitigation Measures. No significant impacts related biological resources were determined for the Redevelopment Plan and no mitigation measures were required.

Proposed Project Mitigation Measures. No mitigation measures identified.

5. CULTURAL RESOURCES

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to cultural resources:

Modified CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remains be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.
6. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the qualified archaeologist and qualified tribal monitor and determined to be reasonable and appropriate.
7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

CR-2: To the extent feasible, historic resources shall be incorporated into future development and not be demolished.

CR-3: Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.

CR-4: New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.

CR-5: New developments adjacent to historic resources shall be compatible in size, scale, material, fenestration, and massing.

CR-6: The Bureau of Street Lighting, with assistance from project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps.

CR-7: Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.

CR-8: Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **CR-1** through **CR-8** would be applicable and enforced for the Proposed Project including Mitigation Measure **CR-1**, which has been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G).

6. GEOLOGY AND SOILS

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to geology and soils:

GS-1: Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored.

GS-2: The impacts of corrosive soils shall be mitigated by sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from impacts of corrosive soils.

GS-3: Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

GS-4: Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **GS-1** through **GS-4** would be applicable and enforced for the Proposed Project.

7. GREENHOUSE GAS EMISSIONS

Redevelopment Plan Mitigation Measures. No impacts related to GHG emissions were determined for the Redevelopment Plan. However, Mitigation Measure **AQ-2** would be applicable to GHG emission impacts.

Proposed Project Mitigation Measures. No mitigation measures identified.

8. HAZARDS AND HAZARDOUS MATERIALS

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to hazardous materials to a less-than-significant level:

HM-1: If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.

HM-2: If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (>5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. In active underground storage tank site should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will prerequisite remedial plans.

Modified HM-3: If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial.

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved Remedial Action Plan (RAP), or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas shall be performed at the completion of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The applicant shall submit to the case file, CPC-2018-998-DB-CU, prior the issuance of building permits, evidence of case closure by the LARWQCB.

HM-4: Qualified personnel shall perform all work related to hazardous materials.

HM-5: At sites where, underground storage tanks are suspected, the presence of such tanks must be proved.

HM-6: Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.

HM-7: Monitor development sites during demolition and excavation.

HM-8: If excavation of contaminated soil is required, an Excavation management Plan shall be submitted to the SCAQMD and a permit shall be obtained.

HM-9: The Division of Oil, Gas, and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.

HM-10: The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.

HM-11: The history of hazardous materials use on a site should be disclosed before the site is acquired.

HM-12: If unknown contamination at a site is encountered, the nature of the contamination should be determined, and possible remediation plans developed before work on the site is permitted to continue.

HM-13: A source control program for facilities handling hazardous materials shall be developed.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **HM-1** through **HM-13** would be applicable and enforced for the Proposed Project including Mitigation Measure **HM-3**, which has been **modified** to address site specific soil remediation by LARWQCB.

9. HYDROLOGY AND WATER QUALITY

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to hydrology to a less-than-significant level:

H-1: A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.

H-2: If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sand soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.

H-3: State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **H-1** through **H-3** would be applicable and enforced for the Proposed Project.

10. LAND USE AND PLANNING

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to land use to a less-than-significant level:

LU-1: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate improvements to selected intersection and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.

LU-2: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.

LU-3: Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed-use situations).

LU-4: Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.

LU-5: Truck routes shall be posted and trucks shall be prohibited from residential areas.

LU-6: The Agency shall coordinate with the County LARMP and Redevelopment Plan consistency.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **LU-1** through **LU-6** would be applicable and enforced for the Proposed Project.

11. MINERAL RESOURCES

Redevelopment Plan Mitigation Measures. No significant impacts related to mineral resources were determined for the Redevelopment Plan and no mitigation measures were required.

Proposed Project Mitigation Measures. No mitigation measures identified.

12. NOISE

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce noise impacts:

NO-1: The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.

NO-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

NO-3: During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.

NO-4: During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt, excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.

NO-5: Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **NO-1** through **NO-5** would be applicable and enforced for the Proposed Project.

13. POPULATION AND HOUSING

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce housing, population, and employment impacts:

HPE-1: Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:

- Provide the standard per-unit relocation assistance fee for private development.
- Provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants.
- Provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development.

HPE-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **HPE-1** and **HPE-2** would be applicable and enforced for the Proposed Project.

14. PUBLIC SERVICES AND RECREATION

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to public services:

PS-1: Fire-flow levels shall be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charges to developers of individual projects within the area.

PS-2: Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.

PS-3: New development shall comply with applicable fire regulations and codes for providing emergency access.

PS-4: New development shall comply with LAFD measures to reduce the impact on fire protection services.

PS-5: Intersection improvements should be implemented as discussed in Section 3.6, Traffic and Circulation.

PS-6: As the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.

PS-7: Private security guards and video surveillance shall be employed as appropriate to provide additional security.

PS-8: All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.

PS-9: Parking areas shall be open to public view.

PS-10: Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.

PS-11: The following specific measures should be incorporated into proposed developments to strengthen crime prevention:

- Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
- Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
- Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
- Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.

PS-12: All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed by the LAPD per established or applicable regulations or procedures.

PS-13: All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.

PS-14: To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.

PS-15: Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.

PS-16: For commercial and industrial development in specific parts of the Project Area, design guidance should require some open space and/or recreational features to be included in landscaped areas.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **PS-1** through **PS-16** would be applicable and enforced for the Proposed Project.

15. TRANSPORTATION/TRAFFIC

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to traffic and circulation:

TC-1: Measures to reduce travel demand include (1) providing a DASH shuttle bus system during mid-day and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.

TC-2: Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **TC-1** and **TC-2** would be applicable and enforced for the Proposed Project.

16. TRIBAL CULTURAL RESOURCES

Redevelopment Plan Mitigation Measures. Though tribal cultural resources were not discussed in the Redevelopment Plan, Mitigation Measure **CR-1** has been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G). The following mitigation measure would be applicable to this impact:

Modified CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remains be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the [proper name of tribe]. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources ("OHR").

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor

shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City.

The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measure **CR-1** would be applicable and enforced for the Proposed Project included Mitigation Measure **CR-1**, which as been **modified** to address Section 16. Tribal Cultural Resources and the positive result of the Sacred Lands File search conducted by the Native American Heritage Commission (Appendix G).

17. UTILITIES AND SERVICE SYSTEMS

Redevelopment Plan Mitigation Measures. The following mitigation measures were included in the Certified EIR to reduce impacts related to utilities and service systems:

UT-1: Individual developments may be required to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the Department of Water and Power.

UT-2: Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.

UT-3: Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.

UT-4: DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of the reclaimed water; that individual developments comply with LAFD fire-flow requirements.

UT-5: All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent subordinances.

UT-6: For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval individual development projects, as required by law.

UT-7: At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.

UT-8: Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board.

UT-9: Drainage plans shall be developed and approved by the City Engineer for large scale projects.

UT-10: In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning.

UT-11: The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.

UT-12: To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposal layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.

EN-1: During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

Proposed Project Mitigation Measures. The Certified EIR Mitigation Measures **UT-1** through **UT-12**, and **EN-1** would be applicable and enforced for the Proposed Project.

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

1st and Boyle Mixed-Use Project

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartments Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

CPC-2018-998-DB-CU
EXHIBIT C1a - Air Quality Data

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Construction schedule per applicant.

Off-road Equipment - Equipment required for grading.

Off-road Equipment - Equipment required for building construction.

Off-road Equipment - Equipment required for paving.

Off-road Equipment -

Grading - Assuming 8,100 cy soil export.

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on traffic study trip generation.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - The Project would include energy efficient appliances and conform to 2016 Title 24 standards.

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

Waste Mitigation - Per AB 341 all municipalities must divert 75% of waste by 2020.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	330.00
tblConstructionPhase	NumDays	2.00	22.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

tblConstructionPhase	NumDays	5.00	10.00
tblConstructionPhase	PhaseEndDate	2/14/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	1/31/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	9/13/2019	9/26/2019
tblConstructionPhase	PhaseEndDate	2/7/2020	12/31/2020
tblConstructionPhase	PhaseStartDate	2/8/2020	11/2/2020
tblConstructionPhase	PhaseStartDate	9/14/2019	9/27/2019
tblConstructionPhase	PhaseStartDate	9/12/2019	8/28/2019
tblConstructionPhase	PhaseStartDate	2/1/2020	12/18/2020
tblGrading	AcresOfGrading	11.00	0.34
tblGrading	MaterialExported	0.00	8,100.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblTripsAndVMT	HaulingTripNumber	1,013.00	1,012.00
tblVehicleTrips	ST_TR	6.39	3.98
tblVehicleTrips	ST_TR	158.37	58.31

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

tblVehicleTrips	SU_TR	5.86	3.98
tblVehicleTrips	SU_TR	131.84	58.31
tblVehicleTrips	WD_TR	6.65	3.98
tblVehicleTrips	WD_TR	127.15	58.31

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3846	25.8918	15.1277	0.0496	1.7268	0.9152	2.2986	0.6719	0.8661	1.1999	0.0000	5,246.054 9	5,246.054 9	0.6750	0.0000	5,262.930 9
2020	8.2917	20.6866	21.1949	0.0368	0.6724	1.1393	1.8117	0.1796	1.0781	1.2577	0.0000	3,479.115 9	3,479.115 9	0.7067	0.0000	3,496.782 6
Maximum	8.2917	25.8918	21.1949	0.0496	1.7268	1.1393	2.2986	0.6719	1.0781	1.2577	0.0000	5,246.054 9	5,246.054 9	0.7067	0.0000	5,262.930 9

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3846	25.8918	15.1277	0.0496	1.2809	0.9152	1.8527	0.4399	0.8661	1.0072	0.0000	5,246.054 9	5,246.054 9	0.6750	0.0000	5,262.930 9
2020	8.2917	20.6866	21.1949	0.0368	0.6724	1.1393	1.8117	0.1796	1.0781	1.2577	0.0000	3,479.115 9	3,479.115 9	0.7067	0.0000	3,496.782 6
Maximum	8.2917	25.8918	21.1949	0.0496	1.2809	1.1393	1.8527	0.4399	1.0781	1.2577	0.0000	5,246.054 9	5,246.054 9	0.7067	0.0000	5,262.930 9

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	18.59	0.00	10.85	27.25	0.00	7.84	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149
Energy	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	1.0235	4.5702	11.0731	0.0329	2.5737	0.0352	2.6089	0.6888	0.0330	0.7219		3,343.5995	3,343.5995	0.2046		3,348.7152
Total	13.5916	6.1245	37.5493	0.0938	2.5737	3.4625	6.0362	0.6888	3.4603	4.1491	412.1444	4,870.5564	5,282.7009	1.4541	0.0413	5,331.3686

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9717	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e-003	0.0000	6.7070
Energy	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	1.0235	4.5702	11.0731	0.0329	2.5737	0.0352	2.6089	0.6888	0.0330	0.7219		3,343.5995	3,343.5995	0.2046		3,348.7152
Total	2.0620	5.2116	15.1730	0.0367	2.5737	0.1014	2.6751	0.6888	0.0992	0.7880	0.0000	4,078.5564	4,078.5564	0.2250	0.0134	4,088.1607

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	84.83	14.91	59.59	60.86	0.00	97.07	55.68	0.00	97.13	81.01	100.00	16.26	22.79	84.53	67.69	23.32

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	8/28/2019	9/26/2019	5	22	
2	Building Construction	Building Construction	9/27/2019	12/31/2020	5	330	
3	Paving	Paving	12/18/2020	12/31/2020	5	10	
4	Architectural Coating	Architectural Coating	11/2/2020	12/31/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.34

Acres of Paving: 0.08

Residential Indoor: 65,104; Residential Outdoor: 21,701; Non-Residential Indoor: 11,550; Non-Residential Outdoor: 3,850; Striped Parking Area: 984 (Architectural Coating – sqft)

OffRoad Equipment

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Grading	Graders	1	8.00	187	0.41
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	1,012.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	42.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8108	0.0000	0.8108	0.4219	0.0000	0.4219			0.0000			0.0000
Off-Road	0.9762	11.5741	5.8217	0.0123		0.5182	0.5182		0.4767	0.4767		1,222.533 3	1,222.533 3	0.3868		1,232.203 3
Total	0.9762	11.5741	5.8217	0.0123	0.8108	0.5182	1.3289	0.4219	0.4767	0.8986		1,222.533 3	1,222.533 3	0.3868		1,232.203 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4431	14.2770	3.2069	0.0361	0.8043	0.0527	0.8569	0.2205	0.0504	0.2708		3,909.308 5	3,909.308 5	0.2843		3,916.416 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	0.4985	14.3177	3.6494	0.0373	0.9160	0.0536	0.9697	0.2501	0.0513	0.3014		4,023.521 6	4,023.521 6	0.2882		4,030.727 6

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.2 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3649	0.0000	0.3649	0.1898	0.0000	0.1898			0.0000			0.0000
Off-Road	0.9762	11.5741	5.8217	0.0123		0.5182	0.5182		0.4767	0.4767	0.0000	1,222.533 3	1,222.533 3	0.3868		1,232.203 3
Total	0.9762	11.5741	5.8217	0.0123	0.3649	0.5182	0.8830	0.1898	0.4767	0.6665	0.0000	1,222.533 3	1,222.533 3	0.3868		1,232.203 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4431	14.2770	3.2069	0.0361	0.8043	0.0527	0.8569	0.2205	0.0504	0.2708		3,909.308 5	3,909.308 5	0.2843		3,916.416 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	0.4985	14.3177	3.6494	0.0373	0.9160	0.0536	0.9697	0.2501	0.0513	0.3014		4,023.521 6	4,023.521 6	0.2882		4,030.727 6

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.3 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560		1,750.1028	1,750.1028	0.4608		1,761.6236
Total	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560		1,750.1028	1,750.1028	0.4608		1,761.6236

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0390	1.0430	0.3046	2.2900e-003	0.0576	6.7500e-003	0.0644	0.0166	6.4600e-003	0.0231		244.1494	244.1494	0.0172		244.5782
Worker	0.2326	0.1708	1.8584	4.8200e-003	0.4695	4.0500e-003	0.4735	0.1245	3.7300e-003	0.1282		479.6949	479.6949	0.0165		480.1075
Total	0.2716	1.2137	2.1630	7.1100e-003	0.5271	0.0108	0.5379	0.1411	0.0102	0.1513		723.8443	723.8443	0.0337		724.6857

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.3 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560	0.0000	1,750.1028	1,750.1028	0.4608		1,761.6236
Total	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560	0.0000	1,750.1028	1,750.1028	0.4608		1,761.6236

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0390	1.0430	0.3046	2.2900e-003	0.0576	6.7500e-003	0.0644	0.0166	6.4600e-003	0.0231		244.1494	244.1494	0.0172		244.5782
Worker	0.2326	0.1708	1.8584	4.8200e-003	0.4695	4.0500e-003	0.4735	0.1245	3.7300e-003	0.1282		479.6949	479.6949	0.0165		480.1075
Total	0.2716	1.2137	2.1630	7.1100e-003	0.5271	0.0108	0.5379	0.1411	0.0102	0.1513		723.8443	723.8443	0.0337		724.6857

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.3 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413		1,725.4113	1,725.4113	0.4487		1,736.6294
Total	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413		1,725.4113	1,725.4113	0.4487		1,736.6294

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0335	0.9572	0.2767	2.2700e-003	0.0576	4.5800e-003	0.0622	0.0166	4.3800e-003	0.0210		242.5042	242.5042	0.0162		242.9096
Worker	0.2146	0.1522	1.6843	4.6700e-003	0.4695	3.9200e-003	0.4734	0.1245	3.6200e-003	0.1281		465.1166	465.1166	0.0147		465.4831
Total	0.2481	1.1094	1.9609	6.9400e-003	0.5271	8.5000e-003	0.5356	0.1411	8.0000e-003	0.1491		707.6207	707.6207	0.0309		708.3926

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.3 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413	0.0000	1,725.411 3	1,725.411 3	0.4487		1,736.629 4
Total	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413	0.0000	1,725.411 3	1,725.411 3	0.4487		1,736.629 4

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0335	0.9572	0.2767	2.2700e-003	0.0576	4.5800e-003	0.0622	0.0166	4.3800e-003	0.0210		242.5042	242.5042	0.0162		242.9096
Worker	0.2146	0.1522	1.6843	4.6700e-003	0.4695	3.9200e-003	0.4734	0.1245	3.6200e-003	0.1281		465.1166	465.1166	0.0147		465.4831
Total	0.2481	1.1094	1.9609	6.9400e-003	0.5271	8.5000e-003	0.5356	0.1411	8.0000e-003	0.1491		707.6207	707.6207	0.0309		708.3926

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.4 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168		620.6712	620.6712	0.2007		625.6897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168		620.6712	620.6712	0.2007		625.6897

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		55.3710	55.3710	1.7500e-003		55.4147
Total	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		55.3710	55.3710	1.7500e-003		55.4147

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.4 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168	0.0000	620.6712	620.6712	0.2007		625.6897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168	0.0000	620.6712	620.6712	0.2007		625.6897

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		55.3710	55.3710	1.7500e-003		55.4147
Total	0.0256	0.0181	0.2005	5.6000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		55.3710	55.3710	1.7500e-003		55.4147

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.5 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4350					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	5.6772	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

3.5 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4350					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	5.6772	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634

4.0 Operational Detail - Mobile

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0235	4.5702	11.0731	0.0329	2.5737	0.0352	2.6089	0.6888	0.0330	0.7219		3,343.5995	3,343.5995	0.2046		3,348.7152
Unmitigated	1.0235	4.5702	11.0731	0.0329	2.5737	0.0352	2.6089	0.6888	0.0330	0.7219		3,343.5995	3,343.5995	0.2046		3,348.7152

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	175.12	175.12	175.12	598,412	598,412
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	448.99	448.99	448.99	611,893	611,893
Total	624.11	624.11	624.11	1,210,305	1,210,305

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
NaturalGas Unmitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1323.4	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4868.09	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.3234	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.86809	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

6.0 Area Detail

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9717	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e-003	0.0000	6.7070
Unmitigated	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	0.9717	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e-003	0.0000	6.7070

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Winter

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

1st and Boyle Mixed-Use Project

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartments Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Construction schedule per applicant.

Off-road Equipment - Equipment required for grading.

Off-road Equipment - Equipment required for building construction.

Off-road Equipment - Equipment required for paving.

Off-road Equipment -

Grading - Assuming 8,100 cy soil export.

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on traffic study trip generation.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - The Project would include energy efficient appliances and conform to 2016 Title 24 standards.

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

Waste Mitigation - Per AB 341 all municipalities must divert 75% of waste by 2020.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	330.00
tblConstructionPhase	NumDays	2.00	22.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

tblConstructionPhase	NumDays	5.00	10.00
tblConstructionPhase	PhaseEndDate	2/14/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	1/31/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	9/13/2019	9/26/2019
tblConstructionPhase	PhaseEndDate	2/7/2020	12/31/2020
tblConstructionPhase	PhaseStartDate	2/8/2020	11/2/2020
tblConstructionPhase	PhaseStartDate	9/14/2019	9/27/2019
tblConstructionPhase	PhaseStartDate	9/12/2019	8/28/2019
tblConstructionPhase	PhaseStartDate	2/1/2020	12/18/2020
tblGrading	AcresOfGrading	11.00	0.34
tblGrading	MaterialExported	0.00	8,100.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblTripsAndVMT	HaulingTripNumber	1,013.00	1,012.00
tblVehicleTrips	ST_TR	6.39	3.98
tblVehicleTrips	ST_TR	158.37	58.31

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

tblVehicleTrips	SU_TR	5.86	3.98
tblVehicleTrips	SU_TR	131.84	58.31
tblVehicleTrips	WD_TR	6.65	3.98
tblVehicleTrips	WD_TR	127.15	58.31

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3603	25.6998	15.2662	0.0503	1.7268	0.9151	2.2976	0.6719	0.8660	1.1990	0.0000	5,320.582 7	5,320.582 7	0.6648	0.0000	5,337.203 6
2020	8.2623	20.6675	21.3716	0.0373	0.6724	1.1393	1.8117	0.1796	1.0780	1.2576	0.0000	3,523.714 8	3,523.714 8	0.7069	0.0000	3,541.386 4
Maximum	8.2623	25.6998	21.3716	0.0503	1.7268	1.1393	2.2976	0.6719	1.0780	1.2576	0.0000	5,320.582 7	5,320.582 7	0.7069	0.0000	5,337.203 6

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3603	25.6998	15.2662	0.0503	1.2809	0.9151	1.8517	0.4399	0.8660	1.0071	0.0000	5,320.582 7	5,320.582 7	0.6648	0.0000	5,337.203 6
2020	8.2623	20.6675	21.3716	0.0373	0.6724	1.1393	1.8117	0.1796	1.0780	1.2576	0.0000	3,523.714 8	3,523.714 8	0.7069	0.0000	3,541.386 4
Maximum	8.2623	25.6998	21.3716	0.0503	1.2809	1.1393	1.8517	0.4399	1.0780	1.2576	0.0000	5,320.582 7	5,320.582 7	0.7069	0.0000	5,337.203 6

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	18.59	0.00	10.85	27.25	0.00	7.81	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.691 4	1.2355	0.0280	1,249.914 9
Energy	0.0668	0.5992	0.4528	3.6400e- 003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	1.0523	4.4938	11.3571	0.0346	2.5737	0.0350	2.6086	0.6888	0.0328	0.7216		3,520.333 1	3,520.333 1	0.2031		3,525.410 7
Total	13.6204	6.0481	37.8333	0.0956	2.5737	3.4622	6.0359	0.6888	3.4600	4.1489	412.1444	5,047.290 1	5,459.434 5	1.4526	0.0413	5,508.064 1

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9717	0.0422	3.6471	1.9000e- 004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e- 003	0.0000	6.7070
Energy	0.0668	0.5992	0.4528	3.6400e- 003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	1.0523	4.4938	11.3571	0.0346	2.5737	0.0350	2.6086	0.6888	0.0328	0.7216		3,520.333 1	3,520.333 1	0.2031		3,525.410 7
Total	2.0908	5.1352	15.4570	0.0385	2.5737	0.1011	2.6748	0.6888	0.0989	0.7878	0.0000	4,255.290 1	4,255.290 1	0.2235	0.0134	4,264.856 2

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	84.65	15.09	59.14	59.75	0.00	97.08	55.68	0.00	97.14	81.01	100.00	15.69	22.06	84.62	67.69	22.57

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	8/28/2019	9/26/2019	5	22	
2	Building Construction	Building Construction	9/27/2019	12/31/2020	5	330	
3	Paving	Paving	12/18/2020	12/31/2020	5	10	
4	Architectural Coating	Architectural Coating	11/2/2020	12/31/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.34

Acres of Paving: 0.08

Residential Indoor: 65,104; Residential Outdoor: 21,701; Non-Residential Indoor: 11,550; Non-Residential Outdoor: 3,850; Striped Parking Area: 984 (Architectural Coating – sqft)

OffRoad Equipment

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Grading	Graders	1	8.00	187	0.41
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	1,012.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	42.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8108	0.0000	0.8108	0.4219	0.0000	0.4219			0.0000			0.0000
Off-Road	0.9762	11.5741	5.8217	0.0123		0.5182	0.5182		0.4767	0.4767		1,222.533 3	1,222.533 3	0.3868		1,232.203 3
Total	0.9762	11.5741	5.8217	0.0123	0.8108	0.5182	1.3289	0.4219	0.4767	0.8986		1,222.533 3	1,222.533 3	0.3868		1,232.203 3

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4323	14.0890	3.0039	0.0368	0.8043	0.0517	0.8560	0.2205	0.0495	0.2699		3,976.754 1	3,976.754 1	0.2739		3,983.600 9
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.4822	14.1257	3.4861	0.0380	0.9160	0.0527	0.9687	0.2501	0.0504	0.3005		4,098.049 4	4,098.049 4	0.2780		4,105.000 4

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.2 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3649	0.0000	0.3649	0.1898	0.0000	0.1898			0.0000			0.0000
Off-Road	0.9762	11.5741	5.8217	0.0123		0.5182	0.5182		0.4767	0.4767	0.0000	1,222.533 3	1,222.533 3	0.3868		1,232.203 3
Total	0.9762	11.5741	5.8217	0.0123	0.3649	0.5182	0.8830	0.1898	0.4767	0.6665	0.0000	1,222.533 3	1,222.533 3	0.3868		1,232.203 3

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4323	14.0890	3.0039	0.0368	0.8043	0.0517	0.8560	0.2205	0.0495	0.2699		3,976.754 1	3,976.754 1	0.2739		3,983.600 9
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0500	0.0367	0.4822	1.2200e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		121.2953	121.2953	4.1700e-003		121.3995
Total	0.4822	14.1257	3.4861	0.0380	0.9160	0.0527	0.9687	0.2501	0.0504	0.3005		4,098.049 4	4,098.049 4	0.2780		4,105.000 4

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.3 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560		1,750.1028	1,750.1028	0.4608		1,761.6236
Total	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560		1,750.1028	1,750.1028	0.4608		1,761.6236

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0374	1.0416	0.2764	2.3500e-003	0.0576	6.6400e-003	0.0643	0.0166	6.3500e-003	0.0229		250.9332	250.9332	0.0161		251.3352
Worker	0.2098	0.1542	2.0251	5.1200e-003	0.4695	4.0500e-003	0.4735	0.1245	3.7300e-003	0.1282		509.4402	509.4402	0.0175		509.8777
Total	0.2472	1.1958	2.3015	7.4700e-003	0.5271	0.0107	0.5378	0.1411	0.0101	0.1512		760.3734	760.3734	0.0336		761.2128

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.3 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560	0.0000	1,750.1028	1,750.1028	0.4608		1,761.6236
Total	2.1131	14.6935	12.9647	0.0191		0.9044	0.9044		0.8560	0.8560	0.0000	1,750.1028	1,750.1028	0.4608		1,761.6236

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0374	1.0416	0.2764	2.3500e-003	0.0576	6.6400e-003	0.0643	0.0166	6.3500e-003	0.0229		250.9332	250.9332	0.0161		251.3352
Worker	0.2098	0.1542	2.0251	5.1200e-003	0.4695	4.0500e-003	0.4735	0.1245	3.7300e-003	0.1282		509.4402	509.4402	0.0175		509.8777
Total	0.2472	1.1958	2.3015	7.4700e-003	0.5271	0.0107	0.5378	0.1411	0.0101	0.1512		760.3734	760.3734	0.0336		761.2128

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.3 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413		1,725.4113	1,725.4113	0.4487		1,736.6294
Total	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413		1,725.4113	1,725.4113	0.4487		1,736.6294

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0320	0.9574	0.2508	2.3300e-003	0.0576	4.5100e-003	0.0621	0.0166	4.3100e-003	0.0209		249.3222	249.3222	0.0152		249.7026
Worker	0.1933	0.1375	1.8390	4.9600e-003	0.4695	3.9200e-003	0.4734	0.1245	3.6200e-003	0.1281		493.9674	493.9674	0.0156		494.3568
Total	0.2253	1.0949	2.0898	7.2900e-003	0.5271	8.4300e-003	0.5355	0.1411	7.9300e-003	0.1490		743.2896	743.2896	0.0308		744.0593

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.3 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413	0.0000	1,725.411 3	1,725.411 3	0.4487		1,736.629 4
Total	1.8880	13.5663	12.6885	0.0191		0.7830	0.7830		0.7413	0.7413	0.0000	1,725.411 3	1,725.411 3	0.4487		1,736.629 4

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0320	0.9574	0.2508	2.3300e-003	0.0576	4.5100e-003	0.0621	0.0166	4.3100e-003	0.0209		249.3222	249.3222	0.0152		249.7026
Worker	0.1933	0.1375	1.8390	4.9600e-003	0.4695	3.9200e-003	0.4734	0.1245	3.6200e-003	0.1281		493.9674	493.9674	0.0156		494.3568
Total	0.2253	1.0949	2.0898	7.2900e-003	0.5271	8.4300e-003	0.5355	0.1411	7.9300e-003	0.1490		743.2896	743.2896	0.0308		744.0593

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.4 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168		620.6712	620.6712	0.2007		625.6897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168		620.6712	620.6712	0.2007		625.6897

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		58.8056	58.8056	1.8500e-003		58.8520
Total	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		58.8056	58.8056	1.8500e-003		58.8520

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.4 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168	0.0000	620.6712	620.6712	0.2007		625.6897
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4120	4.2800	4.1927	6.4100e-003		0.2356	0.2356		0.2168	0.2168	0.0000	620.6712	620.6712	0.2007		625.6897

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		58.8056	58.8056	1.8500e-003		58.8520
Total	0.0230	0.0164	0.2189	5.9000e-004	0.0559	4.7000e-004	0.0564	0.0148	4.3000e-004	0.0153		58.8056	58.8056	1.8500e-003		58.8520

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.5 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4350					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	5.6772	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

3.5 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4350					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	5.6772	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632

4.0 Operational Detail - Mobile

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0523	4.4938	11.3571	0.0346	2.5737	0.0350	2.6086	0.6888	0.0328	0.7216		3,520.333 1	3,520.333 1	0.2031		3,525.410 7
Unmitigated	1.0523	4.4938	11.3571	0.0346	2.5737	0.0350	2.6086	0.6888	0.0328	0.7216		3,520.333 1	3,520.333 1	0.2031		3,525.410 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	175.12	175.12	175.12	598,412	598,412
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	448.99	448.99	448.99	611,893	611,893
Total	624.11	624.11	624.11	1,210,305	1,210,305

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
NaturalGas Unmitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1323.4	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4868.09	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.3234	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.86809	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

6.0 Area Detail

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9717	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e-003	0.0000	6.7070
Unmitigated	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5013	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	0.9717	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	6.5470	6.5470	6.4000e-003	0.0000	6.7070

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Summer

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Air Quality Data

Soil Import Emissions

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

1st and Boyle Mixed-Use Project - Soil Import

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartment Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Soil import only.

Off-road Equipment - Soil import only.

Grading - 3,000 tons soil import.

Trips and VMT - Soil import phase only.

Construction Off-road Equipment Mitigation -

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	2.00	10.00
tblConstructionPhase	PhaseEndDate	10/8/2019	9/26/2019
tblConstructionPhase	PhaseStartDate	10/5/2019	9/13/2019
tblGrading	MaterialImported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.2861	9.2180	2.0706	0.0233	0.5461	0.0340	0.5801	0.1464	0.0325	0.1789	0.0000	2,524.053 6	2,524.053 6	0.1836	0.0000	2,528.642 7
Maximum	0.2861	9.2180	2.0706	0.0233	0.5461	0.0340	0.5801	0.1464	0.0325	0.1789	0.0000	2,524.053 6	2,524.053 6	0.1836	0.0000	2,528.642 7

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.2861	9.2180	2.0706	0.0233	0.5314	0.0340	0.5654	0.1442	0.0325	0.1767	0.0000	2,524.053 6	2,524.053 6	0.1836	0.0000	2,528.642 7
Maximum	0.2861	9.2180	2.0706	0.0233	0.5314	0.0340	0.5654	0.1442	0.0325	0.1767	0.0000	2,524.053 6	2,524.053 6	0.1836	0.0000	2,528.642 7

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	2.70	0.00	2.54	1.52	0.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.691 4	1.2355	0.0280	1,249.914 9
Energy	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	2.4053	10.5520	25.0430	0.0729	5.6602	0.0784	5.7386	1.5149	0.0735	1.5884		7,415.383 3	7,415.383 3	0.4614		7,426.917 7
Total	14.9838	12.1063	51.5192	0.1338	5.6602	3.5057	9.1659	1.5149	3.5008	5.0157	412.1444	8,942.340 2	9,354.484 6	1.7108	0.0413	9,409.571 1

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.691 4	1.2355	0.0280	1,249.914 9
Energy	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	2.4053	10.5520	25.0430	0.0729	5.6602	0.0784	5.7386	1.5149	0.0735	1.5884		7,415.383 3	7,415.383 3	0.4614		7,426.917 7
Total	14.9838	12.1063	51.5192	0.1338	5.6602	3.5057	9.1659	1.5149	3.5008	5.0157	412.1444	8,942.340 2	9,354.484 6	1.7108	0.0413	9,409.571 1

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/13/2019	9/26/2019	5	10	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 0****Acres of Paving: 0.08****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Grading	Rubber Tired Dozers	0	0.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	0	0.00	0.00	297.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0268	0.0000	0.0268	4.0600e-003	0.0000	4.0600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0268	0.0000	0.0268	4.0600e-003	0.0000	4.0600e-003		0.0000	0.0000	0.0000		0.0000

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

3.2 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2861	9.2180	2.0706	0.0233	0.5193	0.0340	0.5533	0.1423	0.0325	0.1749		2,524.0536	2,524.0536	0.1836		2,528.6427
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.2861	9.2180	2.0706	0.0233	0.5193	0.0340	0.5533	0.1423	0.0325	0.1749		2,524.0536	2,524.0536	0.1836		2,528.6427

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0121	0.0000	0.0121	1.8300e-003	0.0000	1.8300e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0121	0.0000	0.0121	1.8300e-003	0.0000	1.8300e-003	0.0000	0.0000	0.0000	0.0000		0.0000

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

3.2 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2861	9.2180	2.0706	0.0233	0.5193	0.0340	0.5533	0.1423	0.0325	0.1749		2,524.0536	2,524.0536	0.1836		2,528.6427
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.2861	9.2180	2.0706	0.0233	0.5193	0.0340	0.5533	0.1423	0.0325	0.1749		2,524.0536	2,524.0536	0.1836		2,528.6427

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4053	10.5520	25.0430	0.0729	5.6602	0.0784	5.7386	1.5149	0.0735	1.5884		7,415.383 3	7,415.383 3	0.4614		7,426.917 7
Unmitigated	2.4053	10.5520	25.0430	0.0729	5.6602	0.0784	5.7386	1.5149	0.0735	1.5884		7,415.383 3	7,415.383 3	0.4614		7,426.917 7

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartment Mid Rise	292.60	281.16	257.84	977,305	977,305
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	979.06	1,219.45	1,015.17	1,388,119	1,388,119
Total	1,271.66	1,500.61	1,273.01	2,365,425	2,365,425

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartment Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
NaturalGas Unmitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1323.4	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4868.09	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.3234	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.86809	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

6.0 Area Detail

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149
Unmitigated	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0759					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0759					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

1st and Boyle Mixed-Use Project - Soil Import

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartment Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Soil import only.

Off-road Equipment - Soil import only.

Grading - 3,000 tons soil import.

Trips and VMT - Soil import phase only.

Construction Off-road Equipment Mitigation -

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	2.00	10.00
tblConstructionPhase	PhaseEndDate	10/8/2019	9/26/2019
tblConstructionPhase	PhaseStartDate	10/5/2019	9/13/2019
tblGrading	MaterialImported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.2791	9.0966	1.9395	0.0237	0.5461	0.0334	0.5795	0.1464	0.0319	0.1783	0.0000	2,567.599 9	2,567.599 9	0.1768	0.0000	2,572.020 6
Maximum	0.2791	9.0966	1.9395	0.0237	0.5461	0.0334	0.5795	0.1464	0.0319	0.1783	0.0000	2,567.599 9	2,567.599 9	0.1768	0.0000	2,572.020 6

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	0.2791	9.0966	1.9395	0.0237	0.5314	0.0334	0.5647	0.1442	0.0319	0.1761	0.0000	2,567.599 9	2,567.599 9	0.1768	0.0000	2,572.020 6
Maximum	0.2791	9.0966	1.9395	0.0237	0.5314	0.0334	0.5647	0.1442	0.0319	0.1761	0.0000	2,567.599 9	2,567.599 9	0.1768	0.0000	2,572.020 6

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	2.70	0.00	2.55	1.52	0.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.691 4	1.2355	0.0280	1,249.914 9
Energy	0.0668	0.5992	0.4528	3.6400e- 003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	2.4732	10.3958	25.5509	0.0768	5.6602	0.0778	5.7379	1.5149	0.0729	1.5878		7,810.209 4	7,810.209 4	0.4567		7,821.627 2
Total	15.0517	11.9501	52.0271	0.1377	5.6602	3.5050	9.1652	1.5149	3.5001	5.0150	412.1444	9,337.166 3	9,749.310 7	1.7062	0.0413	9,804.280 6

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.691 4	1.2355	0.0280	1,249.914 9
Energy	0.0668	0.5992	0.4528	3.6400e- 003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
Mobile	2.4732	10.3958	25.5509	0.0768	5.6602	0.0778	5.7379	1.5149	0.0729	1.5878		7,810.209 4	7,810.209 4	0.4567		7,821.627 2
Total	15.0517	11.9501	52.0271	0.1377	5.6602	3.5050	9.1652	1.5149	3.5001	5.0150	412.1444	9,337.166 3	9,749.310 7	1.7062	0.0413	9,804.280 6

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/13/2019	9/26/2019	5	10	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 0****Acres of Paving: 0.08****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Grading	Rubber Tired Dozers	0	0.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	0	0.00	0.00	297.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0268	0.0000	0.0268	4.0600e-003	0.0000	4.0600e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0268	0.0000	0.0268	4.0600e-003	0.0000	4.0600e-003		0.0000	0.0000	0.0000		0.0000

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

3.2 Grading - 2019**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2791	9.0966	1.9395	0.0237	0.5193	0.0334	0.5527	0.1423	0.0319	0.1743		2,567.599 9	2,567.599 9	0.1768		2,572.020 6
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.2791	9.0966	1.9395	0.0237	0.5193	0.0334	0.5527	0.1423	0.0319	0.1743		2,567.599 9	2,567.599 9	0.1768		2,572.020 6

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0121	0.0000	0.0121	1.8300e-003	0.0000	1.8300e-003			0.0000			0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0121	0.0000	0.0121	1.8300e-003	0.0000	1.8300e-003	0.0000	0.0000	0.0000	0.0000		0.0000

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

3.2 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2791	9.0966	1.9395	0.0237	0.5193	0.0334	0.5527	0.1423	0.0319	0.1743		2,567.599 9	2,567.599 9	0.1768		2,572.020 6
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.2791	9.0966	1.9395	0.0237	0.5193	0.0334	0.5527	0.1423	0.0319	0.1743		2,567.599 9	2,567.599 9	0.1768		2,572.020 6

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.4732	10.3958	25.5509	0.0768	5.6602	0.0778	5.7379	1.5149	0.0729	1.5878		7,810.209 4	7,810.209 4	0.4567		7,821.627 2
Unmitigated	2.4732	10.3958	25.5509	0.0768	5.6602	0.0778	5.7379	1.5149	0.0729	1.5878		7,810.209 4	7,810.209 4	0.4567		7,821.627 2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartment Mid Rise	292.60	281.16	257.84	977,305	977,305
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	979.06	1,219.45	1,015.17	1,388,119	1,388,119
Total	1,271.66	1,500.61	1,273.01	2,365,425	2,365,425

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartment Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385
NaturalGas Unmitigated	0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1323.4	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4868.09	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.3234	0.0143	0.1220	0.0519	7.8000e-004		9.8600e-003	9.8600e-003		9.8600e-003	9.8600e-003		155.6938	155.6938	2.9800e-003	2.8500e-003	156.6190
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.86809	0.0525	0.4773	0.4009	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7162	572.7162	0.0110	0.0105	576.1196
Total		0.0668	0.5992	0.4528	3.6400e-003		0.0461	0.0461		0.0461	0.0461		728.4100	728.4100	0.0140	0.0134	732.7385

6.0 Area Detail

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149
Unmitigated	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0759					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0759					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7948					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	11.5296	0.9129	22.3763	0.0571		3.3611	3.3611		3.3611	3.3611	412.1444	792.0000	1,204.1444	1.2291	0.0280	1,243.2079
Landscaping	0.1114	0.0422	3.6471	1.9000e-004		0.0200	0.0200		0.0200	0.0200		6.5470	6.5470	6.4000e-003		6.7070
Total	12.5117	0.9551	26.0234	0.0573		3.3811	3.3811		3.3811	3.3811	412.1444	798.5470	1,210.6914	1.2355	0.0280	1,249.9149

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

CPC-2018-998-DB-CU
EXHIBIT C1b - Cultural Resources Search

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395

California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

11/29/2018

SCCIC File #: 19675.5614

Brett Pomeroy
Pomeroy Environmental Services
25101 The Old Road, Suite 246
Santa Clarita, CA 91381

Re: Record Search Results for the Proposed 1st and Boyle Mixed-Use Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Los Angeles, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ¼-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Historic Properties Directory (HPD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see note below)	Within project area: 0 Within project radius: 5
Built-Environment Resources	Within project area: 0 Within project radius: 42
Reports and Studies	Within project area: 2 Within project radius: 30
OHP Historic Properties Directory (HPD)	Within project area: 0 Within ¼-mile radius: 0
California Points of Historical Interest (SPHI)	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL)	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG)	Within project area: 0 Within ¼-mile radius: 37
National Register of Historic Places (NRHP)	Within project area: 0 Within ¼-mile radius: 0

Archaeological Determinations of Eligibility (ADOE):	Within project area: 0 Within project radius: 0
City of Los Angeles Historic-Cultural Monuments (LAHCM)	Within project area: 0 Within ¼-mile radius: 3

HISTORIC MAP REVIEW - Pasadena, CA (1900) 15' USGS historic maps indicates that in 1900 there was no visible development within the project area; however, the property was within a grid network of roads and several buildings were nearby. A stream was located west of the project area and a small lake and intermittent stream were located to the south. The historic place name of Brooklyn Heights was located nearby.

RECOMMENDATIONS

The area has been developed prior to the start of the 20th century. The archaeological sensitivity of the project location is unknown because there are no previous archaeological studies for the subject property. Portions of the natural ground-surface appear to be obscured by pavement while the other portion was previously developed with a structure that appears to have been demolished. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, an archaeologist should be retained to survey the property that previously contained a structure and monitor the demolition of the portion that is currently covered with asphalt. Based upon the recommendations of the archaeologist, it may be necessary to monitor all ground-disturbing activities. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor during ground-disturbing activities or additional research.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Stacy St. James

Isabela Kott
GIS Technician/Staff Researcher

*=When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not yet been studied and that no information regarding the archaeological sensitivity of the property is available. The reported records search result does not preclude the possibility that surface or buried artifacts may be found during a survey of the property or ground-disturbing activities.

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 California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

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February 6, 2019

Yi Lu Ph.D., P.G., Chief, UST LA River
Underground Storage Tank Section
Los Angeles Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles CA, 90013

Attention: Mr. Magdy Baiady

**REMEDIAL ACTION PLAN, FORMER SERVICE STATION, 110 – 114 S. BOYLE, LOS
ANGELES, CA 90033, LARWQCB I.D. No 900330470
W.O. NO. E1908320**

GED File No 18-005

On behalf of the California Redevelopment Agency of Los Angeles, a designated Local Authority (CRA/LA), the Geotechnical Engineering Division is pleased to submit this Remedial Action Plan (RAP).

Should you have any questions regarding this RAP, please contact Morton Price, at (213) 847-0466.

Sincerely,

Patrick Schmidt, P.E., G.E., Manager
Geotechnical Engineering Division

Q:\PROJECTS\2018\18-005 1st and Boyle Phase II\remediation\RAP cover letter 2_6_18.doc



CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

GEOTECHNICAL ENGINEERING DIVISION



**REMEDIAL ACTION PLAN
FORMER SERVICE STATION
110 – 114 S. BOYLE
LOS ANGELES, CALIFORNIA**

**W.O. # E1908320
GEO FILE # 18-005
FEBRUARY 6, 2019**

TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
2.0	SCOPE	3
3.0	BACKGROUND AND SITE HISTORY.....	3
3.1.1	Site History and Previous Work.....	3
3.2	LOCAL GEOLOGY AND HYDROGEOLOGY.....	5
4.0	CURRENT RISK AND PROPOSED REMEDIATION.....	5
4.1	EXISTING RISK AND HUMAN HEALTH RISK SCREENING	5
4.2	REMEDIAL ALTERNATIVES	6
4.2.1	Soil Excavation (Dig and Haul)	7
4.2.2	Soil Vapor Extraction	7
4.2.3	Monitored Natural Attenuation	7
5.0	RECOMMENDATIONS FOR SOIL EXCAVATION.....	7
6.0	REGULATORY OVERSIGHT AND CONFIRMATION SAMPLING	8
7.0	REUSE OF SOIL ON SITE FROM EXCAVATION ACTIVITIES AND HANDLING OF ONSITE SOILS.....	8
8.0	CLOSURE.....	9
9.0	REFERENCES.....	10

Attached:

Plate 1 – Project Location

Plate 2 – Recommended Excavation Depths and Limits for Soil Remediation

Plate 3 – Previous Sampling Locations and Proposed Confirmation Sampling
Locations

Appendix A

1.0 INTRODUCTION

The Geotechnical Engineering Division (GED), Bureau of Engineering, Department of Public Works, City of Los Angeles is pleased to provide this Remedial Action Workplan (RAP) to mitigate contamination at the site known as the Former Service Station (Site) which is located at 110 – 114 S Boyle Avenue in Los Angeles, CA (Plate 1). The site has a Los Angeles Regional Water Quality Control Board (LARWQCB) Case Number of 900330470 and is listed on the Geotracker database with a Global ID No of T10000011272. This RAP describes the site conditions observed during previous investigations as well as discussing methodologies recommended for the proposed remediation. The site has had a history of gasoline service stations, a laundromat and residential properties. It is GED's understanding that the site will be purchased by the City of Los Angeles from the Community Redevelopment Agency/Los Angeles (CRA/LA), a Designated Local Authority and redeveloped and remediated by others. Additionally, GED also understands that the proposed redevelopment will consist of a five level, mixed-use commercial and 44-unit residential building with single level subterranean parking.

2.0 SCOPE

The purpose of this Remedial Action Plan (RAP) is to provide a suggested guidance for removal and remediation by soil excavation (with consideration of other methods) to remove contamination detected during previous site investigations at the site (Ninyo and Moore, 2009, Leighton, 2018). Contaminants of Concern are fuel range hydrocarbons. Dig and haul (also known as Soil Excavation) implies that the contamination will be removed by excavation using heavy equipment and the contaminated soil is hauled away to an appropriate disposal or recycling facility.

3.0 BACKGROUND AND SITE HISTORY

3.1.1 Site History and Previous Work

The site, located at 110 – 114 S Boyle Avenue is in the Boyle Heights area of the City. According to Ninyo and Moore (2009), the site was undeveloped in 1888. From approximately 1894 through 1906 the southern portion of the site was developed with a residential property. Through the time periods of 1921 through 1938, 1949 through 1956 and 1962 through 1976, the site was developed with three gasoline service stations and residential property. The southern portion of the site was reportedly used as a laundromat from 1981 through 2009, at which point the associated building was demolished. Records of the locations of the Underground Storage Tanks (USTs) or details regarding the laundromat facilities were not made available to GED.

In 2009, on behalf of the then Community Redevelopment Agency (CRA) of the City of Los Angeles, Ninyo and Moore performed a Phase II Environmental Site

Assessment consisting of advancing 11 soil borings to depths of 15 feet (ft) below ground surface (bgs), collecting soil and soil gas samples and performing a surficial geophysical survey on the northern portion of the site. Groundwater was not encountered in any of those borings. A number of Volatile Organic Compounds (VOCs) were detected in the soil borings using EPA Method 8260B. Additionally, a number of VOCs were detected in soil gas samples. The results of the geophysical survey of the northern portion of the site did not detect the presence of USTs, but did detect two possible back fill areas beneath the western portion of the northern area of the site which may be indicative of former USTs.

As part of a potential property transfer between the CRA/LA, the successor of the now defunct CRA, an additional investigation was conducted by Leighton Consulting (Leighton) on behalf of the City at the site in 2018 which included deeper borings and a geophysical survey of the southern portion of the site. Results of that investigation detected gasoline and diesel range soil contamination in the northern and central portion of the site that extends to a depth of approximately 15 feet (ft) below ground surface (bgs). Additionally, similar contamination was detected in borings to the east of this area ranging in depth from 5 to 20 ft bgs, but at much lower concentrations. An effort was made to collect groundwater samples in three borings, but each boring encountered refusal between 45 ft and 52 ft bgs with groundwater not being encountered to 52 ft bgs. Diesel range contamination was detected in one of these borings, Boring B-16 at a depth of 50 ft bgs. However, during drilling, there were no obvious signs of contamination observed in the field from 30 ft bgs to 50 ft bgs in Boring B-16.

Soil gas sampling was conducted at the site as well. The results of that sampling indicated elevated soil gas concentrations in the northern and central portions and a localized area in the south west area of the site. Soil gas constituents detected in the soil gas consist of gasoline range hydrocarbons of Benzene, Toluene, Ethylbenzene and Xylene, with Benzene and Ethylbenzene exceeding the California Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note 3 screening levels for residential ambient air for Benzene to a depth of 25 ft bgs.

On behalf of GED, Leighton prepared a supplemental Phase II Environmental Site Assessment report summarizing their investigation entitled "Site Investigation Report 110 Through 114 South Boyle Avenue, Los Angeles, California" dated July 10, 2018 detailing the above findings. The report was uploaded to the LARWQCB online database, Geotracker on July 12, 2018.

In late 2018, the Los Angeles Regional Water Quality Control Board informed the CRA/LA that the site was in the Pre-Closure Phase, with the case being closed after January 13, 2019 if no public comments are received opposing the closure. On January 16, 2019 the City submitted a letter to the LARWQCB indicating the excavation plans would be modified for the proposed development, and wished to remain under LARWQCB oversight for the course of the remediation. On January 30,

2019, the LARWQCB issued a letter requiring a Remedial Action Plan (RAP) be submitted describing the excavation and remedial methodologies.

The site is currently vacant and is not being utilized.

3.2 LOCAL GEOLOGY AND HYDROGEOLOGY

The site is located within the Transverse Ranges Geomorphic Province and situated within the Coastal Plain of the Los Angeles Basin along the eastern edge of the Los Angeles Forebay (DWR, 1961). According to Dibblee (1989), the site is approximately underlain and bisected on the north-east section of the site by surficial sediments consisting of alluvium composed of unconsolidated floodplain deposits of silt, sand and gravel. The southwest portion of the site is underlain by older, weakly consolidated alluvial deposits of gravel, sand and silt. Topography at the site is essentially flat with an approximate surface elevation of 314 ft above mean sea level. The flow direction of groundwater is anticipated to be south to south west.

During the subsurface investigation by Leighton, groundwater was not encountered in the deepest boring advanced to 52 ft bgs.

4.0 CURRENT RISK AND PROPOSED REMEDIATION

Soil and soil gas data from Leighton's Phase II Environmental Site Assessment Report of 2018 were used to determine the risk to future human occupants at the site based on the proposed site development.

4.1 EXISTING RISK AND HUMAN HEALTH RISK SCREENING

The contamination at the site is concentrated in the northern portion of the Site and extends laterally as shown on Figure 2. Vertically, the contamination was detected in soil gas to a depth of 25 ft bgs in Boring B-18 at 25 ft bgs (converted to a soil gas well) above DTSC HERO Note 3 Screening Levels for ambient air in a residential building setting.

GED performed a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas (December 2014). The name of the model is the DTSC SG-Screen Version 2.0 Model (Model). The purpose of performing the Human Health Risk Screen is to estimate the carcinogenic and non-carcinogenic effects and the potential risk to future human receptors based on a residential use of the Site. The model provided the health index and lifetime cancer risk due to exposure to the individual contaminants of concern. The model integrates the results of the exposure and toxicity assessment to quantify the carcinogenic and non-carcinogenic

risks to the onsite receptors (humans using the Site). The United States Environmental Protection Agency (EPA) and California EPA use a screening level for carcinogenic risk of 1 in a million or 1×10^{-6} , and a screening level for non-carcinogenic hazard of 1.0.

The contaminants of concern are Benzene and Ethylbenzene. The highest concentrations used for the model were from the Phase II Investigation report prepared by Leighton and dated July 10, 2018. These concentrations for Benzene and Ethylbenzene were inputted into the Model based on concentration and an assumed depth of finished development of the subterranean parking structure at the site to be 10 ft bgs. The risk generated by the Model are shown on Table 1. Worksheet Model results used to populate Table 1 are attached in Appendix A.

Table 1: Risk Calculated by the Model

Analyte @ Depth (ft bgs)	Cancer Risk	Noncancer Risk	Cancer Screen Pass/Fail	Noncancer Screen
Benzene @ 20 ft	9×10^{-6}	2.8×10^{-1}	Fails	Pass
Benzene @ 25 ft	5×10^{-7}	1.5×10^{-2}	Pass	Pass
Ethylbenzene @ 20 ft	1.3×10^{-4}	1.4×10^{-1}	Fails	Pass
Ethylbenzene @ 25 ft	3.2×10^{-6}	3.4×10^{-3}	Fails	Pass

Based on the above screening results of the Model, it is recommended to perform some form of mitigation. Mitigation may come in the form of engineering controls (such as a vapor intrusion barrier) to militate against vapor intrusion of contaminants into a building or remediating the source contamination, or a combination of both. Any remedial action or engineering control other than soil excavation shall have the consultation of the LARWQCB, first.

4.2 REMEDIAL ALTERNATIVES

Below are presented three remedial alternatives for the site with their respective advantages and disadvantages.

4.2.1 Soil Excavation (Dig and Haul)

This method employs proven performance with readily available, non-specialized equipment for excavation but will require shoring. Concentrations of contaminants can be reduced very quickly compared to in situ methods. Soils may be able to be reused on site under certain conditions. The down side of such remediation is mass amounts of contaminated soil must be handled and disposed of increasing the cost with a significant disturbance to the site and the roads near the site being impacted by a haul route for trucks hauling excavated soil away. Considering the schedule of the project, this method may be a good technology for this site.

4.2.2 Soil Vapor Extraction

Soil Vapor Extraction (SVE) is an in-situ remediation technology that reduces concentrations of volatile petroleum-hydrocarbon constituents adsorbed to soils in the unsaturated or vadose zone (EPA, 1994). A vacuum is applied to the soil matrix via a network of extraction wells pumped into a carbon activated treatment system. The advantages of SVE are that it is a proven and reliable method with equipment readily available. There is much less site disturbance as compared to Soil Excavation methods. Treatment times may vary between 6 months and 2 years. The cost is possibly less than Soil Excavation, approximately \$50/ton of contaminated soil (LARWQCB LUFT Manual, 2012). The disadvantages of SVE are that it does take longer than Soil Excavation to clean up a site, may require treatment of atmospheric discharges, and the effectiveness of the method at this site may be lower as SVE is more effective in granular, sandy soils. A pilot study can be performed at the site that can better determine the effectiveness of this remedial methodology.

4.2.3 Monitored Natural Attenuation

Monitored Natural Attenuation (MNA) is a method in which the contaminants are allowed to degrade over time in place naturally due to microorganisms in the soil. The advantage is this method is the cheapest to implement as it requires little to no equipment other than monitoring wells to monitor degradation of contaminants. The disadvantage of this method is it takes a very long time for remediation and site cannot be developed in the interim. This method is likely a poor candidate for this site considering scheduling issues.

5.0 RECOMMENDATIONS FOR SOIL EXCAVATION

Considering project schedule and soil conditions, an in-situ method may not be the best route to remediate the site. A soil excavation method is the most likely remedial method to achieve an accelerated remedial operation in tandem with site development.

GED recommends all work to be done by others in this regard to follow all applicable rules of the Air Quality Management District. Additionally, all permits for development and/or excavation of the site as required by the Los Angeles Department of Building and Safety should be applied as well.

The contractor, qualified subcontractor or an industrial hygienist shall prepare a site-specific Health and Safety Plan (HASP). The HASP shall appoint a site safety officer and establish responses to contaminants. The HASP shall address hazards to onsite workers as well as the adjacent community while work is being performed. The HASP will be on-site during all field operations to guide field workers.

The workers exposed to or handling contaminated soils shall have sufficient health and safety training, consistent with OSHA Hazardous Waste Operation Standards (29 CFR 1910.120), and Cal-OSHA "Hazardous Waste Operations & Emergency Response" (8 CCR 5192).

6.0 REGULATORY OVERSIGHT AND CONFIRMATION SAMPLING

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the LARWQCB through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved RAP, or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas shall be performed at the completion of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The Applicant shall submit to the case file prior to the issuance of building permits, evidence of case closure by the LARWQCB.

7.0 REUSE OF SOIL ON SITE FROM EXCAVATION ACTIVITIES AND HANDLING OF ONSITE SOILS

Soils which have visible staining or an odor shall be tested in the field by the contractor or qualified environmental subcontractor with an organic vapor analyzer (OVA) for volatile components, which require additional considerations in their

handling and disposal. Soil with OVA readings exceeding 50 parts per million (ppm) for volatile organic compounds using a probe held 3 inches from the excavated soil face, or which is visibly stained or has a detectable petrochemical odor shall be stockpiled by the Contractor separately from non-contaminated soils. If volatile compounds are present at concentrations exceeding 50 ppm, an SCAQMD Rule 1166 permit will be required, which most likely will require control of vapor, such as covering the stockpiles with plastic sheeting or wetting with water or a soap solution. The Contractor shall obtain all permits.


The stockpiles shall be barricaded near the excavation area, away from drainage areas or catch basins, on an impermeable plastic liner (6 mil nominal thickness and tested at 100 psi strength). Caution must be taken to separate any contaminated soil from the remainder of the excavated material. If only a small amount of contaminated soil is encountered, it may be drummed in 55-gallon steel drums with sealing lids.

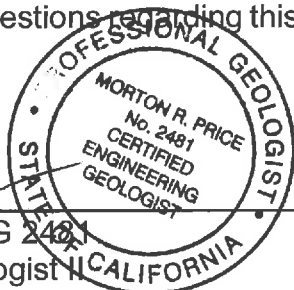
For disposal purposes, the stockpiled soil shall be sampled in a random and representative manner. To establish waste classification, samples shall be analyzed for Total Recoverable Petroleum Hydrocarbons (TRPH), VOCs, TPH as gasoline and diesel, Title 22 heavy metals, reactivity (pH), corrosivity and toxicity. The number of samples will depend upon the volume of material removed, one sample for approximately every ton of soil. Storage space available at the site and site occupant sensitivity will determine the amount of soil that can be stockpiled. Suspected contaminated soil samples can be taken to a State-certified environmental laboratory or tested in the field with a mobile lab. Materials with elevated levels of TRPH, metals or other regulated contaminants will require handling by workers who have been adequately trained for health and safety aspects of hazardous material handling.

Soils that do not exhibit signs of contamination as described above may be reused on site at the Contractor's discretion. If soil is to be imported to the Site, GED recommends using the DTSC Information Advisory for Clean Imported Fill Material as a guidance.

8.0 CLOSURE

If there are any questions regarding this RAP, please contact Morton Price at (213) 847-0466.


Morton Price, CEG 2481
Engineering Geologist II



exp. 3/31/19

9.0 REFERENCES

<http://geotracker.waterboards.ca.gov>

Leighton Consulting, Inc., "Site Investigation Report, 100 through 114 South Boyle Avenue, Los Angeles, CA", July 10, 2018

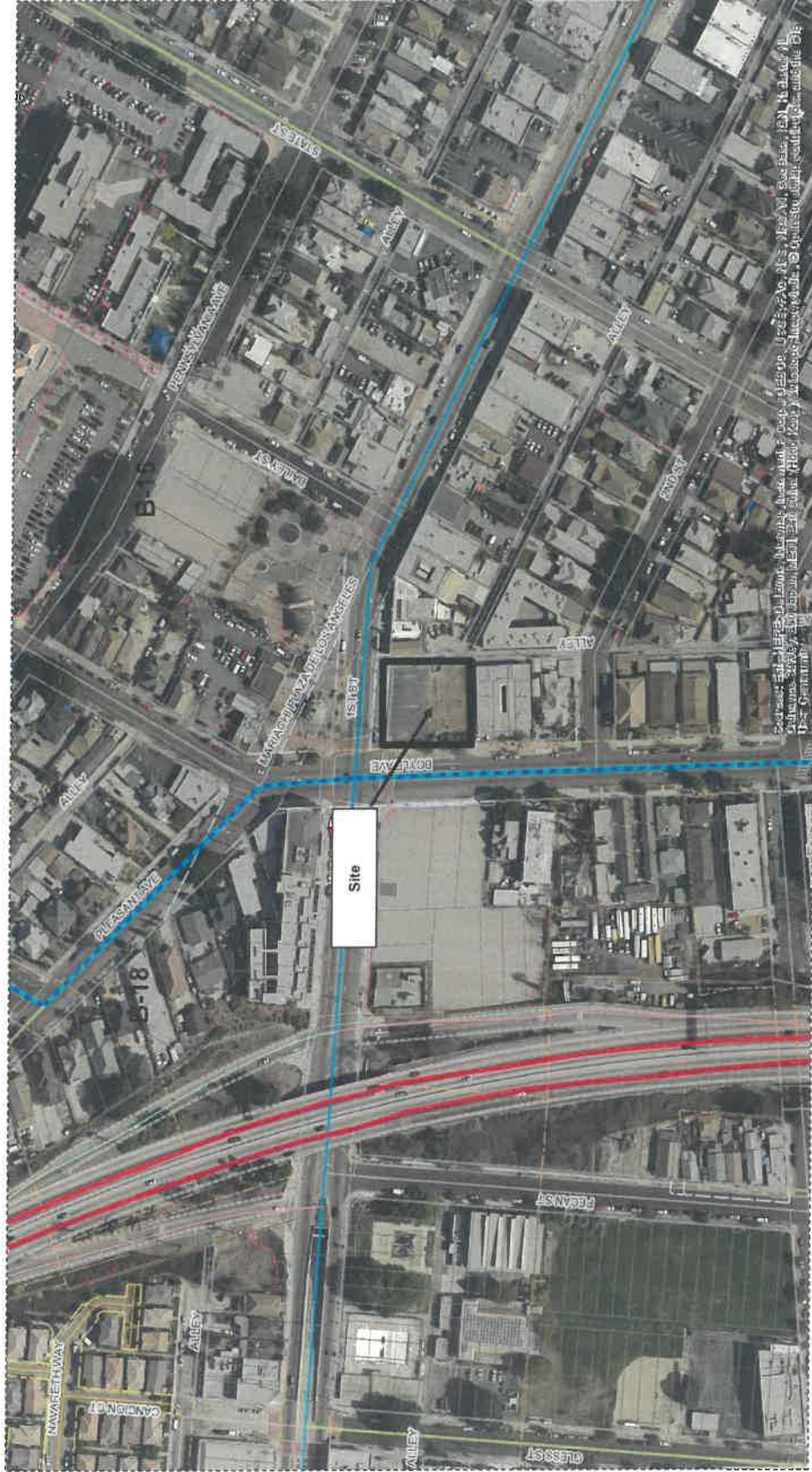
SG-Screen Version 2.0, DTSC Vapor Intrusion Screening-Level Model for Soil Gas, December 2014

California State Water Resources Control Board Leaking Underground Fuel Tank Manual, September 2012 (revised December 2015)

Ninyo and Moore, "Subsurface Investigation, 100-114 South Boyle Avenue, Los Angeles, California", April 7, 2009

Dibblee, Thomas, Jr, Geologic Map of the Los Angeles Quadrangle, DF-22, 1989

State of California Department of Water Resources, "Groundwater Geology of the Coastal Plain of Los Angeles County", 1961



110 - 114 S Boyle,
LOS ANGELES,
CALIFORNIA

BUREAU OF ENGINEERING
GEOTECHNICAL ENGINEERING GROUP (GEO)
GEO FILE No.: 18-005
DATE: October 2018

PLATE No. 1 Project Location

0 FT 100 FT 200 FT



LEGEND

— Approximate Site Boundary

○ Approximate Geophysical Anomaly Location



Project: 11957.003 Engr/Geol. LMG

Scale: Approx. 1" = 10' Date: February 2019

Base Map: Google Earth 2015
drafted by Mark Withrow

**RECOMMENDED EXCAVATION DEPTHS AND LIMITS
FOR SOIL REMEDIATION**

PLATE 2

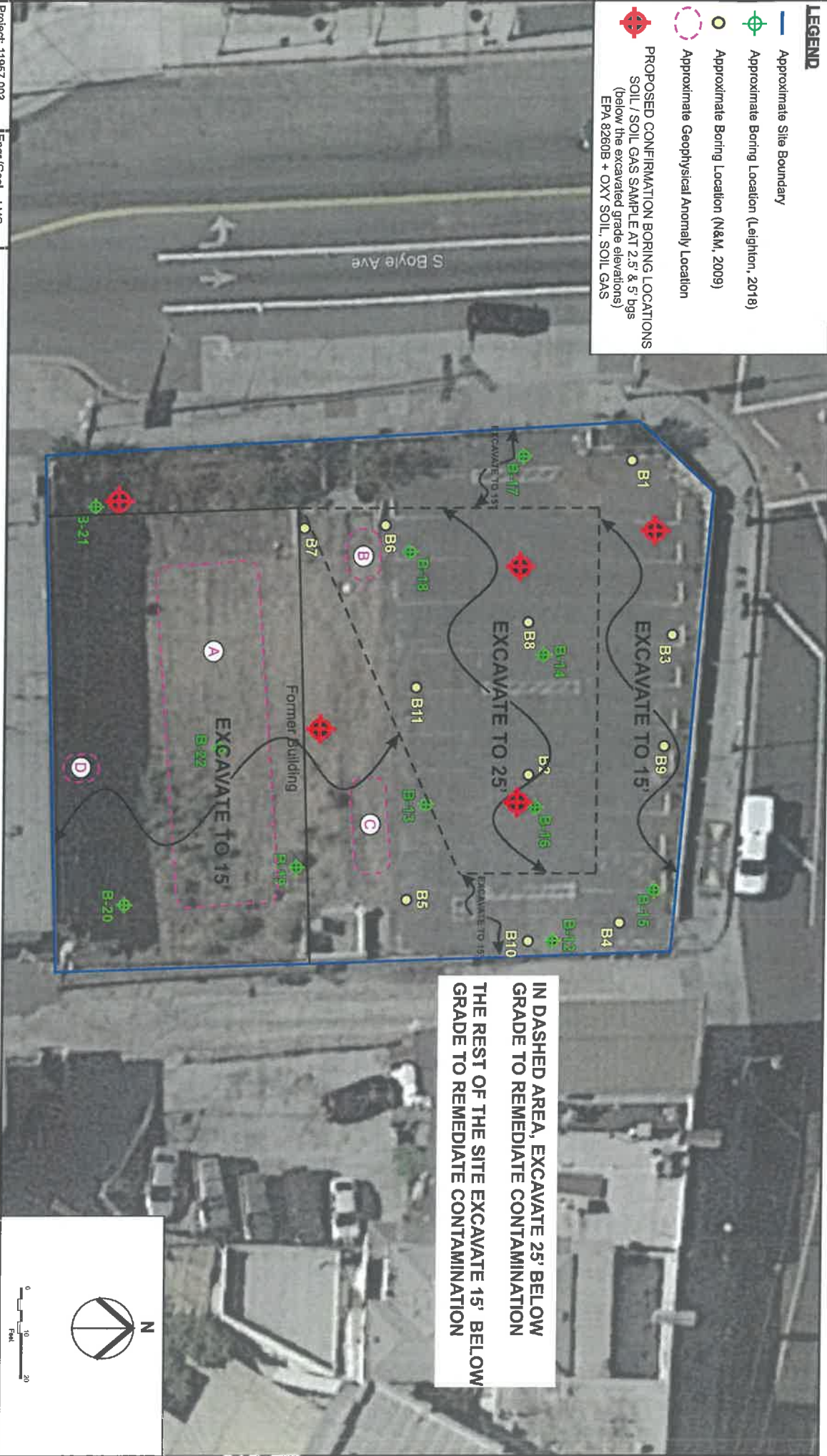
Figure 2



Leighton

LEGEND

- Approximate Site Boundary
 - Approximate Boring Location (Leighton, 2018)
 - Approximate Boring Location (N&M, 2009)
 - Approximate Geophysical Anomaly Location
- PROPOSED CONFIRMATION BORING LOCATIONS
SOIL / SOIL GAS SAMPLE AT 2.5' & 5' bgs
(below the excavated grade elevations)
EPA 8260B + OXY SOIL, SOIL GAS



APPENDIX A

Department of Toxic Substances Control Vapor Intrusion Screening Model - Soil Gas

DATA ENTRY SHEET

Scenario: Residential
Chemical: Benzene

Results Summary				
Soil Gas Conc. ($\mu\text{g}/\text{m}^3$)	Attenuation Factor (unitless)	Indoor Air Conc. ($\mu\text{g}/\text{m}^3$)	Cancer Risk	Noncancer Hazard
1.35E+03	6.5E-04	8.7E-01	9.0E-06	2.8E-01

Soil Gas Concentration Data		Chemical	
ENTER Chemical CAS No. (numbers only, no dashes)	OR Soil gas conc., C_g ($\mu\text{g}/\text{m}^3$)	Benzene	
71432	1.35E+03		
ENTER Depth below grade to bottom of enclosed space floor, L_f (15 or 200 cm)	ENTER Soil gas sampling depth below grade, L_s (cm)	ENTER Average soil temperature, T_s ($^{\circ}\text{C}$)	ENTER Vadose zone SCS soil type (used to estimate soil vapor permeability)
15	305	24	S

MESSAGE: See VLOOKUP table comments on chemical properties and/or toxicity criteria for this chemical.

ENTER Vadose zone SCS soil type	ENTER Vadose zone soil dry bulk density, ρ_b (g/cm^3)	ENTER Vadose zone soil total porosity, n^v (unitless)	ENTER Vadose zone soil water-filled porosity, θ_w (cm^3/cm^3)	ENTER Average vapor flow rate into bldg. (Leave blank to calculate)
Lookup Soil Parameters				
SI	1.35	0.489	0.167	

ENTER Averaging time for carcinogens, AT_c (yrs)	ENTER Averaging time for noncarcinogens, AT_{nc} (yrs)	ENTER Exposure duration, ED (yrs)	ENTER Exposure frequency, EF (days/yr)	ENTER Exposure Time ET (hrs/day)	ENTER Air Exchange Rate ACH (hour) ⁻¹
70	26	26	350	24	0.5
					(NEW)
Lookup Receptor Parameters					
NEW=> Residential					
END					

Department of Toxic Substances Control
Vapor Intrusion Screening Model - Soil Gas

Scenario: Residential
Chemical: Benzene

DATA ENTRY SHEET

Results Summary				
Soil Gas Conc. ($\mu\text{g}/\text{m}^3$)	Attenuation Factor (unitless)	Indoor Air Conc. ($\mu\text{g}/\text{m}^3$)	Cancer Risk	Noncancer Hazard
1.03E+02	4.7E-04	4.8E-02	5.0E-07	1.5E-02

ENTER	Soil Gas Concentration Data	ENTER
Chemical CAS No. (numbers only, no dashes)	OR	Soil gas conc., C_g (ppmv)
71432	1.03E+02	

MESSAGE: See VLOOKUP table comments on chemical properties and/or toxicity criteria for this chemical.

ENTER	ENTER	ENTER	ENTER
Depth below grade to bottom of enclosed space floor, L_f (15 or 200 cm)	Soil gas sampling depth below grade, L_s (cm)	Average soil temperature, T_s ($^{\circ}\text{C}$)	Vadose zone SCS soil type (used to estimate soil vapor permeability), k_v (cm^2)
15	457	24	S

ENTER	ENTER	ENTER	ENTER	ENTER
Vadose zone SCS soil type	Vadose zone soil dry bulk density, ρ_b^A (g/cm^3)	Vadose zone soil total porosity, n^V (unitless)	Vadose zone soil water-filled porosity, θ_w^V (cm^3/cm^3)	Average vapor flow rate into bldg. (Leave blank to calculate)
Lookup Soil Parameters				
SI	1.35	0.489	0.167	

ENTER	ENTER	ENTER	ENTER	ENTER
Averaging time for carcinogens, AT_c (yrs)	Averaging time for noncarcinogens, AT_{nc} (yrs)	Exposure duration, ED (yrs)	Exposure frequency, EF (days/yr)	Exposure Time ET (hrs/day)
70	26	26	350	24
NEW=>	Residential			0.5
	END			

Department of Toxic Substances Control Vapor Intrusion Screening Model - Soil Gas

Scenario: Residential
Chemical: Ethylbenzene

DATA ENTRY SHEET

Results Summary				
Soil Gas Conc. ($\mu\text{g}/\text{m}^3$)	Attenuation Factor (unitless)	Indoor Air Conc. ($\mu\text{g}/\text{m}^3$)	Cancer Risk	Noncancer Hazard
2.82E+05	5.3E-04	1.5E+02	1.3E-04	1.4E-01

ENTER	Soil Gas Concentration Data	ENTER
Chemical CAS No. (numbers only, no dashes)	Soil gas conc., C_a ($\mu\text{g}/\text{m}^3$)	Soil gas conc., C_a (ppmv)
100414	2.82E+05	

	Chemical
	Ethylbenzene

ENTER	ENTER	ENTER	ENTER
Depth below grade to bottom of enclosed space floor, L_f (15 or 200 cm)	Soil gas sampling depth below grade, L_s (cm)	Average soil temperature, T_s ($^{\circ}\text{C}$)	User-defined vadose zone soil vapor permeability, k_v (cm^2)
15	305	24	

ENTER	ENTER	ENTER	ENTER
Vadose zone SCS soil type	Vadose zone soil dry bulk density, ρ_s (g/cm^3)	Vadose zone soil total porosity, n_v (unitless)	Vadose zone soil water-filled porosity, θ_v (cm^3/cm^3)
Lookup Soil Parameters			
SI	1.35	0.489	0.167

ENTER	ENTER	ENTER	ENTER
Averaging time for carcinogens, AT_c (yrs)	Averaging time for noncarcinogens, AT_{nc} (yrs)	Exposure duration, ED (yrs)	Exposure frequency, EF (days/yr)
70	26	26	350
Lookup Receptor Parameters			
Residential			
END			

NEW=>	Residential	24	0.5
		(NEW)	(NEW)

Department of Toxic Substances Control
Vapor Intrusion Screening Model - Soil Gas

Scenario: Residential
Chemical: Ethylbenzene

DATA ENTRY SHEET

Results Summary				
Soil Gas Conc. ($\mu\text{g}/\text{m}^3$)	Attenuation Factor (unitless)	Indoor Air Conc. ($\mu\text{g}/\text{m}^3$)	Cancer Risk	Noncancer Hazard
9.51E+03	3.7E-04	3.5E+00	3.2E-06	3.4E-03

Reset to
Defaults

Soil Gas Concentration Data	
ENTER Chemical CAS No. (numbers only, no dashes)	ENTER Soil gas conc., C_g ($\mu\text{g}/\text{m}^3$)
100414	9.51E+03
Chemical Ethylbenzene	

MORE
↓

ENTER Depth below grade to bottom of enclosed space floor, L_f (15 or 200 cm)	ENTER Soil gas sampling depth below grade, L_s (cm)	ENTER Average soil temperature, T_s ($^{\circ}\text{C}$)	ENTER Vadose zone SCS soil type (used to estimate soil vapor permeability)	ENTER User-defined vadose zone soil vapor permeability, k_v (cm^2)
15	457	24	S	

MORE
↓

ENTER Vadose zone SCS soil type Lookup Soil Parameters	ENTER Vadose zone soil dry bulk density, P_b (g/cm^3)	ENTER Vadose zone soil total porosity, n_v (unitless)	ENTER Vadose zone soil water-filled porosity, θ_w (cm^3/cm^3)	ENTER Average vapor flow rate into bldg. (Leave blank to calculate) Q_{soil} (L/m)
SI	1.35	0.489	0.167	5

MORE
↓

ENTER Averaging time for carcinogens, AT_c (yrs)	ENTER Averaging time for noncarcinogens, AT_{nc} (yrs)	ENTER Exposure duration, ED (yrs)	ENTER Exposure frequency, EF (days/yr)	ENTER Exposure Time ET (hrs/day)	ENTER Air Exchange Rate ACH (hour^{-1})
70	26	26	350	24 (NEW)	0.5 (NEW)

NEW=>

Residential
END

Los Angeles Regional Water Quality Control Board

CPC-2018-998-DB-CU

Exhibit C1c - Continued Oversight

January 30, 2019

Baron McCoy, Chief Operating Officer
Community Redevelopment Agency of Los Angeles (CRA/LA),
A Designated Local Authority
448 S. Hill Street, Suite 1200
Los Angeles, CA 90013

**UNDERGROUND TANKS PROGRAM – DIRECTIVE TO TAKE CORRECTIVE ACTION IN
RESPONSE TO UNAUTHORIZED UNDERGROUND STORAGE TANK RELEASE
PURSUANT TO HEALTH AND SAFETY CODE SECTION 25296.10 AND TITLE 23,
CALIFORNIA CODE OF REGULATIONS, SECTIONS 2720-2727
FORMER SERVICE STATION (PRIORITY CASE D-1)
110-114 S. BOYLE STREET, LOS ANGELES, CA (CASE NO.: 900330470)**

Dear Mr. McCoy:

The California Regional Water Quality Control Board, Los Angeles Region is the public agency with primary responsibility for protection of ground and surface water for all beneficial uses within Los Angeles and Ventura counties. As such, we are the lead agency for overseeing corrective actions and cleanup of releases from leaking underground storage tank systems at the subject facility (the Site). We have completed our review and evaluation of the information provided to this agency for the underground storage tank release(s) at the Site and determined that this case meets the Regional Board's low threat criteria for a case closure.

In our letter dated November 13, 2018, we notified you of our intent to close this underground storage tank case. Our determination was based on the facts that residual petroleum hydrocarbons soil contamination detected in soil boring B-16 at depth from 5 feet to 25 feet below ground surface (bgs) (TPHg 2,070 mg/kg, benzene of 6.3 mg/kg, toluene of 22 mg/kg, ethylbenzene of 56 mg/kg and xylenes of 211 mg/kg) will be excavated during the site development.

During a recent telephone conversation with your representatives, we became aware that the proposed soil excavation is no longer planned for the site. Therefore the residual soil with highest concentrations of fuel constituents adjacent to soil boring B-16 will not be removed from the site during the development phase.

In a letter dated January 16, 2019, Mr. Patrick Schmidt of the City of Los Angeles, requested the Regional Board to rescind the letter dated November 13, 2018.

IRMA MUÑOZ, CHAIR | DEBORAH SMITH, EXECUTIVE OFFICER

Requirement for Remedial Action Plan (Per CCR Title 23, Chapter 16, §2725 and §2726)

Based upon the above information and the facts that elevated concentrations of fuel constituents were present in the soil beneath the site, Regional Board staff believes that a remedial action plan should be implemented at the site to remediate the contaminated soil beneath the site.

To address Regional Board staff concerns and recommendations, you are required to submit a remedial action plan (RAP) for soil cleanup at the vicinity of soil boring B-16 to at least a depth of 25 feet bgs and to include soil samples verification. The RAP is due to this Regional Board by **April 15, 2019**.

Regulatory Requirement for Electronic Submission of Laboratory Data to the Geotracker Database

On September 30, 2004, the State Water Resources Control Board (SWRCB) adopted the resolution to revise regulations in Chapter 30, Division 3 of Title 23 of California Code of Regulations (CCR), which requires persons to ensure electronic submission of laboratory analytical data (i.e., soil or water chemical analysis) and locational data (i.e., location and elevation of groundwater monitoring wells), to the SWRCB's GeoTracker database. The regulations and other background information are available at <http://geotracker.waterboards.ca.gov>.

In accordance with the above regulations, you must upload the following information that is generated into the State internet-based GeoTracker database: the report (in PDF format), laboratory analytical data (in electronic data format [EDF]), monitoring event information in GEO_WELL format, an updated site map (GEO_MAP) showing the new monitoring well locations, boring logs (GEO_BORE), monitoring well latitude and longitude (GEO_XY) survey data, and monitoring well elevation data (GEO_Z). Hard copy paper reports, which must also be electronically uploaded onto GeoTracker, are no longer required to be submitted to the Regional Board.

General Requirements:

1. The contractor who conducts the environmental work as required in this directive shall, at all times, comply with all applicable State laws, rules, regulations, and local ordinances specifically including, but not limited to, environmental, procurement, and safety laws, rules, regulations, and ordinances. The contractor shall obtain the services of a Professional Geologist or Engineer, Civil (PG/PE-Civil) to comply with the applicable requirements of the Business and Professions Code, sections 6700 et seq. and/or 7800 et seq. implementing regulations for engineering or geological analysis and interpretation for this case. All documents prepared by the contractor that reflect or rely upon engineering or geological interpretations by the contractor shall be signed and stamped by the PE-Civil/PG indicating her/his responsibility for them, as required by the Business and Professions Code.
2. All necessary permits must be obtained from the appropriate agencies prior to the start of work.

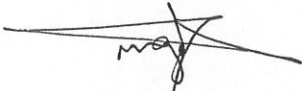
Baron McCoy, Chief Operating Officer - 3 -
Community Redevelopment Agency of Los Angeles (CRA/LA),
110-114 S. Boyle Street, Los Angeles, CA

January 30, 2019

3. Prior to commencing any fieldwork, Regional Board staff must be given a minimum of **15 days** advance notice in writing, so that one of our staff may be present.

If you have any questions on this matter, please call me at (213) 576-6699 or email me at Mbaiady@waterboards.ca.gov.

Sincerely,



Magdy Baiady
Engineering Geologist
Underground Tanks/Los Angeles River Unit

cc: Micah Reich, State Water Resources Control Board, Underground Storage Tank
Cleanup Fund
Rafael Villegas, City of LA, Dept. of Water & Power
Tim Smith, County of Los Angeles Department of Public Works
Raymond Chan, Los Angeles City Department of Building and Safety
Boyle Mariachi LLC, Adjacent Property Owner
Feliciano A. Serrano II, Adjacent Property Owner

Baron McCoy, Chief Operating Officer - 4 -
Community Redevelopment Agency of Los Angeles (CRA/LA),
110-114 S. Boyle Street, Los Angeles, CA

January 30, 2019

Neighboring Properties:

Boyle Mariachi Llc
170 S Beverly Dr
Beverly Hills, Ca 90212

Feliciano A. Serrano II
1812-1824 East 1st Street LLC
7305 Pacific Blvd
Huntington Park, Ca 90255

Feliciano A. Serrano II
7305 Pacific Blvd
Huntington Park, Ca 90255

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LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

January 16, 2019

**CPC-2018-998-DB-CU
EXHIBIT C1c - Request
for Continued Oversight**

Yi Lu Ph.D., P.G., Chief, UST LA River
Underground Storage Tank Section
Los Angeles Regional Water Quality Control Board
320 W. 4th Street, Suite 200
Los Angeles CA, 90013

Attention: Mr. Magdy Baiady

**REQUEST FOR CONTINUED OVERSITE DURING REMEDIATION, 110 – 114 S BOYLE,
LOS ANGELES, CA 90033, LARWQCB I.D. No 900330470
W.O. NO. E1908320**

GED File No 18-005

On behalf of the City of Los Angeles and the California Redevelopment Agency of Los Angeles, a Designated Local Authority (CRA/LA), the Geotechnical Engineering Division is pleased to submit this request for oversight during remediation for the 110 – 114 S. Boyle Project (site).

On November 13, 2018, the Los Angeles Regional Water Quality Control Board (LARWQCB) issued a Pre- Closure Notification for the site based on results of a Phase II Environmental Site Assessment submitted to the LARWQCB on July 12, 2018, and at that time the intended development of the site.

During a phone conversation on January 10, 2019, with City staff and LARWQCB staff overseeing this site, City staff indicated the development scope with regards to the excavation and disposal plan to address the contaminated soil will be modified and wish to remain under the oversight of the LARWQCB during the remediation.

The City feels this modification will be a better path for the development of the site as it will allow for changes that will better address the contamination at the site and be more economical.



January 16, 2019

As such, the City respectfully requests the LARWQCB to rescind its Pre-Closure Notification and direct the City to submit a Remedial Action Plan detailing the excavation and disposal.

Should you have any questions regarding this letter, please contact Morton Price at (213) 847-0466.

Sincerely,



Patrick Schmidt, P.E., G.E., Manager
Geotechnical Engineering Division

Copies:

Mr. Steve Valenzuela, Chief Executive Officer
CRA/LA, A Designated Local Authority
448 S. Hill Street, 12th Floor
Los Angeles, CA 90013

Mr. William Chun
Deputy Mayor for Economic Development
City Hall, 200 N. Spring Street, Room 303
Los Angeles, CA 90012
Mail Stop 370

Ms. Nuna Tersibashian, Citywide Brownfields Program Manager
LA Sanitation and Environment, Brownfields Program
1149 S. Broadway, 5th Floor
Los Angeles, CA 900015
Mail Stop 944

Los Angeles Regional Water Quality Control Board

November 13, 2018

CPC-2018-998-DB-CU
EXHIBIT C1c - Pre-closure Letter

Baron McCoy, Chief Operating Officer
Community Redevelopment Agency of Los Angeles (CRA/LA),
A Designated Local Authority
448 S. Hill Street, Suite 1200
Los Angeles, CA 90013

Rafael Villegas
City of LA, Dept. of Water & Power
111 N. Hope St., Room 1213, Los Angeles, CA 90012-2607

UNDERGROUND TANKS PROGRAM – PRE-CLOSURE NOTIFICATION FORMER SERVICE STATION (PRIORITY CASE D-1) 110-114 S. BOYLE STREET, LOS ANGELES, CA (CASE NO.: 900330470)

Dear Mr. McCoy and Mr. Villegas:

The California Regional Water Quality Control Board, Los Angeles Region is the public agency with primary responsibility for protection of ground and surface water for all beneficial uses within Los Angeles and Ventura counties. As such, we are the lead agency for overseeing corrective actions and cleanup of releases from leaking underground storage tank systems at the subject facility (the Site). We have completed our review and evaluation of the information provided to this agency for the underground storage tank release(s) at the Site and determined that this case meets the Regional Board's low threat criteria for a case closure.

Pursuant to California Health and Safety Code Section 25296.20(a) and Division 7 of the Porter Cologne Water Quality Control Act, and State Water Resources Control Board Resolution 2012-0016, the Regional Board is required to notify any and all interested parties (water authority or district, building permit agencies, owners and occupants of the properties impacted by the petroleum release, or adjacent properties) as defined in Resolution 2012-0016 prior to considering corrective actions or granting case closure. You are identified as a fee titleholder (Community Redevelopment Agency of Los Angeles) and/or the interested water company (City of Los Angeles Department of Water & Power) for the subject site. We hereby notify you of our plan to close this low threat underground storage tank case. In order to expedite the review and approval process, we request that you provide us with any comments on the proposed plan to close this case in writing by **January 13, 2019**. If you do not wish to participate, you need not respond. If we do not receive a written response by **January 13, 2019**, the case will be closed and you will be notified of our decision.

If you wish to obtain additional information regarding this site, you may log on <http://geotracker.waterboards.ca.gov/> for the subject site address, or arrange to review the case file for this site in our office by mailing in a written request to the address appearing in the bottom of this letter or by emailing a written request to Rb4-Publicrecords@waterboards.ca.gov.

Baron McCoy,
Community Redevelopment Agency of Los Angeles (CRA/LA),

- 2 -

November 13, 2018

Regional Board staff will then contact you and arrange a time and date to visit the Regional Board office and review the files requested.

If you have any questions on this matter, please call me at (213) 576-6699 or email me at Mbaiady@waterboards.ca.gov.

Sincerely,



Magdy Baiady
Engineering Geologist
Underground Tanks/Los Angeles River Unit

cc: Micah Reich, State Water Resources Control Board, Underground Storage Tank
Cleanup Fund
Tim Smith, County of Los Angeles Department of Public Works
Raymond Chan, Los Angeles City Department of Building and Safety
Boyle Mariachi LLC, Adjacent Property Owner
Feliciano A. Serrano II, Adjacent Property Owner

**CPC-2018-998-DB-CU
EXHIBIT C1c - Phase 2**

**SITE INVESTIGATION REPORT
110 THROUGH 114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA**

Prepared For:

**CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL ENGINEERING DIVISION**
1149 S. Broadway, Suite 120
Los Angeles, California 90015

Prepared By:

LEIGHTON CONSULTING, INC.
17781 Cowan
Irvine, California 92614

Project No. 11957.003

July 10, 2018



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



Leighton Consulting, Inc.
A LEIGHTON GROUP COMPANY

July 10, 2018

Project No. 11957.003

City of Los Angeles Department of Public Works
Geotechnical Engineering Division
1149 S. Broadway, Suite 120
Los Angeles, California 90015

Attention: Mr. Morton Price

**Subject: Site Investigation Report
110 through 114 South Boyle Avenue
Los Angeles, California**

Leighton Consulting, Inc., (Leighton Consulting) presents this Site Investigation (SI) Report prepared for the property located at 110 through 114 South Boyle Avenue in the city of Los Angeles, California (Site - Figure 1, *Site Location Map*).

The scope of work included in this report was conducted in accordance with Task Order Solicitation (TOS) Number 18-005.

If you have any questions regarding this report, please contact the undersigned at (949) 681-4287.

Respectfully submitted,

LEIGHTON CONSULTING, INC.

Brynn McCulloch, PG 8798
Associate Geologist



Distribution: (1 PDF) Addressee

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
1.1 Site Description.....	1
1.2 Site Background	1
2.0 INVESTIGATION ACTIVITIES	4
2.1 Pre-Field Activities	4
2.1.1 Health and Safety Plan (HSP)	4
2.1.2 Utility Clearance	4
2.1.3 Permits	4
2.2 Field Investigation	5
2.2.1 Geophysical Survey	5
2.2.2 Soil Borings	6
2.2.3 Soil Gas Probe Installation and Sampling.....	7
2.2.4 Groundwater Sampling	9
2.2.5 Backfill Procedures	9
2.2.6 Decontamination Procedures.....	9
2.2.7 Investigation Derived Waste	9
2.3 Laboratory Analyses	10
3.0 INVESTIGATION RESULTS	11
3.1 Regional Geology	11
3.2 Subsurface Soil Conditions.....	11
3.3 Groundwater Conditions	11
3.4 Geophysical Survey	12
3.5 Soil Laboratory Results.....	12
3.5.1 Total Petroleum Hydrocarbons	12
3.5.2 Volatile Organic Compounds	13
3.6 Soil Gas Laboratory Results	14
3.6.1 Volatile Organic Compounds	14
4.0 CONCLUSIONS AND RECOMMENDATIONS	16
4.1 Conclusions	16
4.2 Recommendations	17
5.0 LIMITATIONS.....	18

ATTACHMENTS

Figure 1 – Site Location Map

Figure 2 – Site Plan

Table 1 – Soil Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds

Table 2 – Soil Gas Analytical Results for Volatile Organic Compounds

Appendix A – References

Appendix B – Permit

Appendix C – Geophysical Evaluation Report

Appendix D – Boring Logs

Appendix E – Environmental Laboratory Results

1.0 INTRODUCTION

Leighton Consulting, Inc., (Leighton Consulting) presents this Site Investigation (SI) Report prepared for the property located at 110 through 114 South Boyle Avenue in the city of Los Angeles, California (Site - Figure 1, *Site Location Map*). The objectives of this investigation were to collect soil, soil gas, and groundwater samples to be evaluated for potential environmental impacts resulting from historical site uses including, but not limited to, automotive service stations and a dry cleaning/laundromat facility, and to further define the extent of soil contamination identified during a previous site investigation completed by others in 2009. The results of this SI will aid in the design and construction of the potential redevelopment of the property.

The scope of work was conducted in accordance with the City of Los Angeles Department of Public Works Geotechnical Engineering Division's (GED) Task Order Solicitation (TOS) Number 18-005.

1.1 Site Description

The Site is rectangular in shape and consists of approximately 0.25 acres of land. The Site is currently vacant, with the northern half asphalt-paved for use as a parking lot.

The surrounding area consists of a mix of commercial and residential properties. Residential properties are located south and west of the Site, across South Boyle Avenue. East First Street, followed by the Metro Mariachi Plaza and the subterranean Metro Gold Line are located north of the Site. Several commercial businesses, including restaurants, a trophy shop, and an upholstery shop are located east of the Site.

1.2 Site Background

In 2008, Ninyo & Moore (N&M) completed a Phase I ESA of the Site as requested by the Community Redevelopment Agency of the City of Los Angeles prior to the potential acquisition of the Site. N&M determined that the southern half of the Site was formerly occupied by a residence from at least 1894 until approximately 1956. The northern half of the Site was formerly occupied by three automotive service stations from 1921 to 1938, 1949 to 1956, and 1962 to 1976, and a dry cleaning/laundromat facility from 1981 to 2009. No information regarding the disposition or locations of the underground storage tanks (USTs)

used by the three onsite historical automotive service stations was revealed during the completion of the Phase I ESA (N&M, 2009).

In April 2009, N&M completed a subsurface investigation of soil and soil gas at the Site to evaluate possible impacts resulting from the historical uses as automotive service stations and the dry cleaning/laundromat facility. N&M's scope of work included the completion of a geophysical survey of the Site to detect possible underground features (e.g., USTs, utility lines, etc.) or excavations and the advancement of 11 soil borings to total depths of 15 to 15.5 feet below ground surface (bgs). Soil gas probes were installed and sampled in each of the borings at 5 and 15 feet bgs. Soil gas samples were collected and analyzed for volatile organic compounds (VOCs), including fuel oxygenates, by an onsite mobile laboratory. Soil samples were collected at 5 and 15 feet bgs from each boring and analyzed for Title 22 metals, VOCs, and semi-volatile organic compounds (SVOCs) by an offsite fixed laboratory (N&M, 2009).

The results of the geophysical survey did not indicate the presence of USTs within the northern half of the Site; however, the results did indicate the suggested presence of two former excavations beneath the western portion of the parking lot. The geophysical survey of the southern half of the Site was limited to accessible areas within the then present structure and only ground penetrating radar (GPR) was used within the structure. The GPR was limited in depth due to the presence of wire mesh reinforcing the concrete slab and was more or less ineffective at identifying underground features in the southern half of the Site (N&M, 2009).

Several VOCs were detected above laboratory reporting limits in soil gas samples collected and analyzed during N&M's site investigation; however, significant concentrations of VOCs appeared to be limited to the central portion of the northern half of the Site, in the vicinity of previous boring B2. Concentrations of VOCs detected in soil gas samples from 5 feet bgs were compared to the then-accepted California Environmental Protection Agency California Human Health Screening Levels (CHHSLs) for the residential land use scenario. Of the VOCs detected (having published CHHSLs), benzene exceeded its respective CHHSLs for residential land use screening level of 36.2 microgram per cubic meter ($\mu\text{g}/\text{m}^3$) in one sample, SG-2-5 (160,000 $\mu\text{g}/\text{m}^3$), collected from boring B2. Results indicated that VOC concentrations were greater in the 15-foot deep sample in the vast majority of instances, usually by a factor of 3 times or more; thus, where detected, the concentrations of VOCs generally increased with

depth. A small exception to this trend was benzene, which slightly decreased in concentration with depth in three of the eight instances where it was detected (N&M, 2009).

Similar to the soil gas results, several VOCs were detected at elevated concentrations in the soil sample collected at 5 feet bgs from boring B2. These VOCs included, but were not limited to, benzene, toluene, ethylbenzene, xylenes, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene, all of which exceeded either the then-accepted residential and/or industrial EPA Region 9 Preliminary Remediation Goals (PRGs). The soil samples collected at 15 feet bgs from boring B2 had minimal VOC contamination noted, indicating that the release is likely limited to the upper 15 feet of soil in the vicinity of boring B2 (N&M, 2009).

Based on the results of the subsurface investigation, N&M determined that soil beneath the central portion of the northern half of the Site (in the vicinity of boring B2) was impacted by a release of petroleum hydrocarbons. The lateral and vertical extent of impacts was not defined and potential impacts to groundwater were unknown. N&M recommended that an additional soil gas survey be conducted with sampling and analysis for VOCs. The soil gas probes should extend to 30 feet bgs. In addition, three borings should be advanced and sampled to groundwater within the vicinity of boring B2. Soil matrix and groundwater grab samples should be collected and analyzed for VOCs (N&M, 2009).

2.0 INVESTIGATION ACTIVITIES

2.1 Pre-Field Activities

2.1.1 Health and Safety Plan (HSP)

A Site Specific HSP was prepared for work performed at the Site. The HSP complied with the Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1910.120 and Title 8 Section 5192 of the CCR. Onsite Leighton Consulting personnel signed the HSP acknowledging their understanding and acceptance. The document was kept onsite during the field activities.

2.1.2 Utility Clearance

Leighton Consulting personnel marked the Site with white paint as appropriate for Underground Service Alert (USA) identification. USA was then contacted at least 48 hours prior to the commencement of field activities to identify underground utility locations.

Additionally, Leighton Consulting personnel observed the completion of a geophysical survey of each area to be drilled. Southwest Geophysics, Inc. (Southwest) of San Diego, California performed a geophysical survey in the area surrounding each borehole location to assess the presence of buried magnetic, metallic, and electrically conductive features such as metal pipelines, buried tanks, drums, debris, electrical lines, and other subsurface features. The geophysical survey used magnetometers and electro-magnetic (EM) survey equipment. Induction line tracer was applied to features identified as metallic pipelines to enhance tracing out such features. GPR was employed on features identified with other instruments to further evaluate anomalies suitable for this equipment. During the survey, all underground features were clearly marked in color-coded paint according to the American Public Works Association on paved surfaces or with appropriate colored surveyor's whiskers and/or wooden lathes on unpaved surfaces.

2.1.3 Permits

Prior to commencement of field activities, Leighton Consulting obtained a well permit from the County of Los Angeles Public Health, Department of

Environmental Health (DEH). The permit was required for drilling of borings into groundwater. A copy of this permit is included in Appendix B.

2.2 **Field Investigation**

The following investigation activities were completed between May 22 through 30, 2018.

2.2.1 **Geophysical Survey**

In addition to the geophysical survey conducted for utility clearance, Leighton Consulting oversaw the completion of a geophysical survey of the southern half of the Site. Southwest performed the geophysical survey to assess the presence of buried magnetic, metallic, and electrically conductive features such as metal pipelines, buried tanks, drums, debris, electrical lines, and other subsurface features that may require further investigation. The geophysical survey used magnetometers and electro-magnetic survey equipment throughout the southern portion of the Site. Induction line tracer was applied to features identified as metallic pipelines to enhance tracing out such features. GPR was employed on features identified with other instruments to further evaluate anomalies suitable for this equipment. During the survey, all underground features were clearly marked in color-coded paint according to the American Public Works Association or with appropriate colored surveyor's whisks. As a result of the geophysical survey, no definitive response associated with a UST was encountered; however, four anomalies with potential to be a UST or related to a UST were identified and are as follows:

Anomaly A: This feature encompasses a relatively large area that appears to contain several smaller EM and magnetic anomalies and unidentified lines. GPR traverses conducted across this area revealed some possible buried cut off posts or metal debris approximately 1 to 2 feet deep, but did not fully define the cause of the high EM and magnetic responses. This feature correlates well with the approximate former building location. The presence of unidentified lines along with the high EM and magnetic response within this area may be related to the former building foundation and infrastructure; however, the presence of a UST in this area should not be precluded.



Anomaly B: Anomaly B produced a relatively high EM and magnetic response. GPR transverses conducted across this anomaly were inconclusive. A metal water line was detected crossing the anomaly. The anomaly is located near concrete structures with rebar exposed at the surface. A cut off post and parking stop are also located nearby. The presence of these objects did cause some instrument interference. Nevertheless, based on the instrument responses and apparent size of this feature, it could possibly be related to a UST.

Anomaly C: This feature produced a relatively high EM and magnetic response. GPR traverses conducted across this area revealed a storm drain line running adjacent to the anomaly, as well as potentially disturbed soils surrounding the anomaly. A cut off post was also observed near the northeast corner of the anomaly. Based on its size and instrument responses, this anomaly could be related to a UST.

Anomaly D: This anomaly is located at the southern edge of the property and is situated adjacent to a chain link fence. This feature produced a relative large EM and magnetic response. GPR traverses conducted across this feature were inconclusive. Based on the size and instrument response it may be related to a possible UST.

A copy of the Geophysical Evaluation report of the southern half of the Site, including the mapped locations of the four anomalies described above, is presented in Appendix C.

2.2.2 Soil Borings

Leighton Consulting oversaw the advancement of 10 soil borings (B-12 through B-22) to total depths between 33 feet and 52 feet bgs at onsite locations selected by the GED. Drilling refusal was encountered at depths shallower than the proposed drilling depth in borings B-15, B-16, B-18, B-21, and B-22. The location of each boring is shown on Figure 2, *Site Plan*. The borings were advanced using a direct push drill rig operated by J&H Drilling Co., Inc., (J&H) of Buena Park, California. J&H is a State of California licensed drilling contractor.

Soil samples were collected from each boring 5-foot intervals to the total depth of the boring or depth of drilling refusal for lithologic description and

chemical analysis. Soil samples were logged and described under direct supervision of the California Professional Geologist. At a minimum, soil descriptions included the Unified Soil Classification System name, color, density, moisture content, grain size, and if staining or hydrocarbon odors were detected. Soil samples were retained in 6-inch acetate sleeves, capped with Teflon® paper and plastic end caps, clearly marked with sample identification, placed in an ice-cooled chest for temporary storage, and transported to Performance Analytical Laboratories, Inc. (PAL) of Signal Hill, California, a State of California Certified laboratory, for chemical analysis. PAL is a National Environmental Laboratory Accreditation Program-certified (NELAP) laboratory Chain-of-custody (COC) protocol was followed throughout all phases of the sample handling process.

Each soil sample was field screened using a photoionization detector (PID) to evaluate the soil sample for the presence of volatile organic hydrocarbon vapors. PID readings were obtained by placing an aliquot of soil, collected adjacent from the portion retained for chemical analysis, into a clean plastic bag, and placing it in the sun or a warm area for 5 to 10 minutes. The reading was then collected from the headspace of the plastic bag by inserting the tip of the PID. Additionally, a combustible gas meter, or 4-gas meter, capable of reading the Lower Explosive Limit (LEL) of methane and parts per million (ppm) of hydrogen sulfide was placed at the ground surface upon removal of the soil sampling device from each borehole to monitor the work area. PID readings were recorded for each soil sample on the field boring log. The PID and 4-gas meter were calibrated to factory specifications within three months of testing and calibrated daily to the manufacturer's specifications. Boring logs are included in Appendix D.

Soil boring locations were accurately measured to a fixed reference point, noted on field maps and boring logs, and surveyed using a Trimble Geo7X Mobile Global Positioning System (GPS) unit. The Trimble GPS unit provides the latitude and longitude of each boring within 3 feet.

2.2.3 Soil Gas Probe Installation and Sampling

A soil gas survey was performed to evaluate the presence of VOCs in soil gas at the Site. The soil gas survey was performed in general conformance with the California Environmental Protection Agency –



Department of Toxic Substances Control (DTSC) and California Regional Water Quality Control Board – Los Angeles and San Francisco Region's (LARWQCB and SFRWQCB) Advisory – Active Soil Gas Investigations, July 2015.

Under the direction of the GED, soil gas probes were installed in borings B-12 through B-14 and B-16 through B-21 at depths of 5, 10, and 15 feet bgs, unless soil contamination was observed at depths deeper than 15 feet bgs during drilling activities and soil conditions permitted the installation of deeper probes. Deeper soil gas probes were installed in boring B-18 at depths of 20 and 25 feet bgs based on potential contamination observed during drilling activities. The soil gas probes consisted of inert ¼-inch nylaflow tubing fitted with a porous airstone at the terminus, which were set within one foot of sand, one foot of dry bentonite above, followed by hydrated bentonite to the next sand pack/nested probe depth. This procedure was followed for the multiple probes depths, in that one foot of dry granular bentonite was emplaced on top of the sand pack encasing each probe, followed by hydrated bentonite. The surface end of the probe was fitted with a gas-tight leurlock to prevent infiltration of water or air. Soil gas probes were allowed to equilibrate for a minimum of 2 hours prior to sampling.

A shut-in test was conducted along the sampling train setup at each soil gas sampling depth and location, prior to purging each probe. If a leak was detected, the sampling train was reset and adjusted until no leaks are detected. At each sampling location an electric vacuum pump (set to draw 0.200 liters per minute of soil gas at a maximum vacuum of 100-inches of water) was attached to the probe and purged prior to sample collection. A default three purge volumes was removed from the soil gas probe prior to sampling. Soil gas samples were obtained by drawing the sample through a luerlock connection, which connects the sampling probe to the sample container.

A tracer gas of n-pentane, n-hexane, and n-heptane was applied to the soil gas probes at each point of connection in which ambient air could enter the sampling system. These points included the top of the sampling probe where the tubing meets the probe connection and the surface bentonite seals. Tracer gas was not detected in the soil gas samples

collected from the Site indicating that ambient air had not compromised the soil gas samples.

A duplicate soil gas sample was obtained for each 20 soil gas samples submitted for analysis.

2.2.4 Groundwater Sampling

An attempt was made to collect grab groundwater samples from borings B-15, B-16, and B-22; however, drilling refusal was encountered in each boring at a depth shallower than the anticipated depth to groundwater of approximately 55 feet bgs, prohibiting the collection of grab groundwater samples during this investigation. Drilling refusal was encountered in borings B-15, B-16, and B-22 at depths of 51 feet, 52 feet, and 45 feet bgs, respectively.

2.2.5 Backfill Procedures

Borings in which soil gas probes are not installed (see Section 2.2 above) were backfilled with hydrated bentonite chips to a depth of approximately 6 inches bgs and surface returned to its original finish.

2.2.6 Decontamination Procedures

Reusable down-hole sampling and drilling equipment was appropriately decontaminated between sampling and boreholes by washing in a solution of trisodium phosphate and water, rinsing with potable water, final rinsing with distilled water, and allowing to air-dry.

2.2.7 Investigation Derived Waste

Upon completion of soil sampling activities, the soil cuttings and decontamination water were placed in a Department of Transportation (DOT)-approved 55-gallon drum, stored onsite in a GED-approved location pending sample analysis and profiling, and eventually disposed offsite at a properly licensed facility.

2.3 Laboratory Analyses

Soil samples intended to be analyzed for VOCs were collected using EPA Method 5035 preparation procedures. Soil sub-cores were pulled directly from the sample sleeve using a laboratory-supplied disposable syringe. The soil sub-cores of appropriate mass were then transferred into laboratory-supplied 40-millileter glass vials preserved with methanol and sodium bisulfate and properly capped, forming an airtight seal.

The environmental laboratory testing program was coordinated with the GED following completion of the daily field activities. Select soil samples from borings B-12 through B-22 were analyzed for gasoline range petroleum hydrocarbons (GRO) and diesel range petroleum hydrocarbons (DRO) by EPA Modified Method 8015 and VOCS by EPA Method 5035/8260B.

3.0 INVESTIGATION RESULTS

3.1 Regional Geology

The Site is situated within the Coastal Plain of the Los Angeles Basin located within the Transverse Ranges Geomorphic Province. The Los Angeles Basin is bounded by the Santa Ana Mountains to the east, the Santa Monica Mountains and Puente Hills to the north, and the Pacific Ocean to west and south. The Site vicinity is underlain by alluvial deposits of the Los Angeles River floodplain, comprised of continental sedimentary deposits that are Late Pleistocene and Recent Age.

3.2 Subsurface Soil Conditions

Our subsurface exploration indicates the Site is generally underlain by undocumented artificial fill material overlying Quaternary-age alluvial deposits.

The undocumented artificial fill materials encountered in the borings drilled at the Site are likely associated with the development of the former Site improvements. The approximate thickness of existing fill materials as encountered in our borings is approximately 5 feet bgs across the Site. However, undocumented fill was encountered to depths ranging from 8 to 10 feet bgs in borings B-18 and B-19. Localized thicker accumulations of fill materials should be anticipated during future earthwork construction between explored locations. The existing fill materials encountered at the Site generally consist of gravelly sand and silty sand with some clay and some miscellaneous debris (concrete and brick fragments).

The Quaternary-age alluvial deposits encountered below the fill generally consist of interbedded silt, sandy silt, silty clay and clay to a depth of approximately 40 feet bgs. In borings drilled to depths below 40 feet bgs, fine to coarse grained sand was encountered to the total depth explored during this investigation.

More detailed description of the subsurface soils encountered during this investigation is presented on the boring logs included in Appendix D.

3.3 Groundwater Conditions

Groundwater was not encountered in our borings drilled at the Site to the maximum depth explored of 52 feet bgs. According to groundwater information

obtained on the State Water Resources Control Board's Geotracker website, groundwater in the vicinity of the Site has been encountered at depths ranging between 40 and 72 feet bgs. Regional groundwater flow direction is anticipated to be to the south, generally following topography.

3.4 Geophysical Survey

Four subsurface anomalies (Anomaly A through D) were detected during the geophysical survey completed on the southern half of the Site. Minor soil and soil gas contamination was encountered in boring B-18, which was drilled adjacent to Anomaly B. No significant soil or soil gas contamination was encountered in borings B-13 and B-22, drilled adjacent or within Anomalies C and A, respectively. No borings were drilled adjacent to Anomaly D.

3.5 Soil Laboratory Results

The laboratory results of the soil samples are summarized in the following subsections and are presented in Table 1. Copies of the laboratory reports are presented in Appendix E.

Results of the chemical analyses of the soil samples were compared to the following screening levels for soil in a residential setting:

- The EPA Region IX Regional Screening Levels (RSLs, May 2018); and
- The DTSC Office of Human and Ecological Risk (HERO) Note Number 3 (January 2018).

3.5.1 Total Petroleum Hydrocarbons

GRO was detected above the laboratory reporting limit in soil samples collected from borings B-16 and B-18 at concentrations ranging from 0.513 mg/kg (B-16 at 20 feet bgs) to 2,070 mg/kg (B-16 at 5 feet bgs). Concentrations of GRO detected in soil samples collected at depths of 5, 10, and 15 feet bgs in boring B-16 exceed the EPA Region IX RSL for soil in a residential setting of 82 mg/kg.

DRO was detected above the laboratory reporting limit in soil samples collected from borings B-13 through B-18 at concentrations ranging from 2.59 mg/kg (B-14 at 15 feet bgs) to 943 mg/kg (B-16 at 15 feet bgs).

Concentrations of DRO detected in soil samples collected at a depth of 5 feet bgs in boring B-14 and depths of 5, 15, and 50 feet bgs in boring B-16 exceed the RSL for soil in a residential setting of 96 mg/kg.

3.5.2 Volatile Organic Compounds

Several VOCs were detected above the laboratory reporting limits in the soil samples selected for analysis during this investigation. The maximum concentrations of VOCs detected during this investigation are presented below:

VOC	Maximum Concentration	Boring and Sample Depth
Acetone	120 µg/kg	B-14 at 5 and 15 feet bgs
Benzene	6,300 µg/kg	B-16 at 5 feet bgs
n-Butylbenzene	9,900 µg/kg	B-16 at 5 feet bgs
sec-Butylbenzene	2,000 µg/kg	B-16 at 5 feet bgs
1,2-Dichloroethane	1.5 µg/kg	B-16 at 20 feet bgs
Ethylbenzene	56,000 µg/kg	B-16 at 5 feet bgs
Isopropylbenzene	6,100 µg/kg	B-16 at 5 feet bgs
p-Isopropyltoluene	1,100 µg/kg	B-16 at 5 and 10 feet bgs
Naphthalene	9,300 µg/kg	B-16 at 5 feet bgs
n-Propylbenzene	21,000 µg/kg	B-16 at 5 feet bgs
Tert-Butyl Alcohol	40 µg/kg	B-17 at 20 feet bgs
Toluene	22,000 µg/kg	B-16 at 5 feet bgs
1,2,4-Trimethylbenzene	150,000 µg/kg	B-16 at 5 feet bgs
1,3,5-Trimethylbenzene	46,000 µg/kg	B-16 at 5 feet bgs
m,p-Xylenes	160,000 µg/kg	B-16 at 5 feet bgs
o-Xylenes	51,000 µg/kg	B-16 at 5 feet bgs

Note: µg/kg = micrograms per kilogram

Red concentrations exceed one or more screening level for residential soil

The concentrations of benzene detected in boring B-16 at 5 feet bgs and ethylbenzene and naphthalene detected in boring B-16 at depths of 5 and 10 feet bgs exceed the RSL for soil in a residential setting. Additionally, the concentration of benzene in the soil sample collected from boring B-16 at a depth of 5 feet bgs also exceeds the more conservative DTSC HERO Note Number 3 value for soil in a residential setting.

3.6 Soil Gas Laboratory Results

The laboratory results of the soil gas samples are summarized in the following sub-sections and are presented in Table 2. A copy of the laboratory report is presented in Appendix E.

Results of the chemical analyses of the soil gas samples were compared to the following adjusted screening levels for indoor air in a residential setting assuming a slab attenuation factor of 0.001 according to Table 2 of the DTSC 2011 Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air:

- The EPA Region IX RSLs (May 2018); and
- The DTSC HERO Note Number 3 (January 2018).

3.6.1 Volatile Organic Compounds

Several VOCs were detected above the laboratory reporting limits in the soil gas samples selected for analysis during this investigation. The maximum concentrations of VOCs detected during this investigation are presented below:

VOC	Maximum Concentration	Boring and Sample Depth
Benzene	1.89 µg/L	B-16 at 10 feet bgs
n-Butylbenzene	8.78 µg/L	B-18 at 20 feet bgs
sec-Butylbenzene	11.1 µg/L	B-17 at 15 feet bgs
Ethylbenzene	307 µg/L	B-18 at 15 feet bgs
Isopropylbenzene	43.1 µg/L	B-18 at 15 feet bgs
4-Isopropyltoluene	3.38 µg/L	B-17 at 15 feet bgs
n-Propylbenzene	66.0 µg/L	B-18 at 15 feet bgs
Tetrachloroethene	0.181 µg/L	B-14 at 15 feet bgs
Toluene	114 µg/L	B-18 at 15 feet bgs
Trichlorofluoromethane	0.058 µg/L	B-18 at 25 feet bgs
1,2,4-Trimethylbenzene	420 µg/L	B-18 at 15 feet bgs
1,3,5-Trimethylbenzene	164 µg/L	B-18 at 15 feet bgs
m,p-Xylenes	1,500 µg/L	B-18 at 15 feet bgs
o-Xylenes	396 µg/L	B-18 at 15 feet bgs

Note: µg/L = micrograms per liter

Red concentrations exceed one or more screening level for residential soil gas

Benzene concentrations detected in soil gas samples collected from borings B-12, B-14, B-16, B-17, B-18, B-19, and B-21 exceed the more conservative DTSC HERO Note Number 3 values adjusted for a future residential setting. Ethylbenzene concentrations detected in soil gas samples collected from borings B-16, B-17, and B-18 exceed the RSL value adjusted for a future residential setting. 1,2,4-Trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene, and m,p-xylene concentrations detected in soil gas samples collected from boring B-18 exceed the RSL value adjusted for a future residential setting.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Four subsurface anomalies (Anomaly A through D) were detected during the geophysical survey completed on the southern half of the Site. It is likely that these anomalies are associated with remnants of the former building foundation or utilities located on the southern portion of the Site and not a UST(s); however, the presence of a UST cannot be completely ruled out in these areas without the completion of a more direct investigatory method such as excavation of exploratory trenches or test pits.

GRO and DRO at concentrations exceeding the residential RSLs were detected in soil samples collected from boring B-16 at depths from at least 5 feet bgs to 15 feet bgs and again at a depth of 50 feet bgs (DRO only) and from boring B-14 at a depth of 5 feet bgs (DRO only). Borings B-14 and B-16 were drilled in the vicinity of previous boring B2 (N&M 2009), in which gasoline impacted soil was encountered at 5 feet bgs. The GRO and DRO impacted soil confirms the historical release of petroleum hydrocarbons to the subsurface at the Site. The majority of petroleum hydrocarbon impacts to soil appear to be limited to the upper 15 feet of soil and limited to the northern portion of the Site; however, the full characterization of the later extent of impacts is incomplete.

VOC (benzene, ethylbenzene, and naphthalene) concentrations exceeding the residential RSLs and/or DTSC HERO Note Number 3 values were detected in soil samples collected from boring B-16. The exceedances were limited to the soil samples collected in the upper 10 feet bgs.

One or more of the following VOCs – benzene, ethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, o-xylene, and m,p-xylene – were detected in soil gas at concentrations above their respective adjusted residential screening levels in borings B-12, B-14, B-16, B-17, B-18, B-19, and B-21. Elevated concentrations of VOCs in soil gas appear to be primarily located in the northern half of the Site. Significant shallow soil gas impacts with potential vapor intrusion risk (i.e. 5 feet bgs) appear to be associated with shallow gasoline impacted soil detected in the vicinity of boring B-16.

Due to drilling refusal, the potential impact(s) to groundwater could not be assessed during this investigation.



4.2 **Recommendations**

Additional assessment to delineate the lateral extent of petroleum hydrocarbon impacted soil is recommended in the area of borings B2, B-14, and B-16. Furthermore, potential groundwater impacts should be assessed.

Additionally, Leighton recommends the completion of a human health risk assessment (HHRA). The HHRA should discuss health risks associated with future residential land use at the Site and determine if removals are necessary based on the contaminants present at the Site.

In general, observations should be made during any future Site redevelopment for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

5.0 LIMITATIONS

This investigation was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the activities described herein, and are limited to the portion of the Site investigated. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions outside of the area investigated or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the portion of the Site investigated, and the amount, type, distribution, and integrity of the information collected at the time of the investigation, and the methods utilized to collect and evaluate the data. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of the information provided by others.



Project: 11957.003	Eng/Geol: BFM
Scale: 1" = 2,000'	Date: July 2018
Base Map: ESRI ArcGIS Online 2018 Thematic Information: Leighton Author: (mmurphy)	

SITE LOCATION MAP

110-114 South Boyle Avenue
Los Angeles, California

Figure 1



Leighton

LEGEND

- Approximate Site Boundary
- ⊕ Approximate Boring Location (Leighton, 2018)
- Approximate Boring Location (N&M, 2009)
- Approximate Geophysical Anomaly Location



Project: 11957.003 Engr./Geol. BFM

Scale: Approx. 1" = 20' Date: July 2018

Base Map: Google Earth 2016
drafted by Mark Withrow

SITE PLAN

110-114 South Boyle Avenue
Los Angeles, California

Figure 2



Leighton

TABLE 1
Soil Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds
110-114 S. Boyle Avenue, Los Angeles, California

Boring ID	Sample ID	Sample Depth (feet)	Date Sampled	Total Petroleum Hydrocarbons EPA Method 8015 (mg/kg)		Volatile Organic Compounds EPA Method 5035/8260B (ug/kg)															
				GRO (C6-C10)	DRO (C10-C28)	Acetone	Benzene	n-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	sec-Butylbenzene	Tert-Butyl Alcohol	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	o-Xylene	p/m-Xylene
USEPA RSL Residential Soil				82	96	61,000,000	1,200	3,900,000	460	5,800	1,900,000	--	3,800	3,800,000	7,800,000	--	4,900,000	300,000	270,000	650,000	550,000
USEPA RSL Industrial Soil				420	440	670,000,000	5,100	58,000,000	2,000	25,000	9,900,000	--	17,000	24,000,000	120,000,000	--	47,000,000	1,800,000	1,500,000	2,800,000	2,400,000
HERO HHRA Note 3 Residential Soil Screening Criteria				--	--	--	330	1,200,000	--	--	--	--	--	--	2,200,000	--	1,100,000	--	--	--	--
HERO HHRA Note 3 Industrial Soil Screening Criteria				--	--	--	1,400	6,400,000	--	--	--	--	--	--	12,000,000	--	5,400,000	--	--	--	--
B-12	B-12-5	5.0	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-10	10	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-15	15	5/23/2018	<0.200	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-20	20	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-25	25	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-30	30	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-12-35	35	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-12-40	40	5/23/2018	<0.200	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-13	B-13-5	5.0	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-10	10	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-15	15	5/23/2018	<0.200	3.04	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-20	20	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-25	25	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-30	30	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-13-35	35	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-13-40	40	5/23/2018	<0.201	5.39	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-14	B-14-5	5.0	5/23/2018	<0.199	161	120	1.4	3.8	<0.76	1.8	1.2	<0.76	<7.6	3.2	1.5	19	<0.76	70	16	<0.76	2.3
	B-14-10	10	5/23/2018	<0.198	14.6	47	<0.86	<0.86	<0.86	<0.86	<0.86	<0.86	<8.6	<0.86	<0.86	<21	<0.86	1.0	<0.86	<0.86	<1.7
	B-14-15	15	5/23/2018	<0.198	2.59	120	<0.89	<0.89	<0.89	<0.89	<0.89	<0.89	<8.9	<0.89	<0.89	23	<0.89	<0.89	<0.89	<0.89	<1.8
	B-14-20	20	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-14-25	25	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-14-30	30	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-14-35	35	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-14-40	40	5/23/2018	<0.200	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-15	B-15-5	5.0	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-10	10	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-15	15	5/22/2018	<0.200	3.72	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-20	20	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-25	25	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-30	30	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-35	35	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-15-40	40	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-15-45	45	5/22/2018	<0.199	8.37	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
B-16	B-16-5	5.0	5/22/2018	2,070	190	<17,000	6,300	9,900	<850	56,000	6,100	1,100	8,800	21,000	2,000	<21,000	22,000	150,000	46,000	51,000	160,000
	B-16-10	10	5/22/2018	1,490	3.04	<12,000	<610	8,300	<610	23,000	3,800	1,100	9,300	13,000	1,700	<15,000	<610	110,000	31,000	20,000	69,000
	B-16-15	15	5/22/2018	1,100	943	<1,100	<54	570	<54	740	230	280	790	550	140	<1,300	260	4,900	1,500	1,600	3,400
	B-16-20	20	5/22/2018	<0.198	3.99	39	4.9	1.1	1.5	6.9	0.90	<0.71	<7.1	1.6	<0.71	<18	1.8	22	5.1	13	30
	B-16-25	25	5/22/2018	<0.196	3.37	31	<0.68	<0.68	<0.68	2.1	<0.68	<0.68	<6.8	<0.68	<0.68	<17	<0.68	8.8	2.0	5.4	11
	B-16-30	30	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-16-35	35	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-16-40	40	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-16-45	45	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-16-50	50	5/22/2018	<0.200	825	52	<0.80	<0.80	0.81	0.99	<0.80	<0.80	<8.0	<0.80	<0.80	<20	<0.80	6.2	2.0	<0.80	4.3
B-16-52	52.0	5/22/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

TABLE 1
Soil Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds
110-114 S. Boyle Avenue, Los Angeles, California

Boring ID	Sample ID	Sample Depth (feet)	Date Sampled	Total Petroleum Hydrocarbons EPA Method 8015 (mg/kg)		Volatile Organic Compounds EPA Method 5035/8260B (ug/kg)															
				GRO (C6-C10)	DRO (C10-C28)	Acetone	Benzene	n-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	sec-Butylbenzene	Tert-Butyl Alcohol	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	o-Xylene	p/m-Xylene
USEPA RSL Residential Soil				82	96	61,000,000	1,200	3,900,000	460	5,800	1,900,000	--	3,800	3,800,000	7,800,000	--	4,900,000	300,000	270,000	650,000	550,000
USEPA RSL Industrial Soil				420	440	670,000,000	5,100	58,000,000	2,000	25,000	9,900,000	--	17,000	24,000,000	120,000,000	--	47,000,000	1,800,000	1,500,000	2,800,000	2,400,000
HERO HHRA Note 3 Residential Soil Screening Criteria				--	--	--	330	1,200,000	--	--	--	--	--	--	2,200,000	--	1,100,000	--	--	--	--
HERO HHRA Note 3 Industrial Soil Screening Criteria				--	--	--	1,400	6,400,000	--	--	--	--	--	--	12,000,000	--	5,400,000	--	--	--	--
B-17	B-17-5	5.0	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-17-10	10	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-17-15	15	5/23/2018	<0.196	5.07	32	<1.0	4.0	<1.0	<1.0	4.7	<1.0	<10	8.4	3.8	<26	<1.0	<1.0	<1.0	<1.0	<2.0
	B-17-20	20	5/23/2018	<0.198	3.46	68	<0.91	<0.91	<0.91	<0.91	<0.91	<0.91	<9.1	1.2	<0.91	40	<0.91	<0.91	<0.91	<0.91	<1.8
	B-17-25	25	5/23/2018	<0.198	<2.50	46	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	<9.0	<0.90	<0.90	27	<0.90	<0.90	<0.90	<0.90	<1.8
	B-17-30	30	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-17-35	35	5/23/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-18	B-17-40	40	5/23/2018	<0.201	<2.50	<18	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	<9.0	<0.90	<0.90	<23	<0.90	<0.90	<0.90	<0.90	<1.8
	B-18-5	5.0	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-18-10	10	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-18-15	15	5/25/2018	<0.201	3.18	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-18-20	20	5/25/2018	0.513	<2.50	20	<0.72	10	<0.72	25	3.0	1.1	83	10	1.6	<18	3.1	170	42	55	150
	B-18-25	25	5/25/2018	<0.200	<2.50	<16	<0.82	<0.82	<0.82	<0.82	<0.82	<0.82	<8.2	<0.82	<0.82	<21	<0.82	2.6	0.85	<0.82	4.1
	B-18-30	30	5/25/2018	<0.197	8.35	19	<0.90	<0.90	<0.90	<0.90	<0.90	<0.90	<9.0	<0.90	<0.90	<23	<0.90	<0.90	<0.90	<0.90	<1.8
B-19	B-18-35	35	5/25/2018	<0.198	6.71	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-5	5.0	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-10	10	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-15	15	5/24/2018	<0.201	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-20	20	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-25	25	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-30	30	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-20	B-19-35	35	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-19-40	40	5/24/2018	<0.202	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-20-15	15	5/24/2018	<0.199	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-20-20	20	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-20-25	25	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-20-30	30	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-21	B-20-35	35	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-20-40	40	5/24/2018	<0.200	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-21-5	5.0	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-21-10	10	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-21-15	15	5/25/2018	<0.198	<2.48	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-21-20	20	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-21	B-21-25	25	5/25/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-21-30	30	5/25/2018	<0.198	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TABLE 1
Soil Analytical Results for Total Petroleum Hydrocarbons and Volatile Organic Compounds
110-114 S. Boyle Avenue, Los Angeles, California

Boring ID	Sample ID	Sample Depth (feet)	Date Sampled	Total Petroleum Hydrocarbons EPA Method 8015 (mg/kg)		Volatile Organic Compounds EPA Method 5035/8260B (ug/kg)															
				GRO (C6-C10)	DRO (C10-C28)	Acetone	Benzene	n-Butylbenzene	1,2-Dichloroethane	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	Naphthalene	n-Propylbenzene	sec-Butylbenzene	Tert-Butyl Alcohol	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	o-Xylene	p/m-Xylene
USEPA RSL Residential Soil				82	96	61,000,000	1,200	3,900,000	460	5,800	1,900,000	--	3,800	3,800,000	7,800,000	--	4,900,000	300,000	270,000	650,000	550,000
USEPA RSL Industrial Soil				420	440	670,000,000	5,100	58,000,000	2,000	25,000	9,900,000	--	17,000	24,000,000	120,000,000	--	47,000,000	1,800,000	1,500,000	2,800,000	2,400,000
HERO HHRA Note 3 Residential Soil Screening Criteria				--	--	--	330	1,200,000	--	--	--	--	--	--	2,200,000	--	1,100,000	--	--	--	--
HERO HHRA Note 3 Industrial Soil Screening Criteria				--	--	--	1,400	6,400,000	--	--	--	--	--	--	12,000,000	--	5,400,000	--	--	--	--
B-22	B-22-5	5.0	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-10	10	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-15	15	5/24/2018	<0.201	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-20	20	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-25	25	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-30	30	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	B-22-35	35	5/24/2018	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
B-22-40	40	5/24/2018	<0.199	<2.50	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

Notes:

GRO = Gasoline Range Organics
DRO = Diesel Range Organics
RSL = USEPA Region 9 Regional Screening Levels (RSLs) for Soil (May 2018)
HERO Note 3 = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (January 2018)
mg/kg = Milligrams per Kilogram
µg/kg = Micrograms per Kilogram
-- = Not Analyzed or Not Applicable
Red values exceed one or more screening level

TABLE 2
Soil Gas Results for Volatile Organic Compounds
110-114 S. Boyle Avenue, Los Angeles, California

Boring ID	Sample ID	Sample Depth (feet)	Date Sampled	Volatile Organic Compounds EPA Method 8260B (ug/L)													
				Benzene	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropylbenzene	4-Isopropyltoluene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichlorofluoromethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	o-Xylene	p/m-Xylene
USEPA RSL Residential Air*				0.36	--	--	1.1	420	--	1,000	11	5,200	--	63	63	100	100
USEPA RSL Industrial Air**				3.20	--	--	9.8	3,600	--	8,800	94	44,000	--	520	520	880	880
HERO Note 3 Residential Air*				0.097	--	--	--	--	--	--	0.46	310	1,300	--	--	--	--
HERO Note 3 Industrial Air**				0.84	--	--	--	--	--	--	4.0	2,600	10,600	--	--	--	--
B-12	B-12-5'	5.0	5/30/2018	0.200	<0.008	<0.008	0.044	<0.008	0.020	<0.008	0.048	0.084	<0.008	0.022	<0.008	0.047	0.144
	B-12-10'	10	5/30/2018	0.111	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	0.054	<0.008	<0.008	<0.008	<0.008	0.044
	B-12-15'	15	5/30/2018	No Flow													
B-13	B-13-5'	5.0	5/30/2018	0.093	0.024	<0.008	<0.008	0.008	<0.008	0.039	0.036	0.046	<0.008	0.329	0.099	0.171	0.775
	B-13-5' REP	5.0	5/30/2018	0.053	0.033	<0.008	<0.008	0.018	<0.008	0.077	0.023	0.059	<0.008	0.586	0.176	0.303	1.43
B-14	B-14-5'	5.0	5/30/2018	0.207	0.761	0.185	0.506	0.420	0.180	1.07	<0.008	0.236	<0.008	26.0	5.06	0.262	1.90
	B-14-10'	10	5/30/2018	0.037	0.085	<0.008	0.043	<0.008	<0.008	0.043	<0.008	0.048	<0.008	0.931	0.213	0.043	0.150
	B-14-15'	15	5/30/2018	0.198	0.115	0.121	0.983	0.091	<0.008	0.194	0.181	0.239	<0.008	1.65	0.689	0.273	1.07
B-16	B-16-5'	5.0	5/30/2018	1.69	0.061	0.021	1.80	0.116	<0.008	0.275	<0.008	0.184	<0.008	0.305	0.117	0.155	0.570
	B-16-10'	10	5/30/2018	1.89	0.122	0.047	4.34	0.323	0.058	0.627	<0.008	2.39	<0.008	2.34	0.815	2.12	9.60
	B-16-15'	15	5/30/2018	No Flow													
B-17	B-17-5'	5.0	5/30/2018	0.063	0.026	<0.008	<0.008	0.014	<0.008	0.040	0.051	0.094	0.023	0.279	0.080	0.136	0.503
	B-17-10'	10	5/30/2018	0.403	<0.008	<0.008	0.257	0.198	<0.008	0.157	0.078	0.426	<0.008	0.517	0.154	0.306	1.35
	B-17-15'	15	5/30/2018	<0.008	7.16	11.1	11.3	<0.008	3.38	35.1	<0.008	<0.008	<0.008	5.92	<0.008	27.2	6.15
B-18	B-18-5'	5.0	5/30/2018	<0.008	0.029	<0.008	<0.008	<0.008	<0.008	0.016	<0.008	0.009	0.035	0.171	0.036	0.090	0.136
	B-18-10'	10	5/30/2018	No Flow													
	B-18-15'	15	5/30/2018	1.40	6.01	4.71	307	43.1	<0.008	66.0	<0.008	114	<0.008	420	164	396	1,500
	B-18-20'	20	5/30/2018	1.35	8.78	4.83	282	29.1	<0.008	50.8	<0.008	83.9	<0.008	332	96.9	318	1,270
	B-18-25'	25	5/30/2018	0.103	0.389	0.130	9.51	0.818	<0.008	1.47	<0.008	0.804	0.058	14.2	3.49	10.7	53.9
B-19	B-19-5'	5.0	5/30/2018	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008
	B-19-10'	10	5/30/2018	0.200	<0.008	<0.008	0.029	<0.008	<0.008	<0.008	0.058	0.102	<0.008	0.025	<0.008	0.037	0.034
	B-19-10' REP	10	5/30/2018	0.181	<0.008	<0.008	0.029	<0.008	<0.008	<0.008	0.054	0.098	<0.008	0.022	<0.008	0.037	0.032
	B-19-15'	15	5/30/2018	No Flow													
B-20	B-20-5	5.0	5/30/2018	<0.008	<0.008	<0.008	0.013	<0.008	0.046	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	0.010
	B-20-10'	10	5/30/2018	<0.008	<0.008	<0.008	0.013	<0.008	0.633	<0.008	0.009	<0.008	<0.008	<0.008	<0.008	<0.008	0.010
	B-20-15'	15	5/30/2018	<0.008	<0.008	<0.008	0.016	<0.008	0.234	0.082	<0.008	<0.008	<0.008	0.010	<0.008	<0.008	0.013

TABLE 2
Soil Gas Results for Volatile Organic Compounds
110-114 S. Boyle Avenue, Los Angeles, California

Boring ID	Sample ID	Sample Depth (feet)	Date Sampled	Volatile Organic Compounds EPA Method 8260B (ug/L)													
				Benzene	n-Butylbenzene	sec-Butylbenzene	Ethylbenzene	Isopropylbenzene	4-Isopropyltoluene	n-Propylbenzene	Tetrachloroethene	Toluene	Trichlorofluoromethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	o-Xylene	p/m-Xylene
USEPA RSL Residential Air*				0.36	--	--	1.1	420	--	1,000	11	5,200	--	63	63	100	100
USEPA RSL Industrial Air**				3.20	--	--	9.8	3,600	--	8,800	94	44,000	--	520	520	880	880
HERO Note 3 Residential Air*				0.097	--	--	--	--	--	--	0.46	310	1,300	--	--	--	--
HERO Note 3 Industrial Air**				0.84	--	--	--	--	--	--	4.0	2,600	10,600	--	--	--	--
B-21	B-21-5'	5.0	5/30/2018	<0.008	<0.008	<0.008	<0.008	<0.008	0.075	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	<0.008	0.017
	B-21-10'	10	5/30/2018	0.108	<0.008	<0.008	0.055	<0.008	0.132	<0.008	0.027	0.046	<0.008	0.012	0.011	0.031	0.057
	B-21-15'	15	5/30/2018	No Flow													

Notes:

ug/L = micrograms per liter

bgs = below ground surface

HERO Note 3 = Department of Toxic Substances Control (DTSC) Office of Human and Ecological Risk (HERO) Note Number 3 (January 2018)

RSL = EPA Region 9 Regional Screening Level (May 2018)

*= Screening levels are adjusted using a 0.001 attenuation factor for future residential use are from Table 2 of the 2011 Final Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance)

**= Screening levels are adjusted using a 0.0005 attenuation factor for future commerical/industrial use are from Table 2 of the Vapor Intrusion Guidance

Red values exceed one or more screening level

APPENDIX A

REFERENCES



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APPENDIX A

References

Department of Toxic Substances Control, Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air (Vapor Intrusion Guidance), October 2011.

Department of Toxic Substances Control, Human and Ecological Risk Office, Human Health Risk Assessment Note Number 3, dated January 2018.

Department of Toxic Substances Control Los Angeles Regional Water Quality Control Board and San Francisco Regional Water Quality Control Board, 2012, Advisory – Active Soil Gas Investigations, dated July 2015.

Ninyo & Moore, 2009, Subsurface Investigation, 110-114 South Boyle Avenue, Los Angeles, California, dated April 7, 2009.

Southwest Geophysics, Inc., 2018, Geophysical Evaluation, Boyle Avenue Phase II, Los Angeles, California, dated June 12, 2018.

United States Environmental Protection Agency, 2018, Region 9 Regional Screening Levels, dated May 2018.

APPENDIX B

PERMITS



Leighton



ENVIRONMENTAL HEALTH

Drinking Water Program



5050 Commerce Drive, Baldwin Park, CA 91706

Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • Email: waterquality@ph.lacounty.gov

http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

SR0144897

110–114 South Boyle Street, Los Angeles, CA 90033

Work Plan Approval

TO BE COMPLETED BY APPLICANT:

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
110–114 South Boyle Street	Los Angeles	90033	bmcculloch@leightongroup.com

NOTICE:

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- WORK PLAN APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- ALL FIELD WORK MUST BE CONDUCTED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL GEOLOGIST LICENSED IN THE STATE OF CALIFORNIA.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- **ONCE APPROVED NOTIFY INSPECTOR AT ytaye@ph.lacounty.gov PREFERABLY 3 BUSINESS DAYS BEFORE WORK IS SCHEDULED TO BEGIN.**

WORK PLAN APPROVED (11 soil borings)

DATE: May 25, 2018

ADDITIONAL APPROVAL CONDITIONS:

- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require additional work plan review.
- Ensure to backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.
- Exploration holes must comply with all applicable requirements published in the [California Well Standards \(Bulletins 74-81 and 74-90\)](#) and Los Angeles County Code.



REHS NO. 7115

Yonas Taye

Yonas Taye, REHS

☐ ANNULAR SEAL FINAL INSPECTION REQUIRED

☐ WELL COMPLETION LOG REQUIRED

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

☐ WATER QUALITY—BACTERIOLOGICAL STANDARDS REQUIRED

☐ WATER QUALITY—CHEMICAL STANDARDS REQUIRED

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

☐ WATER SUPPLY YIELD REQUIRED

☐ OTHER REQUIREMENT

DATE ACCEPTED: REHS signature

DATE ACCEPTED: REHS signature

APPENDIX C

GEOPHYSICAL EVALUATION REPORT



Leighton

**GEOPHYSICAL EVALUATION
BOYLE AVENUE PHASE II
LOS ANGELES, CALIFORNIA**

PREPARED FOR:

Leighton Consulting, Inc.
17781 Cowan
Irvine, CA 92614

PREPARED BY:

Southwest Geophysics, Inc.
8057 Raytheon Road, Suite 9
San Diego, CA 92111

June 12, 2018
Project No. 118248

June 12, 2018
Project No. 118248

Ms. Brynn McCulloch
Leighton Consulting, Inc.
17781 Cowan
Irvine, CA 92614

Subject: Geophysical Evaluation
Boyle Avenue Phase II
Los Angeles, California

Dear Ms. McCulloch:

In accordance with your authorization, we are pleased to submit this data report pertaining to our geophysical evaluation for a portion of the property located at 114 South Boyle Avenue in Los Angeles, California. The purpose of our evaluation was to assess the presence of buried underground storage tanks (USTs) and/or backfilled excavations associated with UST removal at the site. In addition, the presence of detectable underground utilities was evaluated in the study area and in the area of proposed borehole locations. Our services were conducted on May 18, 2018. This report presents the survey methodology, equipment used, analysis, and results from our study.

We appreciate the opportunity to be of service on this project. Should you have any questions please contact the undersigned at your convenience.

Sincerely,
SOUTHWEST GEOPHYSICS, INC.



Eric Carlson
Senior Staff Geologist/Geophysicist



Hans van de Vrugt, C.E.G., P.Gp.
Principal Geologist/Geophysicist

AIS/AMB/ERC/HV/hv

Distribution: Addressee (electronic)

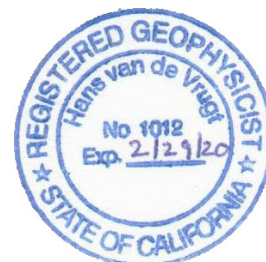


TABLE OF CONTENTS

	<u>Page</u>
1. INTRODUCTION	1
2. SCOPE OF SERVICES	1
3. SITE AND PROJECT DESCRIPTION	1
4. GEOPHYSICAL INSTRUMENTATION AND APPLICATIONS	2
5. SURVEY METHODOLOGY	4
6. RESULTS, CONCLUSIONS, AND RECOMMENDATIONS.....	4
7. LIMITATIONS.....	6

Figures

- Figure 1 – Site Location Map
Figure 2 – Site Data Map
Figure 3 – Site Photographs

1. INTRODUCTION

In accordance with your authorization, we are pleased to submit this data report pertaining to our geophysical evaluation for a portion of the property located at 114 South Boyle Avenue in Los Angeles, California (Figure 1). The purpose of our evaluation was to assess the presence of buried underground storage tanks (USTs) and/or backfilled excavations associated with UST removal at the site. In addition, the presence of detectable underground utilities was evaluated in the study area and in the area of proposed borehole locations. Our services were conducted on May 18, 2018. This report presents the survey methodology, equipment used, analysis, and results from our study.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of a geophysical survey at the subject site. Our survey included the use of a Geonics model EM61 MK2 time domain instrument, GSSI SIR 3000 ground penetrating radar (GPR) unit using a 400 MHz transducer, Schonstedt GA-52 magnetic gradiometer, Fisher M-Scope TW-6 pipe and cable locator, and RD8000 line tracer.
- Site reconnaissance including field mapping of surface structures at and near the survey area.
- Compilation and analysis of the data collected.
- Preparation of this report presenting our findings, conclusions and recommendations.

3. SITE AND PROJECT DESCRIPTION

The subject property is located at the southeast corner of the intersection of East 1st Street and South Boyle Avenue in Los Angeles, California (Figure 1). The site is currently unoccupied and consists of a fenced in area approximately 140 feet by 100 feet. The northern half of the lot is an asphalt paved parking lot, while the southern half is a dirt lot with concrete structures located on the eastern and western sides of the property. Based on information provided by your office, the southern half of the lot was once occupied by a building. Dense vegetation was present in some areas of the dirt lot and was removed, where possible, to allow the completion of the survey.

As requested, our UST evaluation included the southern, dirt area of the property only. Our services also included evaluating the presence of underground utilities in the vicinity of proposed boreholes which were scattered about the property. Figures 2 and 3 depict the general site conditions in the study area and in the area of the proposed boreholes.

4. GEOPHYSICAL INSTRUMENTATION AND APPLICATIONS

Our evaluation included the use of a Geonics model EM61 MK2, GSSI SIR 3000 GPR, Schonstedt, model GA-52C magnetic gradiometer, Fisher M-Scope TW-6 pipe and cable locator, and RD8000 line tracer. These instruments provide real-time results and facilitate the delineation of subsurface features.

The EM61 instrument is a high resolution, electromagnetic (EM) 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. Conductive objects to a depth of approximately 11 feet generally can be detected.

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 boundaries in the subsurface across which there are an electrical contrast. The recorder continuously makes a record of the reflected energy as the antenna is moved across the ground surface. The greater the electrical contrast, the higher the amplitude of the returned energy. The EM wave travels at a velocity unique to the material properties of the ground being studied, and when these velocities are known, or closely estimated from ground conductivity values and other information, two-way

travel times can be converted to depth. Penetration into the ground and resolution of the GPR images produced are a function of ground electrical conductivity and dielectric constant. Images tend to be graphic, even at considerable depth, in sandy soils, but penetration and resolution may be limited in more conductive clayey moist ground.

The magnetic gradiometer has two fluxgate 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 an audible signal at a low frequency. When the instrument passes over buried iron or steel objects (so that the field is significantly different at the two sensors) the frequency of the emitted sound increases. Frequency is a function of the gradient between the two sensors.

The M-Scope TW-6 device energizes the ground by producing an alternating primary magnetic field with alternating current (AC) in the transmitting coil. If conducting materials (including soils) 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 an audio response. The strength of the secondary field is a function of the conductivity of the object, its size, and its depth and position relative to the instrument's two coils. Conductive objects to a depth of approximately 10 feet are sensed. Also, the device is somewhat focused, that is, it is more sensitive to conductors below (and above) the instrument, than to conductors off to the side.

Where risers are present, the RD8000 utility locator transmitter can be connected to the object, and a current is impressed on the conductor pipe or cable. The receiver unit is tuned to this same frequency, and it is used to trace the pipe's surface projection away from the riser. The transmitter and receiver can also be used in a non-connect (induction) mode, whereby the transmitter is positioned on the ground and an electromagnetic signal is emitted. In the presence of buried metal pipes and wires, a discrete signal will be induced on the conductor which can be sensed by the receiver. In addition, the instrument may be used in the passive mode, whereby radio and 60 Hz electromagnetic signals produced by communication and live electric lines are detected.

5. SURVEY METHODOLOGY

In order to facilitate the collection of EM61 data, a grid was established in the southern half of the property (dirt lot area south of parking stops). Measurements were collected at 0.6-foot intervals along traverses spaced roughly 5 feet apart across accessible portions of the UST study area (Figure 2). The limits of the UST study area were defined by you prior to our survey. The EM61 data were downloaded to a portable computer in the field for preliminary analysis and then plotted on a site map.

GPR traverses were conducted along north-south and east-west profiles spaced approximately 5 feet apart across the UST study area. Traverses with the M-Scope were also conducted along north-south and east-west traverses with a spacing of approximately 5 to 10 feet apart in the UST study area. Additional GPR, M-Scope and gradiometer traverses were conducted along random profiles across and near detected features. The line tracer was used in passive, direct connect and inductive modes to delineate the presence of underground utilities. Detected features were marked on the ground surface with paint and mapped.

Traverse using the instruments described above were also conducted in the area of the proposed boreholes. Detected lines were marked on the ground surface with paint and mapped.

6. RESULTS, CONCLUSIONS, AND RECOMMENDATIONS

As previously discussed, the primary purpose of our evaluation was to assess the presence of USTs and/or backfilled excavations associated with UST removal in the dirt lot area. In addition, the presence of detectable underground utilities was evaluated in the UST study area and in the area of proposed borehole locations.

The results of our UST study revealed four anomalies that could possibly be related to USTs. These anomalies are labeled A, B, C, and D on Figures 2 and 3. The following is a description of these features:

Anomaly A: This feature encompasses a relatively large area that appears to contain several smaller EM and magnetic anomalies and unidentified lines. GPR traverses conducted across this area revealed some possible buried cut off posts or metal debris approximately

1 to 2 feet deep, but, did not fully define the cause of the high EM and magnetic responses. Based on information provided by you at the time of the study, this feature correlates well with the approximate former building location. The presence of unidentified lines along with the high EM and magnetic response within this area may be related to the former building foundation and infrastructure; however, the presence of a UST in this area should not be precluded.

Anomaly B: Anomaly B produced a relatively high EM and magnetic response. GPR transverses conducted across this anomaly were inconclusive. A metal water line was detected crossing the anomaly. The anomaly is located near concrete structures with rebar exposed at the surface. A cut off post and parking stop are also located nearby. The presence of these objects did cause some instrument interference. Nevertheless, based on the instrument responses and apparent size of this feature, it could possibly be related to a UST.

Anomaly C: This feature produced a relatively high EM and magnetic response. GPR traverses conducted across this area revealed a storm drain line running adjacent to the anomaly as well as potentially disturbed soils surrounding the anomaly. A cut off post was also observed near the northeast corner of the anomaly. Based on its size and instrument responses, this anomaly could be related to a UST.

Anomaly D: This anomaly is located at the southern edge of the property and is situated adjacent to a chain link fence. This feature produced a relative large EM and magnetic response. GPR traverses conducted across this feature were inconclusive. Based on the size and instrument response it may be related to a possible UST.

Several additional smaller anomalies were also detected in the UST study area; however, based on their EM and magnetic responses as well as GPR images collected across these features, they are likely related to small metal objects buried near the surface. In addition, several utilities including water, storm drain, and unidentified lines were also located in the UST study area.

In order to further assess the features described above, we recommend that more direct methods be used. Such methods may include the excavation of exploratory trenches/test pits or borings.

Our survey utilized industry standard equipment (i.e., GPR, electromagnetic, and magnetic instruments) and was conducted in general accordance with current practice. It should be noted, however, the presence of existing structures and surface objects (i.e., reinforced concrete, etc.) potentially limited the survey. Where obstructions were present subsurface data could not be col-

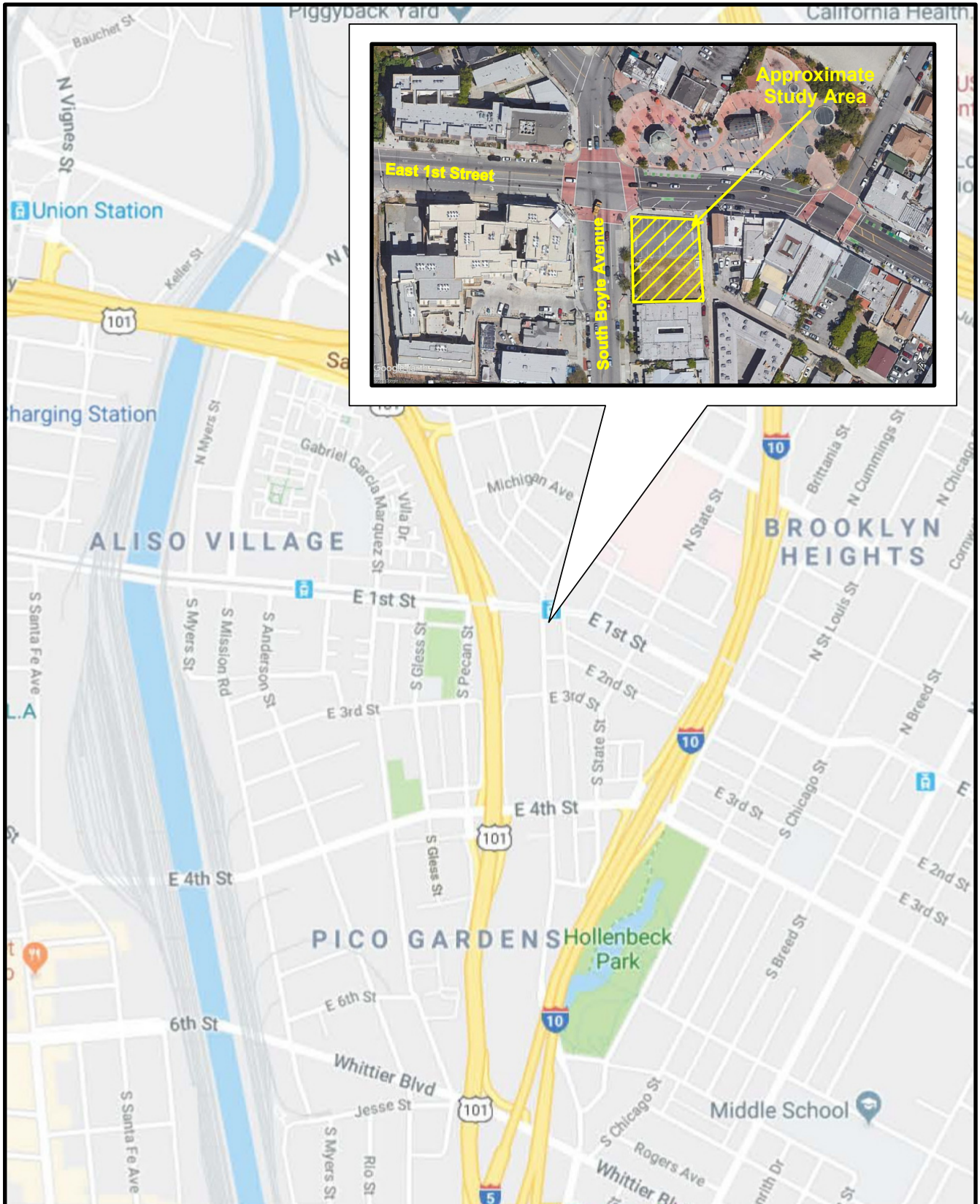
lected. Moreover, EM/magnetic responses produced by metal surface objects and underground lines can potentially obscure subsurface features. Figures 2 and 3 present the general site conditions and some of the obstructions encountered. Radar penetration at the site was on the order of 2-3 feet below the ground surface; therefore, objects below this depth would not have been detected with GPR.

7. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface surveying and/or exploration. Additional subsurface surveying can be performed upon request.

Please also note that our evaluation was limited to the detection of USTs and/or backfilled tank excavations, as well as the presence of detectable underground lines in the study area and in the vicinity of proposed boreholes. “USA” or “Dig Alert” should also be contacted prior to conducting subsurface exploration activities. In addition, we recommend that available utility plans/drawings of the project site be reviewed as appropriate.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Southwest Geophysics, Inc. should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of this report by parties other than the client is undertaken at said parties’ sole risk.



SITE LOCATION MAP



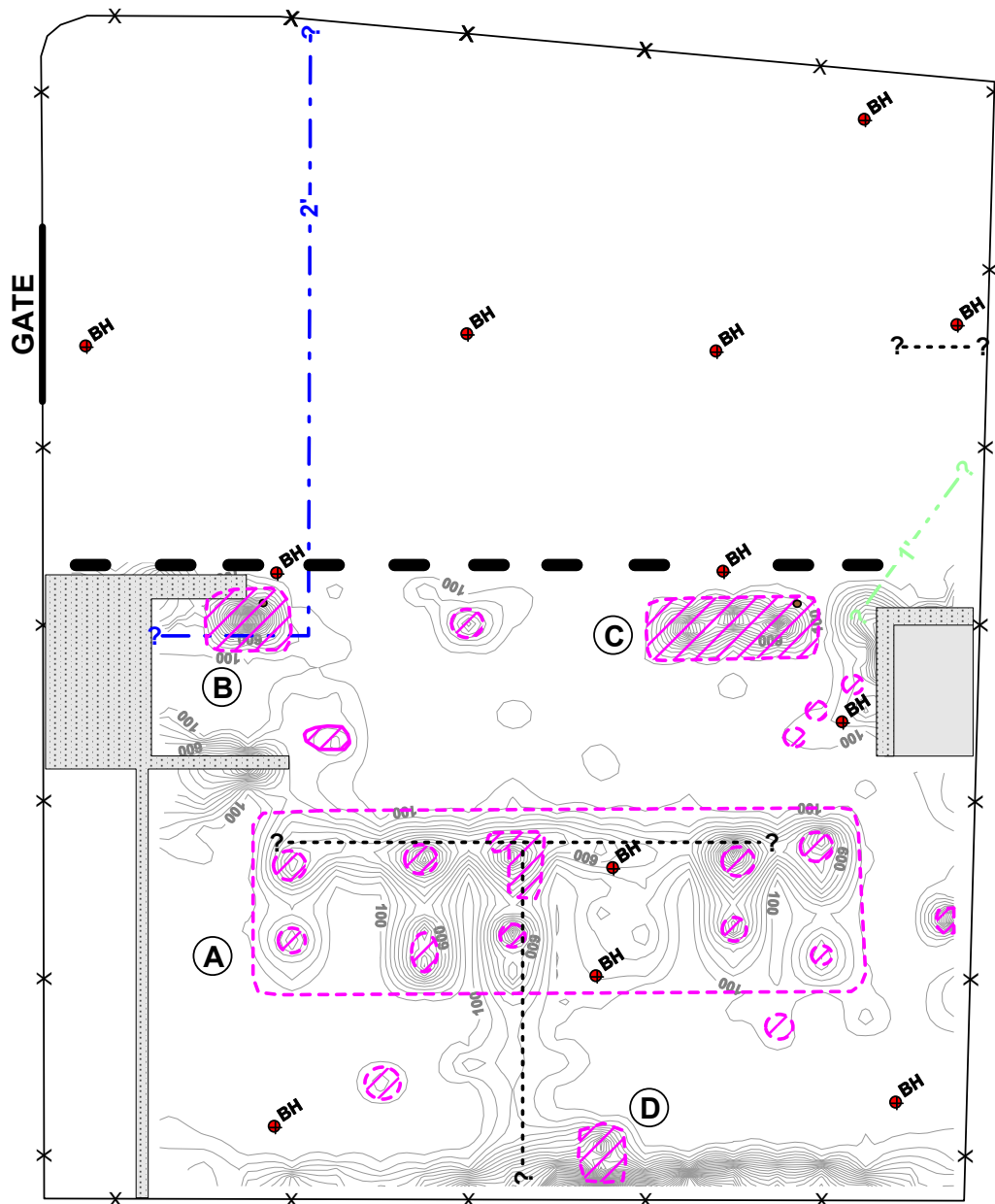
Boyle Avenue Phase II
Los Angeles, California

Project No.: 118248

Date: 06/18



Figure 1



LEGEND

	EM Anomaly		Parking Stop
	Reinforced Concrete		Proposed Borehole
	Concrete		Cut Off Post
	Chain Link Fence		
	Unidentified Line		
	Water Line		
	Storm Drain Line		

* All dimensions are approximate.
 * Line depths reported where measured.
 * Lines queried where termination uncertain.

0 20 40
 approximate scale in feet

SITE DATA MAP

EM61 Data: CI = 100 mVolts



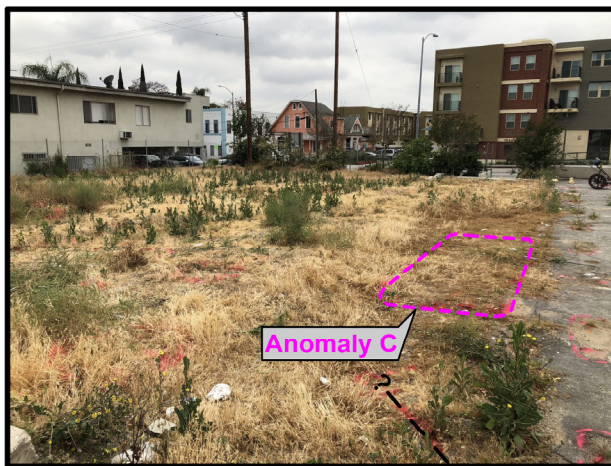
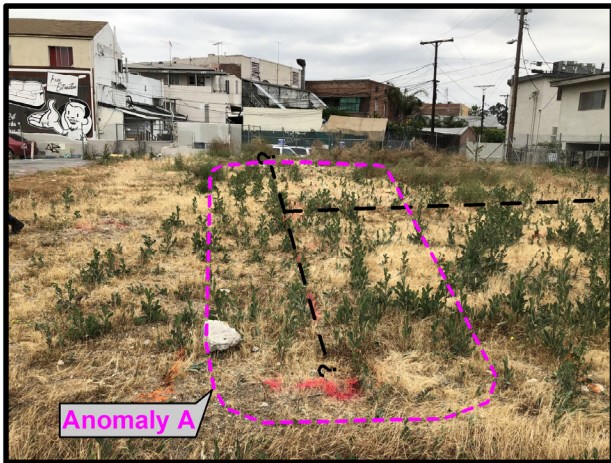
Boyle Avenue Phase II
 Los Angeles, California

Project No.: 118248

Date: 06/18



Figure 2



SITE PHOTOGRAPHS

Boyle Avenue Phase II
Los Angeles, California

Project No.: 118248

Date: 06/18



Figure 3

APPENDIX D

BORING LOGS



Leighton

ENVIRONMENTAL BORING LOG B-12

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047008, LONG: -118.219343	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	0							SW	@0': 4-inches asphalt concrete.	
									Artificial Fill, undocumented (Afu):	
									@0.3': SAND with gravel, light brown, loose, slightly moist, fine sand, manmade debris.	
								ML	@2.5': Sandy SILT with clay, brown, firm, moist, fine sand, plastic.	
	5			B-12-5				SC-SM	Quaternary Alluvium (Qa):	
									@5': Clayey silty SAND, brown, dense, slightly moist, fine to medium sand, no staining, no odor. PID = 0.0 ppm	
	10			B-12-10				ML	@10': Grades to SILT, brown, hard, slightly moist, some clay, some fine sand. PID = 0.0 ppm	
	15			B-12-15				ML	@15': Sandy SILT, brown, stiff, slightly moist, fine sand. PID = 0.0 ppm	
	20			B-12-20				ML	@20': Some MnO spotting. PID = 0.0 ppm	
	25			B-12-25				SM	@23': Silty SAND, yellowish brown, loose, slightly moist, fine sand, high silt content.	
								SM	@25': Same as above. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-12

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047008, LONG: -118.219343	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	30			B-12-30				SM	@30': Silty SAND, olive brown, loose, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	35			B-12-35				SM ML	@35': Decreased recovery. PID = 0.0 ppm @36': Sandy clayey SILT, brown, stiff, slightly moist, fine sand, no staining or odor.	
	40			B-12-40					@40': Increase in clay content, becomes hard. PID = 0.0 ppm	
	45								Total Depth: 40 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10 and 15 feet bgs. Boring located 26' south of northern PL and 3' west of eastern PL	
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
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CO COLLAPSE
CR CORROSION
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DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-13

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046931, LONG: -118.219443	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	0							SW-SM	@0': 4-inches of asphalt concrete.	
								SC-SM	Artificial Fill, undocumented (Afu): @0.3': Gravelly SAND, light brown, loose, dry, with glass fragments and brick debris. @2': Clayey silty SAND, brown, dense, slightly moist, fine sand.	
	5			B-13-5				ML	Quaternary Alluvium (Qa): @5': Sandy clayey SILT, brown, hard, slightly moist, fine sand, trace fine gravel, no staining or odor. PID = 0.0 ppm	
	10			B-13-10				ML	@10': PID = 0.0 ppm	
	15			B-13-15				SM ML	@15': Silty SAND with clay, light brown, loose, slightly moist to moist, fine to medium sand. PID = 0.1 ppm @16': Grades to sandy clayey SILT, brown, hard, slightly moist, fine sand, trace MnO spotting and trace carbonates.	
	20			B-13-20				ML	@20': Sandy clayey SILT, brown, very stiff, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	25			B-13-25				SM-CL	@25': Interbedded silty sandy CLAY and silty SAND; CLAY is brown, hard, slightly moist, low plasticity, fine sand; silty SAND is yellowish brown, medium dense, slightly moist, fine sand, with veins of moderate oxidation. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-13

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046931, LONG: -118.219443	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
30				B-13-30				ML	@30': Sandy SILT, yellowish to greyish brown, firm, fine sand.	
35								SM	@35': Limited recovery, grades to silty SAND, yellowish brown, medium dense, slightly moist, fine sand. PID = 0.0 ppm	
40								ML	@40': Grades to sandy SILT, yellowish brown, firm, slightly moist, fine sand. PID = 0.0 ppm	
45									Total Depth: 40 feet bgs. No groundwater encountered. Probes set at 5, 10 and 15 feet bgs. Boring located 32' west of eastern PL and 56' south of northern PL	
50										
55										
60										

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

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EI EXPANSION INDEX

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RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-14

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047002, LONG: -118.219537	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	0	N S						SW	@0': 4-inches of asphalt concrete. Artificial Fill, undocumented (Afu): @0.3': Gravelly SAND, blackish brown, loose, slightly moist, fine to medium sand, mild hydrocarbon odor, black staining, manmade debris (brick, asphalt, concrete). @2': PID = 4.3 ppm	
	5			B-14-5				SW-SM	@5': Zones of SAND, yellowish brown, fine to medium sand, otherwise same as above, grades to brown. PID = 17 ppm	
	10			B-14-10				SM ML	Quaternary Alluvium (Qa): @10': Silty SAND, brown, fine to medium grained sand, some carbonates, slight hydrocarbons odor, no staining. PID = 10 ppm @11': SILT, light brown, stiff, slightly moist, some fine sand, mild hydrocarbon odor. PID = 10 ppm	
	15			B-14-15				ML	@15': SILT, light brown, stiff, slightly moist, some fine sand, mild hydrocarbon odor. PID = 2.2 ppm	
	20			B-14-20				ML	@20': Sandy SILT with clay, brown, stiff, slightly moist, fine sand, no staining or odor, MnO spotting. PID = 0.1 ppm	
	25			B-14-25				SM	@25': Silty SAND, yellowish brown, loose, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
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CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
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PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-14

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047002, LONG: -118.219537	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-14-30				SM	@30': Increase in silt content. PID = 0.0 ppm	
	35			B-14-35				CL	@35': Grades to sandy silty CLAY, greyish brown, hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	40			B-14-40				CL	@40': Decrease in silt content, grades to brown. PID = 0.0 ppm	
	45								Total Depth: 40 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10 and 15 feet bgs. Boring located 50' east of western PL and 34' south of northern PL	
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
CR CORROSION
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-15

Project No.	11957.003	Date Drilled	5-22-18
Project	S. Boyle Avenue Phase II	Logged By	BFM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047070, LONG: -118.219386	Sampled By	BFM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	Type of Tests
	0	N S							@0': 4-inches of asphalt concrete. Artificial Fill, undocumented (Afu): @0.3': Gravelly SAND, light brown, loose, glass fragments. @2': Silty SAND with clay, medium brown, loose, moist, fine sand.	
	5			B-15-5				SC-SM	Quaternary Alluvium (Qa): @5': Clayey silty SAND, brown, dense, slightly moist, fine sand, some carbonates. PID = 0.0 ppm	
	10			B-15-10				ML SP	@10': SILT, brown, hard, slightly moist, some clay, nonplastic, stiff. PID = 0.0 ppm @10.5': Poorly graded SAND with silt, brown, dense, moist, fine sand, trace clay, CaCO3 nodules. @12': Grades to silty SAND with some clay, brown, dense, moist.	
	15			B-15-15				ML	@15': Clayey SILT with sand, brown, stiff, moist, fine sand. PID = 0.0 ppm	
	20			B-15-20				SP	@20': Becomes poorly graded SAND, light brown, dense, moist, fine sand. PID = 0.0 ppm	
	25			B-15-25				SP	@25': Limited recovery. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-15

Project No.	11957.003	Date Drilled	5-22-18
Project	S. Boyle Avenue Phase II	Logged By	BFM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047070, LONG: -118.219386	Sampled By	BFM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-15-30				SM	@30': Grades to silty SAND, olive brown, very dense, moist, fine sand. PID = 0.0 ppm	
	35			B-15-35				ML	@35': Sandy SILT with clay, brown, moist, very stiff, fine sand, some CaCO3 nodules, nonplastic. PID = 0.0 ppm	
	40			B-15-40				SP	@40': Grades to poorly graded SAND, dark olive brown, very dense, moist, fine sand. PID = 0.0 ppm	
								SM	@41.5': Layer of silty SAND (2 feet thick), dark olive brown, very dense, moist, fine sand.	
	45			B-15-45				SP	@43.5': Poorly graded SAND, olive brown, very dense, moist, medium sand, some coarse sand, CaCO3 nodules, interbedded layers of SILT.	
								SP-GP	@45': Some cobbles, more coarse sand, gravels. PID = 0.0 ppm	
	50							SP	@48': SAND, light brown, very dense, moist, coarse sand, poorly graded.	
									@50': No recovery, drilling refusal at 51 feet bgs.	
	55								Total Depth: 51 feet bgs. No groundwater encountered during drilling. Refusal at 51 feet bgs. No probes set in borehole No odor or staining observed in hole. Boring backfilled with bentonite grout. 210 ppm methane upon pulling rods. Boring located 14' west of eastern PL and 5' south of northern PL	
	60									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-16

Project No.	11957.003	Date Drilled	5-22-18
Project	S. Boyle Avenue Phase II	Logged By	BFM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047001, LONG: -118.219442	Sampled By	BFM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	0	N S						SW	@0': 4-inches of asphalt concrete. Artificial Fill, undocumented (Afu): @0.3': Gravelly SAND with some clay, black, loose, fine to coarse sand, moderate hydrocarbon odor, stained. @2.5': PID = 0.8 ppm	
	5			B-16-5				SM	Quaternary Alluvium (Qa): @5': Silty SAND with clay, dark brown to black, medium dense, moist, moderate hydrocarbon odor. PID = 1526 ppm	
	10			B-16-10				SP SP SM	@9.5': Poorly graded SAND, dark grey, dense, moist, fine sand. @10.5': Silty SAND with clay, dark olive brown, dense, moist, fine to medium sand, hydrocarbon odor. PID = 402 ppm	
	15			B-16-15				ML	@13': Clayey sandy SILT, medium stiff, dark olive brown, moist, fine sand, hydrocarbon odor.	
	20			B-16-20				ML	@15': Clayey SILT with some sand, dark olive brown, stiff, moist, fine sand, moderate hydrocarbon odor, some CaCO3. PID = 1032 ppm	
	25			B-16-25				SM	@20': PID = 347 ppm @25': Grades to silty SAND, dark grey, dense, moist, fine sand, some clay, hydrocarbon odor. PID = 4.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-16

Project No.	11957.003	Date Drilled	5-22-18
Project	S. Boyle Avenue Phase II	Logged By	BFM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.047001, LONG: -118.219442	Sampled By	BFM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-16-30				SM	@30': Silty SAND, dark olive brown, very dense, moist, fine sand, slight hydrocarbon odor.	
								SP	PID = 4.6 ppm	
									@31': Grades to SAND, olive brown, very dense, moist, fine sand, some silt, poorly graded, very slight hydrocarbon odor.	
	35			B-16-35				SP	@35': PID = 1.5 ppm	
								CL	@36': Grades to silty CLAY, olive brown, medium stiff, moist, no hydrocarbon odor.	
	40			B-16-40				ML	@40': Clayey SILT with sand, olive brown, very moist, fine sand. PID = 1.3 ppm	
								SM	@41': Silty SAND, olive brown, dense, moist, fine sand, trace clay, no odor.	
								ML	@43': Grades to sandy SILT with clay, olive brown, stiff, moist, nonplastic, CaCO3 nodules, no odor.	
	45			B-16-45				ML	Interbedded layers of silty SAND and sandy SILT. @45': PID = 0.9 ppm	
	50			B-16-50				SP	@50': SAND, light brown, moist, very dense, coarse sand, poorly graded. PID = 1.6 ppm	
				B-16-52				SP	@52': Drilling refusal, limited recovery.	
	55								Total Depth: 52 feet bgs. No groundwater encountered during drilling. Refusal at 52 feet bgs. Probes set at 5, 10 and 15 feet bgs. Methane = 230 ppm in borehole. Boring located 32' south of northern PL and 32' west of eastern PL	
	60									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
CR CORROSION
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-17

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046995, LONG: -118.219677	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0	N S							<p><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></p> <p>@0': 4-inches of asphalt concrete.</p> <p>Artificial Fill, undocumented (Afu):</p> <p>@0.3': Some sandy fill material, then</p> <p>@0.5': Sandy SILT, brown, firm, slightly moist, fine sand, no staining or odor.</p>	
	5			B-17-5				ML	<p>Quaternary Alluvium (Qa):</p> <p>@5': Sandy clayey SILT, brown, very stiff to hard, slightly moist, fine sand, low plasticity, no staining or odor. PID = 0.0 ppm</p>	
	10			B-17-10				ML	<p>@10': Some medium to coarse sand. PID = 0.0 ppm</p>	
	15			B-17-15				SM	<p>@15': Silty SAND, bluish grey, medium dense, moist, fine sand, hydrocarbon odor. PID = 275 ppm</p>	
	20			B-17-20				SM	<p>@20': Grades to greyish brown, slight hydrocarbon odor. PID = 8.8 ppm</p>	
	25			B-17-25				SP	<p>@25': Sharp contact, becomes SAND, yellowish brown, loose, fine sand, mildly oxidized, no staining or odor. PID = 1.0 ppm</p>	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-17

Project No.	11957.003	Date Drilled	5-23-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046995, LONG: -118.219677	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-17-30				SM	@30': Silty SAND, yellowish brown, loose, slightly moist, fine sand, no staining or odor. PID = 0.5 ppm	
	35			B-17-35				SM	@35': PID = 0.1 ppm	
	40			B-17-40				SP	@40': SAND, yellowish brown, loose, slightly moist, fine sand, no staining or odor. PID = 0.1 ppm	
	45								Total Depth: 40 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10 and 15 feet bgs. Boring located 14' south of planter and 6.5' east of western PL	
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-18

Project No.	11957.003	Date Drilled	5-25-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046916, LONG: -118.219609	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	0							ML	@0': 4-inches of asphalt concrete. Artificial Fill, undocumented (Afu): @0.3': Sandy SILT, brown, very stiff, slightly moist, fine sand, abundant manmade debris (concrete, brick fragments).	
	5			B-18-5				ML	@5': Trace debris. PID = 0.0 ppm	
	10			B-18-10				ML	Quaternary Alluvium (Qa): @10': Sandy SILT, brown, very stiff, slightly moist, fine grained sand, no debris. PID = 0.0 ppm	
	15			B-18-15				CL	@15': Silty CLAY with sand, brown, very stiff to hard, slightly moist, fine sand, mildly oxidized in zones. PID = 0.0 ppm	
	20			B-18-20				ML	@20': Sandy SILT, bluish greyish brown, stiff, slightly moist, fine sand, mild hydrocarbon odor. PID = 30 ppm	
	25			B-18-25				ML	@25': No odor. PID = 1.3 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
CR CORROSION
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-18

Project No.	11957.003	Date Drilled	5-25-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046916, LONG: -118.219609	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
		N S							<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	
	30	• • • • •		B-18-30				SM	@30': Silty SAND, yellowish brown, dense, moist, fine sand, no staining or odor; driller added water. PID = 0.2 ppm	
	35	• • • • •		B-18-35				ML	@35': Sandy SILT, olive brown, stiff, slightly moist, fine sand, no staining or odor; poor recovery, driller refusal, cobble encountered. PID = 0.2 ppm Refusal at 35 feet bgs. Total Depth: 35 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10, 15, 20 and 25 feet bgs. Boring located 65' south of northern PL and 25' east of western PL	
	40									
	45									
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-19

Project No.	11957.003	Date Drilled	5-24-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046881, LONG: -118.219398	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	0	N S						ML	Artificial Fill, undocumented (Afu): @0': Sandy SILT, brown, very stiff, slightly moist, fine sand, abundant concrete debris, no staining or odor.	
	5			B-19-5				ML	@5': Trace concrete debris. PID = 0.0 ppm	
	10			B-19-10				ML	Quaternary Alluvium (Qa): @10': Sandy SILT, brown, stiff, slightly moist, fine sand, mildly oxidized. PID = 0.0 ppm	
	15			B-19-15				ML	@15': Sandy SILT with clay, brown, hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	20			B-19-20				CL	@20': Sandy CLAY with silt, brown, hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	25			B-19-25				SM	@25': Silty SAND, yellowish brown, dense, slightly moist, fine sand, trace MnO spotting, no staining or odor. PID = 0.2 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
CR CORROSION
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-19

Project No.	11957.003	Date Drilled	5-24-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046881, LONG: -118.219398	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-19-30				ML	@30': SILT, olive brown, very stiff, slightly moist, some fine sand, minor gleying, some MnO spotting, no staining or odor. PID = 0.0 ppm	
	35			B-19-35				SM	@35': Silty SAND, yellowish brown, dense, slightly moist, fine sand, mildly oxidized in zones, no staining or odor. PID = 0.0 ppm	
	40			B-19-40				ML	@40': Sandy SILT, yellowish brown, hard, slightly moist, fine sand, micaceous, no staining or odor; poor recovery, sample and sleeve collapsed. PID = 0.0 ppm	
	45								Total Depth: 40 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10 and 15 feet bgs. Boring located 53' north of southern PL and 10' west of staircase wall	
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE
C CORE SAMPLE
G GRAB SAMPLE
R RING SAMPLE
S SPLIT SPOON SAMPLE
T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
AL ATTERBERG LIMITS
CN CONSOLIDATION
CO COLLAPSE
CR CORROSION
CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
EI EXPANSION INDEX
H HYDROMETER
MD MAXIMUM DENSITY
PP POCKET PENETROMETER
RV R VALUE

SA SIEVE ANALYSIS
SE SAND EQUIVALENT
SG SPECIFIC GRAVITY
UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-20

Project No.	11957.003	Date Drilled	5-24-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046766, LONG: -118.219373	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	0	N S						ML	Artificial Fill, undocumented (Afu): @0': Sandy SILT, brown, stiff, slightly moist, fine sand, abundant concrete debris. PID = 0.0 ppm	
	5							SM	@5': Hand auger visual only, no recovery from 5 to 10 feet. PID = 0.0 ppm Quaternary Alluvium (Qa): No recovery from 5 to 15 feet bgs, assumed to be Silty SAND	
	10									
	15			B-20-15				SM	@15': Silty SAND, yellowish brown, dense, slightly moist, very fine to fine sand, no staining or odor; limited recovery. PID = 0.0 ppm	
	20			B-20-20				ML	@20': Sandy SILT, brown, very stiff, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	25			B-20-25				ML	@25': With MnO spotting. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-20

Project No.	11957.003	Date Drilled	5-24-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046766, LONG: -118.219373	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <small><i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i></small>	Type of Tests
	30	N S		B-20-30				SM	@30': Silty SAND, yellowish brown, dense, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	35			B-20-35				ML	@35': Sandy SILT, olive brown, firm, slightly moist, fine sand, slightly micaceous, mildly oxidized, no staining or odor. PID = 0.0 ppm	
	40			B-20-40				ML	@40': Increase in silt content. PID = 0.0 ppm	
	45								Total Depth: 40 feet bgs. No groundwater encountered. Probes set at 5, 10 and 15 feet bgs. Boring located 10' north of southern PL and 14' west of eastern PL	
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-21

Project No.	11957.003	Date Drilled	5-25-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046763, LONG: -118.219604	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	0	N S						ML	<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i> Artificial Fill, undocumented (Afu): @0': Sandy SILT, brown, very stiff, slightly moist, fine sand, abundant concrete debris, no staining or odor.	
	5			B-21-5				ML	@5': Trace brick debris. PID = 0.0 ppm	
								ML	Quaternary Alluvium (Qa):	
	10			B-21-10				ML	@10': No debris. PID = 0.0 ppm	
	15			B-21-15				ML	@15': Clayey sandy SILT, brown, hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	20			B-21-20				SM	@20': Silty SAND, yellowish brown, dense, slightly moist, fine sand, trace MnO spotting, no staining or odor. PID = 0.2 ppm	
	25			B-21-25				ML	@25': Sandy SILT, yellowish brown, stiff, slightly moist, fine sand, no staining or odor; limited recovery. PID = 0.0 ppm	
	30									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-21

Project No.	11957.003	Date Drilled	5-25-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046763, LONG: -118.219604	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION	Type of Tests
	30	N S		B-21-30				SP	<i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i> @30': SAND, yellowish brown, very dense, fine to coarse sand, trace fine subrounded gravel, no staining or odor; sample sleeve partially collapsed, limited recovery. PID = 0.0 ppm @33': Driller refusal, no recovery.	
	35								Total Depth: 33 feet bgs. No groundwater encountered during drilling. Probes set at 5, 10 and 15 feet bgs. Boring located 10' north of southern PL and 11' east of western PL	
	40									
	45									
	50									
	55									
	60									

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-22

Project No.	11957.003	Date Drilled	5-24-18
Project	S. Boyle Avenue Phase II	Logged By	SAM
Drilling Co.	J&H Drilling	Hole Diameter	2.25"
Drilling Method	Direct Push - Driven Sample	Ground Elevation	~310'
Location	LAT: 34.046837, LONG: -118.219489	Sampled By	SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	Type of Tests
	0	N S						ML	Artificial Fill, undocumented (Afu): @0': Sandy SILT with clay, brown, hard, slightly moist, fine sand, with gravel to cobble sized concrete debris, some brick and construction debris, no staining or odor.	
	5			B-22-5				ML	@5': PID = 0.0 ppm	
	10			B-22-10				ML	Quaternary Alluvium (Qa): Sandy SILT with clay, brown, hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	15			B-22-15				ML	@15': Sandy SILT, brown, stiff, slightly moist, fine to medium sand, no staining or odor. PID = 0.0 ppm	
	20			B-22-20				ML	@20': Sandy SILT with clay, brown, very stiff to hard, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	25			B-22-25				SM	@25': Grades to silty SAND, yellowish brown, dense, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
	30							SP SM	@27': 2-inch bed of SAND, yellowish brown, dense, slightly moist, fine to medium sand, no staining or odor.	

SAMPLE TYPES:

B BULK SAMPLE

C CORE SAMPLE

G GRAB SAMPLE

R RING SAMPLE

S SPLIT SPOON SAMPLE

T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING

AL ATTERBERG LIMITS

CN CONSOLIDATION

CO COLLAPSE

CR CORROSION

CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR

EI EXPANSION INDEX

H HYDROMETER

MD MAXIMUM DENSITY

PP POCKET PENETROMETER

RV R VALUE

SA SIEVE ANALYSIS

SE SAND EQUIVALENT

SG SPECIFIC GRAVITY

UC UNCONFINED COMPRESSIVE STRENGTH



ENVIRONMENTAL BORING LOG B-22

Project No. 11957.003
 Project S. Boyle Avenue Phase II
 Drilling Co. J&H Drilling
 Drilling Method Direct Push - Driven Sample
 Location LAT: 34.046837, LONG: -118.219489

Date Drilled 5-24-18
 Logged By SAM
 Hole Diameter 2.25"
 Ground Elevation ~310'
 Sampled By SAM

Elevation Feet	Depth Feet	Graphic Log	Attitudes	Sample No.	Blows Per 6 Inches	Dry Density pcf	Moisture Content, %	Soil Class. (U.S.C.S.)	SOIL DESCRIPTION <i>This Soil Description applies only to a location of the exploration at the time of sampling. Subsurface conditions may differ at other locations and may change with time. The description is a simplification of the actual conditions encountered. Transitions between soil types may be gradual.</i>	Type of Tests
30		N S		B-22-30				ML	@30': Grades to SILT, olive brown, stiff, some fine sand, trace pinhole pores, trace MnO spotting; limited recovery. PID = 0.0 ppm	
35				B-22-35				SP	@35': SAND, yellowish brown, dense, slightly moist, fine sand, no staining or odor. PID = 0.0 ppm	
40				B-22-40				SM	@40': Silty SAND, yellowish brown, dense, slightly moist, fine sand. PID = 0.0 ppm	
45									@45': Rod broke off, driller refusal, no recovery.	
50									Total Depth: 45 feet bgs. No groundwater encountered during drilling. No probes set in borehole. Boring located 37' north of southern PL and 48' west of eastern PL	
55										
60										

SAMPLE TYPES:

B BULK SAMPLE
 C CORE SAMPLE
 G GRAB SAMPLE
 R RING SAMPLE
 S SPLIT SPOON SAMPLE
 T TUBE SAMPLE

TYPE OF TESTS:

-200 % FINES PASSING
 AL ATTERBERG LIMITS
 CN CONSOLIDATION
 CO COLLAPSE
 CR CORROSION
 CU UNDRAINED TRIAXIAL

DS DIRECT SHEAR
 EI EXPANSION INDEX
 H HYDROMETER
 MD MAXIMUM DENSITY
 PP POCKET PENETROMETER
 RV R VALUE

SA SIEVE ANALYSIS
 SE SAND EQUIVALENT
 SG SPECIFIC GRAVITY
 UC UNCONFINED COMPRESSIVE STRENGTH



APPENDIX E

ENVIRONMENTAL LABORATORY RESULTS



Leighton

May 31, 2018

Leighton Consulting, Inc

17781 Cowan

Irvine, CA 92614

Re: LA DWP

Project No. : Boyle Ave./11957.003


Work Order: P805031

Dear Brynn McCulloch

Enclosed are the results of analyses for samples received by our laboratory on 5/22/2018. The contents of this report apply to the sample(s) analyzed in accordance with the chain-of-custody document supplied with the sample(s).

No duplication of this report is allowed, except in its entirety. Please do not hesitate to call if you have any questions and thank you very much for using Performance Analytical Laboratories for your analytical needs.

Regards,



Marycarol Valenzuela
Project Manager

Table of Contents

<i>Samples in Report</i>	<i>3</i>
<i>Sample Results</i>	<i>4</i>
<i>Quality Assurance Results</i>	<i>23</i>
<i>Qualifiers and Definitions</i>	<i>34</i>
<i>Chain of Custody PDF</i>	<i>35</i>

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Samples in this Report

Lab ID	Sample	Qualifier	Matrix	Date Sampled	Date Received
P805031-03	B-15-15		Solid	05/22/2018	05/22/2018
P805031-09	B-15-45		Solid	05/22/2018	05/22/2018
P805031-10	B-16-5		Solid	05/22/2018	05/22/2018
P805031-11	B-16-10		Solid	05/22/2018	05/22/2018
P805031-12	B-16-15		Solid	05/22/2018	05/22/2018
P805031-13	B-16-20		Solid	05/22/2018	05/22/2018
P805031-14	B-16-25		Solid	05/22/2018	05/22/2018
P805031-19	B-16-50		Solid	05/22/2018	05/22/2018

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-15-15

P805031-03 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.72	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	95.1%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	105%			60-140	05/24/2018	EPA 8015B	

Sample: B-15-45

P805031-09 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	8.37	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	106%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.199	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/24/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-5

P805031-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	190	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	104%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	2070	mg/kg	1000	200	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/29/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	ND	µg/Kg	1000	17000	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1000	42000	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Benzene	6300	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1000	17000	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	9900	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-5 (Continued)

P805031-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)							
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Ethylbenzene	56000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	6100	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	1100	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1000	4200	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1000	8500	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1000	17000	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Naphthalene	8800	µg/Kg	1000	8500	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1000	17000	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	21000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	2000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-5 (Continued)
P805031-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1000	21000	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1000	6800	05/24/2018	EPA 8260B/5035	
Toluene	22000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	150000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	46000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
o-Xylene	51000	µg/Kg	1000	850	05/24/2018	EPA 8260B/5035	
p/m-Xylene	160000	µg/Kg	1000	1700	05/24/2018	EPA 8260B/5035	
Total Xylenes	210000	µg/Kg	1000	2500	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	93.8%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	101%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	101%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-10

P805031-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.04	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	101%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	1490	mg/kg	500	99.6	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	109%			60-140	05/29/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	ND	µg/Kg	500	12000	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	500	31000	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	500	12000	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	8300	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-10 (Continued)

P805031-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Ethylbenzene	23000	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	3800	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	1100	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	500	3100	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	500	6100	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	500	12000	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Naphthalene	9300	µg/Kg	500	6100	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	500	12000	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	13000	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	1700	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-10 (Continued)

P805031-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	500	15000	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	500	4900	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	110000	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	31000	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
o-Xylene	20000	µg/Kg	500	610	05/24/2018	EPA 8260B/5035	
p/m-Xylene	69000	µg/Kg	500	1200	05/24/2018	EPA 8260B/5035	
Total Xylenes	89000	µg/Kg	500	1800	05/24/2018	EPA 8260B/5035	
Surrogate: Dibromofluoromethane	93.9%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	100%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	97.8%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	102%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-15

P805031-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics (R)	943	mg/kg	10	25.0	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28) (R)	71.2%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0043)

Gasoline Range Organics	1100	mg/kg	500	99.0	05/30/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	114%			60-140	05/30/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040)

Acetone	ND	µg/Kg	50	1100	05/25/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	50	2700	05/25/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	50	1100	05/25/2018	EPA 8260B/5035	
n-Butylbenzene	570	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	

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Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-15 (Continued)

P805031-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)							
t-1,4-Dichloro-2-Butene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Ethylbenzene	740	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Isopropylbenzene	230	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
p-Isopropyltoluene	280	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	50	270	05/25/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	50	540	05/25/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	50	1100	05/25/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Naphthalene	790	µg/Kg	50	540	05/25/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	50	1100	05/25/2018	EPA 8260B/5035	
n-Propylbenzene	550	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
sec-Butylbenzene	140	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
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Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-15 (Continued)

P805031-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	50	1300	05/25/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	50	430	05/25/2018	EPA 8260B/5035	
Toluene	260	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	4900	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	1500	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
o-Xylene	1600	µg/Kg	50	54	05/25/2018	EPA 8260B/5035	
p/m-Xylene	3400	µg/Kg	50	110	05/25/2018	EPA 8260B/5035	
Total Xylenes	5000	µg/Kg	50	160	05/25/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	94.4%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	97.2%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	95.9%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-20

P805031-13 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.99	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	98.5%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	103%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	39	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	35	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Benzene	4.9	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	1.1	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	

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Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-20 (Continued)

P805031-13 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	1.5	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Ethylbenzene	6.9	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	0.90	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	3.5	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	7.1	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	7.1	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	1.6	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-20 (Continued)

P805031-13 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	5.7	05/24/2018	EPA 8260B/5035	
Toluene	1.8	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	22	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	5.1	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
o-Xylene	13	µg/Kg	1	0.71	05/24/2018	EPA 8260B/5035	
p/m-Xylene	30	µg/Kg	1	1.4	05/24/2018	EPA 8260B/5035	
Total Xylenes	43	µg/Kg	1	2.1	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	101%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	99.2%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	110%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	101%			60-140	05/24/2018	EPA 8260B/5035	

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Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-25

P805031-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.37	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	93.3%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.196	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	31	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	34	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-25 (Continued)

P805031-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Ethylbenzene	2.1	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	3.4	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	6.8	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	6.8	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	14	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-25 (Continued)

P805031-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	17	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	5.4	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	8.8	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	2.0	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
o-Xylene	5.4	µg/Kg	1	0.68	05/24/2018	EPA 8260B/5035	
p/m-Xylene	11	µg/Kg	1	1.4	05/24/2018	EPA 8260B/5035	
Total Xylenes	16	µg/Kg	1	2.0	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	101%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	98.3%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	111%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	102%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-50

P805031-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics (R)	825	mg/kg	10	25.0	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28) (R)	81.2%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	103%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	52	µg/Kg	1	16	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	40	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	16	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-50 (Continued)

P805031-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	0.81	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Ethylbenzene	0.99	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.0	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	8.0	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	16	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	8.0	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	16	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-16-50 (Continued)

P805031-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	20	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	6.4	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	6.2	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	2.0	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.80	05/24/2018	EPA 8260B/5035	
p/m-Xylene	4.3	µg/Kg	1	1.6	05/24/2018	EPA 8260B/5035	
Total Xylenes	4.3	µg/Kg	1	2.4	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	100%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	97.8%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	110%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	99.4%			60-140	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control

Diesel Range Organics (C10-C28)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0036										
Blank (B8E0036-BLK1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel Range Organics	ND		2.50	mg/kg						
Surrogate: n-Octacosane (c28)	2.01			mg/kg	2.00		100	60-140		
LCS (B8E0036-BS1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel	45.7		2.50	mg/kg	50.0		91.4	70-130		
Surrogate: n-Octacosane (c28)	2.04			mg/kg	2.00		102	60-140		
LCS Dup (B8E0036-BSD1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel	46.0		2.50	mg/kg	50.0		92.0	70-130	0.694	20
Surrogate: n-Octacosane (c28)	2.01			mg/kg	2.00		101	60-140		
Matrix Spike (B8E0036-MS1)					Source: P805031-10		Prepared: 05/24/2018 Analyzed: 05/30/2018			
Diesel	247		12.5	mg/kg	50.0	190	114	70-130		
Surrogate: n-Octacosane (c28)	1.78			mg/kg	2.00		89.2	60-140		
Matrix Spike Dup (B8E0036-MSD1)					Source: P805031-10		Prepared: 05/24/2018 Analyzed: 05/30/2018			
Diesel	283		12.5	mg/kg	50.0	190	186	70-130	13.7	20
Surrogate: n-Octacosane (c28)	1.92			mg/kg	2.00		96.0	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Gasoline Range Organics (C6-C10)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0033										
Blank (B8E0033-BLK1)					Prepared & Analyzed: 05/24/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.253			mg/kg	0.250		101	60-140		
LCS (B8E0033-BS1)										
Gasoline	9.70		0.200	mg/kg	10.0		97.0	70-130		
Surrogate: 4-Bromofluorobenzene	0.271			mg/kg	0.250		108	60-140		
LCS Dup (B8E0033-BSD1)										
Gasoline	9.44		0.200	mg/kg	10.0		94.4	70-130	2.78	20
Surrogate: 4-Bromofluorobenzene	0.266			mg/kg	0.250		106	60-140		
Batch: B8E0041										
Blank (B8E0041-BLK1)					Prepared & Analyzed: 05/29/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.251			mg/kg	0.250		100	60-140		
LCS (B8E0041-BS1)										
Gasoline	9.90		0.200	mg/kg	10.0		99.0	70-130		
Surrogate: 4-Bromofluorobenzene	0.270			mg/kg	0.250		108	60-140		
LCS Dup (B8E0041-BSD1)										
Gasoline	9.54		0.200	mg/kg	10.0		95.4	70-130	3.68	20
Surrogate: 4-Bromofluorobenzene	0.264			mg/kg	0.250		106	60-140		
Batch: B8E0043										
Blank (B8E0043-BLK1)					Prepared & Analyzed: 05/30/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.244			mg/kg	0.250		97.6	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Gasoline Range Organics (C6-C10) (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0043 (Continued)

LCS (B8E0043-BS1)

Prepared & Analyzed: 05/30/2018

Gasoline	9.82		0.200	mg/kg	10.0		98.2	70-130		
Surrogate: 4-Bromofluorobenzene	0.264			mg/kg	0.250		106	60-140		

LCS Dup (B8E0043-BSD1)

Prepared & Analyzed: 05/30/2018

Gasoline	9.16		0.200	mg/kg	10.0		91.6	70-130	6.91	20
Surrogate: 4-Bromofluorobenzene	0.255			mg/kg	0.250		102	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0035

Blank (B8E0035-BLK1)

Prepared & Analyzed: 05/24/2018

Acetone	ND		20	µg/Kg
Acetonitrile	ND		50	µg/Kg
Allyl Chloride	ND		1.0	µg/Kg
Benzene	ND		1.0	µg/Kg
Bromobenzene	ND		1.0	µg/Kg
Bromochloromethane	ND		1.0	µg/Kg
Bromodichloromethane	ND		1.0	µg/Kg
Bromoform	ND		1.0	µg/Kg
Bromomethane	ND		5.0	µg/Kg
2-Butanone (Methyl Ethyl Ketone - MEK)	ND		20	µg/Kg
n-Butylbenzene	ND		1.0	µg/Kg
Carbon Disulfide	ND		5.0	µg/Kg
Carbon Tetrachloride	ND		1.0	µg/Kg
Chlorobenzene	ND		1.0	µg/Kg
Chloroethane	ND		5.0	µg/Kg
Chloroform	ND		1.0	µg/Kg
Chloromethane	ND		5.0	µg/Kg
Chloroprene	ND		1.0	µg/Kg
2-Chlorotoluene	ND		1.0	µg/Kg
4-Chlorotoluene	ND		1.0	µg/Kg
1,2-Dibromo-3-Chloropropane	ND		1.0	µg/Kg
Dibromochloromethane	ND		1.0	µg/Kg
1,2-Dibromoethane (EDB)	ND		1.0	µg/Kg
Dibromomethane	ND		1.0	µg/Kg
cis-1,4-dichloro-2-butene	ND		1.0	µg/Kg
t-1,4-Dichloro-2-Butene	ND		1.0	µg/Kg
1,2-Dichlorobenzene	ND		1.0	µg/Kg
1,3-Dichlorobenzene	ND		1.0	µg/Kg
1,4-Dichlorobenzene	ND		1.0	µg/Kg
Dichlorodifluoromethane (Freon 12)	ND		1.0	µg/Kg
1,1-Dichloroethane	ND		1.0	µg/Kg
1,2-Dichloroethane	ND		1.0	µg/Kg
1,1-Dichloroethene	ND		1.0	µg/Kg
c-1,2-Dichloroethene	ND		1.0	µg/Kg
c-1,3-Dichloropropene	ND		1.0	µg/Kg
t-1,2-Dichloroethene	ND		1.0	µg/Kg
1,2-Dichloropropane	ND		1.0	µg/Kg
1,3-Dichloropropane	ND		1.0	µg/Kg
2,2-Dichloropropane	ND		1.0	µg/Kg
1,1-Dichloropropene	ND		1.0	µg/Kg
t-1,3-Dichloropropene	ND		1.0	µg/Kg
Diethyl Ether	ND		5.0	µg/Kg
Diisopropyl Ether (DIPE)	ND		1.0	µg/Kg

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0035 (Continued)

Blank (B8E0035-BLK1)

Prepared & Analyzed: 05/24/2018

Ethylbenzene	ND		1.0	µg/Kg						
Ethyl Methacrylate	ND		1.0	µg/Kg						
Ethyl-tert-butyl-ether (ETBE)	ND		1.0	µg/Kg						
Hexachloro-1,3-Butadiene	ND		1.0	µg/Kg						
2-Hexanone	ND		5.0	µg/Kg						
Isopropylbenzene	ND		1.0	µg/Kg						
p-Isopropyltoluene	ND		1.0	µg/Kg						
Methacrylonitrile	ND		5.0	µg/Kg						
Methylene Chloride	ND		10	µg/Kg						
Methyl Methacrylate	ND		1.0	µg/Kg						
4-Methyl-2-Pentanone	ND		20	µg/Kg						
Methyl-t-Butyl Ether (MTBE)	ND		1.0	µg/Kg						
Naphthalene	ND		10	µg/Kg						
Propionitrile	ND		20	µg/Kg						
n-Propylbenzene	ND		1.0	µg/Kg						
sec-Butylbenzene	ND		1.0	µg/Kg						
Styrene	ND		1.0	µg/Kg						
Tert-amyl-Methyl Ether (TAME)	ND		1.0	µg/Kg						
Tert-Butyl Alcohol (TBA)	ND		25	µg/Kg						
tert-Butylbenzene	ND		1.0	µg/Kg						
1,1,1,2-Tetrachloroethane	ND		1.0	µg/Kg						
1,1,2,2-Tetrachloroethane	ND		1.0	µg/Kg						
Tetrachloroethene	ND		1.0	µg/Kg						
Tetrahydrofuran	ND		8.0	µg/Kg						
Toluene	ND		1.0	µg/Kg						
1,2,3-Trichlorobenzene	ND		1.0	µg/Kg						
1,2,4-Trichlorobenzene	ND		1.0	µg/Kg						
1,1,1-Trichloroethane	ND		1.0	µg/Kg						
1,1,2-Trichloroethane	ND		1.0	µg/Kg						
Trichloroethene	ND		1.0	µg/Kg						
Trichlorofluoromethane	ND		1.0	µg/Kg						
1,2,3-Trichloropropane	ND		1.0	µg/Kg						
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND		1.0	µg/Kg						
1,2,4-Trimethylbenzene	ND		1.0	µg/Kg						
1,3,5-Trimethylbenzene	ND		1.0	µg/Kg						
Vinyl Chloride	ND		1.0	µg/Kg						
o-Xylene	ND		1.0	µg/Kg						
p/m-Xylene	ND		2.0	µg/Kg						
Total Xylenes	ND		3.0	µg/Kg						
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.3	60-140		
Surrogate: 4-Bromofluorobenzene	48			µg/Kg	50.0		96.2	60-140		
Surrogate: 1,2-Dichloroethane-d4	52			µg/Kg	50.0		103	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.8	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0035 (Continued)										
LCS (B8E0035-BS1)					Prepared & Analyzed: 05/24/2018					
Benzene	54		1.0	µg/Kg	50.0		108	70-130		
Bromobenzene	50		1.0	µg/Kg	50.0		101	70-130		
Bromodichloromethane	50		1.0	µg/Kg	50.0		101	70-130		
Bromoform	48		1.0	µg/Kg	50.0		96.8	70-130		
Chlorobenzene	53		1.0	µg/Kg	50.0		105	70-130		
Chloroethane	57		5.0	µg/Kg	50.0		113	70-130		
Chloroform	53		1.0	µg/Kg	50.0		107	70-130		
4-Chlorotoluene	54		1.0	µg/Kg	50.0		107	70-130		
Dibromomethane	52		1.0	µg/Kg	50.0		103	70-130		
1,2-Dichlorobenzene	50		1.0	µg/Kg	50.0		99.4	70-130		
1,1-Dichloroethene	56		1.0	µg/Kg	50.0		112	70-130		
1,2-Dichloropropane	51		1.0	µg/Kg	50.0		101	70-130		
2,2-Dichloropropane	55		1.0	µg/Kg	50.0		111	70-130		
1,1-Dichloropropene	55		1.0	µg/Kg	50.0		111	70-130		
Diethyl Ether	46		5.0	µg/Kg	50.0		92.7	70-130		
Diisopropyl Ether (DIPE)	51		1.0	µg/Kg	50.0		101	70-130		
Ethylbenzene	55		1.0	µg/Kg	50.0		111	70-130		
Hexachloro-1,3-Butadiene	54		1.0	µg/Kg	50.0		107	70-130		
Methylene Chloride	50		10	µg/Kg	50.0		101	70-130		
Methyl-t-Butyl Ether (MTBE)	46		1.0	µg/Kg	50.0		91.0	70-130		
Naphthalene	45		10	µg/Kg	50.0		89.5	70-130		
Styrene	53		1.0	µg/Kg	50.0		106	70-130		
tert-Butylbenzene	56		1.0	µg/Kg	50.0		113	70-130		
Tetrachloroethene	57		1.0	µg/Kg	50.0		115	70-130		
Toluene	53		1.0	µg/Kg	50.0		107	70-130		
1,2,3-Trichlorobenzene	48		1.0	µg/Kg	50.0		96.3	70-130		
Trichloroethene	52		1.0	µg/Kg	50.0		104	70-130		
1,3,5-Trimethylbenzene	55		1.0	µg/Kg	50.0		109	70-130		
Vinyl Chloride	56		1.0	µg/Kg	50.0		112	70-130		
Surrogate: Dibromofluoromethane	48			µg/Kg	50.0		96.2	60-140		
Surrogate: 4-Bromofluorobenzene	51			µg/Kg	50.0		102	60-140		
Surrogate: 1,2-Dichloroethane-d4	48			µg/Kg	50.0		95.8	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.8	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0035 (Continued)										
LCS Dup (B8E0035-BSD1)				Prepared & Analyzed: 05/24/2018						
Benzene	53		1.0	µg/Kg	50.0		105	70-130	2.83	20
Bromobenzene	50		1.0	µg/Kg	50.0		101	70-130	0.397	20
Bromodichloromethane	51		1.0	µg/Kg	50.0		102	70-130	1.12	20
Bromoform	47		1.0	µg/Kg	50.0		94.7	70-130	2.17	20
Chlorobenzene	51		1.0	µg/Kg	50.0		103	70-130	2.58	20
Chloroethane	54		5.0	µg/Kg	50.0		108	70-130	4.71	20
Chloroform	52		1.0	µg/Kg	50.0		103	70-130	3.18	20
4-Chlorotoluene	52		1.0	µg/Kg	50.0		105	70-130	2.51	20
Dibromomethane	51		1.0	µg/Kg	50.0		102	70-130	0.525	20
1,2-Dichlorobenzene	49		1.0	µg/Kg	50.0		98.0	70-130	1.48	20
1,1-Dichloroethene	56		1.0	µg/Kg	50.0		113	70-130	0.783	20
1,2-Dichloropropane	50		1.0	µg/Kg	50.0		100	70-130	0.815	20
2,2-Dichloropropane	54		1.0	µg/Kg	50.0		108	70-130	2.66	20
1,1-Dichloropropene	54		1.0	µg/Kg	50.0		109	70-130	1.68	20
Diethyl Ether	45		5.0	µg/Kg	50.0		90.7	70-130	2.14	20
Diisopropyl Ether (DIPE)	50		1.0	µg/Kg	50.0		99.9	70-130	1.23	20
Ethylbenzene	54		1.0	µg/Kg	50.0		109	70-130	1.58	20
Hexachloro-1,3-Butadiene	51		1.0	µg/Kg	50.0		102	70-130	5.02	20
Methylene Chloride	49		10	µg/Kg	50.0		97.7	70-130	3.08	20
Methyl-t-Butyl Ether (MTBE)	45		1.0	µg/Kg	50.0		90.2	70-130	0.927	20
Naphthalene	45		10	µg/Kg	50.0		90.4	70-130	0.956	20
Styrene	52		1.0	µg/Kg	50.0		105	70-130	1.40	20
tert-Butylbenzene	55		1.0	µg/Kg	50.0		109	70-130	2.90	20
Tetrachloroethene	55		1.0	µg/Kg	50.0		111	70-130	3.60	20
Toluene	53		1.0	µg/Kg	50.0		106	70-130	0.734	20
1,2,3-Trichlorobenzene	47		1.0	µg/Kg	50.0		93.4	70-130	3.06	20
Trichloroethene	50		1.0	µg/Kg	50.0		100	70-130	3.30	20
1,3,5-Trimethylbenzene	54		1.0	µg/Kg	50.0		109	70-130	0.422	20
Vinyl Chloride	57		1.0	µg/Kg	50.0		115	70-130	2.22	20
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		97.6	60-140		
Surrogate: 4-Bromofluorobenzene	50			µg/Kg	50.0		100	60-140		
Surrogate: 1,2-Dichloroethane-d4	47			µg/Kg	50.0		93.6	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		99.2	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0040

Blank (B8E0040-BLK1)

Prepared & Analyzed: 05/25/2018

Acetone	ND		20	µg/Kg						
Acetonitrile	ND		50	µg/Kg						
Allyl Chloride	ND		1.0	µg/Kg						
Benzene	ND		1.0	µg/Kg						
Bromobenzene	ND		1.0	µg/Kg						
Bromochloromethane	ND		1.0	µg/Kg						
Bromodichloromethane	ND		1.0	µg/Kg						
Bromoform	ND		1.0	µg/Kg						
Bromomethane	ND		5.0	µg/Kg						
2-Butanone (Methyl Ethyl Ketone - MEK)	ND		20	µg/Kg						
n-Butylbenzene	ND		1.0	µg/Kg						
Carbon Disulfide	ND		5.0	µg/Kg						
Carbon Tetrachloride	ND		1.0	µg/Kg						
Chlorobenzene	ND		1.0	µg/Kg						
Chloroethane	ND		5.0	µg/Kg						
Chloroform	ND		1.0	µg/Kg						
Chloromethane	ND		5.0	µg/Kg						
Chloroprene	ND		1.0	µg/Kg						
2-Chlorotoluene	ND		1.0	µg/Kg						
4-Chlorotoluene	ND		1.0	µg/Kg						
1,2-Dibromo-3-Chloropropane	ND		1.0	µg/Kg						
Dibromochloromethane	ND		1.0	µg/Kg						
1,2-Dibromoethane (EDB)	ND		1.0	µg/Kg						
Dibromomethane	ND		1.0	µg/Kg						
cis-1,4-dichloro-2-butene	ND		1.0	µg/Kg						
t-1,4-Dichloro-2-Butene	ND		1.0	µg/Kg						
1,2-Dichlorobenzene	ND		1.0	µg/Kg						
1,3-Dichlorobenzene	ND		1.0	µg/Kg						
1,4-Dichlorobenzene	ND		1.0	µg/Kg						
Dichlorodifluoromethane (Freon 12)	ND		1.0	µg/Kg						
1,1-Dichloroethane	ND		1.0	µg/Kg						
1,2-Dichloroethane	ND		1.0	µg/Kg						
1,1-Dichloroethene	ND		1.0	µg/Kg						
c-1,2-Dichloroethene	ND		1.0	µg/Kg						
c-1,3-Dichloropropene	ND		1.0	µg/Kg						
t-1,2-Dichloroethene	ND		1.0	µg/Kg						
1,2-Dichloropropane	ND		1.0	µg/Kg						
1,3-Dichloropropane	ND		1.0	µg/Kg						
2,2-Dichloropropane	ND		1.0	µg/Kg						
1,1-Dichloropropene	ND		1.0	µg/Kg						
t-1,3-Dichloropropene	ND		1.0	µg/Kg						
Diethyl Ether	ND		5.0	µg/Kg						
Diisopropyl Ether (DIPE)	ND		1.0	µg/Kg						
Ethylbenzene	ND		1.0	µg/Kg						
Ethyl Methacrylate	ND		1.0	µg/Kg						

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

**Quality Control
(Continued)**

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
Blank (B8E0040-BLK1)				Prepared & Analyzed: 05/25/2018						
Ethyl-tert-butyl-ether (ETBE)	ND		1.0	µg/Kg						
Hexachloro-1,3-Butadiene	ND		1.0	µg/Kg						
2-Hexanone	ND		5.0	µg/Kg						
Isopropylbenzene	ND		1.0	µg/Kg						
p-Isopropyltoluene	ND		1.0	µg/Kg						
Methacrylonitrile	ND		5.0	µg/Kg						
Methylene Chloride	ND		10	µg/Kg						
Methyl Methacrylate	ND		1.0	µg/Kg						
4-Methyl-2-Pentanone	ND		20	µg/Kg						
Methyl-t-Butyl Ether (MTBE)	ND		1.0	µg/Kg						
Naphthalene	ND		10	µg/Kg						
Propionitrile	ND		20	µg/Kg						
n-Propylbenzene	ND		1.0	µg/Kg						
sec-Butylbenzene	ND		1.0	µg/Kg						
Styrene	ND		1.0	µg/Kg						
Tert-amyl-Methyl Ether (TAME)	ND		1.0	µg/Kg						
Tert-Butyl Alcohol (TBA)	ND		25	µg/Kg						
tert-Butylbenzene	ND		1.0	µg/Kg						
1,1,1,2-Tetrachloroethane	ND		1.0	µg/Kg						
1,1,2,2-Tetrachloroethane	ND		1.0	µg/Kg						
Tetrachloroethene	ND		1.0	µg/Kg						
Tetrahydrofuran	ND		8.0	µg/Kg						
Toluene	ND		1.0	µg/Kg						
1,2,3-Trichlorobenzene	ND		1.0	µg/Kg						
1,2,4-Trichlorobenzene	ND		1.0	µg/Kg						
1,1,1-Trichloroethane	ND		1.0	µg/Kg						
1,1,2-Trichloroethane	ND		1.0	µg/Kg						
Trichloroethene	ND		1.0	µg/Kg						
Trichlorofluoromethane	ND		1.0	µg/Kg						
1,2,3-Trichloropropane	ND		1.0	µg/Kg						
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND		1.0	µg/Kg						
1,2,4-Trimethylbenzene	ND		1.0	µg/Kg						
1,3,5-Trimethylbenzene	ND		1.0	µg/Kg						
Vinyl Chloride	ND		1.0	µg/Kg						
o-Xylene	ND		1.0	µg/Kg						
p/m-Xylene	ND		2.0	µg/Kg						
Total Xylenes	ND		3.0	µg/Kg						
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.7	60-140		
Surrogate: 4-Bromofluorobenzene	47			µg/Kg	50.0		95.0	60-140		
Surrogate: 1,2-Dichloroethane-d4	51			µg/Kg	50.0		101	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.9	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS (B8E0040-BS1)					Prepared & Analyzed: 05/25/2018					
Benzene	46		1.0	µg/Kg	50.0		91.7	70-130		
Bromobenzene	45		1.0	µg/Kg	50.0		90.4	70-130		
Bromodichloromethane	47		1.0	µg/Kg	50.0		93.2	70-130		
Bromoform	46		1.0	µg/Kg	50.0		91.7	70-130		
Chlorobenzene	44		1.0	µg/Kg	50.0		88.9	70-130		
Chloroethane	38		5.0	µg/Kg	50.0		76.5	70-130		
Chloroform	46		1.0	µg/Kg	50.0		92.2	70-130		
4-Chlorotoluene	43		1.0	µg/Kg	50.0		86.5	70-130		
Dibromomethane	51		1.0	µg/Kg	50.0		103	70-130		
1,2-Dichlorobenzene	44		1.0	µg/Kg	50.0		88.3	70-130		
1,1-Dichloroethene	46		1.0	µg/Kg	50.0		91.5	70-130		
1,2-Dichloropropane	46		1.0	µg/Kg	50.0		92.3	70-130		
2,2-Dichloropropane	43		1.0	µg/Kg	50.0		86.2	70-130		
1,1-Dichloropropene	44		1.0	µg/Kg	50.0		88.9	70-130		
Diethyl Ether	46		5.0	µg/Kg	50.0		92.3	70-130		
Diisopropyl Ether (DIPE)	46		1.0	µg/Kg	50.0		92.8	70-130		
Ethylbenzene	44		1.0	µg/Kg	50.0		87.8	70-130		
Hexachloro-1,3-Butadiene	40		1.0	µg/Kg	50.0		79.7	70-130		
Methylene Chloride	46		10	µg/Kg	50.0		91.8	70-130		
Methyl-t-Butyl Ether (MTBE)	47		1.0	µg/Kg	50.0		94.4	70-130		
Naphthalene	45		10	µg/Kg	50.0		89.5	70-130		
Styrene	45		1.0	µg/Kg	50.0		90.3	70-130		
tert-Butylbenzene	42		1.0	µg/Kg	50.0		83.6	70-130		
Tetrachloroethene	44		1.0	µg/Kg	50.0		87.5	70-130		
Toluene	44		1.0	µg/Kg	50.0		89.0	70-130		
1,2,3-Trichlorobenzene	44		1.0	µg/Kg	50.0		87.2	70-130		
Trichloroethene	42		1.0	µg/Kg	50.0		84.8	70-130		
1,3,5-Trimethylbenzene	44		1.0	µg/Kg	50.0		87.6	70-130		
Vinyl Chloride	39		1.0	µg/Kg	50.0		77.4	70-130		
Surrogate: Dibromofluoromethane	50			µg/Kg	50.0		101	60-140		
Surrogate: 4-Bromofluorobenzene	50			µg/Kg	50.0		100	60-140		
Surrogate: 1,2-Dichloroethane-d4	49			µg/Kg	50.0		98.3	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		100	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS Dup (B8E0040-BSD1)					Prepared & Analyzed: 05/25/2018					
Benzene	50		1.0	µg/Kg	50.0		99.3	70-130	7.95	20
Bromobenzene	48		1.0	µg/Kg	50.0		96.0	70-130	6.09	20
Bromodichloromethane	50		1.0	µg/Kg	50.0		99.2	70-130	6.19	20
Bromoform	48		1.0	µg/Kg	50.0		96.1	70-130	4.75	20
Chlorobenzene	47		1.0	µg/Kg	50.0		94.6	70-130	6.19	20
Chloroethane	42		5.0	µg/Kg	50.0		83.8	70-130	9.11	20
Chloroform	49		1.0	µg/Kg	50.0		98.4	70-130	6.51	20
4-Chlorotoluene	47		1.0	µg/Kg	50.0		93.8	70-130	8.14	20
Dibromomethane	52		1.0	µg/Kg	50.0		105	70-130	1.52	20
1,2-Dichlorobenzene	46		1.0	µg/Kg	50.0		91.4	70-130	3.36	20
1,1-Dichloroethene	49		1.0	µg/Kg	50.0		97.5	70-130	6.31	20
1,2-Dichloropropane	49		1.0	µg/Kg	50.0		97.4	70-130	5.31	20
2,2-Dichloropropane	48		1.0	µg/Kg	50.0		96.2	70-130	11.0	20
1,1-Dichloropropene	49		1.0	µg/Kg	50.0		97.1	70-130	8.82	20
Diethyl Ether	48		5.0	µg/Kg	50.0		95.0	70-130	2.84	20
Diisopropyl Ether (DIPE)	49		1.0	µg/Kg	50.0		98.9	70-130	6.41	20
Ethylbenzene	48		1.0	µg/Kg	50.0		96.5	70-130	9.38	20
Hexachloro-1,3-Butadiene	45		1.0	µg/Kg	50.0		89.8	70-130	11.9	20
Methylene Chloride	48		10	µg/Kg	50.0		95.2	70-130	3.59	20
Methyl-t-Butyl Ether (MTBE)	49		1.0	µg/Kg	50.0		98.1	70-130	3.82	20
Naphthalene	48		10	µg/Kg	50.0		96.2	70-130	7.22	20
Styrene	48		1.0	µg/Kg	50.0		96.6	70-130	6.70	20
tert-Butylbenzene	48		1.0	µg/Kg	50.0		97.0	70-130	14.9	20
Tetrachloroethene	48		1.0	µg/Kg	50.0		96.3	70-130	9.49	20
Toluene	49		1.0	µg/Kg	50.0		97.1	70-130	8.73	20
1,2,3-Trichlorobenzene	47		1.0	µg/Kg	50.0		94.1	70-130	7.68	20
Trichloroethene	47		1.0	µg/Kg	50.0		94.6	70-130	10.9	20
1,3,5-Trimethylbenzene	49		1.0	µg/Kg	50.0		98.0	70-130	11.2	20
Vinyl Chloride	42		1.0	µg/Kg	50.0		83.9	70-130	8.13	20
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.0	60-140		
Surrogate: 4-Bromofluorobenzene	51			µg/Kg	50.0		103	60-140		
Surrogate: 1,2-Dichloroethane-d4	50			µg/Kg	50.0		100	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		101	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Notes and Definitions

Item	Definition
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
RPD	Relative Percent Difference
%REC	Percent Recovery
Source	Sample that was matrix spiked or duplicated.
(R)	Re-run for dilution or confirmation.

2702 East Willow Street, Signal Hill, CA 90755
310-809-1041

PAL WO#: P865031

Client Name Address		Leighton Consulting, Inc. 17281 Cowan, Irvine, CA		REQUESTED ANALYSIS	
Project Manager Email		Bryan McCalloch bmcalloch@leightongroup.com			
Phone		949-681-4287			
Project Name/Number		Boyle Ave / 11957.003			
P.O. Number		11957.003			
Sampled By		BFM			
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Container**	Quantity/ Type/ Preservation
1 B-15-5	5-22-18	0745	S	1/sleeve / none	
2 B-15-10		0758			
3 B-15-15		0815			
4 B-15-20		0825			
5 B-15-25		0850			
6 B-15-30		0910			
7 B-15-35		0917			
8 B-15-40		0930			
9 B-15-45		0950			
10 B-16-5		1125		5/sleeve & vda / 5035	
PAL Containers used:		Yes No			
Type of Ice used:		Wet Yes No			
Sample Preservation:		Yes No			
TAT Needed (circle one)	STD 5 day	24	RUSH 48	72	
EDD Required - Circle one:		Yes No			
Type of EDD:					
Receipt Temp / Initials:		61.7°C MW			
(Temp recorded is not corrected)					
Signature:		Bryan McCalloch		DATE: 5-22-18	
Print:		Bryan McCalloch		TIME: 1527	
Company:		Leighton Consulting			
Signature:		M Valenzuela		DATE: 5/24/18	
Print:		M Valenzuela		TIME: 1527	
Company:		RELINQUISHED BY			
Signature:				DATE:	
Print:				TIME:	
Company:		RECEIVED BY			
Signature:				DATE:	
Print:				TIME:	
Company:					

*Matrix Codes: (S = Soils), (P = Product), (SED = Sediment), (FW = Freshwater), (MW = Wastewater), (STRMW = Stormwater), (W = Other Water), (O = Other)

**Container Code: (V = VOA), (P = Poly), (G = Glass), (L = Sleeve), (J = Jar)

**Preservation Code: (H = HCl), (N = HNO3), (S = H2SO4), (O = NaOH), (Z = Zinc Acetate)

CHAIN-OF-CUSTODY

page 2 of 2

310-809-1041

PAL WO#: P80503

Client Information						Requested Analysis										
Client Name Address		Project Manager Email Phone		Project Name/Number P.O. Number		Sampled By										
Leighton Consulting, Inc. 17781 Lower Irvine, CA		Bryan McCollough jmcoll@leightoncorp.com 49-681-4287		Boyle Ave / 11957.003		BFA										
Client Sample ID / Description						Sample Date	Sample Time	Sample Matrix*	Container** Quantity/ Type/ Preservation							
1	B-16-10	5-22-16	1127	S	5 / Sleeve : VOA / SO3S	X	X	X	VOCs + Oxys	8260						
2	B-16-15		1130			X	X	X	TPH _g	8015						
3	B-16-20		1140			X	X	X	TPH _d	8015						
4	B-16-25		1145			X	X	X								
5	B-16-30		1150		1 / sleeve / none			X								
6	B-16-35		1200					X								
7	B-16-40		1210					X								
8	B-16-45		1227					X								
9	B-16-50		1300		S / Sleeve : VOA / SO3S	X	X	X								
10	B-16-52		1335		(SO3S) 1 S / Sleeve : VOA / SO3S / none	X	X	X								
PAL Containers used:						Yes	No	None								
Type of Ice used:						Wet	Blue									
Sample Preservative:						Yes	No									
TAT Needed (circle one)						STD 5 day	24	RUSH 48	72							
EDD Required - Circle one:						Yes	No									
Type of EDD:																
Receipt Temp / Initials: (Temp recorded is not corrected)						6.7°C MW										
Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)																
Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)																
Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)																
Signature: _____						RELINQUISHED BY										
Print: Bryan McCollough																
Company: Leighton Consulting																
Signature: _____						RECEIVED BY										
Print: M Valenzuela																
Company: PRC																
Signature: _____						RECEIVED BY										
Print: _____																
Company: _____																
Signature: _____						DATE: 5-22-18										
Print: _____						TIME: 1527										
Company: _____																
Signature: _____						DATE: 5/22/16										
Print: _____						TIME: 1527										
Company: _____																
Signature: _____						DATE: _____										
Print: _____						TIME: _____										
Company: _____																

SAMPLE RECEIPT FORM

WORK ORDER ID

P805031

Cooler 1 OF 1

Date Received: 5/22/18

Client Leighton

Courier ☐ CLIENT ☒ PALI ☐ OTHER ☐ FEDEX ☐ UPS Tracking # _____

TEMPERATURE: Criteria 0.0°C - 6.0°C

Cooler ID	Temperature Reading	Temperature w/o CF (°C)	Correction Factor (CF) (°C)	Temperature with CF (°C)	Thermometer ID
	<input type="radio"/> Blank <input checked="" type="radio"/> Sample	6.7	0.0	6.7	TM-12

☒ WET ICE ☐ BLUE ICE ☐ AMBIENT ☐ OTHER _____

☒ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

CUSTODY SEALS

Cooler Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

Sample Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

CLIENT COC

☒ INCLUDED ☐ NOT INCLUDED ☒ Complete ☐ Incomplete, See Notes/Discrepancy Form

SAMPLE MATRIX

☒ SOLID ☐ LIQUID ☐ AIR ☐ OTHER _____

SAMPLE CONDITION

All sample containers received intact and in good condition

All samples listed on COC(s) are present

All sample info on containers are consistent with sample info on COC(s)

Correct containers for analyses requested

Sufficient volume for analyses requested

Proper preservation chemical(s) noted on COC and/or sample container

All samples received within method holding time

Volatile analysis containers free of headspace larger than 6mm

YES	NO	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOTES

MW

Initials

5/22/18

Date

Initials

Date

June 01, 2018

Leighton Consulting, Inc

Re: LA DWP

17781 Cowan

Project No. : oyle Ave./11957.003

Irvine, CA 92614

Work Order: P805034

Dear Brynn McCulloch

Enclosed are the results of analyses for samples received by our laboratory on 5/23/2018. The contents of this report apply to the sample(s) analyzed in accordance with the chain-of-custody document supplied with the sample(s).

No duplication of this report is allowed, except in its entirety. Please do not hesitate to call if you have any questions and thank you very much for using Performance Analytical Laboratories for your analytical needs.

Regards,



Marycarol Valenzuela
Project Manager

Table of Contents

<i>Samples in Report</i>	<i>3</i>
<i>Sample Results</i>	<i>4</i>
<i>Quality Assurance Results</i>	<i>28</i>
<i>Qualifiers and Definitions</i>	<i>34</i>
<i>Chain of Custody PDF</i>	<i>35</i>

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Samples in this Report

Lab ID	Sample	Qualifier	Matrix	Date Sampled	Date Received
P805034-03	B-12-15		Solid	05/23/2018	05/23/2018
P805034-08	B-12-40		Solid	05/23/2018	05/23/2018
P805034-11	B-13-15		Solid	05/23/2018	05/23/2018
P805034-16	B-13-40		Solid	05/23/2018	05/23/2018
P805034-17	B-14-5		Solid	05/23/2018	05/23/2018
P805034-18	B-14-10		Solid	05/23/2018	05/23/2018
P805034-19	B-14-15		Solid	05/23/2018	05/23/2018
P805034-24	B-14-40		Solid	05/23/2018	05/23/2018
P805034-27	B-17-15		Solid	05/23/2018	05/23/2018
P805034-28	B-17-20		Solid	05/23/2018	05/23/2018
P805034-29	B-17-25		Solid	05/23/2018	05/23/2018
P805034-32	B-17-40		Solid	05/23/2018	05/23/2018

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-12-15

P805034-03 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	ND	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	81.4%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/24/2018	EPA 8015B	

Sample: B-12-40

P805034-08 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	ND	mg/kg	1	2.48	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	80.5%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	98.8%			60-140	05/24/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-13-15

P805034-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.04	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	89.4%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/24/2018	EPA 8015B	

Sample: B-13-40

P805034-16 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	5.39	mg/kg	1	2.48	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	79.6%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.201	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	100%			60-140	05/24/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-5

P805034-17 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	161	mg/kg	1	5.00	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	99.7%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.199	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	120	µg/Kg	1	15	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	38	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Benzene	1.4	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	15	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	3.8	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-5 (Continued)

P805034-17 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Ethylbenzene	1.8	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	1.2	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	3.8	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	7.6	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	15	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	7.6	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	15	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	3.2	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	1.5	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-5 (Continued)

P805034-17 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	19	µg/Kg	1	19	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	6.1	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	70	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	16	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.76	05/24/2018	EPA 8260B/5035	
p/m-Xylene	2.3	µg/Kg	1	1.5	05/24/2018	EPA 8260B/5035	
Total Xylenes	2.9	µg/Kg	1	2.3	05/24/2018	EPA 8260B/5035	
<hr/>							
Surrogate: Dibromofluoromethane	97.6%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	89.4%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	114%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	102%			60-140	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-10

P805034-18 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	14.6	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	90.5%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	47	µg/Kg	1	17	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	43	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	17	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-10 (Continued)

P805034-18 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.3	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	8.6	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	17	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	8.6	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	17	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-10 (Continued)

P805034-18 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	21	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	6.9	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	1.0	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.86	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.7	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.6	05/24/2018	EPA 8260B/5035	

Surrogate: Dibromofluoromethane	98.7%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	95.2%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	108%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	101%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-15

P805034-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	2.59	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	83.1%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	120	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	45	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-15 (Continued)

P805034-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	8.9	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	8.9	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-15 (Continued)

P805034-19 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-Butyl Alcohol (TBA)	23	µg/Kg	1	22	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	7.2	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.89	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.8	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.7	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	98.1%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	97.9%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	107%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	96.9%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-14-40

P805034-24 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	ND	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	89.9%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/24/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-15

P805034-27 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	5.07	mg/kg	1	2.48	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	85.8%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.196	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	105%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	32	µg/Kg	1	20	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	51	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	20	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	4.0	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-15 (Continued)

P805034-27 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	4.7	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	5.1	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	10	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	20	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	10	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	20	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	8.4	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	3.8	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-15 (Continued)

P805034-27 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	26	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	8.2	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	1.0	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	2.0	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	3.1	05/24/2018	EPA 8260B/5035	

Surrogate: Dibromofluoromethane	96.2%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	99.8%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	108%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	102%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-20

P805034-28 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	3.46	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	82.5%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	92.0%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	68	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	46	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-20 (Continued)

P805034-28 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)							
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.6	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	9.1	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	9.1	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	1.2	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-20 (Continued)

P805034-28 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-Butyl Alcohol (TBA)	40	µg/Kg	1	23	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	7.3	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.91	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.8	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.7	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	96.3%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	98.6%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	109%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/24/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-25

P805034-29 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	ND	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	77.4%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	46	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	45	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-25 (Continued)

P805034-29 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	9.0	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	9.0	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-25 (Continued)

P805034-29 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

Tert-Butyl Alcohol (TBA)	27	µg/Kg	1	22	05/24/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	7.2	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.8	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.7	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	99.4%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	98.1%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	109%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-40

P805034-32 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0036)

Diesel Range Organics	ND	mg/kg	1	2.50	05/30/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	77.5%			60-140	05/30/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0033)

Gasoline Range Organics	ND	mg/kg	1	0.201	05/24/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/24/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035)

Acetone	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	45	05/24/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-40 (Continued)

P805034-32 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

1,2-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.5	05/24/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	9.0	05/24/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	9.0	05/24/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	18	05/24/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	23	05/24/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-17-40 (Continued)

P805034-32 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0035) (Continued)

tert-Butylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	7.2	05/24/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.90	05/24/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.8	05/24/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.7	05/24/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	97.0%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	97.7%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	108%			60-140	05/24/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	97.8%			60-140	05/24/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control

Diesel Range Organics (C10-C28)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0036										
Blank (B8E0036-BLK1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel Range Organics	ND		2.50	mg/kg						
Surrogate: n-Octacosane (c28)	2.01			mg/kg	2.00		100	60-140		
LCS (B8E0036-BS1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel	45.7		2.50	mg/kg	50.0		91.4	70-130		
Surrogate: n-Octacosane (c28)	2.04			mg/kg	2.00		102	60-140		
LCS Dup (B8E0036-BSD1)					Prepared: 05/24/2018 Analyzed: 05/29/2018					
Diesel	46.0		2.50	mg/kg	50.0		92.0	70-130	0.694	20
Surrogate: n-Octacosane (c28)	2.01			mg/kg	2.00		101	60-140		
Matrix Spike (B8E0036-MS1)					Source: P805031-10		Prepared: 05/24/2018 Analyzed: 05/30/2018			
Diesel	247		12.5	mg/kg	50.0	190	114	70-130		
Surrogate: n-Octacosane (c28)	1.78			mg/kg	2.00		89.2	60-140		
Matrix Spike Dup (B8E0036-MSD1)					Source: P805031-10		Prepared: 05/24/2018 Analyzed: 05/30/2018			
Diesel	283	QM-06	12.5	mg/kg	50.0	190	186	70-130	13.7	20
Surrogate: n-Octacosane (c28)	1.92			mg/kg	2.00		96.0	60-140		

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Project: LA DWP
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Quality Control (Continued)

Gasoline Range Organics (C6-C10)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0033										
Blank (B8E0033-BLK1)					Prepared & Analyzed: 05/24/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.253			mg/kg	0.250		101	60-140		
LCS (B8E0033-BS1)					Prepared & Analyzed: 05/24/2018					
Gasoline	9.70		0.200	mg/kg	10.0		97.0	70-130		
Surrogate: 4-Bromofluorobenzene	0.271			mg/kg	0.250		108	60-140		
LCS Dup (B8E0033-BSD1)					Prepared & Analyzed: 05/24/2018					
Gasoline	9.44		0.200	mg/kg	10.0		94.4	70-130	2.78	20
Surrogate: 4-Bromofluorobenzene	0.266			mg/kg	0.250		106	60-140		

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Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0035

Blank (B8E0035-BLK1)

Prepared & Analyzed: 05/24/2018

Acetone	ND		20	µg/Kg						
Acetonitrile	ND		50	µg/Kg						
Allyl Chloride	ND		1.0	µg/Kg						
Benzene	ND		1.0	µg/Kg						
Bromobenzene	ND		1.0	µg/Kg						
Bromochloromethane	ND		1.0	µg/Kg						
Bromodichloromethane	ND		1.0	µg/Kg						
Bromoform	ND		1.0	µg/Kg						
Bromomethane	ND		5.0	µg/Kg						
2-Butanone (Methyl Ethyl Ketone - MEK)	ND		20	µg/Kg						
n-Butylbenzene	ND		1.0	µg/Kg						
Carbon Disulfide	ND		5.0	µg/Kg						
Carbon Tetrachloride	ND		1.0	µg/Kg						
Chlorobenzene	ND		1.0	µg/Kg						
Chloroethane	ND		5.0	µg/Kg						
Chloroform	ND		1.0	µg/Kg						
Chloromethane	ND		5.0	µg/Kg						
Chloroprene	ND		1.0	µg/Kg						
2-Chlorotoluene	ND		1.0	µg/Kg						
4-Chlorotoluene	ND		1.0	µg/Kg						
1,2-Dibromo-3-Chloropropane	ND		1.0	µg/Kg						
Dibromochloromethane	ND		1.0	µg/Kg						
1,2-Dibromoethane (EDB)	ND		1.0	µg/Kg						
Dibromomethane	ND		1.0	µg/Kg						
cis-1,4-dichloro-2-butene	ND		1.0	µg/Kg						
t-1,4-Dichloro-2-Butene	ND		1.0	µg/Kg						
1,2-Dichlorobenzene	ND		1.0	µg/Kg						
1,3-Dichlorobenzene	ND		1.0	µg/Kg						
1,4-Dichlorobenzene	ND		1.0	µg/Kg						
Dichlorodifluoromethane (Freon 12)	ND		1.0	µg/Kg						
1,1-Dichloroethane	ND		1.0	µg/Kg						
1,2-Dichloroethane	ND		1.0	µg/Kg						
1,1-Dichloroethene	ND		1.0	µg/Kg						
c-1,2-Dichloroethene	ND		1.0	µg/Kg						
c-1,3-Dichloropropene	ND		1.0	µg/Kg						
t-1,2-Dichloroethene	ND		1.0	µg/Kg						
1,2-Dichloropropane	ND		1.0	µg/Kg						
1,3-Dichloropropane	ND		1.0	µg/Kg						
2,2-Dichloropropane	ND		1.0	µg/Kg						
1,1-Dichloropropene	ND		1.0	µg/Kg						
t-1,3-Dichloropropene	ND		1.0	µg/Kg						
Diethyl Ether	ND		5.0	µg/Kg						
Diisopropyl Ether (DIPE)	ND		1.0	µg/Kg						

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
---------	--------	------	--------------------	-------	----------------	------------------	------	----------------	-----	--------------

Batch: B8E0035 (Continued)

Blank (B8E0035-BLK1)

Prepared & Analyzed: 05/24/2018

Ethylbenzene	ND		1.0	µg/Kg						
Ethyl Methacrylate	ND		1.0	µg/Kg						
Ethyl-tert-butyl-ether (ETBE)	ND		1.0	µg/Kg						
Hexachloro-1,3-Butadiene	ND		1.0	µg/Kg						
2-Hexanone	ND		5.0	µg/Kg						
Isopropylbenzene	ND		1.0	µg/Kg						
p-Isopropyltoluene	ND		1.0	µg/Kg						
Methacrylonitrile	ND		5.0	µg/Kg						
Methylene Chloride	ND		10	µg/Kg						
Methyl Methacrylate	ND		1.0	µg/Kg						
4-Methyl-2-Pentanone	ND		20	µg/Kg						
Methyl-t-Butyl Ether (MTBE)	ND		1.0	µg/Kg						
Naphthalene	ND		10	µg/Kg						
Propionitrile	ND		20	µg/Kg						
n-Propylbenzene	ND		1.0	µg/Kg						
sec-Butylbenzene	ND		1.0	µg/Kg						
Styrene	ND		1.0	µg/Kg						
Tert-amyl-Methyl Ether (TAME)	ND		1.0	µg/Kg						
Tert-Butyl Alcohol (TBA)	ND		25	µg/Kg						
tert-Butylbenzene	ND		1.0	µg/Kg						
1,1,1,2-Tetrachloroethane	ND		1.0	µg/Kg						
1,1,2,2-Tetrachloroethane	ND		1.0	µg/Kg						
Tetrachloroethene	ND		1.0	µg/Kg						
Tetrahydrofuran	ND		8.0	µg/Kg						
Toluene	ND		1.0	µg/Kg						
1,2,3-Trichlorobenzene	ND		1.0	µg/Kg						
1,2,4-Trichlorobenzene	ND		1.0	µg/Kg						
1,1,1-Trichloroethane	ND		1.0	µg/Kg						
1,1,2-Trichloroethane	ND		1.0	µg/Kg						
Trichloroethene	ND		1.0	µg/Kg						
Trichlorofluoromethane	ND		1.0	µg/Kg						
1,2,3-Trichloropropane	ND		1.0	µg/Kg						
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND		1.0	µg/Kg						
1,2,4-Trimethylbenzene	ND		1.0	µg/Kg						
1,3,5-Trimethylbenzene	ND		1.0	µg/Kg						
Vinyl Chloride	ND		1.0	µg/Kg						
o-Xylene	ND		1.0	µg/Kg						
p/m-Xylene	ND		2.0	µg/Kg						
Total Xylenes	ND		3.0	µg/Kg						
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.3	60-140		
Surrogate: 4-Bromofluorobenzene	48			µg/Kg	50.0		96.2	60-140		
Surrogate: 1,2-Dichloroethane-d4	52			µg/Kg	50.0		103	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.8	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0035 (Continued)										
LCS (B8E0035-BS1)										
Prepared & Analyzed: 05/24/2018										
Benzene	54		1.0	µg/Kg	50.0		108	70-130		
Bromobenzene	50		1.0	µg/Kg	50.0		101	70-130		
Bromodichloromethane	50		1.0	µg/Kg	50.0		101	70-130		
Bromoform	48		1.0	µg/Kg	50.0		96.8	70-130		
Chlorobenzene	53		1.0	µg/Kg	50.0		105	70-130		
Chloroethane	57		5.0	µg/Kg	50.0		113	70-130		
Chloroform	53		1.0	µg/Kg	50.0		107	70-130		
4-Chlorotoluene	54		1.0	µg/Kg	50.0		107	70-130		
Dibromomethane	52		1.0	µg/Kg	50.0		103	70-130		
1,2-Dichlorobenzene	50		1.0	µg/Kg	50.0		99.4	70-130		
1,1-Dichloroethene	56		1.0	µg/Kg	50.0		112	70-130		
1,2-Dichloropropane	51		1.0	µg/Kg	50.0		101	70-130		
2,2-Dichloropropane	55		1.0	µg/Kg	50.0		111	70-130		
1,1-Dichloropropene	55		1.0	µg/Kg	50.0		111	70-130		
Diethyl Ether	46		5.0	µg/Kg	50.0		92.7	70-130		
Diisopropyl Ether (DIPE)	51		1.0	µg/Kg	50.0		101	70-130		
Ethylbenzene	55		1.0	µg/Kg	50.0		111	70-130		
Hexachloro-1,3-Butadiene	54		1.0	µg/Kg	50.0		107	70-130		
Methylene Chloride	50		10	µg/Kg	50.0		101	70-130		
Methyl-t-Butyl Ether (MTBE)	46		1.0	µg/Kg	50.0		91.0	70-130		
Naphthalene	45		10	µg/Kg	50.0		89.5	70-130		
Styrene	53		1.0	µg/Kg	50.0		106	70-130		
tert-Butylbenzene	56		1.0	µg/Kg	50.0		113	70-130		
Tetrachloroethene	57		1.0	µg/Kg	50.0		115	70-130		
Toluene	53		1.0	µg/Kg	50.0		107	70-130		
1,2,3-Trichlorobenzene	48		1.0	µg/Kg	50.0		96.3	70-130		
Trichloroethene	52		1.0	µg/Kg	50.0		104	70-130		
1,3,5-Trimethylbenzene	55		1.0	µg/Kg	50.0		109	70-130		
Vinyl Chloride	56		1.0	µg/Kg	50.0		112	70-130		
Surrogate: Dibromofluoromethane	48			µg/Kg	50.0		96.2	60-140		
Surrogate: 4-Bromofluorobenzene	51			µg/Kg	50.0		102	60-140		
Surrogate: 1,2-Dichloroethane-d4	48			µg/Kg	50.0		95.8	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.8	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0035 (Continued)										
LCS Dup (B8E0035-BSD1)				Prepared & Analyzed: 05/24/2018						
Benzene	53		1.0	µg/Kg	50.0		105	70-130	2.83	20
Bromobenzene	50		1.0	µg/Kg	50.0		101	70-130	0.397	20
Bromodichloromethane	51		1.0	µg/Kg	50.0		102	70-130	1.12	20
Bromoform	47		1.0	µg/Kg	50.0		94.7	70-130	2.17	20
Chlorobenzene	51		1.0	µg/Kg	50.0		103	70-130	2.58	20
Chloroethane	54		5.0	µg/Kg	50.0		108	70-130	4.71	20
Chloroform	52		1.0	µg/Kg	50.0		103	70-130	3.18	20
4-Chlorotoluene	52		1.0	µg/Kg	50.0		105	70-130	2.51	20
Dibromomethane	51		1.0	µg/Kg	50.0		102	70-130	0.525	20
1,2-Dichlorobenzene	49		1.0	µg/Kg	50.0		98.0	70-130	1.48	20
1,1-Dichloroethene	56		1.0	µg/Kg	50.0		113	70-130	0.783	20
1,2-Dichloropropane	50		1.0	µg/Kg	50.0		100	70-130	0.815	20
2,2-Dichloropropane	54		1.0	µg/Kg	50.0		108	70-130	2.66	20
1,1-Dichloropropene	54		1.0	µg/Kg	50.0		109	70-130	1.68	20
Diethyl Ether	45		5.0	µg/Kg	50.0		90.7	70-130	2.14	20
Diisopropyl Ether (DIPE)	50		1.0	µg/Kg	50.0		99.9	70-130	1.23	20
Ethylbenzene	54		1.0	µg/Kg	50.0		109	70-130	1.58	20
Hexachloro-1,3-Butadiene	51		1.0	µg/Kg	50.0		102	70-130	5.02	20
Methylene Chloride	49		10	µg/Kg	50.0		97.7	70-130	3.08	20
Methyl-t-Butyl Ether (MTBE)	45		1.0	µg/Kg	50.0		90.2	70-130	0.927	20
Naphthalene	45		10	µg/Kg	50.0		90.4	70-130	0.956	20
Styrene	52		1.0	µg/Kg	50.0		105	70-130	1.40	20
tert-Butylbenzene	55		1.0	µg/Kg	50.0		109	70-130	2.90	20
Tetrachloroethene	55		1.0	µg/Kg	50.0		111	70-130	3.60	20
Toluene	53		1.0	µg/Kg	50.0		106	70-130	0.734	20
1,2,3-Trichlorobenzene	47		1.0	µg/Kg	50.0		93.4	70-130	3.06	20
Trichloroethene	50		1.0	µg/Kg	50.0		100	70-130	3.30	20
1,3,5-Trimethylbenzene	54		1.0	µg/Kg	50.0		109	70-130	0.422	20
Vinyl Chloride	57		1.0	µg/Kg	50.0		115	70-130	2.22	20
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		97.6	60-140		
Surrogate: 4-Bromofluorobenzene	50			µg/Kg	50.0		100	60-140		
Surrogate: 1,2-Dichloroethane-d4	47			µg/Kg	50.0		93.6	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		99.2	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: oyle Ave./11957.003
Project Manager: Brynn McCulloch

Notes and Definitions

Item	Definition
QM-06	Due to noted non-homogeneity of the QC sample matrix, the MS/MSD did not provide reliable results for accuracy and precision. Sample results for the QC batch were accepted based on LCS/LCSD percent recoveries and RPD values.
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
RPD	Relative Percent Difference
%REC	Percent Recovery
Source	Sample that was matrix spiked or duplicated.
(R)	Re-run for dilution or confirmation.

CHAIN-OF-CUSTODY

page 1 of 4

PAL WO#: 9865034

[illegible]

2702 East Willow Street, Signal Hill, CA 90755
310-809-1041

PAL WO#: P805034

Client Name Leighton Consulting, Inc.		Address 17481 Cousin, Irvine, CA		Project Manager Bryan McCulloch		Email bmculloch@leightongroup.com		Phone 949-681-4287		Project Name/Number Boyle Ave / 11957-003		P.O. Number 11957-003		Sampled By SAM		Requested Analysis VOCs + DXys 8260 TPHg 8015 TPHd 8015 H9d		
Client Sample ID / Description		Sample Date	Sample Time	Sample Matrix*	Container**	Quantity/ Type/ Preservation												
1	B-13-15	5/23/18	0450	S	1/sieve / none													
2	B-13-20		0455															
3	B-13-25		1002															
4	B-13-30		1010															
5	B-13-35		1017															
6	B-13-40		1025															
7	B-14-5		1210															
8	B-14-10		1217															
9	B-14-15		1230															
10	B-14-20		1240															
PAL Containers used:		Yes	No	None														
Type of Ice used:		Wet	Blue	None														
Sample Preservative:		Yes	No															
TAT Needed (circle one)		STD 6 day	24	RUSH 48	72													
EDD Required - Circle one:		Yes	No															
Type of EDD:																		
Receipt Temp / Initials:																		
(Temp recorded is not corrected)																		
Signature:		RELINQUISHED BY																
Print:		Sera Michaelson																
Company:		Leighton Consulting																
Signature:		RECEIVED BY																
Print:		M. Michaelson																
Company:		RELINQUISHED BY																
Signature:																		
Print:																		
Company:																		
Signature:		RECEIVED BY																
Print:																		
Company:																		
Signature:																		
Print:																		
Company:																		

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)
**Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)
**Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)

2702 East Willow Street, Signal Hill, CA 90755
310-809-1041

PAL WOF#: 1805034

Client Name Address		Leighton Consulting, Inc. 17981 Cowan, Irvine, CA		REQUESTED ANALYSIS	
Project Manager Email		Bryan McCulloch bmcclulloch@leightongroup.com			
Phone		949-681-4283			
Project Name/Number P.O. Number		Boyle Ave / 11953-003 11953-003			
Sampled By		SAM			
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Quantity/ Type/ Preservation	
1 B-14-25	5/13/18	1255	S	1/sieve / none	VOCs + Oxys 8260
2 B-14-30		1308			TPH _g 8015
3 B-14-35		1310			TPH _d 8015
4 B-14-40		1320		5/sieve + vas / 5035	
5 B-17-5		1410		1/sieve / none	
6 B-17-10		1420			
7 B-17-15		1425		5/sieve + vas / 5035	
8 B-17-20		1430			
9 B-17-25		1440			
10 B-17-30		1445		1/sieve / none	
PAL Containers used:				RELINQUISHED BY	
Type of Ice used:				Signature: <i>[Signature]</i>	
Sample Preservative:				Print: Sierra Michelsen	
TAT Needed (circle one)				Company: Leighton Consulting	
STD 5 day				Signature: <i>[Signature]</i>	
RUSH 24				Print: <i>[Signature]</i>	
72				Company: <i>[Signature]</i>	
EDD Required - Circle one:				RECEIVED BY	
Type of EDD:				Signature:	
Receipt Temp./ Initials:				Print:	
(Temp recorded is not corrected)				Company:	
				RELINQUISHED BY	
				Signature:	
				Print:	
				Company:	
				RECEIVED BY	
				Signature:	
				Print:	
				Company:	
				DATE: 5/13/18	
				TIME: 1433	
				DATE: 5/13/18	
				TIME: 1733	
				DATE:	
				TIME:	
				DATE:	
				TIME:	
				DATE:	
				TIME:	

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)
 **Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)
 **Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)

Client Name Address		Leighton Consulting, Inc. 17481 Cowan, Irvine, CA		REQUESTED ANALYSIS												
Project Manager Email		Bryan McCallach bmcallach@leightongroup.com														
Phone		949-681-4283														
Project Name/Number		Boyle Ave / 11957-003														
P.O. Number		11957-003														
Sampled By		JAM														
Client Sample ID / Description		Sample Date	Sample Time	Sample Matrix*	Container**		Quantity/ Type/ Preservation									
1	B-13-35	5/23/18	1435	S			VOCs + DXys 8270									
2	B-17-40	↓	1500	↓			TPHg TPHd									
3							PHg									
4																
5																
6																
7																
8																
9																
10																
PAL Containers used:		Yes	No	RELINQUISHED BY												
Type of Ice used:		Wet	Blue													
Sample Preservative:		Yes	No													
TAT Needed (circle one)		STD 5 day	24	RUSH 48	72											
EDD Required - Circle one:		Yes	No													
Type of EDD:																
Receipt Temp / Initials:																
(Temp recorded is not corrected)																
Signature: <i>Sierra Michaels</i> DATE: 5/23/18																
Company: <i>Leighton Consulting, Inc.</i> TIME: 1735																
Signature: <i>Walter Zuc</i> DATE: 5/23/18																
Company: <i>Walter Zuc</i> TIME: 1735																
RELINQUISHED BY																
Signature:																
Print:																
Company:																
RECEIVED BY																
Signature:																
Print:																
Company:																
DATE:																
TIME:																

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)
 **Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)
 **Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)

SAMPLE RECEIPT FORM

WORK ORDER ID

P805034

Client Leymester

Cooler 1 OF 1

Date Received: 5/23/18

Courier ☒ CLIENT ☒ PALI ☐ OTHER _____ ☐ FEDEX ☐ UPS Tracking # _____

TEMPERATURE: Criteria 0.0°C - 6.0°C

Cooler ID	Temperature Reading	Temperature w/o CF (°C)	Correction Factor (CF) (°C)	Temperature with CF (°C)	Thermometer ID
	<input type="radio"/> Blank <input checked="" type="radio"/> Sample	7.0	0.0	7.0	TW-12

☒ WET ICE ☐ BLUE ICE ☐ AMBIENT ☐ OTHER _____

☒ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

CUSTODY SEALS

Cooler Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

Sample Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

CLIENT COC

☒ INCLUDED ☐ NOT INCLUDED ☒ Complete ☐ Incomplete, See Notes/Discrepancy Form

SAMPLE MATRIX

☒ SOLID ☐ LIQUID ☐ AIR ☐ OTHER _____

SAMPLE CONDITION

All sample containers received intact and in good condition

YES NO N/A

☒ ☐ ☐

All samples listed on COC(s) are present

☒ ☐ ☐

All sample info on containers are consistent with sample info on COC(s)

☒ ☒ ☐

Correct containers for analyses requested

☒ ☐ ☐

Sufficient volume for analyses requested

☒ ☐ ☐

Proper preservation chemical(s) noted on COC and/or sample container

☒ ☐ ☐

All samples received within method holding time

☒ ☐ ☐

Volatile analysis containers free of headspace larger than 6mm

☐ ☐ ☒

NOTES

WV

Initials

5/24/18

Date

Initials

Date

June 01, 2018

Leighton Consulting, Inc

17781 Cowan

Irvine, CA 92614

Re: LA DWP

Project No. : Boyle Ave./11957.003

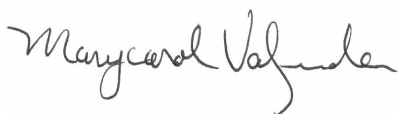
Work Order: P805037

Dear Brynn McCulloch

Enclosed are the results of analyses for samples received by our laboratory on 5/24/2018. The contents of this report apply to the sample(s) analyzed in accordance with the chain-of-custody document supplied with the sample(s).

No duplication of this report is allowed, except in its entirety. Please do not hesitate to call if you have any questions and thank you very much for using Performance Analytical Laboratories for your analytical needs.

Regards,



Marycarol Valenzuela
Project Manager

Table of Contents

<i>Samples in Report</i>	<i>3</i>
<i>Sample Results</i>	<i>4</i>
<i>Quality Assurance Results</i>	<i>7</i>
<i>Qualifiers and Definitions</i>	<i>9</i>
<i>Chain of Custody PDF</i>	<i>10</i>

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Samples in this Report

Lab ID	Sample	Qualifier	Matrix	Date Sampled	Date Received
P805037-03	B-22-15		Solid	05/24/2018	05/24/2018
P805037-08	B-22-40		Solid	05/24/2018	05/24/2018
P805037-09	B-20-15		Solid	05/24/2018	05/24/2018
P805037-14	B-20-40		Solid	05/24/2018	05/24/2018
P805037-17	B-19-15		Solid	05/24/2018	05/24/2018
P805037-22	B-19-40		Solid	05/24/2018	05/24/2018

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-22-15

P805037-03 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	82.0%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.201	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/29/2018	EPA 8015B	

Sample: B-22-40

P805037-08 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	78.2%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.199	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	101%			60-140	05/29/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-20-15

P805037-09 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	77.6%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.199	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	88.8%			60-140	05/29/2018	EPA 8015B	

Sample: B-20-40

P805037-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	76.6%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/29/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-19-15

P805037-17 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	80.9%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.201	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	100%			60-140	05/29/2018	EPA 8015B	

Sample: B-19-40

P805037-22 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	73.2%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.202	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/29/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control

Diesel Range Organics (C10-C28)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0037										
Blank (B8E0037-BLK1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel Range Organics	ND		2.50	mg/kg						
Surrogate: n-Octacosane (c28)	1.63			mg/kg	2.00		81.3	60-140		
LCS (B8E0037-BS1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel	45.4		2.50	mg/kg	50.0		90.9	70-130		
Surrogate: n-Octacosane (c28)	1.79			mg/kg	2.00		89.5	60-140		
LCS Dup (B8E0037-BSD1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel	46.2		2.50	mg/kg	50.0		92.5	70-130	1.72	20
Surrogate: n-Octacosane (c28)	1.78			mg/kg	2.00		89.1	60-140		
Matrix Spike (B8E0037-MS1)					Source: P805037-03		Prepared: 05/25/2018 Analyzed: 05/31/2018			
Diesel	45.6		2.50	mg/kg	50.0	0.706	89.7	70-130		
Surrogate: n-Octacosane (c28)	1.74			mg/kg	2.00		86.8	60-140		
Matrix Spike Dup (B8E0037-MSD1)					Source: P805037-03		Prepared: 05/25/2018 Analyzed: 05/31/2018			
Diesel	44.7		2.50	mg/kg	50.0	0.706	87.9	70-130	1.98	20
Surrogate: n-Octacosane (c28)	1.70			mg/kg	2.00		84.8	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Gasoline Range Organics (C6-C10)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0041										
Blank (B8E0041-BLK1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.251			mg/kg	0.250		100	60-140		
LCS (B8E0041-BS1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline	9.90		0.200	mg/kg	10.0		99.0	70-130		
Surrogate: 4-Bromofluorobenzene	0.270			mg/kg	0.250		108	60-140		
LCS Dup (B8E0041-BSD1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline	9.54		0.200	mg/kg	10.0		95.4	70-130	3.68	20
Surrogate: 4-Bromofluorobenzene	0.264			mg/kg	0.250		106	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Notes and Definitions

Item	Definition
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
RPD	Relative Percent Difference
%REC	Percent Recovery
Source	Sample that was matrix spiked or duplicated.
(R)	Re-run for dilution or confirmation.

2702 East Willow Street, Signal Hill, CA 90755

310-809-1041

PAL WOF#: P805037

Client Name Address		Leighton Consulting, Inc. 17781 Cowan, Irvine, CA		REQUESTED ANALYSIS	
Project Manager Email		Bryan McCullach bmcullach@leightongroup.com		TPH _g 8015 TPH _d 8015 Vocs + Oxy 8260	
Phone		449-681-4283		HPLC	
Project Name/Number		Bayle Ave / 11953.003			
P.O. Number		11953.003			
Sampled By		SAM			
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Container**	Quantity/ Type/ Preservation
1 B-12-5	5/24/18	0800	S		1/sterile none
2 B-12-10		0802			
3 B-12-15		0810			
4 B-12-10		0815			
5 B-12-15		0825			
6 B-12-30		0835			
7 B-12-35		0845			
8 B-12-40		0905			
9 B-20-15		1050			
10 B-10-10		1053			
PAL Containers used:		Yes		No	
Type of Ice used:		Wet		Blue	
Sample Preservative:		Yes		No	
TAT Needed (circle one)	STD	24	RUSH	48	72
EDD Required - Circle one:	Yes	No			
Type of EDD:					
Receipt Temp / Initials:	12.9°C WU				
(Temp recorded is not corrected)					
RELINQUISHED BY					
Signature: Sierra McCullach				DATE: 5/24/18	
Print: Sierra McCullach				TIME: 1356	
RECEIVED BY					
Signature: M. Valenzuela				DATE: 5/24/18	
Print: M. Valenzuela				TIME: 1356	
RECEIVED BY					
Signature:				DATE:	
Print:				TIME:	
Company:				TIME:	
Signature:				DATE:	
Print:				TIME:	
Company:				TIME:	

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (WW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)

**Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)

**Preservation Code: (H = HCl); (N = HNO₃); (S = H₂SO₄); (O = NaOH); (Z = Zinc Acetate)

2702 East Willow Street, Signal Hill, CA 90755

310-809-1041

PAL WO#: 1805037

Client Name Address		Leighton Consulting, Inc. 17481 Cowden, Irvine, CA		REQUESTED ANALYSIS	
Project Manager Email Phone		Brynn McCullach bmcullach@leightoncorp.com 949-681-4287		TPHg 8015 TPHd 8015 VOCs + Oxys 8260	
Project Name/Number P.O. Number		Boyle Ave / 11957.003 11957.003		Hold	
Sampled By		SAA			
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Container** Quantity/ Type/ Preservation	
1 B-20-25	5/24/18	1055	S	1/ sleeve / none	X
2 B-20-30		1115			X
3 B-20-35		1120			X
4 B-26-40		1130			X
5 B-19-5		1230			X
6 B-19-10		1235			X
7 B-19-15		1245			X
8 B-19-20		1255			X
9 B-19-25		1258			X
10 B-19-30		1305			X
PAL Containers used:		Yes No			
Type of Ice used:		Wet Dry			
Sample Preservative:		Yes No			
TAT Needed (circle one)		STD 5 day 24		RUSH 48 72	
EDD Required - Circle one:		Yes No			
Type of EDD:					
Receipt Temp./ Initials: (Temp recorded is not corrected)		12.9°C			
Signature:		Brynn McCullach		RELINQUISHED BY	
Print:		Brynn McCullach		Signature:	
Company:		Leighton Consulting, Inc.		Print:	
Signature:		Michael		RECEIVED BY	
Print:		Michael		Signature:	
Company:		Michael		Print:	
Signature:				DATE: 5/24/18	
Print:				TIME: 1356	
Company:				DATE: 5/24/18	
Signature:				TIME: 1356	
Print:				DATE:	
Company:				TIME:	

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)
 **Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)
 **Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)

2702 East Willow Street, Signal Hill, CA 90755
310-809-1041

PAL WO#: P805037

Client Name Address		Leighton Consulting, Inc. 17781 Cedar		REQUESTED ANALYSIS	
Project Manager Email		Brynn McCallach bmcallach@leightongroup.com		TPH _g 8015	
Phone		449-681-4287		TPH _d 8015	
Project Name/Number		Bayk Ave / 11957-003		VOCs + Onlys 8260	
P.O. Number		11957-003		Hold	
Sampled By		SAM			
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Container**	Quantity/ Type/ Preservation
1 B-19-35	5/24/18	1315	S		1/ sleeve / none
2 B-19-40	↓	1340	J		1/ added / none
3					
4					
5					
6					
7					
8					
9					
10					

PAL Containers used:		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		RELINQUISHED BY	
Type of Ice used:		Wet <input checked="" type="checkbox"/> Blue <input type="checkbox"/> None <input type="checkbox"/>		Signature: <i>Sam Mly</i>	
Sample Preservative:		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		Print: <i>Sierra Michaelson</i>	
TAT Needed (circle one)		STD 5 day 24 RUSH 48 72		Company: <i>Leighton Consulting, Inc.</i>	
EDD Required - Circle one:		Yes <input type="checkbox"/> No <input type="checkbox"/>		Signature: <i>Walter</i>	
Type of EDD:				Print: <i>Walter</i>	
Receipt Temp. / Initials:		12.9°C WU		Company: <i>RELINQUISHED BY</i>	
(Temp recorded is not corrected)				Signature: _____	
				Print: _____	
				Company: _____	
				Signature: _____	
				Print: _____	
				Company: _____	
				Signature: _____	
				Print: _____	
				Company: _____	

*Matrix Codes: (S = Soils); (P = Product); (SED = Sediment); (FW = Freshwater); (MW = Wastewater); (STRMW = Stormwater); (W = Other Water); (O = Other)
**Container Code: (V = VOA); (P = Poly); (G = Glass); (L = Sleeve); (J = Jar)
**Preservation Code: (H = HCl); (N = HNO3); (S = H2SO4); (O = NaOH); (Z = Zinc Acetate)

SAMPLE RECEIPT FORM

WORK ORDER ID

P805037

Client Leighton Consulting

Cooler 1 OF 1

Date Received: 5/24/18

Courier ☐ CLIENT ☒ PALI ☐ OTHER ☐ FEDEX ☐ UPS Tracking # _____

TEMPERATURE: Criteria 0.0°C - 6.0°C

Cooler ID	Temperature Reading	Temperature w/o CF (°C)	Correction Factor (CF) (°C)	Temperature with CF (°C)	Thermometer ID
	<input type="radio"/> Blank <input type="radio"/> Sample	12.9	0.0	12.9	TM-12

☒ WET ICE ☐ BLUE ICE ☐ AMBIENT ☐ OTHER _____

☒ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

CUSTODY SEALS

Cooler Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present
Sample Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

CLIENT COC

☒ INCLUDED ☐ NOT INCLUDED ☒ Complete ☐ Incomplete, See Notes/Discrepancy Form

SAMPLE MATRIX

☒ SOLID ☐ LIQUID ☐ AIR ☐ OTHER _____

SAMPLE CONDITION

All sample containers received intact and in good condition

YES NO N/A

☒ ☐ ☐

All samples listed on COC(s) are present

☒ ☐ ☐

All sample info on containers are consistent with sample info on COC(s)

☒ ☐ ☐

Correct containers for analyses requested

☒ ☐ ☐

Sufficient volume for analyses requested

☒ ☐ ☐

Proper preservation chemical(s) noted on COC and/or sample container

☒ ☐ ☐

All samples received within method holding time

☒ ☐ ☐

Volatile analysis containers free of headspace larger than 6mm

☐ ☐ ☒

NOTES

mw

Initials

5/24/18

Date

Initials

Date

June 04, 2018

Leighton Consulting, Inc

17781 Cowan

Irvine, CA 92614

Re: LA DWP

Project No. : Boyle Ave./11957.003

Work Order: P805038

Dear Brynn McCulloch

Enclosed are the results of analyses for samples received by our laboratory on 5/25/2018. The contents of this report apply to the sample(s) analyzed in accordance with the chain-of-custody document supplied with the sample(s).

No duplication of this report is allowed, except in its entirety. Please do not hesitate to call if you have any questions and thank you very much for using Performance Analytical Laboratories for your analytical needs.

Regards,



Marycarol Valenzuela
Project Manager

Table of Contents

<i>Samples in Report</i>	<i>3</i>
<i>Sample Results</i>	<i>4</i>
<i>Quality Assurance Results</i>	<i>20</i>
<i>Qualifiers and Definitions</i>	<i>35</i>
<i>Chain of Custody PDFs</i>	<i>36</i>

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Samples in this Report

Lab ID	Sample	Qualifier	Matrix	Date Sampled	Date Received
P805038-03	B-21-15		Solid	05/25/2018	05/25/2018
P805038-06	B-21-30		Solid	05/25/2018	05/25/2018
P805038-09	B-18-15		Solid	05/25/2018	05/25/2018
P805038-10	B-18-20		Solid	05/25/2018	05/25/2018
P805038-11	B-18-25		Solid	05/25/2018	05/25/2018
P805038-12	B-18-30		Solid	05/25/2018	05/25/2018
P805038-13	B-18-35		Solid	05/25/2018	05/25/2018
P805038-14	Drum #1		Solid	05/25/2018	05/25/2018

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-21-15

P805038-03 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.48	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	78.9%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/29/2018	EPA 8015B	

Sample: B-21-30

P805038-06 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	67.5%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/29/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-15

P805038-09 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	3.18	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	80.6%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.201	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/29/2018	EPA 8015B	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-20

P805038-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	85.7%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	0.513	mg/kg	1	0.203	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	106%			60-140	05/29/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040)

Acetone	20	µg/Kg	1	14	05/25/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	36	05/25/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	14	05/25/2018	EPA 8260B/5035	
n-Butylbenzene	10	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-20 (Continued)

P805038-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)							
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Ethylbenzene	25	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Isopropylbenzene	3.0	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
p-Isopropyltoluene	1.1	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	3.6	05/25/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	7.2	05/25/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	14	05/25/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Naphthalene	83	µg/Kg	1	7.2	05/25/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	14	05/25/2018	EPA 8260B/5035	
n-Propylbenzene	10	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
sec-Butylbenzene	1.6	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-20 (Continued)

P805038-10 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	18	05/25/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	5.8	05/25/2018	EPA 8260B/5035	
Toluene	3.1	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	170	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	42	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
o-Xylene	55	µg/Kg	1	0.72	05/25/2018	EPA 8260B/5035	
p/m-Xylene	150	µg/Kg	1	1.4	05/25/2018	EPA 8260B/5035	
Total Xylenes	210	µg/Kg	1	2.2	05/25/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	97.1%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	98.7%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	108%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/25/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-25

P805038-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	ND	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	81.9%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.200	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/29/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040)

Acetone	ND	µg/Kg	1	16	05/25/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	41	05/25/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	16	05/25/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-25 (Continued)

P805038-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

1,2-Dichlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.1	05/25/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	8.2	05/25/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	16	05/25/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	8.2	05/25/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	16	05/25/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	21	05/25/2018	EPA 8260B/5035	

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17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-25 (Continued)

P805038-11 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

tert-Butylbenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	6.6	05/25/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	2.6	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	0.85	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.82	05/25/2018	EPA 8260B/5035	
p/m-Xylene	4.1	µg/Kg	1	1.6	05/25/2018	EPA 8260B/5035	
Total Xylenes	4.9	µg/Kg	1	2.5	05/25/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	97.8%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	99.4%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	108%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-30

P805038-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	8.35	mg/kg	1	2.50	05/31/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	111%			60-140	05/31/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.197	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	99.2%			60-140	05/29/2018	EPA 8015B	

Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040)

Acetone	19	µg/Kg	1	18	05/25/2018	EPA 8260B/5035	
Acetonitrile	ND	µg/Kg	1	45	05/25/2018	EPA 8260B/5035	
Allyl Chloride	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Benzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Bromobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Bromochloromethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Bromodichloromethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Bromoform	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Bromomethane	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	18	05/25/2018	EPA 8260B/5035	
n-Butylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Carbon Disulfide	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Carbon Tetrachloride	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Chlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Chloroethane	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Chloroform	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Chloromethane	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Chloroprene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
2-Chlorotoluene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
4-Chlorotoluene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Dibromochloromethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Dibromomethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-30 (Continued)

P805038-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2-Dichlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,3-Dichlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,4-Dichlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2-Dichloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1-Dichloroethene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
c-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
c-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
t-1,2-Dichloroethene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2-Dichloropropane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,3-Dichloropropane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
2,2-Dichloropropane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1-Dichloropropene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
t-1,3-Dichloropropene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Diethyl Ether	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Ethylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Ethyl Methacrylate	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
2-Hexanone	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Isopropylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
p-Isopropyltoluene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Methacrylonitrile	ND	µg/Kg	1	4.5	05/25/2018	EPA 8260B/5035	
Methylene Chloride	ND	µg/Kg	1	9.0	05/25/2018	EPA 8260B/5035	
Methyl Methacrylate	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
4-Methyl-2-Pentanone	ND	µg/Kg	1	18	05/25/2018	EPA 8260B/5035	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Naphthalene	ND	µg/Kg	1	9.0	05/25/2018	EPA 8260B/5035	
Propionitrile	ND	µg/Kg	1	18	05/25/2018	EPA 8260B/5035	
n-Propylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
sec-Butylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Styrene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-30 (Continued)

P805038-12 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds by EPA 5035 (Batch ID: B8E0040) (Continued)

Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	23	05/25/2018	EPA 8260B/5035	
tert-Butylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Tetrachloroethene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Tetrahydrofuran	ND	µg/Kg	1	7.2	05/25/2018	EPA 8260B/5035	
Toluene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1,1-Trichloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Trichloroethene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Trichlorofluoromethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2,3-Trichloropropane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
Vinyl Chloride	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
o-Xylene	ND	µg/Kg	1	0.90	05/25/2018	EPA 8260B/5035	
p/m-Xylene	ND	µg/Kg	1	1.8	05/25/2018	EPA 8260B/5035	
Total Xylenes	ND	µg/Kg	1	2.7	05/25/2018	EPA 8260B/5035	
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Surrogate: Dibromofluoromethane	95.1%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 4-Bromofluorobenzene	97.7%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: 1,2-Dichloroethane-d4	109%			60-140	05/25/2018	EPA 8260B/5035	
Surrogate: Toluene-d8	100%			60-140	05/25/2018	EPA 8260B/5035	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: B-18-35

P805038-13 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	6.71	mg/kg	1	2.50	06/01/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	107%			60-140	06/01/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.198	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	104%			60-140	05/29/2018	EPA 8015B	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: Drum #1

P805038-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Diesel Range Organics (C10-C28) (Batch ID: B8E0037)

Diesel Range Organics	72.6	mg/kg	1	5.00	06/01/2018	EPA 8015B	
Surrogate: n-Octacosane (c28)	119%			60-140	06/01/2018	EPA 8015B	

Gasoline Range Organics (C6-C10) (Batch ID: B8E0041)

Gasoline Range Organics	ND	mg/kg	1	0.194	05/29/2018	EPA 8015B	
Surrogate: 4-Bromofluorobenzene	102%			60-140	05/29/2018	EPA 8015B	

Mercury_Subcontract (Batch ID: 8052933)

Mercury	ND	mg/kg	1	0.10	05/30/2018	EPA 7471A Soil	
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Metals, Title 22_Subcontract (Batch ID: 8052925)

Antimony	ND	mg/kg	1	3.0	05/29/2018	EPA 6010B	
Silver	ND	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Arsenic	ND	mg/kg	1	5.0	05/29/2018	EPA 6010B	
Barium	140	mg/kg	1	1.0	05/29/2018	EPA 6010B	
Beryllium	ND	mg/kg	1	1.0	05/29/2018	EPA 6010B	
Cadmium	ND	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Chromium	21	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Cobalt	9.7	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Copper	26	mg/kg	1	1.0	05/29/2018	EPA 6010B	
Lead	44	mg/kg	1	3.0	05/29/2018	EPA 6010B	
Molybdenum	ND	mg/kg	1	5.0	05/29/2018	EPA 6010B	
Nickel	13	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Selenium	ND	mg/kg	1	5.0	05/29/2018	EPA 6010B	
Thallium	ND	mg/kg	1	2.0	05/29/2018	EPA 6010B	
Vanadium	49	mg/kg	1	5.0	05/29/2018	EPA 6010B	
Zinc	96	mg/kg	1	1.0	05/29/2018	EPA 6010B	

Oil Range Organics (C23-C32) (Batch ID: B8E0046)

Oil Range Organics	334	mg/kg	5	50.0	06/04/2018	EPA 8015B (M)	
Surrogate: n-Octacosane (c28)	104%			60-140	06/04/2018	EPA 8015B (M)	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: Drum #1 (Continued)

P805038-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds (Batch ID: B8E0040)

Acetone	ND	µg/Kg	1	20	05/25/2018	EPA 8260B	
Acetonitrile	ND	µg/Kg	1	20	05/25/2018	EPA 8260B	
Allyl Chloride	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Benzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Bromobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Bromochloromethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Bromodichloromethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Bromoform	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Bromomethane	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
2-Butanone (Methyl Ethyl Ketone - MEK)	ND	µg/Kg	1	20	05/25/2018	EPA 8260B	
n-Butylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Carbon Disulfide	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
Carbon Tetrachloride	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Chlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Chloroethane	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
Chloroform	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Chloromethane	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
Chloroprene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
2-Chlorotoluene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
4-Chlorotoluene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2-Dibromo-3-Chloropropane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Dibromochloromethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Dibromomethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
cis-1,4-dichloro-2-butene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
t-1,4-Dichloro-2-Butene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2-Dichlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,3-Dichlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,4-Dichlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Dichlorodifluoromethane (Freon 12)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1-Dichloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2-Dichloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1-Dichloroethene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
c-1,2-Dichloroethene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
c-1,3-Dichloropropene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: Drum #1 (Continued)

P805038-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
Volatile Organic Compounds (Batch ID: B8E0040) (Continued)							
t-1,2-Dichloroethene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2-Dichloropropane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,3-Dichloropropane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
2,2-Dichloropropane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1-Dichloropropene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
t-1,3-Dichloropropene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Diethyl Ether	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Diisopropyl Ether (DIPE)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Ethylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Ethyl Methacrylate	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Ethyl-tert-butyl-ether (ETBE)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Hexachloro-1,3-Butadiene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
2-Hexanone	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
Isopropylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
p-Isopropyltoluene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Methacrylonitrile	ND	µg/Kg	1	5.0	05/25/2018	EPA 8260B	
Methylene Chloride	ND	µg/Kg	1	10	05/25/2018	EPA 8260B	
Methyl Methacrylate	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
4-Methyl-2-Pentanone	ND	µg/Kg	1	20	05/25/2018	EPA 8260B	
Methyl-t-Butyl Ether (MTBE)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Naphthalene	ND	µg/Kg	1	10	05/25/2018	EPA 8260B	
Propionitrile	ND	µg/Kg	1	20	05/25/2018	EPA 8260B	
n-Propylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
sec-Butylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Styrene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Tert-amyl-Methyl Ether (TAME)	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Tert-Butyl Alcohol (TBA)	ND	µg/Kg	1	25	05/25/2018	EPA 8260B	
tert-Butylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1,1,2-Tetrachloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1,2,2-Tetrachloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Tetrachloroethene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Tetrahydrofuran	ND	µg/Kg	1	8.0	05/25/2018	EPA 8260B	
Toluene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2,3-Trichlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2,4-Trichlorobenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1,1-Trichloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	

Leighton Consulting, Inc
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Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Sample: Drum #1 (Continued)

P805038-14 (Solid)

Analyte	Result	Units	DF	Reporting Limit	Date Analyzed	Method	Qual
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Volatile Organic Compounds (Batch ID: B8E0040) (Continued)

1,1,2-Trichloroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Trichloroethene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Trichlorofluoromethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2,3-Trichloropropane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,2,4-Trimethylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
1,3,5-Trimethylbenzene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
Vinyl Chloride	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
o-Xylene	ND	µg/Kg	1	1.0	05/25/2018	EPA 8260B	
p/m-Xylene	ND	µg/Kg	1	2.0	05/25/2018	EPA 8260B	
Total Xylenes	ND	µg/Kg	1	3.0	05/25/2018	EPA 8260B	
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Surrogate: Dibromofluoromethane	93.9%			60-140	05/25/2018	EPA 8260B	
Surrogate: 4-Bromofluorobenzene	96.2%			60-140	05/25/2018	EPA 8260B	
Surrogate: 1,2-Dichloroethane-d4	102%			60-140	05/25/2018	EPA 8260B	
Surrogate: Toluene-d8	97.9%			60-140	05/25/2018	EPA 8260B	

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control

Diesel Range Organics (C10-C28)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0037										
Blank (B8E0037-BLK1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel Range Organics	ND		2.50	mg/kg						
Surrogate: n-Octacosane (c28)	1.63			mg/kg	2.00		81.3	60-140		
LCS (B8E0037-BS1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel	45.4		2.50	mg/kg	50.0		90.9	70-130		
Surrogate: n-Octacosane (c28)	1.79			mg/kg	2.00		89.5	60-140		
LCS Dup (B8E0037-BSD1)					Prepared: 05/25/2018 Analyzed: 05/31/2018					
Diesel	46.2		2.50	mg/kg	50.0		92.5	70-130	1.72	20
Surrogate: n-Octacosane (c28)	1.78			mg/kg	2.00		89.1	60-140		
Matrix Spike (B8E0037-MS1)					Source: P805037-03		Prepared: 05/25/2018 Analyzed: 05/31/2018			
Diesel	45.6		2.50	mg/kg	50.0	0.706	89.7	70-130		
Surrogate: n-Octacosane (c28)	1.74			mg/kg	2.00		86.8	60-140		
Matrix Spike Dup (B8E0037-MSD1)					Source: P805037-03		Prepared: 05/25/2018 Analyzed: 05/31/2018			
Diesel	44.7		2.50	mg/kg	50.0	0.706	87.9	70-130	1.98	20
Surrogate: n-Octacosane (c28)	1.70			mg/kg	2.00		84.8	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Gasoline Range Organics (C6-C10)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0041										
Blank (B8E0041-BLK1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline Range Organics	ND		0.200	mg/kg						
Surrogate: 4-Bromofluorobenzene	0.251			mg/kg	0.250		100	60-140		
LCS (B8E0041-BS1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline	9.90		0.200	mg/kg	10.0		99.0	70-130		
Surrogate: 4-Bromofluorobenzene	0.270			mg/kg	0.250		108	60-140		
LCS Dup (B8E0041-BSD1)										
					Prepared & Analyzed: 05/29/2018					
Gasoline	9.54		0.200	mg/kg	10.0		95.4	70-130	3.68	20
Surrogate: 4-Bromofluorobenzene	0.264			mg/kg	0.250		106	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Mercury_Subcontract

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: 8052933										
Blank (8052933-BLK1)										
Mercury	ND		0.10	mg/kg						
Prepared: 05/29/2018 Analyzed: 05/30/2018										
LCS (8052933-BS1)										
Mercury	0.335		0.10	mg/kg	0.410		81.6	80-120		
Prepared: 05/29/2018 Analyzed: 05/30/2018										
Matrix Spike (8052933-MS1)										
Mercury	0.396		0.10	mg/kg	0.417	0.0532	82.4	75-125		
Prepared: 05/29/2018 Analyzed: 05/30/2018										
Matrix Spike Dup (8052933-MSD1)										
Mercury	0.445		0.10	mg/kg	0.417	0.0532	94.0	75-125	11.5	20
Prepared: 05/29/2018 Analyzed: 05/30/2018										

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Metals, Title 22_Subcontract

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: 8052925

Blank (8052925-BLK1)

Prepared & Analyzed: 05/29/2018

Antimony	ND		3.0	mg/kg						
Silver	ND		2.0	mg/kg						
Arsenic	ND		5.0	mg/kg						
Barium	ND		1.0	mg/kg						
Beryllium	ND		1.0	mg/kg						
Cadmium	ND		2.0	mg/kg						
Chromium	ND		2.0	mg/kg						
Cobalt	ND		2.0	mg/kg						
Copper	ND		1.0	mg/kg						
Lead	ND		3.0	mg/kg						
Molybdenum	ND		5.0	mg/kg						
Nickel	ND		2.0	mg/kg						
Selenium	ND		5.0	mg/kg						
Thallium	ND		2.0	mg/kg						
Vanadium	ND		5.0	mg/kg						
Zinc	ND		1.0	mg/kg						

LCS (8052925-BS1)

Prepared & Analyzed: 05/29/2018

Arsenic	122		5.0	mg/kg	100		122	75-125		
Barium	123		1.0	mg/kg	100		123	75-125		
Cadmium	113		2.0	mg/kg	100		113	75-125		
Chromium	122		2.0	mg/kg	100		122	75-125		
Lead	112		3.0	mg/kg	100		112	75-125		

Matrix Spike (8052925-MS1)

Source: T181762-01

Prepared & Analyzed: 05/29/2018

Arsenic	123		5.0	mg/kg	96.2	8.23	120	75-125		
Barium	232		1.0	mg/kg	96.2	145	91.2	75-125		
Cadmium	108		2.0	mg/kg	96.2	0.879	111	75-125		
Chromium	133		2.0	mg/kg	96.2	18.5	119	75-125		
Lead	118		3.0	mg/kg	96.2	15.4	107	75-125		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Metals, Title 22_Subcontract (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: 8052925 (Continued)

Matrix Spike Dup (8052925-MSD1)

Source: T181762-01

Prepared & Analyzed: 05/29/2018

Arsenic	115		5.0	mg/kg	96.2	8.23	111	75-125	7.42	20
Barium	236		1.0	mg/kg	96.2	145	95.0	75-125	1.57	20
Cadmium	99.6		2.0	mg/kg	96.2	0.879	103	75-125	7.72	20
Chromium	125		2.0	mg/kg	96.2	18.5	110	75-125	6.36	20
Lead	112		3.0	mg/kg	96.2	15.4	100	75-125	5.32	20

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Oil Range Organics (C23-C32)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0046										
Blank (B8E0046-BLK1)										
					Prepared: 05/31/2018 Analyzed: 06/04/2018					
Oil Range Organics	ND		5.00	mg/kg						
Surrogate: n-Octacosane (c28)	1.81			mg/kg	2.00		90.5	60-140		
LCS (B8E0046-BS1)										
					Prepared: 05/31/2018 Analyzed: 06/04/2018					
Oil Range Organics	52.8		5.00	mg/kg	50.0		106	70-130		
Surrogate: n-Octacosane (c28)	1.81			mg/kg	2.00		90.3	60-140		
LCS Dup (B8E0046-BSD1)										
					Prepared: 05/31/2018 Analyzed: 06/04/2018					
Oil Range Organics	52.2		5.00	mg/kg	50.0		104	70-130	1.22	20
Surrogate: n-Octacosane (c28)	1.86			mg/kg	2.00		92.8	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0040

Blank (B8E0040-BLK1)

Prepared & Analyzed: 05/25/2018

Acetone	ND		20	µg/Kg						
Acetonitrile	ND		20	µg/Kg						
Allyl Chloride	ND		1.0	µg/Kg						
Benzene	ND		1.0	µg/Kg						
Bromobenzene	ND		1.0	µg/Kg						
Bromochloromethane	ND		1.0	µg/Kg						
Bromodichloromethane	ND		1.0	µg/Kg						
Bromoform	ND		1.0	µg/Kg						
Bromomethane	ND		5.0	µg/Kg						
2-Butanone (Methyl Ethyl Ketone - MEK)	ND		20	µg/Kg						
n-Butylbenzene	ND		1.0	µg/Kg						
Carbon Disulfide	ND		5.0	µg/Kg						
Carbon Tetrachloride	ND		1.0	µg/Kg						
Chlorobenzene	ND		1.0	µg/Kg						
Chloroethane	ND		5.0	µg/Kg						
Chloroform	ND		1.0	µg/Kg						
Chloromethane	ND		5.0	µg/Kg						
Chloroprene	ND		1.0	µg/Kg						
2-Chlorotoluene	ND		1.0	µg/Kg						
4-Chlorotoluene	ND		1.0	µg/Kg						
1,2-Dibromo-3-Chloropropane	ND		1.0	µg/Kg						
Dibromochloromethane	ND		1.0	µg/Kg						
1,2-Dibromoethane (EDB)	ND		1.0	µg/Kg						
Dibromomethane	ND		1.0	µg/Kg						
cis-1,4-dichloro-2-butene	ND		1.0	µg/Kg						
t-1,4-Dichloro-2-Butene	ND		1.0	µg/Kg						
1,2-Dichlorobenzene	ND		1.0	µg/Kg						
1,3-Dichlorobenzene	ND		1.0	µg/Kg						
1,4-Dichlorobenzene	ND		1.0	µg/Kg						
Dichlorodifluoromethane (Freon 12)	ND		1.0	µg/Kg						
1,1-Dichloroethane	ND		1.0	µg/Kg						
1,2-Dichloroethane	ND		1.0	µg/Kg						
1,1-Dichloroethene	ND		1.0	µg/Kg						
c-1,2-Dichloroethene	ND		1.0	µg/Kg						
c-1,3-Dichloropropene	ND		1.0	µg/Kg						
t-1,2-Dichloroethene	ND		1.0	µg/Kg						
1,2-Dichloropropane	ND		1.0	µg/Kg						
1,3-Dichloropropane	ND		1.0	µg/Kg						
2,2-Dichloropropane	ND		1.0	µg/Kg						
1,1-Dichloropropene	ND		1.0	µg/Kg						
t-1,3-Dichloropropene	ND		1.0	µg/Kg						
Diethyl Ether	ND		1.0	µg/Kg						
Diisopropyl Ether (DIPE)	ND		1.0	µg/Kg						

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0040 (Continued)

Blank (B8E0040-BLK1)

Prepared & Analyzed: 05/25/2018

Ethylbenzene	ND		1.0	µg/Kg						
Ethyl Methacrylate	ND		1.0	µg/Kg						
Ethyl-tert-butyl-ether (ETBE)	ND		1.0	µg/Kg						
Hexachloro-1,3-Butadiene	ND		1.0	µg/Kg						
2-Hexanone	ND		5.0	µg/Kg						
Isopropylbenzene	ND		1.0	µg/Kg						
p-Isopropyltoluene	ND		1.0	µg/Kg						
Methacrylonitrile	ND		5.0	µg/Kg						
Methylene Chloride	ND		10	µg/Kg						
Methyl Methacrylate	ND		1.0	µg/Kg						
4-Methyl-2-Pentanone	ND		20	µg/Kg						
Methyl-t-Butyl Ether (MTBE)	ND		1.0	µg/Kg						
Naphthalene	ND		10	µg/Kg						
Propionitrile	ND		20	µg/Kg						
n-Propylbenzene	ND		1.0	µg/Kg						
sec-Butylbenzene	ND		1.0	µg/Kg						
Styrene	ND		1.0	µg/Kg						
Tert-amyl-Methyl Ether (TAME)	ND		1.0	µg/Kg						
Tert-Butyl Alcohol (TBA)	ND		25	µg/Kg						
tert-Butylbenzene	ND		1.0	µg/Kg						
1,1,1,2-Tetrachloroethane	ND		1.0	µg/Kg						
1,1,2,2-Tetrachloroethane	ND		1.0	µg/Kg						
Tetrachloroethene	ND		1.0	µg/Kg						
Tetrahydrofuran	ND		8.0	µg/Kg						
Toluene	ND		1.0	µg/Kg						
1,2,3-Trichlorobenzene	ND		1.0	µg/Kg						
1,2,4-Trichlorobenzene	ND		1.0	µg/Kg						
1,1,1-Trichloroethane	ND		1.0	µg/Kg						
1,1,2-Trichloroethane	ND		1.0	µg/Kg						
Trichloroethene	ND		1.0	µg/Kg						
Trichlorofluoromethane	ND		1.0	µg/Kg						
1,2,3-Trichloropropane	ND		1.0	µg/Kg						
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND		1.0	µg/Kg						
1,2,4-Trimethylbenzene	ND		1.0	µg/Kg						
1,3,5-Trimethylbenzene	ND		1.0	µg/Kg						
Vinyl Chloride	ND		1.0	µg/Kg						
o-Xylene	ND		1.0	µg/Kg						
p/m-Xylene	ND		2.0	µg/Kg						
Total Xylenes	ND		3.0	µg/Kg						
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.7	60-140		
Surrogate: 4-Bromofluorobenzene	47			µg/Kg	50.0		95.0	60-140		
Surrogate: 1,2-Dichloroethane-d4	51			µg/Kg	50.0		101	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.9	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS (B8E0040-BS1)				Prepared & Analyzed: 05/25/2018						
Allyl Chloride	48		1.0	µg/Kg	50.0		95.5	60-140		
Benzene	46		1.0	µg/Kg	50.0		91.7	70-130		
Bromobenzene	45		1.0	µg/Kg	50.0		90.4	70-130		
Bromodichloromethane	47		1.0	µg/Kg	50.0		93.2	70-130		
Bromoform	46		1.0	µg/Kg	50.0		91.7	70-130		
Chlorobenzene	44		1.0	µg/Kg	50.0		88.9	70-130		
Chloroethane	38		5.0	µg/Kg	50.0		76.5	70-130		
Chloroform	46		1.0	µg/Kg	50.0		92.2	70-130		
4-Chlorotoluene	43		1.0	µg/Kg	50.0		86.5	70-130		
Dibromomethane	51		1.0	µg/Kg	50.0		103	70-130		
1,2-Dichlorobenzene	44		1.0	µg/Kg	50.0		88.3	70-130		
1,1-Dichloroethene	46		1.0	µg/Kg	50.0		91.5	70-130		
1,2-Dichloropropane	46		1.0	µg/Kg	50.0		92.3	70-130		
2,2-Dichloropropane	43		1.0	µg/Kg	50.0		86.2	70-130		
1,1-Dichloropropene	44		1.0	µg/Kg	50.0		88.9	70-130		
Diethyl Ether	46		1.0	µg/Kg	50.0		92.3	70-130		
Diisopropyl Ether (DIPE)	46		1.0	µg/Kg	50.0		92.8	70-130		
Ethylbenzene	44		1.0	µg/Kg	50.0		87.8	70-130		
Hexachloro-1,3-Butadiene	40		1.0	µg/Kg	50.0		79.7	70-130		
Methylene Chloride	46		10	µg/Kg	50.0		91.8	70-130		
Methyl-t-Butyl Ether (MTBE)	47		1.0	µg/Kg	50.0		94.4	70-130		
Naphthalene	45		10	µg/Kg	50.0		89.5	70-130		
Styrene	45		1.0	µg/Kg	50.0		90.3	70-130		
tert-Butylbenzene	42		1.0	µg/Kg	50.0		83.6	70-130		
Tetrachloroethene	44		1.0	µg/Kg	50.0		87.5	70-130		
Toluene	44		1.0	µg/Kg	50.0		89.0	70-130		
1,2,3-Trichlorobenzene	44		1.0	µg/Kg	50.0		87.2	70-130		
Trichloroethene	42		1.0	µg/Kg	50.0		84.8	70-130		
1,3,5-Trimethylbenzene	44		1.0	µg/Kg	50.0		87.6	70-130		
Vinyl Chloride	39		1.0	µg/Kg	50.0		77.4	70-130		
Surrogate: Dibromofluoromethane	50			µg/Kg	50.0		101	60-140		
Surrogate: 4-Bromofluorobenzene	50			µg/Kg	50.0		100	60-140		
Surrogate: 1,2-Dichloroethane-d4	49			µg/Kg	50.0		98.3	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		100	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS Dup (B8E0040-BSD1)				Prepared & Analyzed: 05/25/2018						
Allyl Chloride	51		1.0	µg/Kg	50.0		102	60-140	7.05	20
Benzene	50		1.0	µg/Kg	50.0		99.3	70-130	7.95	20
Bromobenzene	48		1.0	µg/Kg	50.0		96.0	70-130	6.09	20
Bromodichloromethane	50		1.0	µg/Kg	50.0		99.2	70-130	6.19	20
Bromoform	48		1.0	µg/Kg	50.0		96.1	70-130	4.75	20
Chlorobenzene	47		1.0	µg/Kg	50.0		94.6	70-130	6.19	20
Chloroethane	42		5.0	µg/Kg	50.0		83.8	70-130	9.11	20
Chloroform	49		1.0	µg/Kg	50.0		98.4	70-130	6.51	20
4-Chlorotoluene	47		1.0	µg/Kg	50.0		93.8	70-130	8.14	20
Dibromomethane	52		1.0	µg/Kg	50.0		105	70-130	1.52	20
1,2-Dichlorobenzene	46		1.0	µg/Kg	50.0		91.4	70-130	3.36	20
1,1-Dichloroethene	49		1.0	µg/Kg	50.0		97.5	70-130	6.31	20
1,2-Dichloropropane	49		1.0	µg/Kg	50.0		97.4	70-130	5.31	20
2,2-Dichloropropane	48		1.0	µg/Kg	50.0		96.2	70-130	11.0	20
1,1-Dichloropropene	49		1.0	µg/Kg	50.0		97.1	70-130	8.82	20
Diethyl Ether	48		1.0	µg/Kg	50.0		95.0	70-130	2.84	20
Diisopropyl Ether (DIPE)	49		1.0	µg/Kg	50.0		98.9	70-130	6.41	20
Ethylbenzene	48		1.0	µg/Kg	50.0		96.5	70-130	9.38	20
Hexachloro-1,3-Butadiene	45		1.0	µg/Kg	50.0		89.8	70-130	11.9	20
Methylene Chloride	48		10	µg/Kg	50.0		95.2	70-130	3.59	20
Methyl-t-Butyl Ether (MTBE)	49		1.0	µg/Kg	50.0		98.1	70-130	3.82	20
Naphthalene	48		10	µg/Kg	50.0		96.2	70-130	7.22	20
Styrene	48		1.0	µg/Kg	50.0		96.6	70-130	6.70	20
tert-Butylbenzene	48		1.0	µg/Kg	50.0		97.0	70-130	14.9	20
Tetrachloroethene	48		1.0	µg/Kg	50.0		96.3	70-130	9.49	20
Toluene	49		1.0	µg/Kg	50.0		97.1	70-130	8.73	20
1,2,3-Trichlorobenzene	47		1.0	µg/Kg	50.0		94.1	70-130	7.68	20
Trichloroethene	47		1.0	µg/Kg	50.0		94.6	70-130	10.9	20
1,3,5-Trimethylbenzene	49		1.0	µg/Kg	50.0		98.0	70-130	11.2	20
Vinyl Chloride	42		1.0	µg/Kg	50.0		83.9	70-130	8.13	20
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.0	60-140		
Surrogate: 4-Bromofluorobenzene	51			µg/Kg	50.0		103	60-140		
Surrogate: 1,2-Dichloroethane-d4	50			µg/Kg	50.0		100	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		101	60-140		

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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
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Batch: B8E0040

Blank (B8E0040-BLK1)

Prepared & Analyzed: 05/25/2018

Acetone	ND		20	µg/Kg						
Acetonitrile	ND		50	µg/Kg						
Allyl Chloride	ND		1.0	µg/Kg						
Benzene	ND		1.0	µg/Kg						
Bromobenzene	ND		1.0	µg/Kg						
Bromochloromethane	ND		1.0	µg/Kg						
Bromodichloromethane	ND		1.0	µg/Kg						
Bromoform	ND		1.0	µg/Kg						
Bromomethane	ND		5.0	µg/Kg						
2-Butanone (Methyl Ethyl Ketone - MEK)	ND		20	µg/Kg						
n-Butylbenzene	ND		1.0	µg/Kg						
Carbon Disulfide	ND		5.0	µg/Kg						
Carbon Tetrachloride	ND		1.0	µg/Kg						
Chlorobenzene	ND		1.0	µg/Kg						
Chloroethane	ND		5.0	µg/Kg						
Chloroform	ND		1.0	µg/Kg						
Chloromethane	ND		5.0	µg/Kg						
Chloroprene	ND		1.0	µg/Kg						
2-Chlorotoluene	ND		1.0	µg/Kg						
4-Chlorotoluene	ND		1.0	µg/Kg						
1,2-Dibromo-3-Chloropropane	ND		1.0	µg/Kg						
Dibromochloromethane	ND		1.0	µg/Kg						
1,2-Dibromoethane (EDB)	ND		1.0	µg/Kg						
Dibromomethane	ND		1.0	µg/Kg						
cis-1,4-dichloro-2-butene	ND		1.0	µg/Kg						
t-1,4-Dichloro-2-Butene	ND		1.0	µg/Kg						
1,2-Dichlorobenzene	ND		1.0	µg/Kg						
1,3-Dichlorobenzene	ND		1.0	µg/Kg						
1,4-Dichlorobenzene	ND		1.0	µg/Kg						
Dichlorodifluoromethane (Freon 12)	ND		1.0	µg/Kg						
1,1-Dichloroethane	ND		1.0	µg/Kg						
1,2-Dichloroethane	ND		1.0	µg/Kg						
1,1-Dichloroethene	ND		1.0	µg/Kg						
c-1,2-Dichloroethene	ND		1.0	µg/Kg						
c-1,3-Dichloropropene	ND		1.0	µg/Kg						
t-1,2-Dichloroethene	ND		1.0	µg/Kg						
1,2-Dichloropropane	ND		1.0	µg/Kg						
1,3-Dichloropropane	ND		1.0	µg/Kg						
2,2-Dichloropropane	ND		1.0	µg/Kg						
1,1-Dichloropropene	ND		1.0	µg/Kg						
t-1,3-Dichloropropene	ND		1.0	µg/Kg						
Diethyl Ether	ND		5.0	µg/Kg						
Diisopropyl Ether (DIPE)	ND		1.0	µg/Kg						

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control (Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
---------	--------	------	--------------------	-------	----------------	------------------	------	----------------	-----	--------------

Batch: B8E0040 (Continued)

Blank (B8E0040-BLK1)

Prepared & Analyzed: 05/25/2018

Ethylbenzene	ND		1.0	µg/Kg						
Ethyl Methacrylate	ND		1.0	µg/Kg						
Ethyl-tert-butyl-ether (ETBE)	ND		1.0	µg/Kg						
Hexachloro-1,3-Butadiene	ND		1.0	µg/Kg						
2-Hexanone	ND		5.0	µg/Kg						
Isopropylbenzene	ND		1.0	µg/Kg						
p-Isopropyltoluene	ND		1.0	µg/Kg						
Methacrylonitrile	ND		5.0	µg/Kg						
Methylene Chloride	ND		10	µg/Kg						
Methyl Methacrylate	ND		1.0	µg/Kg						
4-Methyl-2-Pentanone	ND		20	µg/Kg						
Methyl-t-Butyl Ether (MTBE)	ND		1.0	µg/Kg						
Naphthalene	ND		10	µg/Kg						
Propionitrile	ND		20	µg/Kg						
n-Propylbenzene	ND		1.0	µg/Kg						
sec-Butylbenzene	ND		1.0	µg/Kg						
Styrene	ND		1.0	µg/Kg						
Tert-amyl-Methyl Ether (TAME)	ND		1.0	µg/Kg						
Tert-Butyl Alcohol (TBA)	ND		25	µg/Kg						
tert-Butylbenzene	ND		1.0	µg/Kg						
1,1,1,2-Tetrachloroethane	ND		1.0	µg/Kg						
1,1,2,2-Tetrachloroethane	ND		1.0	µg/Kg						
Tetrachloroethene	ND		1.0	µg/Kg						
Tetrahydrofuran	ND		8.0	µg/Kg						
Toluene	ND		1.0	µg/Kg						
1,2,3-Trichlorobenzene	ND		1.0	µg/Kg						
1,2,4-Trichlorobenzene	ND		1.0	µg/Kg						
1,1,1-Trichloroethane	ND		1.0	µg/Kg						
1,1,2-Trichloroethane	ND		1.0	µg/Kg						
Trichloroethene	ND		1.0	µg/Kg						
Trichlorofluoromethane	ND		1.0	µg/Kg						
1,2,3-Trichloropropane	ND		1.0	µg/Kg						
1,1,2-Trichloro-1,2,2-Trifluoroethane	ND		1.0	µg/Kg						
1,2,4-Trimethylbenzene	ND		1.0	µg/Kg						
1,3,5-Trimethylbenzene	ND		1.0	µg/Kg						
Vinyl Chloride	ND		1.0	µg/Kg						
o-Xylene	ND		1.0	µg/Kg						
p/m-Xylene	ND		2.0	µg/Kg						
Total Xylenes	ND		3.0	µg/Kg						
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.7	60-140		
Surrogate: 4-Bromofluorobenzene	47			µg/Kg	50.0		95.0	60-140		
Surrogate: 1,2-Dichloroethane-d4	51			µg/Kg	50.0		101	60-140		
Surrogate: Toluene-d8	49			µg/Kg	50.0		98.9	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS (B8E0040-BS1)				Prepared & Analyzed: 05/25/2018						
Benzene	46		1.0	µg/Kg	50.0		91.7	70-130		
Bromobenzene	45		1.0	µg/Kg	50.0		90.4	70-130		
Bromodichloromethane	47		1.0	µg/Kg	50.0		93.2	70-130		
Bromoform	46		1.0	µg/Kg	50.0		91.7	70-130		
Chlorobenzene	44		1.0	µg/Kg	50.0		88.9	70-130		
Chloroethane	38		5.0	µg/Kg	50.0		76.5	70-130		
Chloroform	46		1.0	µg/Kg	50.0		92.2	70-130		
4-Chlorotoluene	43		1.0	µg/Kg	50.0		86.5	70-130		
Dibromomethane	51		1.0	µg/Kg	50.0		103	70-130		
1,2-Dichlorobenzene	44		1.0	µg/Kg	50.0		88.3	70-130		
1,1-Dichloroethene	46		1.0	µg/Kg	50.0		91.5	70-130		
1,2-Dichloropropane	46		1.0	µg/Kg	50.0		92.3	70-130		
2,2-Dichloropropane	43		1.0	µg/Kg	50.0		86.2	70-130		
1,1-Dichloropropene	44		1.0	µg/Kg	50.0		88.9	70-130		
Diethyl Ether	46		5.0	µg/Kg	50.0		92.3	70-130		
Diisopropyl Ether (DIPE)	46		1.0	µg/Kg	50.0		92.8	70-130		
Ethylbenzene	44		1.0	µg/Kg	50.0		87.8	70-130		
Hexachloro-1,3-Butadiene	40		1.0	µg/Kg	50.0		79.7	70-130		
Methylene Chloride	46		10	µg/Kg	50.0		91.8	70-130		
Methyl-t-Butyl Ether (MTBE)	47		1.0	µg/Kg	50.0		94.4	70-130		
Naphthalene	45		10	µg/Kg	50.0		89.5	70-130		
Styrene	45		1.0	µg/Kg	50.0		90.3	70-130		
tert-Butylbenzene	42		1.0	µg/Kg	50.0		83.6	70-130		
Tetrachloroethene	44		1.0	µg/Kg	50.0		87.5	70-130		
Toluene	44		1.0	µg/Kg	50.0		89.0	70-130		
1,2,3-Trichlorobenzene	44		1.0	µg/Kg	50.0		87.2	70-130		
Trichloroethene	42		1.0	µg/Kg	50.0		84.8	70-130		
1,3,5-Trimethylbenzene	44		1.0	µg/Kg	50.0		87.6	70-130		
Vinyl Chloride	39		1.0	µg/Kg	50.0		77.4	70-130		
Surrogate: Dibromofluoromethane	50			µg/Kg	50.0		101	60-140		
Surrogate: 4-Bromofluorobenzene	50			µg/Kg	50.0		100	60-140		
Surrogate: 1,2-Dichloroethane-d4	49			µg/Kg	50.0		98.3	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		100	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Quality Control
(Continued)

Volatile Organic Compounds by EPA 5035 (Continued)

Analyte	Result	Qual	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch: B8E0040 (Continued)										
LCS Dup (B8E0040-BSD1)			Prepared & Analyzed: 05/25/2018							
Benzene	50		1.0	µg/Kg	50.0		99.3	70-130	7.95	20
Bromobenzene	48		1.0	µg/Kg	50.0		96.0	70-130	6.09	20
Bromodichloromethane	50		1.0	µg/Kg	50.0		99.2	70-130	6.19	20
Bromoform	48		1.0	µg/Kg	50.0		96.1	70-130	4.75	20
Chlorobenzene	47		1.0	µg/Kg	50.0		94.6	70-130	6.19	20
Chloroethane	42		5.0	µg/Kg	50.0		83.8	70-130	9.11	20
Chloroform	49		1.0	µg/Kg	50.0		98.4	70-130	6.51	20
4-Chlorotoluene	47		1.0	µg/Kg	50.0		93.8	70-130	8.14	20
Dibromomethane	52		1.0	µg/Kg	50.0		105	70-130	1.52	20
1,2-Dichlorobenzene	46		1.0	µg/Kg	50.0		91.4	70-130	3.36	20
1,1-Dichloroethene	49		1.0	µg/Kg	50.0		97.5	70-130	6.31	20
1,2-Dichloropropane	49		1.0	µg/Kg	50.0		97.4	70-130	5.31	20
2,2-Dichloropropane	48		1.0	µg/Kg	50.0		96.2	70-130	11.0	20
1,1-Dichloropropene	49		1.0	µg/Kg	50.0		97.1	70-130	8.82	20
Diethyl Ether	48		5.0	µg/Kg	50.0		95.0	70-130	2.84	20
Diisopropyl Ether (DIPE)	49		1.0	µg/Kg	50.0		98.9	70-130	6.41	20
Ethylbenzene	48		1.0	µg/Kg	50.0		96.5	70-130	9.38	20
Hexachloro-1,3-Butadiene	45		1.0	µg/Kg	50.0		89.8	70-130	11.9	20
Methylene Chloride	48		10	µg/Kg	50.0		95.2	70-130	3.59	20
Methyl-t-Butyl Ether (MTBE)	49		1.0	µg/Kg	50.0		98.1	70-130	3.82	20
Naphthalene	48		10	µg/Kg	50.0		96.2	70-130	7.22	20
Styrene	48		1.0	µg/Kg	50.0		96.6	70-130	6.70	20
tert-Butylbenzene	48		1.0	µg/Kg	50.0		97.0	70-130	14.9	20
Tetrachloroethene	48		1.0	µg/Kg	50.0		96.3	70-130	9.49	20
Toluene	49		1.0	µg/Kg	50.0		97.1	70-130	8.73	20
1,2,3-Trichlorobenzene	47		1.0	µg/Kg	50.0		94.1	70-130	7.68	20
Trichloroethene	47		1.0	µg/Kg	50.0		94.6	70-130	10.9	20
1,3,5-Trimethylbenzene	49		1.0	µg/Kg	50.0		98.0	70-130	11.2	20
Vinyl Chloride	42		1.0	µg/Kg	50.0		83.9	70-130	8.13	20
Surrogate: Dibromofluoromethane	49			µg/Kg	50.0		98.0	60-140		
Surrogate: 4-Bromofluorobenzene	51			µg/Kg	50.0		103	60-140		
Surrogate: 1,2-Dichloroethane-d4	50			µg/Kg	50.0		100	60-140		
Surrogate: Toluene-d8	50			µg/Kg	50.0		101	60-140		

Leighton Consulting, Inc
17781 Cowan
Irvine, CA 92614

Project: LA DWP
Project Number: Boyle Ave./11957.003
Project Manager: Brynn McCulloch

Notes and Definitions

Item	Definition
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
RPD	Relative Percent Difference
%REC	Percent Recovery
Source	Sample that was matrix spiked or duplicated.
(R)	Re-run for dilution or confirmation.

page 1 of 2

310-809-1041

PAL WO#: 9805038

(wastewater), (STRMW = Stormwater); (W = Other Water), (O = Other)

CHAIN-OF-CUSTODY

page 2 of 2

PAI WO#: DCNEN 24

Client Name Address						Requested Analysis												
Project Manager Email Phone Project Name/Number P.O. Number Sampled By																		
Leighton Consulting 17481 Cowan, Irvine, CA Rayna McCulloch bmcculloch@leightongroup.com 949-681-4287 Boyle Ave / 11953-003 11953-003 SAM																		
Client Sample ID / Description	Sample Date	Sample Time	Sample Matrix*	Quantity/ Type/ Preservation	Container**	TPH _g 8015	TPH _d 8015	VOCs + Oxys 8260	6010 Metals	TPH _s 8015	H ₂ O							
B-18-25	5/25/18	0940	S	5/Sieve + vas / 5035	X	X	X	X										
B-18-30		0950		+ sieve none - sm / 15	X	X	X				X							
B-18-35		1000		1/Sieve none	X	X												
Dum #1				2/g-jars/none	X	X	X	X	X									
PAL Containers used:	Cover	No																
Type of Ice used:	Clear	Blue	None															
Sample Preservative:	Yes	No																
TAT Needed (circle one)	SID 5 day	24	RUSH 48	72														
EDD Required - Circle one:	Yes	No																
Type of EDD:																		
Receipt Temp./ Initials: (Temp recorded is not corrected)	7.8°C	MW																
Matrix Codes: (S = Soils), (P = Product), (SED = Sediment), (FW = Freshwater), (WW = Wastewater), (STRMW = Stormwater), (W = Other Water), (O = Other)																		
Container Code: (V = VOA), (P = Poly), (G = Glass), (L = Sleeve), (J = Jar)																		
Preservation Code: (H = HCl), (N = HNO ₃), (S = H ₂ SO ₄), (Q = NaOH), (Z = Zinc Acetate)																		
Signature: _____						RELINQUISHED BY												
Print: Sierra Michaelsen																		
Company: Leighton Consulting, Inc.																		
Signature: _____						RECEIVED BY												
Print: MWalczewski																		
Company: PTL																		
Signature: _____						RELINQUISHED BY												
Print: _____																		
Company: _____																		
Signature: _____						RECEIVED BY												
Print: _____																		
Company: _____																		
DATE: 5/25/18																		
TIME: 1:51																		
DATE: _____																		
TIME: _____																		
DATE: _____																		
TIME: _____																		

SAMPLE RECEIPT FORM

WORK ORDER ID

P805038

Cooler 1 OF 1

Date Received: 5/25/18

Client Leighton Consulting

Courier ☐ CLIENT ☒ PALI ☐ OTHER ☐ FEDEX ☐ UPS Tracking # _____

TEMPERATURE: Criteria 0.0°C - 6.0°C

Cooler ID	Temperature Reading	Temperature w/o CF (°C)	Correction Factor (CF) (°C)	Temperature with CF (°C)	Thermometer ID
	<input type="radio"/> Blank <input checked="" type="radio"/> Sample	7.8	0.0	7.8	TW-12

☒ WET ICE ☐ BLUE ICE ☐ AMBIENT ☐ OTHER _____

☒ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling

CUSTODY SEALS

Cooler Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

Sample Seal ☐ Present and Intact ☐ Present and **NOT** Intact ☐ Seals signed and dated ☒ Not Present

CLIENT COC

☒ INCLUDED ☐ NOT INCLUDED ☒ Complete ☐ Incomplete, See Notes/Discrepancy Form

SAMPLE MATRIX

☒ SOLID ☒ LIQUID ☐ AIR ☐ OTHER _____

SAMPLE CONDITION

All sample containers received intact and in good condition

YES NO N/A

☒ ☐ ☐

All samples listed on COC(s) are present

☒ ☐ ☐

All sample info on containers are consistent with sample info on COC(s)

☒ ☐ ☐

Correct containers for analyses requested

☒ ☐ ☐

Sufficient volume for analyses requested

☒ ☐ ☐

Proper preservation chemical(s) noted on COC and/or sample container

☒ ☐ ☐

All samples received within method holding time

☒ ☐ ☐

Volatile analysis containers free of headspace larger than 6mm

☐ ☐ ☒

NOTES

MV

Initials

5/25/18

Date

Initials

Date

7/81763

Work Order ID: P805038

SENDING LABORATORY:

Performance Analytical Laboratories
2702 Willow St
Signal Hill, CA 90755
Phone: (310) 809-1041
Fax: -
Project Manager: Marycarol Valenzuela

RECEIVING LABORATORY:

Sun Star Laboratories, Inc.
25712 Commercentre Drive
Lake Forest, CA 92630
Phone: (949) 297-5020
Fax: .

Analysis	TAT	Due	Comments
01 Sample ID: P805038-14 Matrix: Solid Sampled: 05/25/2018 00:00			
S_Mercury 7471	5	06/04/2018 15:00	
S_Metals 6010B Title 22	5	06/04/2018 15:00	

Containers Supplied:
Glass Jar, 8 oz (B)

Released By: *[Signature]* Date: 5/29/18 Time: 11:25
 Received By: *[Signature]* Date: 5/29/18 Time: 11:25
 Released By: *[Signature]* Date: 5/29/18 Time: 13:00
 Received By: *[Signature]* Date: 5/29/18 Time: 13:00
 3.9 Page 1 of 1

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #:

7181763

Client Name:

PERFORMANCE ANAL.

Project:

LA DWP

Delivered by:

☐ Client ☒ SunStar Courier ☐ GSO ☐ FedEx ☐ Other

If Courier, Received by:

DAVE

Date/Time Courier

Received:

5.29.18 / 11:25

Lab Received by:

D. SUNDY

Date/Time Lab

Received:

5.29.18 / 12:00

Total number of coolers received: 2

Temperature: Cooler #1	7.1	°C +/- the CF (- 0.2°C) =	3.9	°C corrected temperature
Temperature: Cooler #2		°C +/- the CF (- 0.2°C) =		°C corrected temperature
Temperature: Cooler #3		°C +/- the CF (- 0.2°C) =		°C corrected temperature

**Temperature criteria = ≤ 6°C
(no frozen containers)**

Within criteria?

☒ Yes ☐ No

If NO:

Samples received on ice?

☐ Yes

☐ No →

Complete Non-Conformance Sheet

If on ice, samples received same day collected?

☐ Yes → Acceptable

☐ No →

Complete Non-Conformance Sheet

Custody seals intact on cooler/sample

☐ Yes ☐ No* ☒ N/A

Sample containers intact

☒ Yes ☐ No*

Sample labels match Chain of Custody IDs

☒ Yes ☐ No*

Total number of containers received match COC

☒ Yes ☐ No*

Proper containers received for analyses requested on COC

☒ Yes ☐ No*

Proper preservative indicated on COC/containers for analyses requested

☐ Yes ☐ No* ☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times

☒ Yes ☐ No*

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date:

SL 5.29.18

Comments:



714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
JEL Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018
Date Received: 5/30/2018

Project Name: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Analyzed: 5/30/2018
Physical State: Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No n-pentane, n-hexane, or n-heptane was found in any of the samples reported herein.

The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of sampling.

Approval:

Colby Wakeman
QA/QC Manager



714-449-9937
562-646-1611
805-399-0060

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Received: 5/30/2018

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-21-5'	B-21-10'	B-20-5'	B-18-5'	B-18-25'		
<u>Jones ID:</u>	E-0871-01	E-0871-02	E-0871-03	E-0871-04	E-0871-05	<u>Practical Quantitation Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	0.108	ND	ND	0.103	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	ND	ND	ND	0.029	0.389	0.008	µg/L
sec-Butylbenzene	ND	ND	ND	ND	0.130	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-21-5'	B-21-10'	B-20-5'	B-18-5'	B-18-25'		
<u>Jones ID:</u>	E-0871-01	E-0871-02	E-0871-03	E-0871-04	E-0871-05	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	ND	0.055	0.013	ND	9.51*	0.008	µg/L
Freon 113	ND	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	ND	ND	ND	ND	0.818	0.008	µg/L
4-Isopropyltoluene	0.075	0.132	0.046	ND	ND	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	ND	ND	ND	0.016	1.47	0.008	µg/L
Styrene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	ND	0.027	ND	ND	ND	0.008	µg/L
Toluene	ND	0.046	ND	0.009	0.804	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	ND	ND	ND	0.035	0.058	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	ND	0.012	ND	0.171	14.2*	0.008	µg/L
1,3,5-Trimethylbenzene	ND	0.011	ND	0.036	3.49	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	0.017	0.057	0.010	0.136	53.9*	0.008	µg/L
o-Xylene	ND	0.031	ND	0.090	10.7*	0.008	µg/L
MTBE	ND	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.400	µg/L
TIC:							
n-Pentane	ND	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	1	1	1	1	1/25*		
<u>Surrogate Recoveries:</u>						<u>OC Limits</u>	
Dibromofluoromethane	101%	102%	101%	102%	119%	60 - 140	
Toluene-d ₈	102%	99%	96%	99%	94%	60 - 140	
4-Bromofluorobenzene	101%	99%	96%	99%	101%	60 - 140	

E2-053018-E-0871 E2-053018-E-0871 E2-053018-E-0871 E1-053018-E-0871 E1-053018-E-0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Received: 5/30/2018

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-18-15'	B-20-10'	B-20-15'	B-18-20'	B-19-5'		
<u>Jones ID:</u>	E-0871-06	E-0871-07	E-0871-08	E-0871-09	E-0871-10	<u>Practical Quantitation</u>	<u>Units</u>
<u>Analytes:</u>						<u>Limit</u>	
Benzene	1.40	ND	ND	1.35	ND	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	6.01	ND	ND	8.78	ND	0.008	µg/L
sec-Butylbenzene	4.71	ND	ND	4.83	ND	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-18-15'	B-20-10'	B-20-15'	B-18-20'	B-19-5'		
<u>Jones ID:</u>	E-0871-06	E-0871-07	E-0871-08	E-0871-09	E-0871-10	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	307*	0.013	0.016	282*	ND	0.008	µg/L
Freon 113	ND	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	43.1	ND	ND	29.1	ND	0.008	µg/L
4-Isopropyltoluene	ND	0.633	0.234	ND	ND	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	66.0	ND	0.082	50.8	ND	0.008	µg/L
Styrene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	ND	0.009	ND	ND	ND	0.008	µg/L
Toluene	114*	ND	ND	83.9	ND	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	420*	ND	0.010	332*	ND	0.008	µg/L
1,3,5-Trimethylbenzene	164*	ND	ND	96.9	ND	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	1500*	0.010	0.013	1270*	ND	0.008	µg/L
o-Xylene	396*	ND	ND	318*	ND	0.008	µg/L
MTBE	ND	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.400	µg/L
TIC:							
n-Pentane	ND	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	25/250*	1	1	25/250*	1		
Surrogate Recoveries:						<u>QC Limits</u>	
Dibromofluoromethane	105%	108%	101%	110%	105%	60 - 140	
Toluene-d ₈	104%	101%	97%	99%	98%	60 - 140	
4-Bromofluorobenzene	110%	102%	105%	100%	99%	60 - 140	

E1-053018-E- 0871 E2-053018-E- 0871 E2-053018-E- 0871 E1-053018-E- 0871 E2-053018-E- 0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Received: 5/30/2018

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-19-10'	B-19-10' REP	B-12-5'	B-12-10'	B-16-5'	<u>Practical Quantitation</u>	<u>Units</u>
<u>Jones ID:</u>	E-0871-11	E-0871-12	E-0871-13	E-0871-14	E-0871-15	<u>Limit</u>	
Analytes:							
Benzene	0.200	0.181	0.200	0.111	1.69	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	ND	ND	ND	ND	0.061	0.008	µg/L
sec-Butylbenzene	ND	ND	ND	ND	0.021	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-19-10'	B-19-10' REP	B-12-5'	B-12-10'	B-16-5'	<u>Practical</u> <u>Quantitation</u>	<u>Units</u>
<u>Jones ID:</u>	E-0871-11	E-0871-12	E-0871-13	E-0871-14	E-0871-15	<u>Limit</u>	
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	0.029	0.029	0.044	ND	1.80	0.008	µg/L
Freon 113	ND	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	ND	ND	ND	ND	0.116	0.008	µg/L
4-Isopropyltoluene	ND	ND	0.020	ND	ND	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	ND	ND	ND	ND	0.275	0.008	µg/L
Styrene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	0.058	0.054	0.048	ND	ND	0.008	µg/L
Toluene	0.102	0.098	0.084	0.054	0.184	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	0.025	0.022	0.022	ND	0.305	0.008	µg/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	0.117	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	0.034	0.032	0.144	0.044	0.570	0.008	µg/L
o-Xylene	0.037	0.037	0.047	ND	0.155	0.008	µg/L
MTBE	ND	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.400	µg/L
TIC:							
n-Pentane	ND	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	1	1	1	2.8	2.5		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	102%	101%	106%	102%	81%	60 - 140	
Toluene-d ₈	99%	98%	103%	99%	98%	60 - 140	
4-Bromofluorobenzene	100%	98%	97%	100%	98%	60 - 140	

E2-053018-E-0871 E2-053018-E-0871 E2-053018-E-0871 E2-053018-E-0871 E2-053018-E-0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Received: 5/30/2018

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-16-10'	B-14-5'	B-13-5'	B-14-10'	B-13-5' REP		
<u>Jones ID:</u>	E-0871-16	E-0871-17	E-0871-18	E-0871-19	E-0871-20	<u>Practical Quantitation Limit</u>	<u>Units</u>
Analytes:							
Benzene	1.89	0.207	0.093	0.037	0.053	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	0.122	0.761	0.024	0.085	0.033	0.008	µg/L
sec-Butylbenzene	0.047	0.185	ND	ND	ND	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-16-10'	B-14-5'	B-13-5'	B-14-10'	B-13-5' REP		
<u>Jones ID:</u>	E-0871-16	E-0871-17	E-0871-18	E-0871-19	E-0871-20	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:						<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	4.34	0.506	ND	0.043	ND	0.008	µg/L
Freon 113	ND	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	0.323	0.420	0.008	ND	0.018	0.008	µg/L
4-Isopropyltoluene	0.058	0.180	ND	ND	ND	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	0.627	1.07	0.039	0.043	0.077	0.008	µg/L
Styrene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	ND	ND	0.036	ND	0.023	0.008	µg/L
Toluene	2.39	0.236	0.046	0.048	0.059	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	2.34	26.0*	0.329	0.931	0.586	0.008	µg/L
1,3,5-Trimethylbenzene	0.815	5.06	0.099	0.213	0.176	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	9.60	1.90	0.775	0.150	1.43	0.008	µg/L
o-Xylene	2.12	0.262	0.171	0.043	0.303	0.008	µg/L
MTBE	ND	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	ND	0.400	µg/L
TIC:							
n-Pentane	ND	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	2.5	2.5/25*	1	2.5	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	76%	106%	115%	104%	113%	60 - 140	
Toluene-d ₈	107%	98%	98%	101%	96%	60 - 140	
4-Bromofluorobenzene	106%	100%	98%	100%	96%	60 - 140	

E2-053018-E-0871 E2-053018-E-0871 E1-053018-E-0871 E2-053018-E-0871 E1-053018-E-0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Received: 5/30/2018

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-17-5'	B-17-10'	B-14-15'	B-17-15'		
<u>Jones ID:</u>	E-0871-21	E-0871-22	E-0871-23	E-0871-24	<u>Practical Quantitation Limit</u>	<u>Units</u>
Analytes:						
Benzene	0.063	0.403	0.198	ND	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	0.026	ND	0.115	7.16	0.008	µg/L
sec-Butylbenzene	ND	ND	0.121	11.1	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	B-17-5'	B-17-10'	B-14-15'	B-17-15'		
<u>Jones ID:</u>	E-0871-21	E-0871-22	E-0871-23	E-0871-24	<u>Practical</u> <u>Quantitation</u>	<u>Units</u>
Analytes:					<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	ND	0.257	0.983	11.3	0.008	µg/L
Freon 113	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	0.014	0.198	0.091	ND	0.008	µg/L
4-Isopropyltoluene	ND	ND	ND	3.38	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	0.040	0.157	0.194	35.1	0.008	µg/L
Styrene	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	0.051	0.078	0.181	ND	0.008	µg/L
Toluene	0.094	0.426	0.239	ND	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	0.023	ND	ND	ND	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	0.279	0.517	1.65	5.92	0.008	µg/L
1,3,5-Trimethylbenzene	0.080	0.154	0.689	ND	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	0.503	1.35	1.07	6.15	0.008	µg/L
o-Xylene	0.136	0.306	0.273	27.2	0.008	µg/L
MTBE	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	0.400	µg/L
TIC:						
n-Pentane	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	1	2.5	4.2	250		
<u>Surrogate Recoveries:</u>					<u>OC Limits</u>	
Dibromofluoromethane	108%	16%	104%	101%	60 - 140	
Toluene-d ₈	95%	98%	102%	99%	60 - 140	
4-Bromofluorobenzene	98%	100%	102%	103%	60 - 140	

E1-053018- E1-053018- E2-053018- E2-053018-
E-0871 E-0871 E-0871 E-0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Leighton Group, Inc.	Report date:	6/1/2018
Client Address:	17781 Cowan Irvine, CA 92614	Jones Ref. No.:	E-0871
		Client Ref. No.:	11987
Attn:	Sierra Michaelson	Date Sampled:	5/30/2018
		Date Received:	5/30/2018
Project:	Boyle Heights Phase II	Date Analyzed:	5/30/2018
Project Address:	110 South Boyle Ave. Los Angeles, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK	METHOD BLANK	SAMPLING BLANK	<u>Practical Quantitation</u>	<u>Units</u>
<u>Jones ID:</u>	053018- E1MB1	053018- E1SB1	053018- E2MB1	053018- E2SB1	<u>Limit</u>	
Analytes:	ND					
Benzene	ND	ND	ND	ND	0.008	µg/L
Bromobenzene	ND	ND	ND	ND	0.008	µg/L
Bromodichloromethane	ND	ND	ND	ND	0.008	µg/L
Bromoform	ND	ND	ND	ND	0.008	µg/L
n-Butylbenzene	ND	ND	ND	ND	0.008	µg/L
sec-Butylbenzene	ND	ND	ND	ND	0.008	µg/L
tert-Butylbenzene	ND	ND	ND	ND	0.008	µg/L
Carbon tetrachloride	ND	ND	ND	ND	0.008	µg/L
Chlorobenzene	ND	ND	ND	ND	0.008	µg/L
Chloroform	ND	ND	ND	ND	0.008	µg/L
2-Chlorotoluene	ND	ND	ND	ND	0.008	µg/L
4-Chlorotoluene	ND	ND	ND	ND	0.008	µg/L
Dibromochloromethane	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	0.008	µg/L
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	0.008	µg/L
Dibromomethane	ND	ND	ND	ND	0.008	µg/L
1,2- Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,3-Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,4-Dichlorobenzene	ND	ND	ND	ND	0.008	µg/L
Dichlorodifluoromethane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethane	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloroethane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
cis-1,2-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
trans-1,2-Dichloroethene	ND	ND	ND	ND	0.008	µg/L
1,2-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
1,3-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
2,2-Dichloropropane	ND	ND	ND	ND	0.008	µg/L
1,1-Dichloropropene	ND	ND	ND	ND	0.008	µg/L

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	053018- E1MB1	053018- E1SB1	053018- E2MB1	053018- E2SB1	<u>Practical Quantitation</u>	<u>Units</u>
Analytes:					<u>Limit</u>	
cis-1,3-Dichloropropene	ND	ND	ND	ND	0.008	µg/L
trans-1,3-Dichloropropene	ND	ND	ND	ND	0.008	µg/L
Ethylbenzene	ND	ND	ND	ND	0.008	µg/L
Freon 113	ND	ND	ND	ND	0.040	µg/L
Hexachlorobutadiene	ND	ND	ND	ND	0.008	µg/L
Isopropylbenzene	ND	ND	ND	ND	0.008	µg/L
4-Isopropyltoluene	ND	ND	ND	ND	0.008	µg/L
Methylene chloride	ND	ND	ND	ND	0.008	µg/L
Naphthalene	ND	ND	ND	ND	0.040	µg/L
n-Propylbenzene	ND	ND	ND	ND	0.008	µg/L
Styrene	ND	ND	ND	ND	0.008	µg/L
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	0.008	µg/L
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	0.008	µg/L
Tetrachloroethene	ND	ND	ND	ND	0.008	µg/L
Toluene	ND	ND	ND	ND	0.008	µg/L
1,2,3-Trichlorobenzene	ND	ND	ND	ND	0.040	µg/L
1,2,4-Trichlorobenzene	ND	ND	ND	ND	0.008	µg/L
1,1,1-Trichloroethane	ND	ND	ND	ND	0.008	µg/L
1,1,2-Trichloroethane	ND	ND	ND	ND	0.008	µg/L
Trichloroethene	ND	ND	ND	ND	0.008	µg/L
Trichlorofluoromethane	ND	ND	ND	ND	0.008	µg/L
1,2,3-Trichloropropane	ND	ND	ND	ND	0.008	µg/L
1,2,4-Trimethylbenzene	ND	ND	ND	ND	0.008	µg/L
1,3,5-Trimethylbenzene	ND	ND	ND	ND	0.008	µg/L
Vinyl chloride	ND	ND	ND	ND	0.008	µg/L
m,p-Xylene	ND	ND	ND	ND	0.008	µg/L
o-Xylene	ND	ND	ND	ND	0.008	µg/L
MTBE	ND	ND	ND	ND	0.040	µg/L
Ethyl-tert-butylether	ND	ND	ND	ND	0.040	µg/L
Di-isopropylether	ND	ND	ND	ND	0.040	µg/L
tert-amylmethylether	ND	ND	ND	ND	0.040	µg/L
tert-Butylalcohol	ND	ND	ND	ND	0.400	µg/L
TIC:						
n-Pentane	ND	ND	ND	ND	0.400	µg/L
n-Hexane	ND	ND	ND	ND	0.400	µg/L
n-Heptane	ND	ND	ND	ND	0.400	µg/L
<u>Dilution Factor</u>	1	1	1	1		
<u>Surrogate Recoveries:</u>					<u>QC Limits</u>	
Dibromofluoromethane	112%	109%	121%	104%	60 - 140	
Toluene-d ₈	101%	99%	101%	101%	60 - 140	
4-Bromofluorobenzene	99%	98%	126%	97%	60 - 140	

E1-053018-E- 0871 E1-053018-E- 0871 E2-053018-E- 0871 E2-053018-E- 0871

ND= Not Detected

1,2-Dichloroethane-d₄ surrogate recovery used for batch E1-053018-E0871

* = Dilutions for these compound(s); first number for all others



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Leighton Group, Inc.	Report date:	6/1/2018
Client Address:	17781 Cowan Irvine, CA 92614	Jones Ref. No.:	E-0871
		Client Ref. No.:	11987
Attn:	Sierra Michaelson	Date Sampled:	5/30/2018
		Date Received:	5/30/2018
Project:	Boyle Heights Phase II	Date Analyzed:	5/30/2018
Project Address:	110 South Boyle Ave. Los Angeles, CA	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Batch ID: E1-053018-E-0871

Jones ID: **053018-E1LCS1** **053018-E1LCSD1** **053018-E1CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	119%	132%	10.7%	70 - 130	117%	80 - 120
1,1-Dichloroethene	107%	118%	9.2%	70 - 130	124%	80 - 120
Cis-1,2-Dichloroethene	110%	121%	9.4%	70 - 130	118%	80 - 120
1,1,1-Trichloroethane	83%	78%	6.8%	70 - 130	73%	80 - 120
Benzene	107%	117%	8.6%	70 - 130	116%	80 - 120
Trichloroethene	97%	106%	8.3%	70 - 130	112%	80 - 120
Toluene	116%	114%	2.1%	70 - 130	115%	80 - 120
Tetrachloroethene	122%	118%	3.2%	70 - 130	119%	80 - 120
Chlorobenzene	124%	122%	1.8%	70 - 130	122%	80 - 120
Ethylbenzene	112%	108%	3.7%	70 - 130	107%	80 - 120
1,2,4 Trimethylbenzene	98%	101%	3.3%	70 - 130	103%	80 - 120

Surrogate Recovery:

1,2-Dichloroethane-d4	90%	107%	60 - 140	87%	60 - 140
Toluene-d8	108%	101%	60 - 140	99%	60 - 140
4-Bromofluorobenzene	105%	102%	60 - 140	99%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Leighton Group, Inc.
Client Address: 17781 Cowan
Irvine, CA 92614

Report date: 6/1/2018
Jones Ref. No.: E-0871
Client Ref. No.: 11987

Attn: Sierra Michaelson

Date Sampled: 5/30/2018

Date Received: 5/30/2018

Project: Boyle Heights Phase II
Project Address: 110 South Boyle Ave.
Los Angeles, CA

Date Analyzed: 5/30/2018

Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates

Batch ID: E2-053018-E-0871

Jones ID: **053018-E2LCS1** **053018-E2LCSD1** **053018-E2CCV1**

<u>Parameter</u>	LCS Recovery (%)	LCSD Recovery (%)	<u>RPD</u>	Acceptability Range (%)	<u>CCV</u>	Acceptability Range (%)
Vinyl chloride	113%	107%	5.5%	70 - 130	109%	80 - 120
1,1-Dichloroethene	112%	124%	10.6%	70 - 130	112%	80 - 120
Cis-1,2-Dichloroethene	105%	114%	8.3%	70 - 130	111%	80 - 120
1,1,1-Trichloroethane	118%	119%	1.0%	70 - 130	125%	80 - 120
Benzene	115%	119%	2.9%	70 - 130	120%	80 - 120
Trichloroethene	110%	98%	12.1%	70 - 130	111%	80 - 120
Toluene	96%	109%	13.0%	70 - 130	108%	80 - 120
Tetrachloroethene	108%	121%	11.7%	70 - 130	127%	80 - 120
Chlorobenzene	104%	116%	10.4%	70 - 130	116%	80 - 120
Ethylbenzene	106%	110%	3.5%	70 - 130	113%	80 - 120
1,2,4 Trimethylbenzene	107%	95%	12.2%	70 - 130	106%	80 - 120

Surrogate Recovery:

Dibromofluoromethane	109%	107%	60 - 140	96%	60 - 140
Toluene-d ₈	84%	105%	60 - 140	98%	60 - 140
4-Bromofluorobenzene	96%	110%	60 - 140	107%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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Soil-Gas Chain-of-Custody Record

Client Leighton						Date 5/30/2018				Purge Number: <input type="checkbox"/> 1P <input type="checkbox"/> 3P <input type="checkbox"/> 7P <input type="checkbox"/> 10P				Report Options EDD _____ EDF* - 10% Surcharge _____				LAB USE ONLY Jones Project # E-0871																	
Project Name Boyle Hieghts Phase II						Client Project # 11987				Shut-In Test: Y / N				*Global ID _____																					
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B-19-10' REP	3	1710	5/30/18	9:08	9:13	E-0871-12	~200	ANGELA.1	M100.101	SG	X				6	2																			
B-12-5'	3	1630	5/30/18	9:25	9:35	E-0871-13	~200	JOSH.1	M5.001	SG	X				<2	2																			
B-12-10'	3	1710	5/30/18	9:37	9:45	E-0871-14	~200	ANGELA.2	M100.103	SG	X				86	2	LOW FLOW, 90cc COLLECTED																		
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Company Leighton Consulting, Inc.						Date 5/30/2018						Time 1301						Company Jones Env.																	
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Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.																																			



11007 Forest Pl.
Santa Fe Springs, CA 90670
(714) 449-9937
Fax (714) 449-9685
www.jonesenv.com

Soil-Gas Chain-of-Custody Record

Client Leighton						Date 5/30/2018				Purge Number: <input type="checkbox"/> 1P <input checked="" type="checkbox"/> 3P <input type="checkbox"/> 7P <input type="checkbox"/> 10P				Report Options EDD _____ EDF* - 10% Surcharge _____				LAB USE ONLY Jones Project # E-0871																																																																							
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CPC-2018-998-DB-CU
EXHIBIT C1c - ENV Memo

MEMORANDUM

To: Azure Development Co.

From: Eddie Arslanian, Ramboll Environ US Corporation
Alexis Hillman, Ramboll Environ US Corporation

Date: October 24, 2017

Re: **ENVIRONMENTAL PLAN FOR SITE REDEVELOPMENT
110-114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA**

Ramboll Environ US Corporation (Ramboll Environ) has prepared this memorandum for Azure Development Company (Azure) to outline the conceptual plan for addressing environmental conditions during the redevelopment of the property located at 110-114 South Boyle Avenue, Los Angeles, California ("the site").

Ramboll Environ
350 S Grand Avenue
Suite 2800
Los Angeles, CA 90071
USA

The site is currently vacant and undeveloped; however, it had operated as a laundromat from 1981 through approximately 2009. Prior to the laundromat the site had been developed with three separate automobile service stations with the approximate dates of 1921 to 1938, 1949 to 1956, and 1962 to 1976. In 2009, Ninyo & Moore completed a Phase II site investigation, wherein a geophysical survey was completed and soil and soil vapor samples were collected. Petroleum hydrocarbons and volatile organic compounds (VOCs) were reported in soil and soil vapor samples.

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Ramboll Environ has reviewed the following documents for the site provided to us by Azure:

- *Phase I Environmental Site Assessment, 110-114 South Boyle Avenue, Los Angeles, California*, prepared by Ninyo & Moore, dated September 10, 2008 (the "2008 Phase I ESA").
- *Subsurface Investigation, 110-114 South Boyle Avenue, Los Angeles, California*, prepared by Ninyo & Moore, dated April 7, 2009 (the "2009 Subsurface Investigation").
- *Phase I Environmental Site Assessment Update, 110-114 South Boyle Avenue, Los Angeles, California*, prepared by Ninyo & Moore, dated June 29, 2009 (the "2009 Phase I ESA").

Azure plans to redevelop the site with a mixed-use commercial and residential building that includes a one-level subterranean parking structure, 7,700 square feet of ground floor retail space, and 44 residential units ("the Project"). The Project also will involve excavation of site soil up to approximately 15 feet below current grade. As part of the

construction of the Project, soil that is impacted with VOCs will be subject to special handling including air monitoring during earthmoving activities and off-site disposal [likely Class III (non-hazardous waste) landfill]. This memorandum provides a conceptual environmental plan for environmental conditions related to the redevelopment of the site.

The following is a summary of the protocol to be implemented during the planned construction of the Project.

- **Agency Interaction and Supplemental Soil Management:** The appropriate regulatory agency (e.g., City of Los Angeles Fire Department or California Regional Water Quality Control Board – Los Angeles Region) will be engaged to provide oversight and provide a “No Further Action” (NFA) designation for the site. As part of this process, additional site characterization will be performed to further delineate VOC impacts in subsurface soil, soil vapor, and/or groundwater. The findings will be documented to supplement the findings set forth herein (referred to as the “Soil Management Plan” or “SMP”). This plan will guide future earthwork activities at the site, along with other environmental tasks that might be necessary.
- **Premium for Off-site Disposal:** Due to the presence of VOCs identified in soil as part of the previous subsurface investigation, a portion of the excavated soil from the site will be disposed of at a Class III landfill that can accept non-hazardous waste. Using the currently available data, assuming an area of approximately 65 feet by 55 feet surrounding the prior boring with elevated VOC impacts and extending to a depth of 45 feet¹, the amount of soil to be disposed off-site is approximately 5,958 cubic yards or approximately 9,533 tons². The volume of soil will be revisited following the completion of additional site characterization.
- **SCAQMD 1166 Permitting and Implementation:** Due to the presence of VOCs reported in soil and soil vapor, the excavation work will follow the requirements of a South Coast Air Quality Management District (SCAQMD) Rule 1166 plan, as needed, and appropriate air monitoring for VOCs will be required during the earth moving operations that involve VOC-containing soil.
- **Groundwater Monitoring (if required):** If warranted based on the additional site characterization, groundwater monitoring may be required as part of the site NFA process. This task includes the preparation of a work plan, agency approval of the work plan, installation of four to eight monitoring wells (some of which may be off-site), and quarterly sampling and reporting for 4 to 8 quarters.
- **Site Closure and Agency NFA Report:** A site closure report will be prepared following site redevelopment to document soil management activities, evaluate residual chemical impacts in the subsurface, if any, and request a NFA letter for the site. Depending on the outcome of the additional site characterization, residual concentrations of VOCs may be managed in place following excavation for the parking structure and subject to agency approval.

¹ Estimated depth of groundwater.

² Using a conversion rate of 1 cubic yard = 1.6 tons.

CPC-2018-998-DB-CU
EXHIBIT C1c - Phase I

PHASE I
ENVIRONMENTAL SITE ASSESSMENT UPDATE
110-114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PREPARED FOR:
Community Redevelopment Agency of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

PREPARED BY:
Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
475 Goddard, Suite 200
Irvine, California 92618

June 29, 2009
Project No. 207511003

June 29, 2009
Project No. 207511003

Mr. Daniel Weissman
Community Redevelopment Agency of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

Subject: Phase I Environmental Site Assessment Update
110-114 South Boyle Avenue
Los Angeles, California

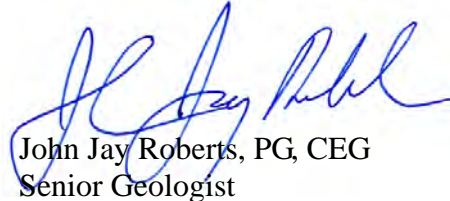
Dear Mr. Weissman:

In accordance with our proposal, Ninyo & Moore has performed Phase I Environmental Site Assessment Update of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site.

Respectfully submitted,
NINYO & MOORE



Mike Akoto
Staff Environmental Geologist



John Jay Roberts, PG, CEG
Senior Geologist

MKA/JJR/sc

Distribution: (5) Addressee (3 bound, 1 unbound) and 1 CD

TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	1
1. INTRODUCTION	3
1.1. Purpose	3
1.2. Involved Parties	3
1.3. Scope of Work	3
1.4. Limitations and Exceptions	4
1.5. Special Terms and Conditions	5
1.6. User Reliance	5
1.7. Physical Limitations	5
1.8. Data Gaps.....	6
2. SITE DESCRIPTION	6
2.1. Site Location.....	6
2.2. Site Description	6
2.3. Occupants	6
2.4. Heating and Cooling Systems.....	6
2.5. Sewage Disposal.....	7
2.6. Potable Water.....	7
2.7. Adjacent Properties.....	7
3. PHYSICAL SETTING	7
3.1. Topography.....	7
3.2. Site Geology	8
3.3. Surface Waters.....	8
3.4. Groundwater	8
3.5. Oil and Gas Maps	8
4. USER PROVIDED INFORMATION	9
4.1. Title Records.....	9
4.2. Environmental Liens or Activity and Use Limitations.....	9
4.3. Specialized Knowledge	9
4.4. Commonly Known or Reasonably Ascertainable Information	9
4.5. Valuation Reduction for Environmental Issues.....	9
4.6. Reason for Performing a Phase I ESA Update	9
4.7. Previous Reports and Documents.....	10
5. PREVIOUS REPORTS	10
5.1. Ninyo & Moore 2008 Phase I ESA	10
5.2. Ninyo & Moore's 2009 Subsurface Investigation	11
5.3. City Directories.....	14
5.4. Building Department Records	14
5.5. Sanborn Fire Insurance Maps	15

6.	SITE RECONNAISSANCE.....	16
6.1.	Physical Limitations	16
6.2.	Use and Storage of Hazardous Substances and Petroleum Products.....	16
6.3.	Storage and Disposal of Hazardous Wastes	16
6.4.	Asbestos-Containing Materials (ACMs)	16
6.5.	Lead-Based Paint (LBP).....	17
6.6.	Unidentified Substance Containers.....	17
6.7.	ASTs and USTs	17
6.8.	Evidence of Releases	17
6.9.	PCBs	17
6.10.	Wastewater Systems	17
6.11.	Storm Water Systems	17
6.12.	Wells.....	18
6.13.	Mold.....	18
6.14.	Other	18
7.	INTERVIEWS.....	18
8.	ENVIRONMENTAL DATABASE SEARCH.....	18
8.1.	Federal National Priorities List (NPL): Distance Searched – 1 mile.....	19
8.2.	Federal Delisted NPL: Distance Searched – ½ mile.....	19
8.3.	Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – ½ mile	20
8.4.	Federal Corrective Action Report (CORRACTS): Distance Searched – 1 mile	20
8.5.	Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – ½ mile.....	20
8.6.	Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties	21
8.7.	Federal Institutional Control/Engineering Control Registries: Distance Searched – Site	21
8.8.	Federal Emergency Response Notification System (ERNS) – Site.....	21
8.9.	State Calsites Database (Calsites) or State-Equivalent CERCLIS: Distance Searched – ½ mile	21
8.10.	State Solid Waste Landfill Sites (SWLF): Distance Searched – ½ mile	22
8.11.	State LUST Lists: Distance Searched – ½ mile.....	22
8.12.	State UST and AST Registration List: Distance Searched – Site and Adjoining Properties	23
8.13.	State Brownfield List and State Institutional Control/Engineering Control Registries: Distance Searched – ½ mile.....	23
8.14.	State Voluntary Cleanup Programs (VCPs): Distance Searched – ½ mile.....	23
8.15.	Indian Reservations: Distance Searched – 1 mile.....	24
8.16.	Tribal-Equivalent NPL: Distance Searched 1 mile	24
8.17.	Tribal-Equivalent CERCLIS: Distance Searched 1 mile.....	24
8.18.	Tribal Landfill and/or Solid Waste Disposal Sites: Distance Searched – 1 mile	24
8.19.	Tribal LUST List: Distance Searched – 1 mile	24

8.20.	Tribal UST and AST Registration List: Distance Searched – Site and Adjoining Properties	24
8.21.	Tribal Institutional Control/Engineering Control Registries: Distance Searched – Site	25
8.22.	Tribal VCPs: Distance Searched – 1 mile	25
8.23.	Tribal Brownfield List: Distance Searched – 1 mile	25
9.	ENVIRONMENTAL REGULATORY AGENCY INQUIRIES	25
9.1.	County of Los Angeles Public Health	25
9.2.	South Coast Air Quality Management District (SCAQMD)	26
9.3.	Los Angeles RWQCB.....	26
9.4.	Department of Toxic Substances Control.....	26
9.5.	City of Los Angeles Fire Department (LAFD).....	26
9.6.	Los Angeles County Department of Public Works (LADPW)	27
10.	FINDINGS, OPINIONS, AND CONCLUSIONS	27
10.1.	Findings and Opinions	27
10.2.	Conclusions and Recommendations	28
11.	REFERENCES	29
12.	PROFESSIONAL STATEMENT	30
13.	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL	31

Figures

Figure 1 – Site Location Map

Figure 2 – Site Plan

Appendices

Appendix A – Photographic Documentation

Appendix B – Relevant Site Information

Appendix C – Environmental Database Report

Appendix D – Regulatory Agency Documentation

Appendix E – Resumes

EXECUTIVE SUMMARY

Ninyo & Moore was retained by the Community Redevelopment Agency of Los Angeles (CRA/LA, the Client/User) to perform Phase I Environmental Site Assessment (ESA) Update at 110-114 South Boyle Avenue in Los Angeles, California (site). Additional site addresses were noted to include 100 South Boyle Avenue and 1800 and 1810 East First Street. Ninyo & Moore conducted a previous Phase I ESA for the site for CRA/LA (Ninyo & Moore, 2008).

In summary, the following items were noted in Ninyo & Moore's 2008 Phase I ESA:

- The site was undeveloped in 1888. From approximately 1894 through 1906 the southern portion of the site was developed with a residential property. From approximately 1921 through 1938, the site was developed with the first of three gasoline service stations and a residential property. From approximately 1949 through 1956, the site was developed with the second of three gasoline service stations and a residential property. From approximately 1962 through 1976, the site was developed with the third of three gasoline service stations. The current building at the site was constructed in approximately 1981, and has been used as a laundromat through the time of this report.
- No information regarding the disposition or locations of underground storage tanks (USTs) used by the three on-site historical gasoline stations was revealed by this Phase I ESA. In addition, our research revealed no indication of any soil sampling being conducted at the site to evaluate possible impacts from past operations of the USTs.
- A gasoline service station was formerly located west and crossgradient of the site at 1750 East First Street, from approximately 1970 to 1995.
- A gasoline service station was formerly located north and upgradient of the site at 1809 East First Street, and 100-102 North Boyle Avenue, from approximately 1921 to 1949.
- No other potential off-site sources of environmental concern were identified in the immediate site vicinity.

Based on the preceding conclusions, Ninyo & Moore's 2008 Phase I ESA recommended that a geophysical survey be conducted at the site to evaluate possible existing USTs, and/or UST back-fill. We also recommended a limited subsurface assessment be performed at the site to evaluate possible impacts to the subsurface resulting from operation of USTs at the site, and from off-site gasoline stations.

A Subsurface Investigation was conducted by Ninyo & Moore in March of 2009. Based on the results Ninyo & Moore's 2009 investigation, the following conclusions and recommendations are presented:

- The soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater. In one sample from boring B2 at 5 feet bgs (in the central portion of the parking lot), concentrations of benzene, toluene, ethylbenzene, xylenes, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene exceed their respective regulatory agency risk-based screening levels.

We have performed this Phase I ESA Update in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05 of the site. This assessment has revealed the following recognized environmental concerns (RECs) in connection with the site:

- Three generations of gasoline service stations operated at the site from approximately 1921 through 1976. No information regarding the location of USTs associated with the gasoline service stations was revealed by this study.
- Based on the results Ninyo & Moore's 2009 investigation, the soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater.
- We recommend further investigations.
- Based on the age of the onsite building, a pre-demolition ACM survey should be conducted prior to demolition of site building.

1. INTRODUCTION

Ninyo & Moore was retained by the Community Redevelopment Agency of Los Angeles (CRA/LA, the Client) to perform Phase I Environmental Site Assessment (ESA) Update of 110-114 South Boyle Avenue, Los Angeles, California (hereinafter referred to as the site or subject site). Ninyo & Moore conducted a previous Phase I ESA for the site for CRA/LA (Ninyo & Moore, 2008). The following sections discuss the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the Phase I ESA Update.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate Practice E 1527-05, the objective of the Phase I ESA is to document, to the extent feasible, recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

1.2. Involved Parties

Mr. Mike Akoto performed regulatory inquiries and conducted historical research, interviews, and the site reconnaissance on June 23, 2009. Mr. John Jay Roberts of Ninyo & Moore performed project oversight and quality review.

Ninyo & Moore was retained by CRA/LA (the User) to complete this Phase I ESA Update. CRA/LA is considering purchasing the property for redevelopment.

1.3. Scope of Work

Ninyo & Moore's scope of work for this Phase I ESA Update included the activities listed below.

- Review readily available maps and reports pertaining to the site.
- Conduct an interview with a property representative regarding the environmental status of the site.
- Perform a site reconnaissance to document existing hazardous materials handling, storage, and disposal practices, areas of possibly contaminated surficial soil or surface water, possible sources of polychlorinated biphenyls (PCBs), underground storage tanks (USTs) and aboveground storage tanks (ASTs), and possible sources of contamination from activities at the site and adjacent properties.
- Review readily available historical documents summarized in Ninyo & Moore's 2008 Phase I ESA, including aerial photographs, Sanborn Fire Insurance Rate maps, building department records, historical topographic maps, and reverse city directories, as applicable.
- Review federal, state, tribal, and local regulatory agency databases for the site and for properties located within a specified radius of the site. The databases document locations of known hazardous waste sites, landfills, leaking underground storage tanks (LUSTs), and permitted facilities that utilize USTs.
- Review of readily available local regulatory agency files for the site.
- Prepare this Phase I ESA Update report for the property. The Phase I ESA Update report documents findings and provides opinions and recommendations regarding possible environmental impacts at the site. Color photographs are provided in the report.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. Special Terms and Conditions

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in this report, this Phase I ESA Update does not include analysis of the following: asbestos-containing materials, methane gas, radon, lead-based paint, lead in drinking water, underground pipelines, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

1.6. User Reliance

This report may be relied upon by, and is intended exclusively for, the User and its assigns. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the User is undertaken at said parties' sole risk.

1.7. Physical Limitations

No physical limitations (e.g., locked rooms, fenced areas) were encountered during the site reconnaissance. At the time of the site reconnaissance, the weather was sunny with a temperature of approximately 80 degrees Fahrenheit.

1.8. Data Gaps

Ninyo & Moore was granted site access. During the site reconnaissance, visual inspection of the site was completed on the site, and the site appeared to be a self-serve laundromat. No significant data gaps were noted during the preparation of this Phase I ESA Update report.

2. SITE DESCRIPTION

The following sections provide a general description of the subject site and adjacent properties. Select photographs taken during the site reconnaissance are included in Appendix A.

2.1. Site Location

The site is situated at 110-114 South Boyle Avenue, southeast of the intersection of South Boyle Avenue and East First Street in the city of Los Angeles, Los Angeles County, California (Figure 2). The site comprises one parcel which has been designated Assessor's Parcel Number (APN) 5174-018-061. A parcel map is included in Appendix B.

2.2. Site Description

The site comprises a single-story commercial building and associated parking area (Figure 2).

2.3. Occupants

The site is currently occupied by Boyle Laundry Center, a self-serve laundromat.

2.4. Heating and Cooling Systems

Heating and cooling systems use electricity and natural gas, which are provided to the site by the Los Angeles Department of Water and Power (LADWP) and the Gas Company, respectively.

2.5. Sewage Disposal

No evidence of septic systems was observed on the subject property. The site vicinity is currently serviced by the City of Los Angeles Sanitation Bureau.

2.6. Potable Water

Potable water is provided to the site by the LADWP.

2.7. Adjacent Properties

The site is bound to the north by East First Avenue, beyond which are construction sites associated with the Goldline subway extension. The site is bound to the east by Cerda's #2 Auto Upholstery and other small businesses such as Maria Real, a restaurant. The site is bound to the south by multi-family residential units. The site is bound to west by South Boyle Avenue, beyond which construction for the Goldline subway extension was observed. Adjacent properties are shown on Figure 2.

3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site based upon our document review and our visual reconnaissance of the site and adjacent areas.

3.1. Topography

Ninyo & Moore reviewed the United States Geological Survey (USGS) 7.5-Minute Series Los Angeles, California, Topographic Quadrangle Map dated 1966 and photorevised in 1981. The site has an approximate elevation of 305 feet above mean sea level (MSL). The general site vicinity slopes toward the south, while the site is generally flat. Drainage from the site is via sheet flow to the curb and gutter systems on the surrounding streets.

3.2. Site Geology

The site is located within the Transverse Ranges Geomorphic Province. Locally, the site is situated within the Coastal Plain of the Los Angeles Basin. The Los Angeles Basin is bounded by the Santa Ana Mountains to the east, the Santa Monica Mountains and Puente Hills to the north, and the Pacific Ocean to west and south. The site vicinity is underlain by the Lakewood Formation. This formation is comprised of marine and continental sedimentary deposits that are overlain by Pleistocene and Recent Age alluvium.

3.3. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site.

3.4. Groundwater

Groundwater information for the site was not available. Ninyo & Moore reviewed the State Water Resources Control Boards website (www.geotracker.com), and groundwater depth was measured in June, 2008, at a property located approximately 0.3-mile south of the site ranging from 40 to 72 feet below ground surface (bgs). Regional groundwater gradient is anticipated to follow the surface topography in a south direction.

3.5. Oil and Gas Maps

According to the Regional Wildcat Map No. W1-5 and Map 119, supplied by the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), the site is not located in an oil field and no oil or natural gas wells have been drilled on the site. The Boyle Heights Oil Field is located approximately 0.25-mile southeast of the site. The closest oil well is located approximately 1,000 feet west of the site.

4. USER PROVIDED INFORMATION

The following sections summarize information or documentation provided by the client for the purposes of this assessment. A questionnaire completed by Mr. Dan Weissman, of CRA/LA, is presented in Appendix B.

4.1. Title Records

Title records were not provided to Ninyo & Moore for review.

4.2. Environmental Liens or Activity and Use Limitations

According to Mr. Weissman, he is not aware of any environmental liens or activity and use limitations for the site.

4.3. Specialized Knowledge

Mr. Weissman indicated that he has no specialized knowledge pertaining to the site.

4.4. Commonly Known or Reasonably Ascertainable Information

According to Mr. Weissman, the property was previously used as a gas station, based on the prior Phase I ESA performed on this property. Ninyo & Moore's 2009 subsurface investigation showed evidence of release related to former USTs onsite. It appears that the USTs may have already been removed.

4.5. Valuation Reduction for Environmental Issues

Mr. Weissman indicated that a price offer for the property has been adjusted based on contamination discovered during the subsurface investigation performed as part of the due diligence for the purchase of the property.

4.6. Reason for Performing a Phase I ESA Update

CRA/LA is considering purchasing the property for redevelopment.

4.7. Previous Reports and Documents

No previous reports and documents were provided to Ninyo & Moore for review.

5. PREVIOUS REPORTS

5.1. Ninyo & Moore 2008 Phase I ESA

Ninyo & Moore (2008) was retained by the CRA/LA to perform a Phase I ESA of the site; the Phase I ESA report was dated September 10, 2008. Additional site addresses were noted to include 100 South Boyle Avenue and 1800 and 1810 East First Street.

In summary, the following items were noted in Ninyo & Moore's 2008 Phase I ESA:

- The site was undeveloped in 1888. From approximately 1894 through 1906 the southern portion of the site was developed with a residential property. From approximately 1921 through 1938, the site was developed with the first of three gasoline service stations and a residential property. From approximately 1949 through 1956, the site was developed with the second of three gasoline service stations and a residential property. From approximately 1962 through 1976, the site was developed with the third of three gasoline service stations. The current building at the site was constructed in approximately 1981, and has been used as a laundromat through the time of this report.
- No information regarding the disposition or locations of USTs used by the three on-site historical gasoline stations was revealed by this Phase I ESA. In addition, our research revealed no indication of any soil sampling being conducted at the site to evaluate possible impacts from past operations of the USTs.
- A gasoline service station was formerly located west and crossgradient of the site at 1750 East First Street, from approximately 1970 to 1995.
- A gasoline service station was formerly located north and upgradient of the site at 1809 East First Street, and 100-102 North Boyle Avenue, from approximately 1921 to 1949.
- No other potential off-site sources of environmental concern were identified in the immediate site vicinity.

This assessment has revealed the following RECs in connection with the site:

- Three generations of gasoline service stations operated at the site from approximately 1921 through 1976. No information regarding the location of USTs associated with the gasoline service stations was revealed by this study. It did not appear that soil sampling has ever been conducted at the site.

Based on the preceding conclusions, Ninyo & Moore recommended that a geophysical survey be conducted at the site to evaluate possible existing USTs, and/or UST backfill. We also recommended a limited subsurface assessment be performed at the site to evaluate possible impacts to the subsurface resulting from operation of USTs at the site, and from off-site gasoline stations.

5.2. Ninyo & Moore's 2009 Subsurface Investigation

CRA/LA authorized Ninyo & Moore to perform a Subsurface Investigation (SI) at the site in 2009. The purpose of the SI was to evaluate possible impacts to the site from historical site activities found during Ninyo & Moore's (2008) Phase I ESA; namely, the three generations of gasoline service stations at the site from approximately 1921 through 1976, prior to the current development with a laundromat in 1981. No information regarding the location of USTs associated with the gasoline service stations was revealed during Ninyo & Moore's 2008 Phase I ESA. No record was found that previous soil sampling had been conducted at the site.

The scope of services included a geophysical survey, soil vapor and soil sampling, and laboratory analyses. The intent of the geophysical survey (conducted on March 10, 2009) was to detect indications of underground features (e.g., USTs, utility lines, etc.) or excavations (for former USTs), to pre-screen and select boring locations to be advanced during the SI. The results did not indicate the presence of USTs within the parking lot or beneath the site building. The results did indicate the suggested presence of two former excavations beneath the western portion of the parking lot. No indications of former excavations were detected beneath the site building.

In March of 2009, 11 borings were advanced to approximate depths of 15 to 15.5 feet below ground surface (bgs). Soil vapor probes were installed and sampled in each of the borings at 5 and 15 feet bgs. Soil vapor samples were collected and analyzed for volatile organic compounds (VOCs) including fuel oxygenates in an on-site mobile laboratory. Soil matrix

samples were collected at 5 and 15 feet bgs and analyzed for Title 22 metals, VOCs, and semi-volatile organic compounds (SVOCs) in an off-site fixed laboratory.

No groundwater was encountered in the borings advanced during this SI to the maximum depth explored.

Soils encountered during this SI consisted mostly of silty clay, silty sand and sand. Fill consisting of silty clay and sand was encountered to depths up to 11 feet in borings the central portion of the site. Brick fragments were observed in the fill in the central portion of the site parking lot. Alluvium consisting of silty clay and sand was encountered in the borings.

Soil gas results indicate VOC analytes are greater in the 15-foot deep sample in the vast majority of instances, usually by factors 3 times, or more. Concentrations of analytes detected in soil gas samples from 5 feet bgs were compared with California Environmental Protection Agency (Cal-EPA, 2005), California Human Health Screening Levels (CHHSLs) for the residential land use scenario. Of the VOCs detected (having published CHHSLs), benzene at a concentration of 160,000 $\mu\text{g}/\text{m}^3$ in one sample from the central portion of the parking lot is above its respective CHHSLs for residential land use screening level of 36.2 $\mu\text{g}/\text{m}^3$.

Of the 22 soil matrix samples analyzed for VOCs, three samples from 5 feet bgs and one sample from 15 feet bgs contained detectable concentrations of VOCs. VOCs were not detected in samples from 8 of the 11 borings. Most of the reported VOCs were detected in samples from one boring in the central portion of the parking lot, and low concentrations of only a few VOCs were reported from the 5-foot deep samples from two borings in the southern and eastern margins of the parking lot. The results indicate VOC analytes are greater in the vast majority of 5-foot deep samples, usually by orders of magnitude. Thus, where detected, the concentrations of the analytes generally, significantly decrease with depth.

Concentrations of VOC analytes detected in soil matrix samples from 5 feet bgs were compared with soil screening levels (SSLs) provided by the U.S. Environmental Protection Agency (EPA), Region 9, preliminary remediation goals (PRGs) for residential soil. The

same sample from the central portion of the parking lot has a concentration of 1,2,4-trimethylbenzene (140,000 µg/kg) and 1,3,5-trimethylbenzene (51,000 µg/kg) which are above residential PRGs of 67,000 µg/kg and 47,000 µg/kg, respectively. Also, benzene (at 8,000µg/kg) from the same sample is above its respective SSL of 1,100 µg/kg for residential soil. Other VOC analytes in soil matrix samples do not exceed their respective SSLs.

Two of the 22 soil samples analyzed contained detectable concentrations of three SVOC analytes. Concentrations of SVOC analytes detected in soil matrix samples from 5 feet bgs were compared with EPA Region 9 SSLs for residential soil. None of the detected concentrations of SVOCs exceed their respective soil screening levels.

Concentrations of metals detected in soil samples from 5 feet bgs were compared with the CHHSLs for the residential land use scenario. None of the concentrations of metals exceeded their respective CHHSL, except arsenic. The maximum arsenic concentration of 2.3 mg/kg exceeds the CHHSL of 0.07 mg/kg. However, the California Department of Toxic Substances Control (DTSC) has provided an upper bound screening level of 12 mg/kg for arsenic in soil for use at school sites. In addition, the concentrations of arsenic detected in site soil sample are within generally accepted background concentrations for native California soils. Therefore, the arsenic concentrations in site soils should not pose a significant risk to human health.

Based on the results of the investigation Ninyo & Moore provided the following conclusions and recommendation:

- The soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater.
- In one sample from boring B2 at 5 feet bgs (in the central portion of the parking lot), concentrations of benzene, toluene, ethylbenzene, xylenes, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene exceed their respective CHHSLs and/or SSLs.
- We recommended further investigation.

5.3. City Directories

During our 2008 Phase I ESA, Ninyo & Moore reviewed the Haines Criss-Cross city directories in Fullerton, California. City directories were not available prior to 1971. The following is a summary of our review.

In general, city directory listings indicated small businesses along East First Street, such as restaurants, clubs, markets, and barber shops. Residential property listings were noted in city directories along South Boyle Avenue.

A Shell gasoline service station (1750 East First Street) was located west of the site across South Boyle Avenue from at least 1971 through 1995.

Copies of city directories are provided in Appendix B.

5.4. Building Department Records

Based on the results of Ninyo & Moore's 2008 Phase I ESA, building permits for the site addresses (110 – 114 South Boyle Avenue) were reviewed at the City of Los Angeles Building Department. Permits were available for 110 and 114 South Boyle Avenue from the period from 1929 to 1982. No changes to the site were observed since 2008 during our Phase I ESA Update site reconnaissance. The following is a summary of our review.

110 South Boyle Avenue

1962 – A permit for Standard Oil Company to build a new service station and auto repair facility. No information regarding the location of USTs was observed.

1962 – A certificate of occupancy for Standard Oil Company to occupy the 1-story service and automobile repair facility.

1981 – A building permit was issued to Kinichi Kondo for “grading and remove recompact” at the site. A second permit was issued to Kinichi Kondo to build a new Laundromat facility at the site. Another building permit was issued for Kinichi Kondo to change the floor plan, foundation, roof framing, and to add a retaining wall to the existing Laundromat.

1982 – A certificate of occupancy for Kinichi Kondo to occupy the 1-story Laundromat.

114 South Boyle Avenue

1929 – A building permit was issued for a new private garage.

1933 – A repair permit was issued to make new roof, paint, and to repair what was damaged by fire.

1939 and 1955 – Routine repair permits for the residential structure.

1961 – A permit to clear the lot.

Copies of permits are included in Appendix B.

5.5. Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps (Sanborns) were provided by FirstSearch and reviewed during Ninyo & Moore's 2008 Phase I ESA. Sanborns were available for 1888, 1894, 1906, 1921, 1949, and 1970. The following is a summary of our review. Copies of the Sanborns are included in Appendix B.

- **1888** – No structures appeared developed on the site.
- **1894 and 1906** – The northern portion of the site appeared as vacant land. The southern portion of the site appeared to be developed with a residential property at 114 South Boyle Avenue.
- **1921** – The northern portion of the site appeared developed with a small building labeled **“Oil and Gas Station;”** site addresses noted were 100 and 110 South Boyle Avenue, and 1800 East First Street. The southern portion of the site appeared similar to that observed in the 1906 map.
- **1949** – The northern portion of the site appeared re-developed with a new building and canopies, labeled **“Oil and Gas Station.”** A small restaurant is shown on the northeastern portion of the site at 1810 East First Street. The southern portion of the site appeared similar to that observed in the 1921 map.
- **1970** – The site appeared re-developed with a new “L” shaped building and canopies labeled **“Oil and Gas.”** A gasoline station across South Boyle Avenue at 1750 East First Street is shown.

The site vicinity appeared developed primarily with residential properties along South Boyle Avenue, and with small shops and stores along East First Street.

A **“Gasoline and Oil Station”** appeared north of East First Street and up-gradient of the site in the 1921 and 1949 maps. The addresses noted with this off-site gasoline station are 1809 East First Street, and 100-102 North Boyle Avenue.

A **“Gas and Oil”** facility appeared west of South Boyle Avenue and crossgradient of the site in the 1970 map. The address associated with this off-site gasoline station is 1750 East First Street.

6. SITE RECONNAISSANCE

On June 23 2009, Mr. Mike Akoto of Ninyo & Moore conducted a site reconnaissance. The site reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

6.1. Physical Limitations

There were no physical limitations during the site reconnaissance.

6.2. Use and Storage of Hazardous Substances and Petroleum Products

Evidence of use and storage of hazardous substances and petroleum products was not observed at the site during the site reconnaissance.

6.3. Storage and Disposal of Hazardous Wastes

Evidence of storage and disposal of hazardous waste was not observed at the site during the site reconnaissance.

6.4. Asbestos-Containing Materials (ACMs)

Based on the age of the building (prior to 1981), ACMs are likely present at the site.

6.5. Lead-Based Paint (LBP)

Based on the age of the building (prior to 1981), LBP may be present at the site.

6.6. Unidentified Substance Containers

Unidentified substance containers were not observed on the site.

6.7. ASTs and USTs

Evidence of ASTs and USTs was not observed at the site during the site reconnaissance.

6.8. Evidence of Releases

Evidence of releases at the site, such as odors, stressed vegetation, stains, leaks, pools of liquids, and spills, was not observed during the site reconnaissance.

6.9. PCBs

Electrical transformers can be a source of PCBs. Utility owned pole-mounted transformers appeared on the southwest corner of the site, and one pole-mounted transformer is located adjacent to the southeast boundary of the property. The transformers appeared in good condition, and leaks or stain below were not observed.

6.10. Wastewater Systems

Wastewater systems, such as clarifiers, sumps, pits, grease traps, and floor drains, were not observed on the site at the time of the site reconnaissance.

6.11. Storm Water Systems

Storm water systems were not observed at the time of the site reconnaissance.

6.12. Wells

Wells, such as water supply wells and groundwater monitoring wells, were not observed on the site during the site reconnaissance.

6.13. Mold

Evidence of mold and water damage, was not observed during the site reconnaissance.

6.14. Other

No on-site or off-site potential environmental concern was noted.

7. INTERVIEWS

A site representative was interviewed for this Phase I ESA Update. No other interviews were performed for the purpose of this Phase I ESA Update. User provided information is presented in Section 4.0. However, the property owner's attorney completed a questionnaire during the site reconnaissance. According to Mr. Wayne T. Kasai of Kasai Law Group, there are no environmental cleanup liens that are filed or recorded against the site. There are no activity and land use limitations that are in place on the site or that have been filed or recorded in a registry. Mr. Kasai has no specialized knowledge or experience of the site. According to the Mr. Kasai, there has been a reduction in the purchase price of the property due to contamination of the site. Mr. Kasai also indicated that the site was once used as a gas station and drilling of the site during a site investigation has revealed that the site has some contamination. A questionnaire completed by Mr. Wayne Kasai is presented in Appendix B.

8. ENVIRONMENTAL DATABASE SEARCH

A computerized, environmental information database search was performed by Track Info, LLC, on June 22, 2009. The search included federal, state, tribal, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of potential environmental concern, is presented in the associated FirstSearch report in Ap-

pendix C. In addition, a description of the assumptions and approach to the database search is provided in Appendix C. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been documented as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects. The figures in the FirstSearch report indicate approximate locations of properties that may pose environmental concerns.

The following paragraphs describe the databases that contain noted properties of environmental concern and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site. The groundwater information provided indicates whether the individual facility is upgradient of, downgradient from, or crossgradient to the subject site in terms of the assumed direction of groundwater flow. Based on local topography, the assumed, general direction of groundwater flow in the vicinity of the site is to the south.

8.1. Federal National Priorities List (NPL): Distance Searched – 1 mile

The NPL is the United States Environmental Protection Agency's (EPA's) database of uncontrolled or abandoned hazardous waste properties identified for priority remedial actions under the Superfund program. This database includes proposed NPL listings.

Neither the site nor properties located within a 1-mile radius of the site were listed on this database.

8.2. Federal Delisted NPL: Distance Searched – ½ mile

This database contains delisted NPL properties under the Superfund program. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete properties from the NPL. In accordance with 40 Code of Federal Regulations (CFR) 300.425. (e), properties may be deleted from the NPL where no further response is appropriate.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.3. Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List: Distance Searched – ½ mile

The CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the NPL. This database also includes properties listed as No Further Remedial Action Planned (NFRAP).

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.4. Federal Corrective Action Report (CORRACTS): Distance Searched – 1 mile

The EPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.

Neither the site nor properties located within a 1-mile radius of the site were listed on this database.

8.5. Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities List: Distance Searched – ½ mile

The RCRA TSD database (non-CORRACTS) is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.6. Federal RCRA Generators List: Distance Searched – Site and Adjoining Properties

This list identifies sites that generate hazardous waste as defined by RCRA. Inclusion on these lists is for permitting purposes and is not indicative of a release.

Neither the site nor adjacent properties were listed on this database.

8.7. Federal Institutional Control/Engineering Control Registries: Distance Searched – Site

These lists identify properties with engineering and/or institutional controls. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on the site. Deed restrictions are generally required as part of the institutional controls.

The site was not listed on this database.

8.8. Federal Emergency Response Notification System (ERNS) – Site

The ERNS database contains information on reported releases of oil and hazardous substances.

The site was not listed on this database.

8.9. State Calsites Database (Calsites) or State-Equivalent CERCLIS: Distance Searched – ½ mile

The Calsites database, also known as the State-equivalent CERCLIS, is maintained by the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC). This database contains information on Annual Work Plan (AWP) and both

known and potentially contaminated properties. Two-thirds of these properties have been classified, based on available information, as needing No Further Action (NFA) by the DTSC. The remaining properties are in various stages of review and remediation to determine if a problem exists.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.10. State Solid Waste Landfill Sites (SWLF): Distance Searched – ½ mile

The SWLF database consists of open and closed solid waste disposal facilities and transfer stations. The data comes from the Integrated Waste Management Board's (IWMB's) Solid Waste Information System (SWIS) and the State Water Resources Control Board's (SWRCB's) Waste Management Unit Database (WMUD) database.

The site is not listed on this database. The report indicates one facility on the non-geocoded list, listed on this database. Based on our vicinity reconnaissance, this facility is not located within the ½-mile search radius.

8.11. State LUST Lists: Distance Searched – ½ mile

The FirstSearch database of LUST information system is obtained from the SWRCB and the California Regional Water Quality Control Board (RWQCB). Ninyo & Moore also reviewed the SWRCB GeoTracker website.

The site is not listed on this database. Thirteen facilities are located within the ½-mile search radius. None are in the immediate site vicinity. The nearest facility to the site is Vega Auto Service at 1869 East First Street, approximately 600 feet east and crossgradient of the site. According to the FirstSearch report this facility had a gasoline release in 1994 affecting soil and groundwater and is currently undergoing "remedial action." Based on the distance from this facility to the subject site and its cross-gradient position, it is unlikely to have had a negative environmental affect on the subject site.

Five of the facilities are listed with a regulatory status of “case closed” and would not be considered an environmental concern. The remaining seven facilities are located more than ¼-mile away, and/or located down or crossgradient of the site. Based on this information, these facilities would not be considered an environmental concern.

8.12. State UST and AST Registration List: Distance Searched – Site and Adjoining Properties

UST and AST databases are provided by the SWRCB. Inclusion on these lists is for permitting purposes and is not indicative of a release.

The site was not listed on this database. The former Boyle Mobil Center and former Shell Service Station at 1750 East First Avenue, west and crossgradient of the site, across South Boyle Avenue, was listed three times on the UST database. No violations were reported, and no other details were available. This facility was not listed on the LUST database. Based on this information, this facility would not be considered an environmental concern.

8.13. State Brownfield List and State Institutional Control/Engineering Control Registries: Distance Searched – ½ mile

The DTSC maintains the Site Mitigation and Brownfields Reuse Program (SMBRP) that lists properties that are undergoing cleanup with DTSC oversight. The database includes properties with one or more deed restrictions, and, therefore, includes institutional and engineering control registries.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.14. State Voluntary Cleanup Programs (VCPs): Distance Searched – ½ mile

The State VCP database lists low threat level properties with either confirmed or unconfirmed releases. Project proponents have requested that the DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC’s costs.

Neither the site nor properties located within a ½-mile radius of the site were listed on this database.

8.15. Indian Reservations: Distance Searched – 1 mile

This list depicts Indian administered lands of the United States that have an area equal to or greater than 640 acres. No Indian Reservations were listed within a 1-mile radius of the site.

8.16. Tribal-Equivalent NPL: Distance Searched 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent NPL properties are suspected to be located within the search radius.

8.17. Tribal-Equivalent CERCLIS: Distance Searched 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent CERCLIS properties are suspected to be located within the search radius.

8.18. Tribal Landfill and/or Solid Waste Disposal Sites: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal landfills and/or solid waste disposal sites are suspected to be located within the search radius.

8.19. Tribal LUST List: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent LUST cases are suspected to be located within the search radius.

8.20. Tribal UST and AST Registration List: Distance Searched – Site and Adjoining Properties

Because no Indian Reservations were located within 1 mile of the site, no registered USTs or ASTs are suspected to be located on the site or adjacent properties.

8.21. Tribal Institutional Control/Engineering Control Registries: Distance Searched – Site

Because no Indian Reservations were located within 1 mile of the site, no tribal institutional control or engineering control registries are suspected to be located at the site.

8.22. Tribal VCPs: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent VCP cases are suspected to be located within the search radius.

8.23. Tribal Brownfield List: Distance Searched – 1 mile

Because no Indian Reservations were located within 1 mile of the site, no tribal-equivalent Brownfield cases are suspected to be located within the search radius.

9. ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Information regarding the site addresses was requested from local government agencies. Based on information obtained about the site from other sources, it was judged that interviews of regulatory officials would not provide additional or meaningful information to the Phase I ESA Update. Copies of agency information and relevant site documentation are presented in Appendix D.

9.1. County of Los Angeles Public Health

Ninyo & Moore made a request to the County of Los Angeles Public Health (LAPH), to review records that may be available for the site for this Phase I ESA Update, but no information was received at the time of completing this report. Ninyo and Moore will issue an addendum if any information is received. In Ninyo & Moore's 2008 Phase I ESA, according to the LAPH, no files were available for the site addresses.

9.2. South Coast Air Quality Management District (SCAQMD)

Ninyo & Moore reviewed the South Coast Air Quality Management District's (SCAQMD) facility information detail search (FINDS) website for permits regarding the site. According to the website, no permits are available for the site addresses.

9.3. Los Angeles RWQCB

The Los Angeles RWQCB is divided into three units: UST; Spills, Leaks, Investigation and Cleanup (SLIC) 1, and SLIC 2 (the former Well Investigation Program [WIP] unit). Ninyo & Moore made a request to the RWQCB's UST, SLIC 1, and SLIC 2 units to review records that may be available for the site. According to the RWQCB's UST, and SLIC 1 and SLIC 2 units, no records are available for the site addresses.

9.4. Department of Toxic Substances Control

Ninyo & Moore made a request to the DTSC to review records that may be available for the site for this Phase I ESA Update, but no information was received at the time of completing this report. Ninyo and Moore will issue an addendum if any information is received. In Ninyo & Moore's 2008 Phase I ESA, according to the DTSC, no files were available for the site addresses.

9.5. City of Los Angeles Fire Department (LAFD)

The LAFD is divided into two units: the hazardous materials unit and the UST unit. Ninyo & Moore made a request to the LAFD hazardous materials unit and the UST unit to review records that may be available for this Phase I ESA Update, but no information was received at the time of completing this report. Ninyo and More will issue an addendum if any information is received. In Ninyo & Moore's 2008 Phase I ESA, according to the LAFD hazardous materials unit, no records were available for the site addresses. According to the LAFD UST unit, no records were available for the site addresses.

9.6. Los Angeles County Department of Public Works (LADPW)

Ninyo & Moore requested information regarding the site from the LADPW for this Phase I ESA Update, but no information was received at the time of completing this report. Ninyo and Moore will issue an addendum if any information is received. In Ninyo & Moore's 2008 Phase I ESA, according to a representative from the LADPW, no records were available for the site addresses.

10. FINDINGS, OPINIONS, AND CONCLUSIONS

Based upon the results of this Phase I ESA Update, the following findings, opinions, and conclusions are provided.

10.1. Findings and Opinions

In general conformance with the scope and limitation of our assessment and the ASTM Practice E 1527-05, Ninyo & Moore (2008) prepared a Phase I ESA for the site which included a summary of findings and opinions associated with known or suspect RECs, historical RECs, and de minimus environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment), as follows:

- The site was undeveloped in 1888. From at least 1894 through 1906 the site was partially developed with a residential property. From at least 1921 through 1938, the site was developed with the first of three gasoline service stations and a residential property. From at least 1949 through 1956, the site was developed with the second of three gasoline service stations and a residential property. From at least 1962 through 1976, the site was developed with the third of three gasoline service stations. The current building at the site was constructed in approximately 1981, and has been used as a Laundromat through the time of this report.
- The location of USTs associated with the former gasoline service stations at the site, was not revealed during this report. No other information was available.
- A gasoline service station was formerly located west and crossgradient of the site at 1750 East First Street.
- No other potential off-site sources of environmental concern were identified in the immediate site vicinity.

Based on the preceding findings, Ninyo & Moore recommended completion of a geophysical survey to locate possible existing USTs, and/or UST backfill. We also recommend a limited subsurface assessment to determine if soils and groundwater have been affected by the USTs. Ninyo & Moore (2009) conducted a subsurface site investigation to evaluate the possible USTs and suspected impact therefrom. Based on the results of the investigation, soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation did not determine the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater. In one sample from boring B2 at 5 feet bgs (in the central portion of the parking lot), concentrations of benzene, toluene, ethylbenzene, xylenes, 1,2,4-trimethylbenzene, and 1,3,5-trimethylbenzene exceed their respective regulatory agency risk-based screening levels.

10.2. Conclusions and Recommendations

We have performed Phase I ESA Update in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05 of the site. This assessment has revealed the following recognized environmental concerns (RECs) in connection with the site:

- Three generations of gasoline service stations operated at the site from approximately 1921 through 1976. No information regarding the location of USTs associated with the gasoline service stations was revealed by this study.
- The soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater.
- We recommend further investigations.
- Based on the age of the onsite building, a pre-demolition ACM survey should be conducted prior to demolition of site building.

11. REFERENCES

Environmental FirstSearch, 2008, Environmental FirstSearch Report, dated August 12.

Ninyo & Moore, 2008, Phase I Environmental Site Assessment, 110 – 114 South Boyle Avenue, Los Angeles, California, dated September 10.


Ninyo & Moore, 2009, Subsurface Investigation 110 – 114 South Boyle Avenue, Los Angeles, California, dated April 7.

United States Geological Survey, Los Angeles, California: 7.5-minute Series (topographic), Scale 1:24,000.

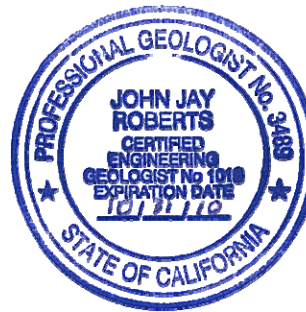
12. PROFESSIONAL STATEMENT

As required by 40 CFR §312.21(d) the following statement is included:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

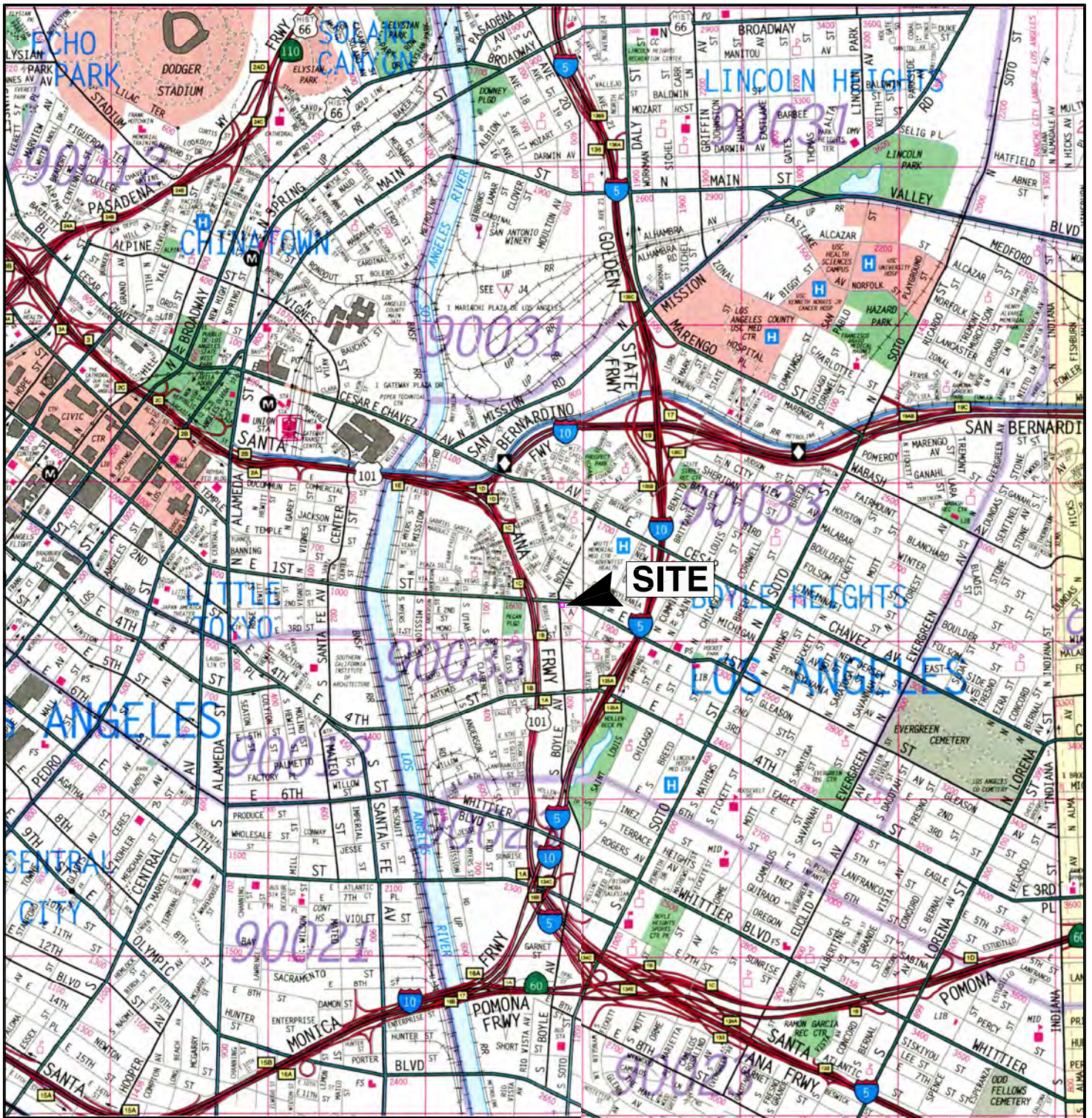


John Jay Roberts, PG, CEG
Senior Geologist



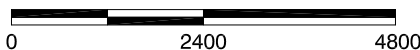
13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix E.



REFERENCE: 2007 THOMAS GUIDE FOR LOS ANGELES/ORANGE COUNTIES, STREET GUIDE AND DIRECTORY

APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.
Map © Rand McNally, R.L.07-S-129

Ninyo & Moore

SITE LOCATION MAP

FIGURE

PROJECT NO.

DATE

110 - 114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

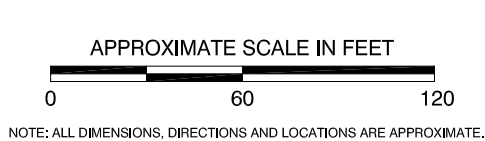
207511003

6/09

1



207511-A2.DWG



LEGEND	
(1816)	STREET ADDRESS
T	POLE MOUNTED TRANSFORMER
- - -	SITE BOUNDARY

Ninyo & Moore		SITE PLAN	FIGURE
PROJECT NO.	DATE	110 - 114 SOUTH BOYLE AVENUE LOS ANGELES, CALIFORNIA	2
207511003	6/09		

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Photograph No. 1: Facing west away from the site at South Boyle Avenue, beyond which construction for the extension subway is observed.



Photograph No. 2: Looking north at East First Street, beyond which is active construction for the Goldline extension subway.



Photograph No. 3: Pole-mounted transformer located at the southeastern corner of the site.



Photograph No. 4: Pole-mounted transformers located at the southwestern corner of the site.



Photograph No. 5: Looking east away from the site at Cerda's #2 Auto Upholstery.



Photograph No. 6: Facing east away from southwestern boundary of the site is a multi-family residential units.

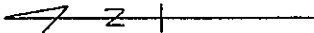
APPENDIX B

RELEVANT SITE INFORMATION

5174 | 18 | 2000

SCALE 1" = 80'

9402204005001-11
340700 31220

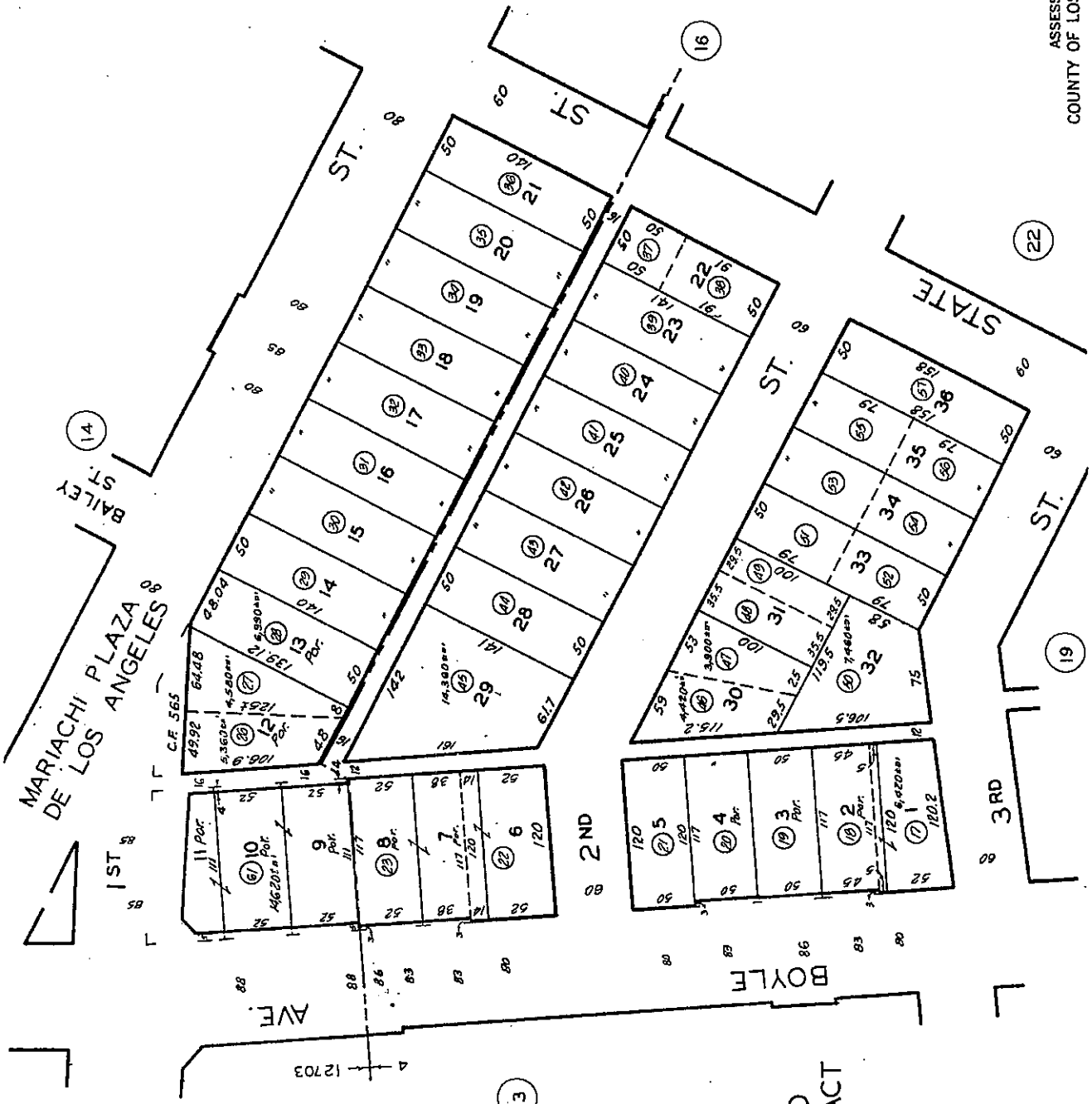


WORKMAN AND
HOLLENBECK TRACT
M. R. 5-426-427

CODE
4
12703

FOR PREV. ASSMT SEE:
5174 -36

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



USER QUESTIONNAIRE for 110 S. Boyle Phase I Update.

(1) Environmental Cleanup liens that are filed or recorded against the site (40 CFR 312.25)

Are you aware of environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No.

(2) Activity and land use limitations (AUL's) that are in place on the site or that have been filled or recorded in a registry (40 CFR 312.26).

Are you aware of any AUL, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local laws?

No.

(3) Specialized knowledge or experience of the person seeking to qualify for LLP (40 CFR 312.28)

As the user of this ESA, do you have any specialized (non-public) knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No.

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude there are a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

The purchase price represents the adjusted price based on contamination discovered during a Phase II investigation performed as part of the due diligence for the purchase of this property.

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,

- (a) Do you know the past use of the property?
- (b) Do you know specific chemicals that are present or once were present at the property?
- (c) Do you know of spills or other chemical releases that have taken place at the property?
- (d) Do you know of any environmental cleanups that have taken place at the property?

The property was previously used a gas station, based on the prior Phase I performed for this property. A phase II showed evidence of a release related to former USTs onsite. It appears that the USTs have already been removed.

(6) The degree of obviousness of the presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indications that point to the presence or likely presence of contamination of the property?

Prior use as a gas station.

Answered by
Daniel Weissman, PE,
Sr. Civil Engineer.
June 22, 2009

PHASE I ESA/AAI REQUIREMENTS

According to the All Appropriate Inquiry (AAI, 40 CFR 312) requirements and ASTM (E 1527-05) guidance on conducting Phase I Environmental Site Assessments, the "user" of the assessment must provide the following information, if available, to the environmental professional in order to qualify for Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001. Please check yes or no and provide any additional information you may have regarding the site. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 132.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

☐ Yes

☒ No

If yes, please explain:

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes

☒ No

If yes, please explain:

(3) Specialized knowledge or experience of the person/department requesting the Phase I ESA and seeking to qualify for the landowner liability protections (40 CFR 312.28).

As the user of this ESA, do you have any specialized knowledge or experience related to the property or adjoining properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes

☒ No

If yes, please explain:

(4) Relationship of the purchase price to the fair market value of the property, if it were not contaminated (40 CFR 312.29).

Does the purchase price offered for this property reasonably reflect the fair market value of the property? If there is a difference between the purchase price and the fair market value, have you considered whether the lower purchase price is because contamination is known or believed to be at the property?

Please discuss: *Some reduction in purchase price is due to some contamination.*

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a) Do you know the past uses of the property?

(b) Do you know of specific chemicals that are present or once were present at the property?

(c) Do you know of spills or other chemical releases that have taken place at the property?

(d) Do you know of any environmental cleanups that have taken place or are ongoing at the property?

☒ Yes

☐ No

If yes, please explain:

There was a gas station at one time.

(6) The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

☒ Yes

☐ No

If yes, please explain:

Testing (drilling) has revealed some contamination.

WAYNE KASAI

Print Name

Wayne Kasai

Signature

6/23/09

Date

110-114 E. Boyle Ave.

LECTORY

1976

90033 CONT..

AMELITA L 664-3156
DO 64-0062
60-9407 3
-5354 5
-8523+6

1976

59+6
60
60-966+6
600-1389 5
664-1862
3 BUS 51 RES 14 NEW

LOS ANGELES

WALTER INC 629-2595
NOVEL 625-2068
OF GALT 625-8796
UNIFORM CO 626-0544 0
DO
UNITEES OF AMET 627-5554 3
MARTIN MERTON 627-5554 0
KANE 626-2500
HENDERSON 626-1174 3
ED 624-4111
PREP 624-1372 0
626-5526+6

LOS ANGELES

664-3550
668-3571
668-1705+6
664-2200
2 NEW

BOYLE AV S 90033 LOS ANGELES

117*ELSOL GIFT SHOP 263-9209+6
120....APARTMENTS 269-5884+6

ENDO HARUO 269-1846
1 HIROSHIMA HARUKICHI 269-3921
3 IMAOKA TSUYA MRS 265-2197
10 KUROIWA T 265-3905 4
6 KUROSE KAZUKO 265-2917 4
8 MINAMIDE KONA 268-6043 3
15 MIYAGISHIMA T 261-1580+6
TAKADA KAZUKO 269-2664 0
12 YAMAGUCHI TOMENO

120.....
121 XXXX 00
123 XXXX 00

125 ALEGRIA DANL 268-5305
127*GABALLEROS DE DIHAS 264-9327
FRANCIS PASTOR 261-5665 5
RAZON LEONIDES REV 265-1910+6

*SUPREME CNSTRY COA 268-7733
128 AGUILAR THOS A 268-0801
FLORES RODOLFO 265-3178 2

131 RENDEZ JOHN B 264-8484 3
133 FUJII CHIYO 263-0091
133 INADA HARRY G 269-1095

135 SHINGU KAY K 269-4931
135 TOMITA TSUYA 261-1075
137 TAKAHASHI A TAKANO 269-7908

139 FUJIKAWA AYAKO 262-7989+6
FUJIKAWA KIYOMI 262-7989 4

2024 KAMITANI KET 263-2206 5
2045 MATSUHARA CHIYO 268-4895 0
206 KIM S K 262-0494+6

207*FLORES ANTONIO 264-6888 4
*FLORES BOOKKEEPS SV 264-6888 3
2075 PEDRAZA RUBEN 268-3000+6

212....APARTMENTS
HIRAI SHOJI 269-6628+6
6 MASUDA TOM S 262-6907

5 NOCHIZUKI MARIKA 269-4954 0
3 SHAPIRO JOSHUA RBB 265-4138 2
4 TAKAHASHI NICHI 263-2815

212.....
213 SHIN YOUNG K 264-2293 4

847	GALAGNA PETE	221-2172
848	MANASIAN TEFANOS	221-7853
854	GARCIA EZEQUIEL R	222-0781 8
857	CARRANCO JOE L	223-0282 4
857	RODRIGUEZ JUAN D	225-7979 9
859	XXXX	00
860	NISHIDA TAMATSU	222-6078 0
862	YAMAMOTO D	227-1727+0
863	XXXX	00
864	YUJE BENKICHI	225-6356 9
868	ELLIS LOU MRS	222-7342
869	ACOSTA GUADALUPE	223-5740+0
	AVILA ANTONIO G	222-1883+0
	SERRANO JULIA	227-5177+0
869	HERNANDEZ MARIO	223-7018+0
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875	XXXX	00
877	XXXX	00
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BOYLE AV S 90033 LOS ANGELES		
117	XXXX	00
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15	ENDO HARUO	289-5684 6
	FUKUSHIMA TERUYO	281-6773 8
17	KANESHITA H	282-6848 7
	KITADANI RINJIRO	282-4031 8
*	KOBAYASHI MINEO	281-3874+0
	KURATA MINORU	286-2153 8
10	KUROIWA T	285-2197
5	KUROSE KAZUKO	265-3908 4
	MIYAGISHIMA T	289-8043 8
3	TANAKA AKI	288-9758 7
12	YAMAGUCHI TOMENO	269-2554+0
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121	FRAGA LEONOR R	288-5498 9
123	TRASVINA ROSARIO	282-1592 9
125	ROJAS PORFIRIO	283-2828 9
127	CABALLEROS DE DIMAS	284-8327
	RAZON LEONIDES-REV	285-1910 6
*	SUPREME CNSTRY CDA	285-7733
128	AQUILAR THOS A	288-0801
	CHOE YONG	264-4178 8

1980

SCHONHOVEN TERRY 680-0931 3
 STELLA POLARIS GLAY 817-2846 3
 WELLENBOYD CENTER 620-9427 +5
 WOODQUERQUE LITA 680-3397 4
 RAPHAEL VICTOR D 621-2700 3
 SHIP (SHI) PROCTNS 617-3336 3
 HEDLIN JOHN 621-4040 +5
 YEN FONG TRADING CO 687-3647 +5
 GAZON ELECTRIC 624-1199 1
 SIMRA INDUSTRIAL 624-3123 1
 00
 BOYD PARTNERS 620-0289 +5
 BARR & ASSOCIATES 620-1988 2
 FRANKING 617-9355 +5
 +5

1985

CUMMINGS JERRY ASO 621-2756 +5
 ENVIRONMNTL PLANNG 617-2660 4
 G T K CONSTR GROUP 620-0505 4
 HAYAKAWA FORWARDING 680-9560 4
 IWASAKI ROBERT ATTY 626-6462 3
 J S F CO 613-1006 3
 KAVANAUGH GERE DSGN 687-8270 +5
 KUNIHRO ARCHITECT 620-0505 4
 MILTON NOJI DESIGNS 620-1424 +5
 NOJI MILTON DESIGNS 620-1424 +5
 POSTON DANIEL D 626-6462 3
 SHEFFIELD CHANEY 626-6462 3
 STEEN EARL R ATTY 626-6462
 TOBISHIMA CORP 680-1487 4
 UEMURA CO INC 680-0492 4
 YANAGIZAWA KOICHI M 626-6462 +5

20
 427 XXXX 00
 428 HORIZON HOBBIES&TYS 687-0853 +5
 429 CA PAN 624-5498 +5
 M C INDUSTRIES INC 617-3486 +5
 MAGICLIP 617-3486 +5
 SLIMLINE REST PROD 617-3486 +5
 E Y SEAFOOD COMPANY 621-2478 +5

ZIP CODE 90033

BIRD JOHN K CO INC 264-5950
 CANEE CORP 585-1223 3
 CHALKS CURED PRODS 264-5106 9
 CHAKHI ELI 266-6565 +5
 FEGGIE NEWMAN 264-8000 3
 FEGGIE NEWMAN CO 264-2200 8

669 PEREZ LORENZO P 225-6297
 PRIETO NICOLE 227-0222 3
 669 TORRES GUADALUPE C 221-0210 3
 673 XXXX 00
 675 XXXX 00
 677 XXXX 00
 * 36 BUS 38 HES 21 NEW

BOYLE AV S 90033
LOS ANGELES

119 XXXX 00
 120 APARTMENTS
 ABE TAEKO 266-8229 3
 FUKUHARA KOJI 266-1056 3
 FUKUSHIMA TERUYO 261-8773 3
 KUROIWA T 266-2187
 KUROSE KAZUKO 266-3905
 MIYAGESHIMA T 266-6043 3
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 YAMAMOTO JOJI 268-1702 2
 YOSHIDA SHIGERU 266-6286 2

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 RAZON LEONIDES REV 265-1910 6
 SUPREME CNSTRY CDA 268-7733
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 A REE SUNG G 262-8747 4
 131 GARCIA JOSE T 266-3925 4
 GARCIA MARIA G 266-6831 2
 MENDEZ JOHN B 267-8576 1
 133 FUJII CHIYO 263-0091
 135 NAZAWA SHOZO 268-5829 +5
 137 XXXX 00

139 UNO MIYONO 261-4915 3
 202 IKEDA SEIZO 262-2337 7
 202 YOSHIDA TOMOYE 268-4768 +5
 204 KIM KEY HUN REV 264-3945 8
 206 GONZALEZ BERTHA 268-6971 8
 KIM DONG J 268-7268 +5
 YI SANG S 261-2269 1
 207 FLORES BOOKKEEPNG 264-6888
 212 ANDO KEN 269-4929 8
 HIRAI SHOJI 269-6628 6
 MASUDA TOM S 262-6907
 213 KANG CHIN H 262-1591 3
 TOSHIYUKI BEN 261-4618

217 APARTMENTS 262-5782
 AJIFU MINORU 269-5156 2
 AKAGI NAOICHI 263-7985
 DEMELLO STANLEY 264-7328 3
 FUJII YOSHIKO 268-5853 +5
 HIROYUKI FUKUDA 267-0899 +5
 ICHIKAWA KOICHI 261-4550 +5
 IDA MASAHIRO 264-5648 0
 KIM KI OK 262-1800 4
 KIM KYUNG J

1995

ZIP CODE 90033

BOYLE AV N 90033
LOS ANGELES

663	XXXX	00
664	YUGE Sankich	225-6350
666	MARTINEZ Robert	227-1070-4
668	XXXX	00
673	XXXX	00
674	XXXX	00
675	XXXX	00
*	36 BUS	51 RES
		9 NEW

WEALTH CODE 00

120	XXXX	00
121	XXXX	00
125	XXXX	00

128 AGUILAR Thos A 268-0801

133 FUJII Chiyo 269-009

APARTMENTS	
AKAGI Naotchi	263-6186
DEMELLO Stanley	263-7986
NARAHARA Roy	263-6529
OTA Joe F	263-8830
SHIKI G	263-7855

APARTMENTS	
BARRON Gilberto	286-7145 +5
GHAVEZ H	526-1352 +4
GONZALEZ Juliana	264-3638 +5
HERNANDEZ M	261-3818 +4
NUNGARAY Rafael	284-5918 +6

	BATSY
	VALDIYI
412	CHIRCO
412A	CHIRCO
415	CELEAD
	HERMAN
418	CHADAY
	HOLDAN
417	GAFLEN
418	*OH BUC
419	XOOX
420	XOOX
421A	RODRIG
422	HARAO
424	XOOX
429	APART
	MCBETI
	MCLEON
	OKUBAI
	SUZUKI
	UMEZAI
	YAZAW
426	
427	APART
	GABRIE
	KIM Che
	KIM Dor
	KURDZI
	MANOU
	ROYBAI
	SANDER
	SIM Mo
	TURBEY
	VALDIYI
427	
432	*ALBA J
435	*INTL IN
436	*ONE FA
	*ONE FA
442	HIROSE
446	NAKAM
	NAKAM
501	*EUREKA
	*P U E N
	*P U E N
504	*FUKINBA
512	*LUNA PI
516	MARTIN
	OH, H Ya
	TENNYS
518	XOOX
520	XOOX
522	XOOX
526	WOO Ed
534	XOOX
538	LOPEZ
	VALLES
573	APART
	ARONS J
	ANDERS
	BAKER L
	BARANIK
	BERNSTE
	BIGGOOD
	ROCK Jan
	BROOKS
	BUNNELL
	GADELL J
	CANFIELD
	CLINES B
	COOKE C
	DARLING
	DIXON L
	DUBOIS M
	DUEHA A
	DUGA C
	DUROE E
	ELERMAN
	EYMANH J
	FORD O B
	FREDERICK

THE UNIVERSITY OF CHICAGO

BOYLE AV S 90033
LOS ANGELES

WALTHAM

17 X000 00
X 1STF

110	●KONDO Kinichi	00	
119	XXXX	00	+0
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	SATO Noriko	323-268-3067	
	UEDA Kosaku	323-268-2523	+
121	XXXX	00	
125	YAMADA Yasunori	323-269-1882	9
	APARTMENTS		
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	GOMEZ Juan A	323-268-7260	0
	MADRIGAL Carlos	323-261-1455	+0
	MENDOZA Agustin	323-261-1098	+0
	●RICHARD Hiroko	00	+0
	VACA Prado Jose Jesus	323-780-8554	+0

127	AGUIAR Thos A	323-268-0001	10
128	MACIAS Manted	00	10
131	APARTMENTS		
	CENDEJAS Roberto	323-264-3680	
	GARCIA Gerardo	323-226-7358	8
	GARCIA Maria Guadalupe	323-262-0535	9
	MARTINEZ Ignacio H	323-264-5288	2
	MENDEZ Cora	00	10
	REYTERIA Eduardo	323-264-4410	9

131			
133	●TAKEI Kazuko	00	10
135	●TAKEI Kazuko	00	10
137	XXXX	00	
139	XXXX	00	

X 2ND E

202 1/2	MURAKAMI Abe K	323-264-1971	6
204 1/2	KIM Kay Hun Rex	323-264-3645	5
206	• LOPEZ Lee	00	+0
	RAMIREZ Miguel Angel	323-781-3813	5
207	• FLORES BOOKKEEPING	323-264-6888	5
	• FLORES Norbert	00	+0
	YOUNG Tracy O	323-268-7266	+0
211	• TOSHITUKU Ben	00	+0
212	• ANDO Ken	323-269-8123	5
	KISHIOKA Hideaki	323-269-4905	7
	• NAKATSURU Shigeki	00	+0
	PADILLA Dolores A	323-261-2043	8
213	CUMPIDO Rogelio	323-526-1113	9
	ROJAS Juan	323-286-1283	3
	TOSHIYUKI Ben	323-261-4418	

DOYLE AV N-90033
LOS ANGELES

THE CODE

X PLEASANT AV

[illegible]

144 JUAAREZ Helen 323-283-4711
323-283-4066

ROJAS Juan	329.000.000	329.000.000
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MAYEDA Tom 323-289

1800-1810 E First St.

HOLLYWOOD CRACKER 629-1857+
 REDSE VALLEY BAKERY 629-1857+
 VICTUAL VNTRS 629-1857+
 ENSLIN JON 626-0886
 JONS SANDLES 626-0886
 BECK SALLY 626-7955+
 HARRIS BEATRICE 628-3660+
 DTGBY HOTEL 629-2982
 DTGBY HOTEL 689-9612
 ORIENTAL BISCUIT CO 624-1352+
 KATOS SEWING MACH 628-2365
 NISEI BLOUSE 625-8100
 AMERICAN HOUTOKU 622-8628+
 JAPANESE BROCASTNG 628-4681
 CALAHATT REALTY CO 629-2373
 FUJIMOTO TOMIE 628-4402+
 GARRITY MATT S 624-0555+
 MIYAGI AKI 622-1619
 KIDD SABURO 629-2373
 NICHIBEI BUNKA H 628-4681
 NISEI ELECTRIC CO 625-8561
 NRTH AM TOUR ENTRPS 624-1867
 YAMSHINA Y 628-6815
 610 WAKE RINZABURO 628-4473
 617*LOS ANGELES SOAP CO 627-5011
 WHITE KING 627-5011
 618*SANYO DO
 MIYAGISHIN
 WADA F
 620 MAUTINO A
 NAGADS OF
 700*SCHNIER I
 706*LA BUDDHIST DTG 680-9739
 MINAMOTO TRADING CO 680-9737
 708*PEKING NOODLES MFG 628-6516
 724*ACE METAL SPINNING 624-4953
 803*SATSUKI TRADING CO 622-8056+
 NAKAGAWA KOKO 628-2788+
 805*HELENS BLUESKY CAFE 688-8944
 MOCHIZUKI MACHI 625-3776
 815*NISHI HONGWANJI TMPL 680-9130+
 900 PETERSON H C 623-6334+
 SEWARD LUGGAGE MFG 680-9953+
 901*LITTLE PEDROS 628-7839
 SANTA FE HOTEL 689-9560
 SANTA FE HOMES 624-4752
 SANTA FE HOMES 627-2471+
 SANTA FE HOMES 627-7178
 SANTA FE HOMES 627-2471+
 SANTA FE HOMES 689-4876+
 SANTA FE HOMES 689-4876+
 SANTA FE HOMES 624-3887
 SANTA FE HOMES 627-2471+
 SANTA FE HOMES 627-2471+
 SANTA FE HOMES 689-4876+

1971

1333 STOKES ORIEL 263-5671
 1335*ALISO CIRCLE PHRMCY 265-4685
 1341*A P E X 263-5417+
 1401*HOUSNG ATRTY OF LA 264-4265+
 *HOUSING AUTHORITY 268-1971
 1500 MARK WILLIE M 261-5339
 1505*HOUSING AUTHORITY 262-4127
 1506 ROSEN MAX 269-3452
 1508 REYNA LIBRADA 265-4397
 1510*KARLO SHOE STORE 269-2828
 1516*FINEST FURNITRE MFG 264-4136
 1520*NIPPON THEATRE 264-9490
 1525*HOUSING AUTHORITY 262-5149
 1528 ARRIETA ESPERANZA 261-4520
 1529*A&B MKT 262-7242
 1605*M&P CONTRACTORS CO 263-7823+
 *SALCIDO MANUEL 263-7823+
 1611 OLGUIN PEDRO 262-6037
 RODRIGUEZ MANUEL 261-7897+
 1613 GONZALEZ CLEOFAS 268-7395+
 1726 ESTRADA MARIA 261-7303
 1728 RUVALCABA EPIFANIO 263-1414
 AVINA FRANCISCO B 268-7032+
 1733 MENDEZ JUAN JOSE 266-0571+
 NAKANE FUYUKO 263-0136
 PEDROZA GUALDALUPE 265-2353
 1750*MALKIS SHELL SERV 264-8088+
 1785 ARASE KAZUD 264-5435
 1800*CASTILLOS CHEVRON 264-0557+
 1803*ORANGE JULIUS OF AM 261-7552+
 1812*LAS VEGAS CLUB 264-8383
 1816 BECERRA ENRIQUE R 264-8003
 *LA CITA RESTAURANT 264-8003
 1818*IKUFUKU RESTAURANT 264-4730+
 1819*LUCKY STORES INC 263-8318
 *SHOPPERS MKTS INC 263-8318
 1820*VILLA NUEVA 261-6722+
 BECERRA JOSEPHINA 261-6895
 1822*MONA LISA BTY SALON 265-1923
 RIVERA C 263-2435
 RIVERA MANUEL 263-2435
 1824*GARCIA BARBER SHOP 264-9426
 1825*MASTER MOTOR PARTS 268-7233
 1826 ZAPATERIA MONTEREY 264-8980
 1828 RESENDEZ ANTONIA 262-2469
 1832*GEORGES MARKET 268-6475
 *KELICK GEORGE B 268-6475
 1834 RAMIREZ MARIA 262-5965
 VELADOR FRANCISCA 262-5965
 1835*METROPOLITAN CAFE 264-8655
 VALDEZ MANUEL 264-8655
 1836 QUINTANA PEPPE 268-3075+
 1837 LOS DOS ARBOLITOS 264-9975
 1838 TORRES RICARDO DR 261-7021
 1839*ELPAVO BAKERY 268-1693
 1840*MINAMI LAUNDRY 262-4500
 1841*EDDIES CLEANERS 264-8611
 1842 CORONA CONCHA 261-1657

629-1247	JAPAN AMER SOCIETY	629-1247	9	1506	EASTER SEI SCT E LA	263-7381	+
629-3400	JAPAN AMER SOCIETY	629-3400	9	1508	URBAN PLANNING CNCL	268-4226	+
629-3317	JAPAN AMER SOCIETY	629-3317	9	1508	SERVICIO ALVARADO	269-1487	+
628-2726	JAPANESE AMER CENTR	628-2726	9	1508 1/2	ALTENITAS CAFE	264-9288	
628-5118	JAPANESE C OF C	628-5118	9	1510	RAMIREZ ELDA	262-5987	
680-0539	LITTLE TOKYO ASSN	680-0539	9	1516	GONZALEZ SALVADOR	285-4799	+
629-1247	MUKAEDA KATSUMA	629-1247	9	1520	KARLO SHOE STORE	280-2828	
628-8938	PAC CITIZEN	628-8938	9	1526	XXXX	00	
628-3768	PAC CITIZEN ADVR	628-3768	9	1526 1/2	XXXX	00	
626-1724	SHINSEI DO	626-1724	9	1528	MONTIEL JOSE L	266-3764	+
680-4846	MARUTAKA	680-4846	+	1529	ALVAREZ CAROLINA	261-9727	
680-4739	MIFUNE	680-4739	+	1605	REYNOSO VICENTE	261-4632	
680-4768	NAKAGAWA	680-4768	+	1607	ARRIETAS MARKET 1	281-3515	
680-4939	OYAKATA	680-4939	+	1611	A&B MKT	262-7242	
628-0897	RESTAURANT PLAZA	628-0897	+	1613	TAMURA WOODCRAFT	269-9873	+
680-0481	SAN REMO	680-0481	+	1623	RODRIGUEZ YIDEFONS	263-2808	+
680-4443	TENMASA	680-4443	+	1704	OLGUIN PEDRO	262-5037	
624-5870	KOHARU CAFE	624-5870	6	1726	GONZALEZ CLEOFAS	268-7395	+
972-9218	FUKUYA CAFE	972-9218	6	1728 1/2	SERPANOS K E	262-5036	
624-8370	HAGI GIFT SHOP	624-8370	+	1729	XXXX	00	
680-9141	TAWAS SHIATSU SPA	680-9141	+	1733	JIMENEZ HECTOR	268-4331	
624-2089	NIPPON BOOK CO	624-2089	3	1783	GONZALEZ BERTHA	261-8903	
626-9341	TATSUNO WALTER	626-9341	3	1785	XXXX	00	
629-1425	SATO INS AGCY	629-1425	5	1800	BONILLA ALBERTO	264-4333	+
624-5388	CENTRL X RAY LABS	624-5388	7	1803	DURAN FRANCISCO	261-2474	
625-2232	JAPANESE AMER CLTRL	625-2232	2	1812	LOPEZ CARLOS J	261-8319	+
	KAWABE DENNIS A-DR		2	1820	PEREZ GUILLERMO R	262-2275	+
	UN		4	1820 1/2	MALKI PAUL SHELL SV	264-3944	
			3		MALKI SHELL	264-4438	8
			9	1783	DENTAL LAB	262-6896	+
			8	1785	ARASE DOLL MAKINGS	264-5435	8
			2	1800	XXXX	00	
			6	1803	LA BURGERS	289-3354	+
			1	1812	LASVEGAS CLUB	264-9881	5
			9		VALDEZ BECKY	263-0926	7
				1816	XXXX	00	
				1818	FURUSATO RESTAURNTS	264-8867	8
				1819	CERTIFIED DISTRBTNG	265-3454	+
					SHOPPERS RANCHO	263-9421	7
				1820	CASA PRIETO	261-8411	7
					DEPORTERS CASA P	264-8033	9
				1820 1/2	BECERRA JOSEPHINA	261-6895	
				1822	MONA LISA BTY SALON	265-1923	
				1822 1/2	INTL REPRESENTATION	262-1936	5
					L&O STUDIO	268-1735	+
				1824	GARCIA BARBER SHOP	264-9426	
				1825	XXXX	00	
				1826	ZAPATERIA MONTEREY	264-7118	2
				1828	ELTOREO CLUB	264-9934	+
				1832	GEORGES MARKET	268-6475	
					KELICK GEORGE B	268-6475	
				1834 1/2	DIAZ ESTELLA	262-9766	+
					DOL JOHN	262-5969	8
					ULLOA GUILLERMINA	262-2934	9
				1835	METROPLN CAFE	264-8655	
					VALDEZ MANUEL	264-8655	8

1980

513-9233	CAFE	513-9233	+	500	CALIF HARDWARE CO	629-2411	
629-2411		629-2411	7	503	ALAMEDA HOTEL	972-9088	7
972-9088		972-9088	8		ALAMEDA HTL	624-4557	8
624-4557		624-4557	8	505 1/2	CASINO JUAREZ	680-9103	+
680-9103		680-9103	+	509	XXXX	00	
00		00		511	MOTOYAMA MASAHARU	622-6874	7
622-6874		622-6874	7		OWAKE RESTAURANT	613-9862	+
613-9862		613-9862	+	515	DIGBY HOTEL	972-9584	+
972-9584		972-9584	+	517	XXXX	00	
00		00		519	ORIENTAL BISCUIT CO	824-1352	+
824-1352		824-1352	+	604	KATOS SEWING MACH	628-2385	
628-2385		628-2385		604 1/2	SUZI OF CALIF	625-8100	4
625-8100		625-8100	4		GARRITY MATT S	624-0555	+
624-0555		624-0555	+		HOSHIZAKI MITCH M	629-5707	7
629-5707		629-5707	7		SHINSHU	625-0669	+
625-0669		625-0669	+		INTERNATL TRAD	628-1973	+
628-1973		628-1973	+		LITTLE TOKYO DNLT	680-3487	+
680-3487		680-3487	+		CO	680-1284	9
680-1284		680-1284	9		GLOBAL CO INC	825-2887	9
825-2887		825-2887	9		TRADING	680-1787	+

ON THIS PAGE MAY NOT BE KEYPUNCHED, ENTERED INTO A COMPUTER OR PHOTOCOPIED. IN

1985

MOTOYAMA ENTERPRISES

515	DIGBY HOTEL	625-2992	1
	DIGBY HOTEL	972-9584	2
517	XXXX	00	
519	ZITA PHILIPPINE FD	687-8833	1
521	XXXX	00	
604	KATOS SEWING MACHINE	628-2365	
606	COURT DATA CENTER	687-0259	+5
	DENTAL WORKS	680-3487	1
	HIRO TRANS&HIRE	617-7752	3
	HOSHIZAKI MITCH M	629-5707	7
	HSUEH CHING CHEN	621-7721	+5
	KISHIDA TAKEAKI	617-0102	+5
	KITA INTL TRADING	628-1973	0
	WEST CST TRAVEL	617-9605	+5
610	XXXX	00	
611	XXXX	00	
612	XXXX	00	
613	YOKOYAMA GONPACHI	625-2410	3
614	NISEI ELECTRIC CO	625-8561	6
615	YOKOY GINSENG IMP	680-9128	7
616	YOKOYAMA GONSAI	626-4079	4
617	YOKOYAMA ENTERPRISES	687-6921	0
618	YOKOYAMA TRADING CO	680-9737	
619	YOKOYAMA ARTHUR M DC	617-9224	3
620	YOKOYAMA KENJINKAI	972-9219	+5
621	XXXX	00	
622	YOKOYAMA ORNL SHOJI	629-4174	2
623	YOKOYAMA AUTO REPAIR	617-0670	+5
624	XXXX	00	
625	XXXX	00	
626	XXXX	00	
627	YOKOYAMA BUDDHIST	680-9130	3
628	YOKOYAMA HONGWANGI CHL	687-4565	+5
629	YOKOYAMA HONGWANGI TMPL	680-9130	0
630	YOKOYAMA BUILDING		
631	YOKOYAMA JEANERATHN APRL	621-4425	3

1333	XXXX	00	
1335	XXXX	00	
1341	CHIKING MKT	680-9128	7
1401	ALISO VILLAGE	625-1973	0
1500	XXXX	00	
1504	GAROL SPORTSWEAR	680-9128	7
1505	ALISO VILLAGE	625-1973	0
1506	SOLCA PODIATRY MED	625-1973	0
1507	INTERMEDIATE TRADING	625-1973	0
1508	ALLENITAS CAFE	625-1973	0
1509	ALISO CHECK CASHING	625-1973	0
1510	XXXX	00	
1511	XXXX	00	
1512	ALANZ MARTHA	625-1973	0
1513	LEANA BETTY	625-1973	0
1514	MARTINEZ DOLORES	625-1973	0
1515	XXXX	00	
1516	XXXX	00	
1517	ABR MKT	625-1973	0
1518	TAMURA WOODCRAFT	625-1973	0
1519	XXXX	00	
1520	OLGUIN PEDRO	625-1973	0
1521	GONZALEZ CLEOPAS	625-1973	0
1522	SERBANOS K E	625-1973	0
1523	XXXX	00	
1524	JIMENEZ ESAU	625-1973	0
1525	XXXX	00	
1526	KITAJIMA NOBUYUKI	625-1973	0
1527	TORRES ANTONIO	625-1973	0
1528	YOSHIDA HANAE	625-1973	0
1529	MALKI P SHELL SERV	625-1973	0
1530	MALKI PAUL SHELL	625-1973	0
1531	DENTAL LAB	625-1973	0
1532	ARASE DOLL MAKINGS	625-1973	0
1533	XXXX	00	
1534	LABURGERS	625-1973	0
1535	LASVEGAS CLUB	625-1973	0
1536	VERACRUZ	625-1973	0
1537	MAKOTO LARMEN ENTER	625-1973	0
1538	CERTIFIED DISTRBTG	625-1973	0
1539	SHOPPERS RANCHO MKT	625-1973	0
1540	CASA PRIETO	625-1973	0
1541	DEPORTES CASA PRIE	625-1973	0
1542	BECERRA EUFEMIA R	625-1973	0
1543	MONA LISA BTY SALON	625-1973	0
1544	GARCIA BARBER SHP	625-1973	0
1545	XXXX	00	
1546	CASA PRIETO	625-1973	0
1547	XXXX	00	
1548	XXXX	00	
1549	LUCHA RENE	625-1973	0
1550	SILVA MARGARITA	625-1973	0
1551	METROPLTN CAFE	625-1973	0
1552	XXXX	00	
1553	LAS PALOMAS	625-1973	0
1554	TORRES RICARDO DC	625-1973	0
1555	XXXX	00	
1556	XXXX	00	
1557	XXXX	00	
1558	XXXX	00	
1559	APACHES CARNES CRBN	625-1973	0
1560	BIRRIERIA JALISCO	625-1973	0
1561	LIMON ROLANDO	625-1973	0
1562	EL MITLA	625-1973	0
1563	FLORES MARCELO	625-1973	0
1564	XXXX	00	
1565	ARTEAGA LINO V	625-1973	0
1566	EXITOS LATINOS	625-1973	0
1567	LAPERLITA VARTY STR	625-1973	0
1568	XXXX	00	
1569	APODACA AURORA R	625-1973	0
1570	UNIVRSL FURNITURE	625-1973	0
1571	XXXX	00	
1572	XXXX	00	
1573	LIBRERIA Y DISTBR	625-1973	0
1574	BEREA PRINTING	625-1973	0
1575	MONTES CRECENDIO	625-1973	0

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353	*CHINA EMPORIUM CO	617-3899 +0		1509	*ALTERNITAS CAFE	287-8317 +0		2119	*ALTERNITAS	287-8317 +0	
354	*FRIENDSHIP ELEC	617-3899 +0		1510	*ALISO CHECK CASHING	280-7270 5		2120	*ALISO	280-7270 5	
355	XXXX	00			*WESTERN UNION	280-7270 +0		2121	*ALISO	280-7270 +0	
356	*SHINSEI DO JEWELRY	628-1724 9		1512	*LA FULGE MARKET	284-8496 5		2122	*ALISO	284-8496 5	
357	*RESTAURANT INAKA	680-4730 7		1513	IZABAL Norma	284-2900 5		2123	*ALISO	284-2900 5	
358	*RESTAURANT PLAZA	628-0697		1520	XXXX	00		2124	*ALISO	00	
359	*SAN MEMO	680-0461 8		1528	*CORONA SPORTSWEAR	282-0610 +0		2125	*ALISO	00	
360	*KOHARU CAFE	624-6870			JO Young	285-0307 +0		2126	*ALISO	00	
361	*SHINSEI DO JEWELRY	628-1724 3		1528 1/2	JIMENEZ Amelia	280-8723 5		2127	*ALISO	00	
362	*IMAI RESTAURANT	617-7927 3			PONCE Jose	282-8513 +0		2128	*ALISO	00	
363	*BEST VIDEO	680-7860 8			VASQUEZ Francisco	287-0511 5		2129	*ALISO	00	
364	*KIHARAS	628-9777 7		1528	XXXX	00		2130	*ALISO	00	
365	*TAWAS SHIATSU SPA	680-9141		1529	*A&B MKT	289-8211 5		2131	*ALISO	00	
366	*J.P. TRADING INC	617-3335 9		1508	*YAMURA WOODCRAFT	289-8672		2132	*ALISO	00	
367	*NIPPON BOOK CO	624-2089		1507	XXXX	00		2133	*ALISO	00	
368	*TATSUMI WALTER	628-8341		1511	OLGUIN Pedro	282-8037		2134	*ALISO	00	
369	*SATO INS AGCY	620-1425		1513	ALARCON Leonard	280-8230 +0		2135	*ALISO	00	
370	*AMER HOLIDAY TRAVEL	628-2232 7		1704	XXXX	00		2136	*ALISO	00	
371	*KAWABE DENNIS DR	485-8410		1726	XXXX	00		2137	*ALISO	00	
372	*LUCKY 80	680-1954		1729	XXXX	00		2138	*ALISO	00	
373	*MAGATANI ACUPUNCTR	628-3884 +0		1733	APARTMENTS			2139	*ALISO	00	
374	*PATHFINDER PLACE	617-7913 +0			ALCARAZ Antonio D	288-3888 +0		2140	*ALISO	00	
418	*COAST COMRCL IMPORT	624-5588			DONIS Cesar A	289-1770 8		2141	*ALISO	00	
419	*COAST IMPORTS	628-8311 3			GARCIA Elvira	284-0176 8		2142	*ALISO	00	
420	*COAST IMPORTS	624-5588			MARTINEZ Seario	282-0755 +0		2143	*ALISO	00	
421	*HOSHIZAKI BOEKI	624-5588 1			MORFIN Ofelia	281-7797 9		2144	*ALISO	00	
422	XXXX	00			TORRES Antonio	281-8015 3		2145	*ALISO	00	
423	XXXX	00		1733	APARTMENTS			2146	*ALISO	00	
424	*ATOMIC CAFE	628-8433 1			ALCARAZ Antonio D	288-3888 +0		2147	*ALISO	00	
500	XXXX	00		1750	*ERIC SHELL	285-2628 +0		2148	*ALISO	00	
501	XXXX	00			*WALKI P SHELL SERV	284-3944		2149	*ALISO	00	
502	XXXX	00		1783	*BARRIL A DENTAL LAB	282-8898 8		2150	*ALISO	00	
503	XXXX	00		1788	*ARASE DOLL MAKINGS	284-5435		2151	*ALISO	00	
504	*CLUB KEI	680-8447 8		1800	XXXX	00		2152	*ALISO	00	
505	XXXX	00		1803	*OLYMPIC DONUTS 3	289-3354 8		2153	*ALISO	00	
506	XXXX	00		1812	*GUERRERO Herminda G	282-3714 +0		2154	*ALISO	00	
507	*LE DANCE	00			*LAS VEGAS CLUB	287-8782 2		2155	*ALISO	00	
508	XXXX	00		1818	*EL CANARIO	288-2458 8		2156	*ALISO	00	
509	XXXX	00		1818	*MAKOTO LARMEN ENT	281-2703 3		2157	*ALISO	00	
510	XXXX	00		1819	*CERTIFIED DISTRIB	285-3454		2158	*ALISO	00	
511	XXXX	00			*SHOPPERS RANCHO MKT	289-7371 2		2159	*ALISO	00	
512	XXXX	00		1820	*CASA PRIETO	284-9042 +0		2160	*ALISO	00	
513	XXXX	00		1820 1/2	*BECERRA Eufemia R	282-8169 2		2161	*ALISO	00	
514	XXXX	00		1822	*DOVE OF LOVE	285-1923 9		2162	*ALISO	00	
515	XXXX	00		1822 1/2	*MOLINA Patricia	283-5595 9		2163	*ALISO	00	
516	XXXX	00		1824	*MARISCOS Perla D	289-8046 +0		2164	*ALISO	00	
517	XXXX	00		1825	XXXX	00		2165	*ALISO	00	
518	XXXX	00		1826	*MIRAGE VIDEO	282-7800 8		2166	*ALISO	00	
519	XXXX	00		1828	*JASMIN FAMILY REST	281-3934 +0		2167	*ALISO	00	
520	XXXX	00		1832	CASA Prieto	281-8411 8		2168	*ALISO	00	
521	XXXX	00			CASA Prieto	280-4783 8		2169	*ALISO	00	
522	XXXX	00		1835	*METRO CAFE	287-8608 1		2170	*ALISO	00	
523	XXXX	00		1836	*BOYLE HARDWARE	283-5408 +0		2171	*ALISO	00	
524	XXXX	00		1837	*LAB PALOMAS	285-8231 2		2172	*ALISO	00	
525	XXXX	00		1838	*HORTENCIAS BTY BLN	289-8070 6		2173	*ALISO	00	
526	XXXX	00		1839	*SUPERIOR CLEANERS	288-5583 8		2174	*ALISO	00	
527	XXXX	00		1840	XXXX	00		2175	*ALISO	00	
528	XXXX	00		1841	XXXX	00		2176	*ALISO	00	
529	XXXX	00		1842	XXXX	00		2177	*ALISO	00	
530	XXXX	00		1843 1/2	*APACHES CARNES CRBN	282-9787		2178	*ALISO	00	
531	XXXX	00		1845	BIRRIERIA Jaleco	287-8821 1		2179	*ALISO	00	
532	XXXX	00		1846	AVILA Magdalena	286-1848 +0		2180	*ALISO	00	
533	XXXX	00		1847	XXXX	00		2181	*ALISO	00	
534	XXXX	00		1848	*LA PRINCESA BAKERY	284-2383 +0		2182	*ALISO	00	
535	XXXX	00		1850	*LA CASA DEL MUSICO	282-8425 7		2183	*ALISO	00	
536	XXXX	00		1850 1/2	*LAPERLITA VARTY STR	288-2284		2184	*ALISO	00	
537	XXXX	00		1852	*PIZZAZZ	285-3894 +0		2185	*ALISO	00	
538	XXXX	00			*VICTORIA FASHIONS	284-0521 +0		2186	*ALISO	00	
539	XXXX	00		1853	*APODACA Aurora R	282-3408		2187	*ALISO	00	
540	XXXX	00		1854	*UNIVRSL FURNITURE	282-2548		2188	*ALISO	00	
541	XXXX	00		1857	XXXX	00		2189	*ALISO	00	
542	XXXX	00		1859	XXXX	00		2190	*ALISO	00	
543	XXXX	00		1860	*VALERIANO PHOTO	284-3851 +0		2191	*ALISO	00	
544	XXXX	00		1862	JUNG Hae Hae	282-7447 +0		2192	*ALISO	00	
545	XXXX	00		1862 1/2	LOPEZ Rosalia H	284-9137 +0		2193	*ALISO	00	

331	*AOI RESTAURANT	624-8260	1
	*RESTAURANT AOI	624-8260	
331	*HOTEL MIKADO	623-9032	
	*MIKADO HOTEL	972-8984	
	*SABADO Jose	626-0666	0
332	XXXX	00	
333	*KOMA COCKTAIL LNC	625-9111	7
335	*BEST VIDEO	680-7850	1
337	*SUEHIRO CAFE INC	626-9132	
338	XXXX	00	
339	*N T TRADING CO	680-2606	2
	*TOMO MKT	820-0033	2
340	*BUNKADO JPNSE IMP	625-1122	2
	*BUNKADO JPNSE RCRD	625-0123	3
341	*EAST GIFTS	626-1393	5
341	*MR RAMEN	626-4252	5
342	*KOYASAN BDDHST TMPL	624-1267	
	*KOYASAN BOY SGT 379	617-7379	
	*MICH CARPET & INTRS	626-6615	4
	*MICH GIFT SHOP	626-7522	
342	*SAN SP INC	687-4874	4
343	*USU RESTAURANT	680-1989	4
344	XXXX	00	
345	*DAIMARU HOTEL	621-7704	7
	*DAIMARU HOTEL	972-9208	8
346	XXXX	00	
347	*FAR EAST CAFE	628-1530	
348	XXXX	00	
350	*UYEDA S K DRY GDS	687-4812	
351	*KUROKI Raymond	626-7659	3
	*MA Chen	625-1652	3
352	XXXX	00	
353	*ANZEN HARDWARE	628-7600	1
	*ANZEN HARDWARE & SPLY	628-2068	1
354	XXXX	00	
355	*SHINSEI DO JEWELRY	626-1724	9
356	*SAN REMO	680-0461	8
357	*RESTAURANT IMAI	680-4166	4
358	*SHINSEI DO JEWELRY	626-1724	
359	XXXX		
360	XXXX		
362	*TAWAS SH		
364	XXXX		
365	XXXX		
366	XXXX		
368	*JAPANESE AMER MSM	625-0414	3
416	*COAST COMRCL IMPORT	624-5586	
	*COAST COMRCL IMPORT	628-8311	
	*COAST IMPORTS	624-5586	
	*HOSHIZAKI BOEKI	624-5586	
418	*TROY	617-0790	1
420	*KAGETSU AMRSTRNT	972-9535	4
422	*KAGETSU AMRSTRNT	617-9058	1

1995

1325	*VILLAGE CLEANERS	00	
	*RAMIREZ Silvia V	263-4231	
1326	*ASIAN BAKERY & REST	263-7822	6
1327	*BELLS BARBER SHOP	263-9182	
1329	XXXX	267-8824	
1331	XXXX	00	
1333	MORALES MONTOLYA M	00	
1335	*CHOYOS VIDEO	267-2842	4
1341	*MERCADO DEL SOL MKT	260-7415	5
1401	*ALISO VILLAGE	265-1986	8
	*HOUSING AUTH DEVL P	780-7405	2
	*HOUSING AUTH MNG	780-7400	
	*SOLEDAD ENRCHMNT	780-7405	2
1500	*BOYLE HTS CHRSTN CT	261-8520	7
1504	*ROI REINE INC	262-7128	5
1505	*ALISO PICO CENTER	266-6111	5
	*ALISO PICO SR NTRTN	268-4231	
	*LA MED CT ALISO PCO	262-6242	0
1506	XXXX	881-0543	4
1508	XXXX	00	
1510	*ALISO CHECK CASHING	260-7279	
	*WESTRN UNION CSHNG	260-7279	0
1512	JUAREZ Maria Bello	262-7418	3
1516	XXXX	00	
1520	XXXX	00	
1526	*CARRILLO Jorge	264-2931	5
	*GAVIDIA Rosa Maria	265-4523	5
1528	XXXX	00	
1529	*A&B MKT	268-5211	
1605	XXXX	00	
1607	*DEPPE Kenneth	268-4022	5
1611	*OLGUIN Pedro	00	5
1613	XXXX	00	
1704	XXXX	00	
1726	XXXX	00	
1729	*HERNANDEZ Ignacio	00	5
1733	*HERRERA Enrique	526-0650	5
	*NUNEZ CASTILLO N	268-2218	5
1750	*BOYLE GAS & MINI MART	264-3944	2
1783	*BARRIL A DENTAL LAB	264-6356	2
1785	*ARASE DOLL MAKINGS	264-5435	
1800	XXXX	00	
1803	*OLYMPIC DONUTS 3	269-3354	6
1812	XXXX	00	
1816	*EL CANARIO	266-2459	6
1818	*MAKOTO LARMEN ENTP	261-2703	
1819	XXXX	00	
1820	*PRIETO TROPHIES	264-9042	4
1822	*DOVE OF LOVE	265-1923	9
1824	*MORAS PRODUCE	269-8046	0
1825	XXXX	00	
1826	*MELTING VINYL RCRDS	262-7800	
	*MIRAGE VIDEO	262-7800	
1828	*JASMIN FAMILY REST	261-3934	0
1832	*CASA PRIETO	261-8411	8
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Figure 1

VIGNES

LITTLE PEDRO 213-687-3766
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 CA NEWSPAPER SV 213-229-5500
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 CA REAL ESTATE JRNL 213-229-5300
 DAILY COMMERCE THE 213-229-5300
 DAILY JOURNAL THE 213-229-5300
 LA DAILY
 LA JOUR
 THE
 SO CA REA

2000

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X GLESS S

X PECAN S

1750 XXXX
V BODIE

1785 * KAZUO AHASE
Y BOYLE AV S

X PLEASANT AV

ALL INFORMATION ON THIS PAGE MAY NOT BE KEYPUNCHED, ENTERED INTO A COMPUTER OR PHOTOCOPIED

E 1ST ST 90039 LOS ANGELES

WEALTH CODE 0.9

X N MYERS ST

1197 * LA HENRY 323-268-3913 +4

1199 XXXX 00

X S MISSION RD

X N MISSION RD

1200 * TOS MANUFACTURING 323-264-7383

1201 * HISPANIC URBAN CNTR 323-264-4494

* NEW HOPE CHRISTIAN 323-264-2255 8

FELLOWSHIP

1202 * PALMAS COMMISSARY 323-268-6897

1204 GELLAR Beth 323-265-4700 2

1207 XXXX 00

1210 APARTMENTS

GUINO Maria 323-269-0109 +4

MECKER Sylvia 323-264-6407 +4

NAKAYAMA Kentatsu 323-264-5442 5

PARADA G 323-264-6821 +4

RODRIGUEZ Alma 323-796-1422 +4

1210

1212 CAI KYH 323-262-3098 +4

STUART 323-262-3098 +4

1214 * ISLAS 323-262-3098 +4

1218 * A & S 323-262-3098 +4

1220 X 323-262-3098 +4

1224 * E 323-262-3098 +4

1261 X 323-262-3098 +4

X 323-262-3098 +4

X 323-262-3098 +4

1300 * OCEAN QUEEN 87 INC 323-261-5921

1301 * OCEAN QUEEN 87 INC 323-261-0866 +4

1307 XXXX 00

1308 XXXX 00

1315 * PLAZA CHILD 323-261-2523

OBSRVTN

1316 * DONAIR 323-261-4446 8

1318 XXXX 00

1320 XXXX 00

1321 * THRIFTY GROC MART 323-265-2025

1322 * DANIELLA'S FASHION 323-261-3899 3

1323 GANT B 323-269-0230 +4

1324 * STRICTLY REGIMENTAL 323-269-9911 2

1325 GUETA Uno 323-269-9054 1

RAMPRES Sherry 323-263-2822 5

* MALLA CLEANERS 323-263-4251

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1607 * DEPPE Kenneth 00

LOPEZ Maria P 323-268-4981 2

1611 * OLGUIN Edna 323-269-5422 7

* OLGUIN Steve 323-269-5422 7

1613 XXXX 00

1623 XXXX 00

X S PECAN ST

X BODIE ST

1704 XXXX 00

1726 XXXX 00

1729 * HERNANDEZ Ignacio 00

HUERTA Ivan 323-268-8549 7

1731 * HERNANDEZ Ignacio 00

1733 APARTMENTS

ALCARAZ Antonio 323-264-1682 +4

CRUZ Eugenia 323-980-0503 +4

LIMON Martinez Teodoro 323-780-8810 8

LIZARRAGA Jose L 323-415-6171 +4

MARTINEZ Aurelio 323-260-4650 +4

TORIZ Felix 323-780-4269 1

1733

1750 XXXX 00

1783 * A BARRIL DENTAL 323-264-5350 9

LABORATORIES

1785 * ARASE DOLL MAKINGS 323-264-5435 1

X S BOYLE AVE

1800 XXXX 00

1803 XXXX 00

1812 * CERDA'S UPHOLSTERY 323-263-5724 8

1814 CORTEZ Evalia 323-264-6581 3

CORTEZ Marisela 323-415-8082 4

1816 * EL CANARIO 323-266-2459

1818 * PLAZA CAFE 323-263-9760 +4

1819 XXXX 00

1820 * HOUSE OF 323-264-9042 1

TROPHIES&AWARDS

NELSON Michel 323-269-8434 +4

1822 AGUILAR Esperanza 323-267-1197 3

* HORTENCIA'S SALON 323-780-4828 0

DE BELLEZA

X PLEASANT AVE

1824 * 12 RECORDS 323-262-6263 3

1825 XXXX 00

1826 GIRARD Kathleen 323-881-0561 +4

1826 XXXX 00

1832 * CASA PRIETO 323-261-8411

SPORTING GOODS

* CASA PRIETO 323-260-4783

SPORTING GOODS

X BAILEY ST

1834 CASILLAS Vicente 323-269-8780 +4

ORTEGA Jose Luis 323-981-0460 3

RODRIGUEZ Julio Cesar 323-264-8093 +4

1835 * METRO CAFE 323-269-7750 7

1836 * LA CASA DEL 323-262-5243 3

MARACHI

1837 XXXX 00

1838 * JULIETA CONTRERAS 323-780-8186 +4

1839 * SUPERIOR CLEANERS 323-268-5563

1840 XXXX 00

1841 XXXX 00

1842 * LA SERENATA DE 323-265-3887

GARIBALDI

1843 * APACHE'S CARNES AL 323-263-9787

CARBON

1845 * BARRERIA JALISCO 323-262-4352

1846 XXXX 00

* TORTILLERIA

MARCOS

1943 * PEPE'S THAWT

1944 XXXX

1945 XXXX

1946 * MILLS ELISEO

1949 * TAQUERIA EL

X N CUI

X S CUI

2000 XXXX

2001 * SANTOS D INC

2002 * 26 IMPERIAL

IMPORT&WHO

2003 APARTMENT

* CENTRO MUSI

CONDE Gloria

DELEAGE Em

ESCOBEDO G

Fabian

GAMASCO Re

GONZALEZ An

SOLORZANO /

2003

2007 * LA VILLA

2009 * CASA 0101

2011 * HAPPY PETS

2015 * HOLLENBECK

CENTER

* HOLLENBECK

CT

* LA CTY RECBI

HOLLENBECK

2020 * SAMARITAN H

2024 * NANKA PRINT

2025 * AL & BEA'S MI

FOOD

2026 * J M RODAS MI

2029 * 98 CENTS EXP

DISCOUNT STI

2032 NARANJO Ema

NARANJO Migu

2033 * GUSCATLAN C

CNTR

* VICTORY OUTI

2030 * LEVER Robert

X S SAI

X N SAI

2100 * ST LOUIS DRU

2108 ORTEGA Herm

2111 * LA CTY POL CI

DSPTCH RLTN

* LA CTY POL DE

* LA CTY POL DE

* LA CTY POL DE

* LA CTY POL JV

* LOS ANTOJITO

2122 * E & T FOOD INC

BUILDING

2130 * BOYLE HEIGHT

COLLEGE INST

* BOYLE HSTS Y

OPRTNTY MYM

* EL CENTRO HIR

SERVICES CORP

* ENIG HEALTH &

RESEARCH SYS

* ENIG

HEALTHRESEA

SYSTEM

* GIRL SCOUTS EA

LA-BELMONT

* GIRLS TODAY INC

TOMORROW

★ CA REAL ESTATE 213-229-5300 8
JOURNAL
★ DAILY COMMERCE 213-229-5300
★ DAILY JOURNAL 213-229-5300
THE
★ LA DAILY JOURNAL 213-229-5300 5
★ SOUTHERN CA REAL 213-229-5300
ESTATE JRNL

X N SANTA FE AVE

X S SANTA FE AVE

X CENTER ST

1001 APARTMENTS

★ BERNOT Remington 213-628-7093 3
★ BRITCO PICTURES 213-620-9383 +7
★ CHANG Sok 213-229-0011 4
★ FREEMAN Carla 213-887-9708 5
★ GONZALEZ John 213-817-0890 4
★ LEFFINGWELL Luke 213-248-9443 +7
★ ROBERTSON Dana 213-620-0085 3
★ STABLE MATES 213-613-1707 3
★ YOO Hee Kyung 213-828-7707 4
16 YOO Hee Kyung 213-828-7708 4

1001
★ 184 BUS 29 RES 13 NEW

E 1ST ST 90033
LOS ANGELES

X

1137

X

X S MISSION RD

1200 ★ TDS 323-264-7383
MANUFACTURING
1202 ★ PALMAS 323-268-8897
COMMISSARY
1204 GELLAR Beth 323-265-3700 4
1210 ★ NAKAYAMA Kentatsu 323-284-5442
★ PARADA G 323-264-8821 4
★ RODRIGUEZ Alma 323-798-1422 4
1/2 ★ GUINO Maria 323-268-0109 4
1212 1/2 MATA Aurora 323-262-4919 5
1214 ★ ★ BLAS GUSTAVO 323-981-8605 4
1224 ★ ERNIE'S 323-262-0845
RESTAURANT

X N ANDERSON ST

X S ANDERSON ST

1315 ★ PLAZA CHILD 323-281-2523
OBSRVTH
1318 ★ DONAIR 323-281-4446 8
1322 ★ DANIELLA'S 323-261-3899 3
FASHION
1324 ★ ★ YENAWINE TAD 323-268-9911 2
1326 ★ ASIAN 323-263-5678 2
RESTAURANT
★ CAKEWALK 323-261-0852 8

X N UTAH ST

X S UTAH ST

VIA NICOLA ST
APARTMENTS

★ BAEZ Nathl G 323-264-8482 3
★ CASTILLO Blanca 323-263-2430 5
★ CHUNG Ching-Hui 323-264-2565 3

1/2 ★ JARAMILLO Blanca 323-780-8579 8
1/2 ★ ZURITA Sergio 323-262-0726 5

1526
X N GLESS ST

X S GLESS ST

1807 ★ LOPEZ Maria P 323-268-4981 2
1811 ★ OLGUIN Slave 323-268-5422
1813 ★ ARCE Emma OO
GOMEZ Irene 323-261-2833 +7

X S PECAN ST

X BODIE ST

1729 ★ HERNANDEZ Susan OO 0
1731 ★ HERNANDEZ Susan OO 0

1733 APARTMENTS

★ ALCARAZ Antonio 323-264-1682 4
★ CRUZ Eugenia 323-980-0503 4
★ GONZALEZ Josefina 323-283-0048 5
★ JIMENEZ Ricardo 323-268-4820 4
★ LIMON MARTINE 323-780-8810 8
Teodoro
10 MARTINEZ Aurelio 323-280-4650 4
2 MENDOZA Teresa 323-282-9488 5
★ VALDIVIA Juan 323-981-0455 5

1733
1785 ★ EBENEZER AD 323-780-4937 5
★ LOOK SHARP HAIR 323-268-8075 4
BLN

X S BOYLE AVE

1812 ★ CERDA'S 323-263-5724 8
UPHOLSTERY
1814 ★ GARCIA Lourdes 323-307-0639 +7
1816 ★ EL CANARIO 323-268-2459
1818 ★ HOMEGIRL CAFE 323-258-9353 4
1820 ★ HOUSE OF 323-264-9042 1
TROPHIES &
AWARDS
1/2 NELSON Michel 323-269-4310 5
1822 ★ HORTENCIA'S 323-780-4828 0
SALON DE BELLEZA
1/2 RUBIO Norma 323-267-1197 5

X PLEASANT AVE

1824 ★ PRINTING SERVICE 323-263-2648 5
ENTERPRISES
1828 ★ CENTRO MUSICAL 323-269-6361 5
1832 ★ CASA PRIETO 323-261-8411
SPORTING GOODS
★ CASA PRIETO 323-260-4783
SPORTING GOODS
1834 APARTMENTS
1/2 ★ CERVANTES Angel 323-262-8325 5
1/2 ★ OROZCO 323-269-8780 4
Esperanza
1/2 ★ PACHECO Salomon 323-268-8438 4
1/2 ★ RODRIGUEZ Julio 323-264-8093 5
Cesar
1/2 ★ RODRIGUEZ Julio 323-268-1183 5
Cesar

1834

X BAILEY ST

1835 ★ EASTSIDE LUV WINE 323-262-7442 +7
BAR
★ METRO CAFE 323-268-7750
1836 ★ LA CASA DEL 323-262-5243 3
MARIACHI
1837 ★ LOS PALOMAS 323-284-5900 +7
1838 ★ JULIETA 323-780-8188 4
CONTRERAS
1839 ★ SUPERIOR DRY 323-268-5563
CLEANERS
1842 ★ LA SERENATA DE 323-265-2887
GARIBALDI
1843 ★ APACHE'S CARNES 323-262-9787
AL CARBON
1845 ★ BIRRIERIA JALISCO 323-262-4552 5
1848 1/2 ★ MITLA CAFE 323-267-9778 6

X N CUMMINGS ST

X S CUMMINGS ST

2001 ★ SANTOS D INCORP 323-264-9281
TAX

1/2 ★ SANTOS BARR 323-264-1004
FARMERS INS
AGENT

2003 ★ GONZALEZ Anna 323-783-1544
Maria

★ POMERO MARIAM 323-898-4146
1/2 MEDINA Maria 323-264-2575

1/2 PADILLA Edward 323-264-1446

2005 ★ TORRES CLOSE 323-261-8944
OUT

2009 ★ CASA 0101 323-264-7844

2015 ★ HOLLENBECK 323-261-8344
YOUTH CT

2020 ★ FAMILY HEALTH 323-268-9444
SERV MED CLINIC

2024 ★ NAKA PRINTING 323-268-7444
CO

2025 ★ AL & BEA'S 323-267-8444
MEXICAN FOOD

2029 ★ 99 CENTS EXPRESS 323-264-8444
DISCOUNT STR

2032 XXXX OO

2033 ★ CUSCATLAN OPTL 323-268-8444
CNTR

★ JESUS RODAS MD 323-261-8444

★ UPTOWN REALTY 323-263-8444

★ VICTORY 323-268-8444
OUTREACH

2080 ★ LEVER Robert OO

X N SAINT LOUIS

X S SAINT LOUIS

2100 ★ ST LOUIS DRUG CO 323-268-8444

2108 ★ BARELA Rosa Perez 323-263-8444
ORTEGA 323-784-8444
Hermenegilda

2122 ★ LOS ANTOJITOS 323-265-8444

2124 ★ ★ E & T FOOD INC 323-268-8444

2130 ★ ★ BOYLE HEIGHTS 323-268-8444
COLLEGE INST

150 ★ BOYLE HEIGHTS 323-268-8444
YOUTH OPPORTMNTY

★ ★ EL CENTRO 323-268-8444
HUMAN SERV CORP

★ ENKI HEALTH & 323-268-8444
RESEARCH SYSTEM

★ ENKI HEALTH & 323-268-8444
RESEARCH SYSTEM

★ GIRL SCOUTS 323-268-8444
EAST LA BELMONT

★ GIRLS TODAY 323-268-8444
WOMAN

★ TOMORROW 323-268-8444
NUTRITIONAL

★ ★ SCE FEDERAL 323-268-8444
CREDIT UNION

X N CHICAGO S

X S CHICAGO S

2200 ★ LA CTY LBRY 323-268-8444
BRANCH

2201 APARTMENTS

★ ARCHULETA Ronald 323-268-8444
117 BRADLEY Irene 323-268-8444

126 CURLEY Clara A 323-268-8444

★ DAVIS John 323-268-8444

★ DIAZ Ricardo 323-268-8444

★ FLORES Ofelia 323-268-8444

★ GARCIA Jose 323-268-8444

★ GARCIA Juan 323-268-8444
119 GOMEZ Gilermo 323-268-8444
★ GONZALEZ Santiago 323-268-8444
★ GUSTAVIS A James 323-268-8444
128 HUNTER M 323-268-8444
★ JAUREGUI Margarita 323-268-8444
★ LOPEZ Rosario 323-268-8444

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

1. Fill in all blanks.
2. Fill in all blanks on back of Original.

1. LEGAL DESCH.	LOT	BLK.	TRAC.	OWNER'S NAME
	9, 10, 11			Veronica & Hollenbeck
2. JOB ADDRESS	110 S. Boyle			
3. BETWEEN CROSS STREETS	1st ST. AND 3rd ST. R4-C-2-10			
4. PURPOSE OF BUILDING	Service Station & Auto Repair			
5. OWNER'S NAME	Standard Oil Co.			
6. OWNER'S ADDRESS	P.O. BOX 42711			
7. CERY. ARCH.	STATE LICENSE NO. PHONE			
8. LIC. ENGR.	STATE LICENSE NO. PHONE			
9. CONTRACTOR	STATE LICENSE NO. PHONE			
10. CONTRACTOR'S ADDRESS	P.O. BOX 199476 ED 21126			
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
11' x 15'	1	11'	1 Service Station	
11822L Company 11847 Company 110 South Boyle				
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL ROOFING			
EXT. WALLS:	STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 14,000.00			
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				
Signed: Rick Eng. Corp. by [Signature]				
This form when properly validated is a permit to do the Work Described.				
VALUATION APPROVED				
APPLICATION CHECKED				
PLANS CHECKED				
CORRECTIONS VERIFIED				
PLANS APPROVED				
APPLICATION APPROVED				
INSPECTOR				
AFFIDAVITS				
DWELL. UNITS				
SPACES PARKING				
GUEST ROOMS				
FILE WITH				
CONT. INSP.				

CRITICAL FOR

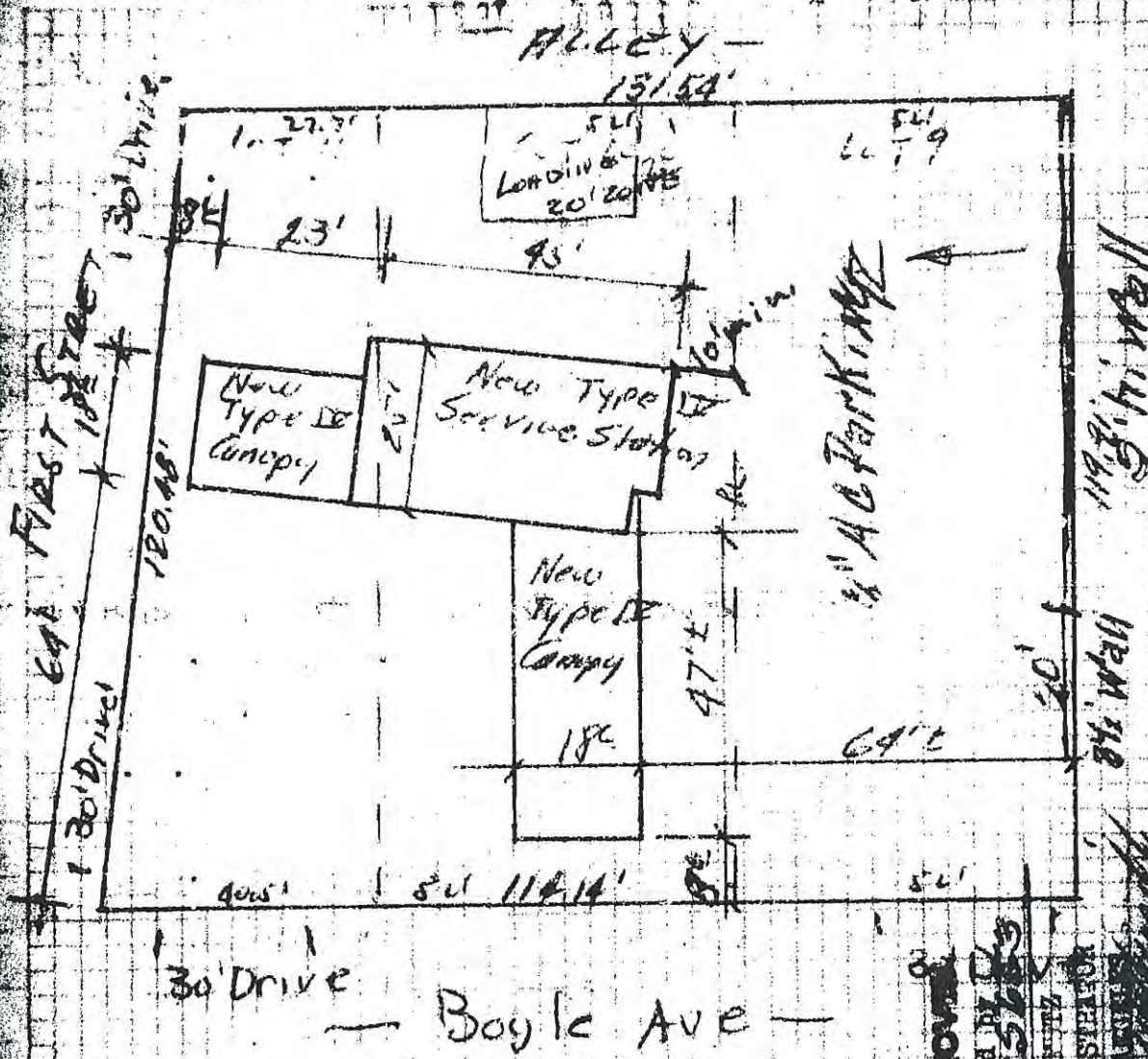
TYPE	GROUP	MAX. OCC.	P.C.	S.F.C.	I.P.	O.S.	C/O
IR	F-1	24	24	24	24	24	24
LA92318		BT-224		38553		C - 2 OK 29.00	
LA92318		BT-224		38553		R - 1 OK 29.00	

Lots 9, 10, 11

Workman for Halley & Tracy

2070

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,

BY *P. A. S. 1/2/11*
NOTES PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

PLANS APPROVED

as required by Ord. No. 1568

CASE No. 1568

APPROVED BY

ADMINISTRATOR

DATE OF LAST REVISION

1/2/11

Address of
Building

110 So. Boyle



CITY OF LOS ANGELES
Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act, for following occupancies:

Issued

1-9-62

Permit No. and Year

LA 92318 - 61

1 story, type IV, 25' x 45' service
station and automobile repair.
F-1 occupancy.

Owner

Standard Oil Company

Owner's

605 W. Olympic Blvd.

Address

Los Angeles 54, Calif.

Form B-959-2M Sets-B-61 (C-10)

J. C. MONNING, Superintendent of Building—By

K. W. Hull

as

DECLARATIONS AND CERTIFICATIONS
LICENSEE CONTRACTORS DECLARATION

1. I hereby affirm that I am licensed under the provisions of Chapter 1, Paragraphs 10 with Article 1000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date _____ Lic. Class _____ Lic. No. _____ Contractor _____
 Contractor's Mailing Address _____

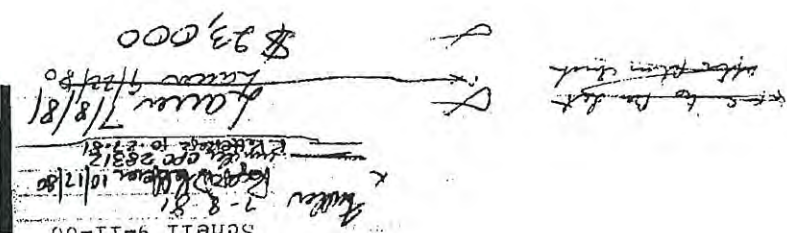
OWNER-BUILDER DECLARATION

2. I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (See 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, shall enforce the provisions hereinafter set forth to the extent that the person to be licensed pursuant to the

known to me to be the person B whose name B
 subscribed to the within Instrument and acknowledged
 the same WITNESS my hand and official
 seal this 11th day of February 1998

 SIGNATURE OF NOTARY _____ NOTARY PUBLIC IN AND FOR

 NOTARY NAME AND COMMISSION
 EXPIRATION DATE: _____

[illegible][illegible][illegible]

PUBLIC RECORD
APPLICATION FOR INSPECTION—TO ADD-ALTER-REPAIR-DEMOLISH
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDINGS

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only

1. LOT	2. BLOCK	3. TRACT	4. COUNCIL DISTRICT NO.	5. DIST. MAP
9,10,11		Workman/Hollenbeck 14	129-221	129-221
6. PRESENT USE OF BUILDING	7. NEW USE OF BUILDING	8. ZONE	9. FIRE DIST.	10. LOT TYPE
46 Laundromat	(14) Same	C2-2/R4-2	C2	12' R
11. JOB ADDRESS	12. BETWEEN CROSS STREETS	13. AND	14. 2nd Street	15. LOT SIZE
110 S. Boyle Avenue	1st Street			12' R
16. OWNER'S NAME	17. OWNER'S ADDRESS	18. CITY	19. ZIP	20. PHONE
Kinichi Kondo	2385 Wyods Avenue	Monterey Park	91754	269-2840
21. ENGINEER	22. ARCHITECT OR DESIGNER	23. ARCHITECT OR ENGINEER'S ADDRESS	24. CITY	25. ZIP
Max Nakatani	Shigeru Masumoto	672 S. La Fayette Pk. Pl.	LA	90057
26. CONTRACTOR	27. SIZE OF EXISTING BLDG.	28. STORIES	29. HEIGHT	30. NO. OF EXISTING BUILDINGS ON LOT AND USE
N/S	WIDTH	LENGTH	NONE	NONE
31. CONST. MATERIAL OF EXISTING BLDG.	32. EXT. WALLS	33. ROOF	34. FLOOR	35. STREET GUIDE
MASONRY (BLK)	BLT UP	CONC		110 S. Boyle Avenue
36. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	37. NEW WORK (Describe)	38. NEW USE OF BUILDING	39. SIZE OF ADDITION	40. STORIES
2,500	Change in floor plan, foundations, Roof	Laundromat - SAME	NONE	HEIGHT
41. TYPE	42. GROUP OCC.	43. BLDG. AREA	44. PLANS CHECKED	45. APPLICATION APPROVED
V	G-1	MLC		
46. DWELL UNITS	47. MAX OCC.	48. PARKING PROVIDED	49. INSPECTION ACTIVITY	50. COMB.
---	NC	REQ'D NC	INSPECTION ACTIVITY	INSPECTION ACTIVITY
51. SPRINKLERS REQ'D SPEC.	52. CONT. INSP.	53. P.C.	54. S.P.C.	55. B.P.
		1870	5	22
56. DIST. OFFICE	57. ENERGY	58. P.C. NO.	59. PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.	60. DECLARATIONS AND CERTIFICATIONS
LA	NONE			

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date: _____ Lic. Class: _____ Lic. Number: _____ Contractor: _____ (Signature)

17. OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
☐ I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
☐ I am exempt under Sec. _____, B. & P. C. for this reason: _____
 Date: NOV. 10 '81 Owner's Signature: Shigeru Masumoto for the owner

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No. _____ Company _____
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date: _____ Applicant: _____
 Applicant's Mailing Address: _____

19. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date: NOV. 10 '81 Applicant: Shigeru Masumoto
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

20. CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name: NONE Lender's Address: _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee shall make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed (Sec. 91.0202 LAMC).
 Signed: Shigeru Masumoto ARCH. NOV 10 '81

... AND USE OF EACH

PUBLIC RECORD
APPLICATION FOR INSPECTION OF GRADING
AND FOR GRADING CERTIFICATE B & S B-100 8/7/80

***CITY OF LOS ANGELES** **DEPT. OF BUILDING AND SAFETY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original

1. LEGAL DESCR.	LOT 9;10,11	BLK.	TRACT Workman Hollebeck 14	COUNCIL DIST. NO.	DIST. MAP 129-221
2. PURPOSE OF GRADING	(70) Laundromat-Site Grading & Remove Recompect				ZONE C2-2
3. JOB ADDRESS	110 S. Boyle Ave.				FIRE DIST. TWO
4. BETWEEN CROSS STREETS	1st St.	AND	2nd St.	STREET GUIDE	LOT (TYPE) corner
5. OWNER'S NAME	Kinichi Kondo			PHONE 269-2840	LOT SIZE 1rreg
6. OWNER'S ADDRESS	2385 Woods Ave. X Monterey Park			CITY	ZIP
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY 12' rear	
8. SOIL ENGR. TESTING AGENCY	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE	
9. ENGR. GEOLOGIST	BUS. LIC. NO.	ACTIVE STATE LIC. NO./CERT. NO.	PHONE	AFFIDAVITS	
10. ENGINEER'S ADDRESS	CITY	ZIP	CCPD		
11. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	CGF 1500	
12. CONTRACTOR'S ADDRESS	CITY	ZIP	AFF 28227		
13. JOB ADDRESS	110 S. Boyle Ave.				DIST. OFFICE LA
14. NUMBER OF CUBIC YARDS CUT	100				SEISMIC STUDY ZONE
15. MAXIMUM SLOPE CUT	1:1				GRADING FLOOD
RETAINING WALL REQUIRED	YES				yes
TESTED RELATIVE COMPACTION	90% REQUIRED				HWY. DED. CONNS.
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS				INSPECTOR	
EXEMPT				BOARD FILE NO.	
BOND				APPLICATION APPROVED	
CASH				FILE WITH	
SURETY					
P.C. 8450	I.F.	Claims for refund of fees paid on permits may be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permit granted by the Dept. of B. & S. SECTIONS 22.12 & 23.13 LAMC			
S.P.C. 30.00	G.B.				
G.P. 130	C/O				
P.C. NO. 222853	TYPIST bh				

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.

CASHIER'S USE ONLY
89003 10/28/81 214.50 CHTD 4M

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date Oct 27, 81 Lic. Class Contractor Lic. No. 3003

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. B. & P. C. for this reason.

Date Oct 27, 81 Owner Kinichi Kondo

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 3800 Company Los Angeles City Dept. of Bldg. & Safety

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as an independent contractor or as a subcontractor.

Date Oct 27, 81 Applicant Kinichi Kondo

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (See Sec. 91.0202 LAMC).

Lender's Name San E

Lender's Address 110 S. Boyle Ave.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed, (See Sec. 91.0202 LAMC).

Signed Kinichi Kondo Position Owner Date Oct 27, 1981

22. I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.

Signed Kinichi Kondo Position Owner Date Oct 27, 1981

DATE
VERSION

CPC 28312 (B) *Kenneth* 10-23-81

Address of Building 1100 S. Boyle Ave.

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 8, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 5-26-82 Permit No. and Year LA 33483/81 & LA 34268/81

1 story, type V, 63'x96', irregular laundromat
G1 Occupancy. 10 parking spaces required.
23 parking spaces provided.

0 0 2 0 1 4 0 0 3 3 6

Owner Kinichi Kondo
Owner's Address 2385 Wyods Avenue
Monterey Park, CA 91754

5000405200500000383

Form B-95b

BY W. McCLIVE/kc

Building

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

(P2)



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued 5-10-82 Permit No. and Year LA 33483/81 & LA 34268/81

1 story, type V, 63'x96' irregular laundromat.

G1 Occupancy. 10 parking spaces required.

23 parking spaces provided.

TEMPORARY CERTIFICATE OF OCCUPANCY TO EXPIRE

NOVEMBER 7, 1982.

0 0 2 0 1 4 0 0 3 3 4

Owner Kinichi Kondo
Owner's 2385 Wyods Avenue
Address Monterey Park, CA 91754

(COM 31 5000405200500000384 - PAID)

Form B-45b

BY W. McCLIVE/kc

**BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS**

**Application for the Erection of Frame Building
CLASS "D"**

At the Board of Public Works of the City of Los Angeles:
Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 9 Block _____
(Description of Property) Hartman-Hallmark Tr.

District No. _____ M. B. Page _____ F. B. Page _____

No. 114 S. Boyle
(Location of Job)

Street _____

(USE INK OR INDELIBLE PENCIL)

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

O. K. City Clerk _____ By _____ Deputy _____

O. K. City Engineer _____ By _____ Deputy _____

- Purpose of Building Private garage No. of Rooms 2 No. of Families _____
- Owner's name Mrs. Colleta Grant Phone _____
- Owner's address 114 S. Boyle
- Architect's name _____ Phone _____
- Contractor's name G. Branson Phone _____
- Contractor's address 1128 S. Boyle
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc. } \$ 100
- Any other building on the lot? yes How used? 2 frame residence
- Size of the proposed building 16x24 Height to highest point 11 feet
- Number of stories in height 1 Character of ground loam
- Material of foundation pills Size footings _____ Size wall _____ Depth below ground _____
- Material of chimneys _____ Number of inlets to flues _____ Interior size of flues _____
- Give sizes of following materials: REDWOOD MUDSILLS 2x6 Girders none
EXTERIOR studs 1x12 INTERIOR BEARING studs 1x12 Interior Non-Bearing studs 1x12 Ceiling joists 2x3 Roof rafters 2x11 FIRST FLOOR JOISTS none Second floor joists _____ Specify material of roof shingles

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) G. Branson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>868</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner _____	Application checked and found O. K. Inspector _____	DATE OF PERMIT <u>JAN 15 1925</u>
--------------------------	--	--	--------------------------------------

G. Branson

NOTE—Answer the Following Questions For Dwellings and Flats Only—
STATE DWELLING HOUSE ACT

1. Are there any living rooms in basement?.....
2. What is least area of any room, other than kitchens, bathrooms, or closets?.....
3. What is the least width of any room, other than kitchens, bathrooms, or closets?.....
4. What is the minimum ceiling height?.....
5. Give least size of window courts (width and length).....
6. A window court is the unoccupied ground area, in front of any and all windows, as required by the State Law, and such area must be entirely open and uncovered, and be at least 4 feet in width, and at least 36 sq. ft. in area. Eaves or cornices may project over such window courts not to exceed 8 inches; if a greater projection is desired, window court must be increased in width as much as eaves.
7. Give maximum cornice projection into such court.....
8. Will windows in each room be equal to one-eighth ($\frac{1}{8}$) of floor area?.....
9. Give maximum width of porch to edge of cornice or eaves.....
10. What is the minimum height of floor joists above ground?.....
11. Will entire space underneath building be enclosed and be provided with ventilating screens?.....
12. Will a water-closet be provided for each family?.....
13. Give least width of water-closet compartment or room, when finished.....
14. Give size of windows for toilet and bathrooms.....
15. Will all provisions of State Dwelling House Act be complied with?.....

I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here).....

(Owner or Authorized Agent)

GOVERNMENT OF THE STATE OF TEXAS

J. J. ...

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the contract for the work:

Knows that the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, on any street, alley, or other public place or portion thereof.

Knows that the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Knows that the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot	Tract
Location	114 So. Boyle Ave
Location	(House Number and Street)
Location	(House Number and Street)
Location	(House Number and Street)

Approved by City Engineer.

Deputy.

Purpose of PRESENT building. Apartment house Families 2 Rooms 14

Use of building AFTER alteration or moving. Same Families 2 Rooms 14

Owner (Name) F. SEGAL Phone

Owner's address 114 So. Boyle Ave

Qualified Architect Goldberg State License No. Phone

Licensed Engineer State License No. Phone

Contractor N. Marshall & Co. Ltd. State License No. Phone 4975

Contractor's address 219 Washington Ave

VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Amortization in Completed Building) \$ 700.00

State how many buildings NOW on lot and give use of each. one used as hotel

Size of existing building. Number of stories high 2 Height to highest point

Class of building D Material of existing walls frame Exterior framework wood

Describe briefly and fully all proposed construction and work:

Make new roof, paint & paint inside
and repair work on damaged by
fire. Cap on before
No change to number of rooms or apartments.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY		
Plans and Specifications checked	Fee <u>3.00</u>	Stamp here when Permit is issued
Conditions verified	Fee <u>1.00</u>	JUL 17 1933
Plans and Specifications checked and approved	Fee <u>1.00</u>	

PLANS, SPECIFICATIONS, AND OTHER INFORMATION TO BE SUBMITTED TO THE BOARD OF BUILDING EXAMINERS.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....
Material of Foundation.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Radwood Mill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct, hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws are complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

Application..... <i>Plan</i>	Fire District..... <i>110</i>	Set back.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Sign Here

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here

(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

REMARKS:

**DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION**

Application to Alter, Repair, Move or Demolish

In the Board of Building and Safety Commissioners of the City of Los Angeles:
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Building Division, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the terms of the permit:
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof upon any street, alley or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 114 So Boyle Ave
(House Number and Street)
New location of building }
(House Number and Street)
Between what cross streets } 1st and 2nd
Deputy.

Approved by
City Engineer.

- Purpose of PRESENT building..... Families..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving..... Families..... Rooms.....
- OWNER (Print Name) LILLIAN SEITLIN Phone.....
- Owner's Address 114 So Boyle Ave La
- Certificated Architect..... State License No..... Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor..... State License No..... Phone.....
- Contractor's Address.....
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$275.00
- State how many buildings NOW } on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building.....x.....Number of stories high.....Height to highest point.....
- Class of building.....Material of existing walls.....Exterior framework wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Wood structure siding outside plastered inside
and floor composition Board

Fill in Application on other Side and Sign Statement

250 (OVER)

PERMIT NO. 24284	FOR DEPARTMENT USE ONLY			Fee..... Stamp here when Permit is issued JUN 19 1939	
	Plans and Specifications checked	Exam	The District		
	Corrections verified	Edg. Line	Street Widening		
	Plans, Specifications and Applications reviewed and approved	Application checked and approved			
PLANS	See Plans 344	Plan 344	Approved	Approved	Approved

PLANS, SPECIFICATIONS AND PERMITS MUST BE FILED IN REGISTRATION

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot/42' x 60'.....Number of Stories when complete.....2
 Material of Foundation Cement.....Width of Footing/12".....Depth of footing below ground/2'
 Width Foundation Wall/12".....Size of Redwood Sill.....2' x 6".....Material Exterior Walls.....
 Size of Exterior Studs.....2' x 4".....Size of Interior Bearing Studs.....4' x 4"
 Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here LILLIAN SEITHLIN
 (Owner or Authorized Agent)

By J. Ray Beck

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here.....
 (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here J. Ray Beck
 (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here J. Ray Beck
 (Owner or Authorized Agent)

REMARKS:

As shown on the first floor boards will be fire treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN IN PRESSURE TREATED WITH CREOSOTE.

J. Ray Beck
 Owner or Authorized Agent

I hereby certify that there is no general contractor for this building or work.

(Signed) J. Ray Beck

BUILDING DIVISION **Application to Alter, Repair, Move or Demolish**

Know all things that the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Building Division, hereby grants to the undersigned applicant and for the purpose hereinafter set forth. This application is made in accordance with the provisions of the Building Ordinance of the City of Los Angeles, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the permit.

That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, on any lot, alley or other public place or portion thereof.

That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in this application.

REMOVED FROM

REMOVED TO

Lot 9

Tract Wartman & Holmbeck

Location of building

114 - S Boyle

(House Number and Street)

Location of building

Between E 1st & E 2nd STS

(House Number and Street)

Location of building

Approved by
City Engineer

Deputy

Purpose of PRESENT building

Residence and office

Families 2

Rooms 8

Use of building AFTER alteration or moving

Residence and office

Families 2

Rooms 8

Owner (Print Name)

DR. PETER RICCARDI

Phone

Ang. 0554

Owner's Address

114 - S Boyle Ave

Certificated Architect

None

State License No.

Phone

Licensed Engineer

None

State License No.

Phone

Contractor

None

State License No.

Phone

Contractor's Address

VALUATION OF PROPOSED WORK

{including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and or elevator equipment therein or thereon.

\$ 60.00

State how many buildings NOW on lot and give use of each.

1 - Residence
(Residence, Hotel, Apartment House, or any other purpose)

Size of existing building

40 x 60

Number of stories high 2

Height to highest point

Class of Building

Frame

Material of existing walls

Exterior framework

Wood
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Enclose front porch with glass and a door

(I reside in this building and the offices therein will be occupied exclusively by me as a physician's office. P. Riccardi)

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO

FOR DEPARTMENT USE ONLY 7280

Plans and Specifications checked

Zone

Fire District

Corrections verified

Eng. License

Street Widening

Plans, Specifications and Applications reviewed and approved

Application checked and approved

Fee

Stamp here when Permit is issued

MAY 15 1935

PLANS, SPECIFICATIONS, and other data may be filed if required.

NEW CONSTRUCTION

Size of Addition..... x Size of Lot..... x Number of Stories when complete.....
Material of Foundation..... Width of Footing..... Depth of footing below ground.....
Width Foundation Wall..... Size of Redwood Sill..... x Material Exterior Walls.....
Size of Exterior Studs..... x Size of Interior Bearing Studs..... x
Joists: First Floor..... x Second Floor..... x Rafters..... x Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct. I hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will comply with all of the provisions of the Building Ordinances and State Laws.

Sign Here.....

(Owner or Authorized Agent)

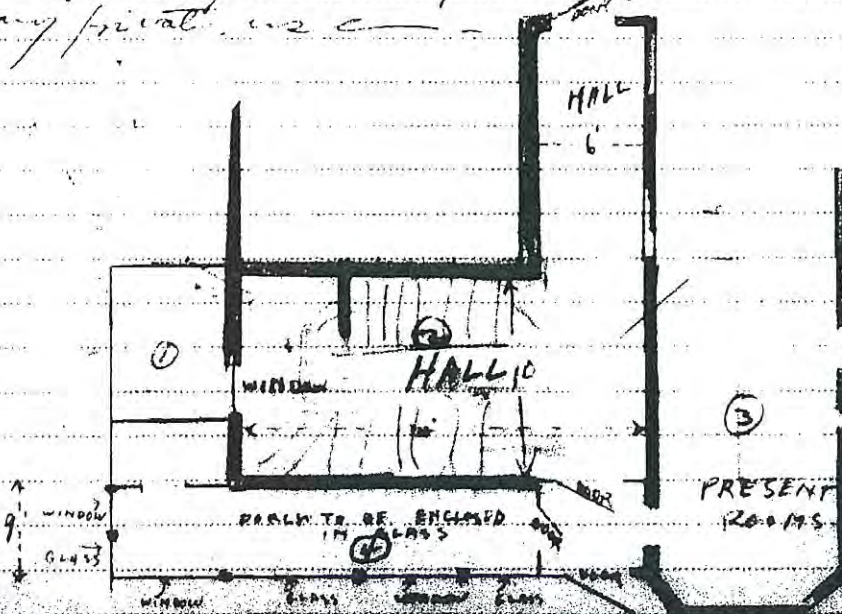
By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from..... Sign Here..... (Owner or Authorized Agent)	(3) No required windows will be obstructed. Sign Here..... (Owner or Authorized Agent)	(4) There will be an unobstructed passageway at least (10) feet wide, extending from any dwelling on lot to a Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)

REMARKS:

Using rear as private office residence for my private use



APPLICATION TO REPAIR, ALTER, ADDITION AND FOR CERTIFICATE OF OCCUPANCY									
CITY OF LOS ANGELES					CITY OF BUREAU AND				
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL DESIGN	LOT	9	ALR.	TRACT	Workman & Hollenbeck				
2. BUILDING ADDRESS					KEY MAP				
114 Doyle St					124 221				
3. BETWEEN CROSS STREETS					ZONE				
225th AND 1st					R-9-0-2				
4. PRESENT USE OF BUILDING					NEW USE OF BUILDING				
Residence					Demolish				
5. OWNER'S NAME					PHONE				
Standard Oil Co					NA 4-2711				
6. OWNER'S ADDRESS					P.O. ZONE				
605 West Olympic Los Angeles					INSIDE KEY				
7. CERT. ARCH.					STATE LICENSE PHONE				
8. LIC. ENGR.					STATE LICENSE PHONE				
9. CONTRACTOR					STATE LICENSE PHONE				
Head House Wrecking Co					13370 MU 17796				
10. CONTRACTOR'S ADDRESS					P.O. ZONE				
135 No Daisy, Pasadena					SIDE ALLEY BLDG. LINE				
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE					BLDG. AREA				
30x15 2 Burnt out house. CGAR.					DISTRICT OFFICE L.A.				
12. MATERIAL <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING					SPRINKLERS REQ'D. SPECIFIED AFFIDAVITS				
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					VALUATION APPROVED				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 900					APPLICATION CHECKED				
14. SIZE OF ADDITION STORIES HEIGHT					PLANS CHECKED				
15. NEW WORK: (Describe) EXT. WALLS ROOFING					CORRECTIONS VERIFIED				
SC 36955 CLEAR LOT No BASEMENT					PLANS APPROVED				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.					APPLICATION APPROVED				
This Form When Properly Validated is a Permit to Do the Work Described.					INSPECTOR				
TYPE	GROUP	MAX. SEC.	P.C.	S.P.C.	G.P.I.	B.P.	I.P.	O.S.	C/B
V	R	-	-	-	-	5.50	-	-	-
JUN-19-61 36998 H-108 5.50									
LAS1040									
F.A. No. CRIT. FOR. COND. 2									

LEGAL DEPARTMENT

1971

1971

1971

1971

1971



FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

8/13/2008

207511001

110 S BOYLE AVE
LOS ANGELES, CA 90033

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
California	Los Angeles	1970	14	1470, abutters; 1423, 1409, 1407
California	Los Angeles	1949	14	1470, abutters; 1423, 1409, 1401
California	Los Angeles	1921	14	1470, abutters; 1423, 1409, 1401
California	Los Angeles	1906	4	465, abutters; 450, 451
California	Los Angeles	1894	2	87_a
California	Los Angeles	1888	2	71_a

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

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FirstSearch Technology Corporation

10 Cottage Street, Norwood, MA 02062

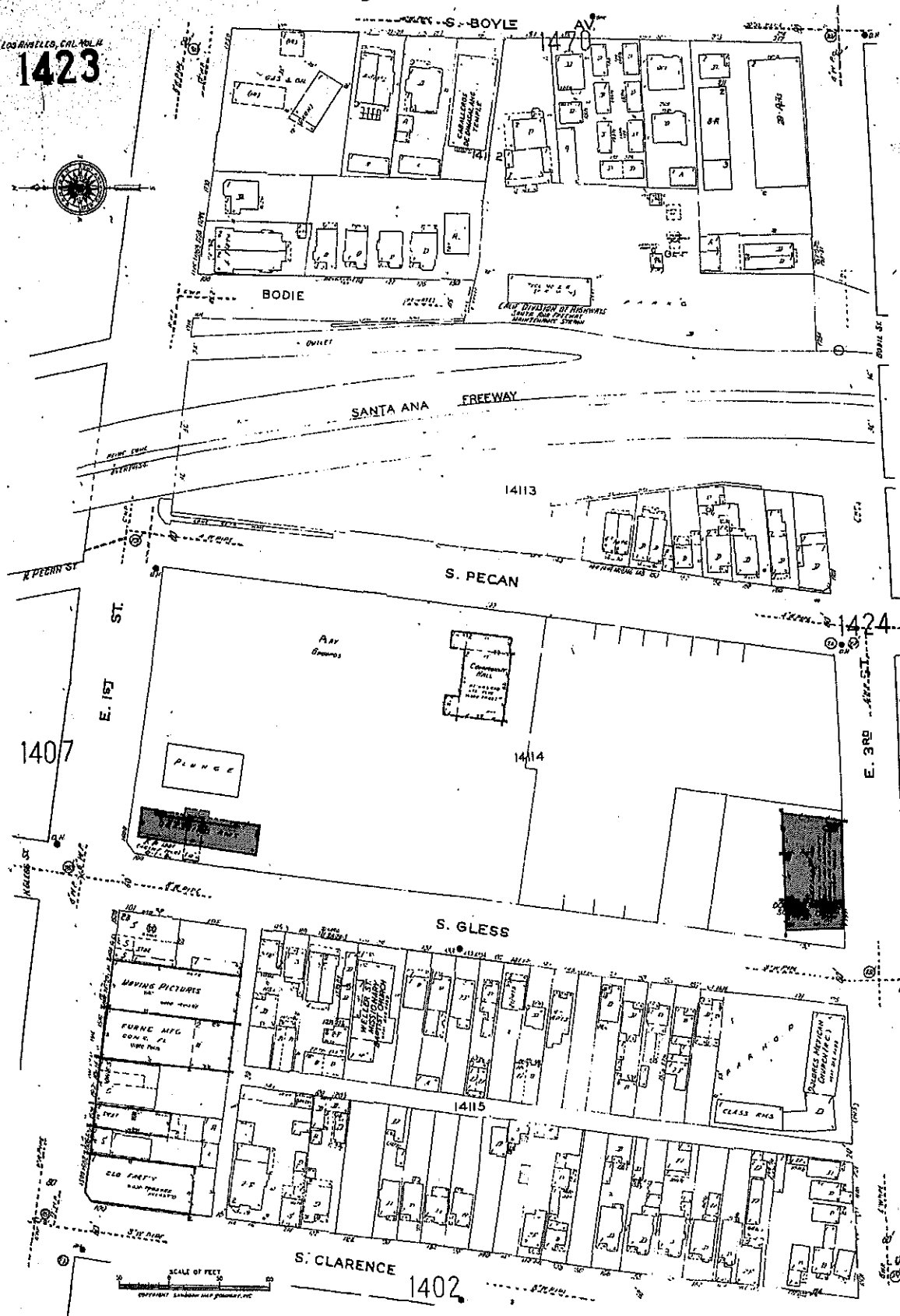
Tel: 781-551-0470 Fax: 781-551-0471

Appendix

Supporting Documentation

LOS ANGELES, CALIFORNIA

1423



LOS ANGELES DIST. VOL. 14
1409

ECHANDIA 1408

1407

14037

14038

N. BOYLE AV.

PLEASANT ST.

PENNSYLVANIA AV.

1410
MICHIGAN (part)

BAILEY

1470

E. 1ST ST.

14041

14042

N. STATE

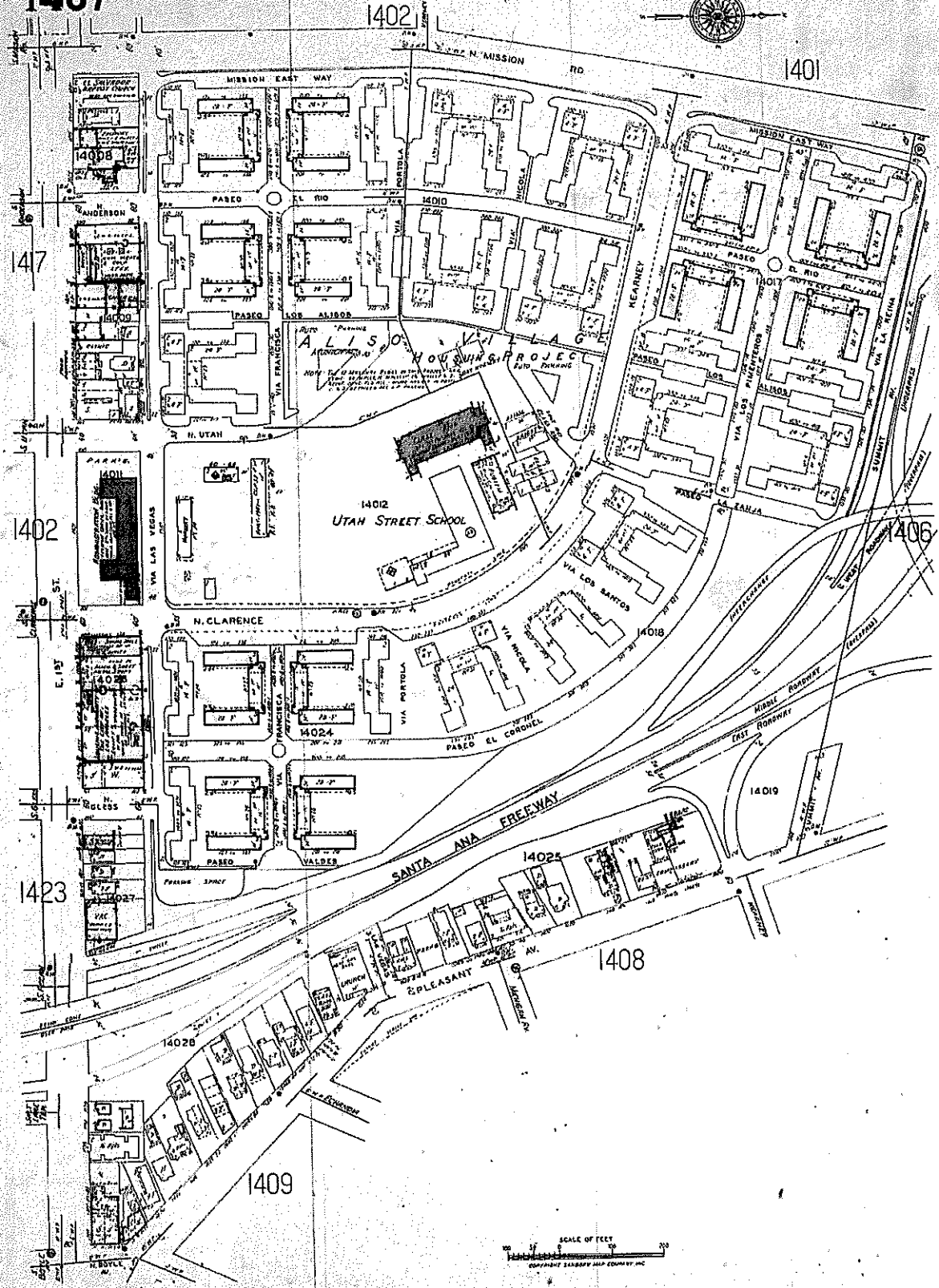
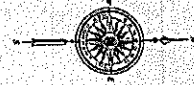
1411

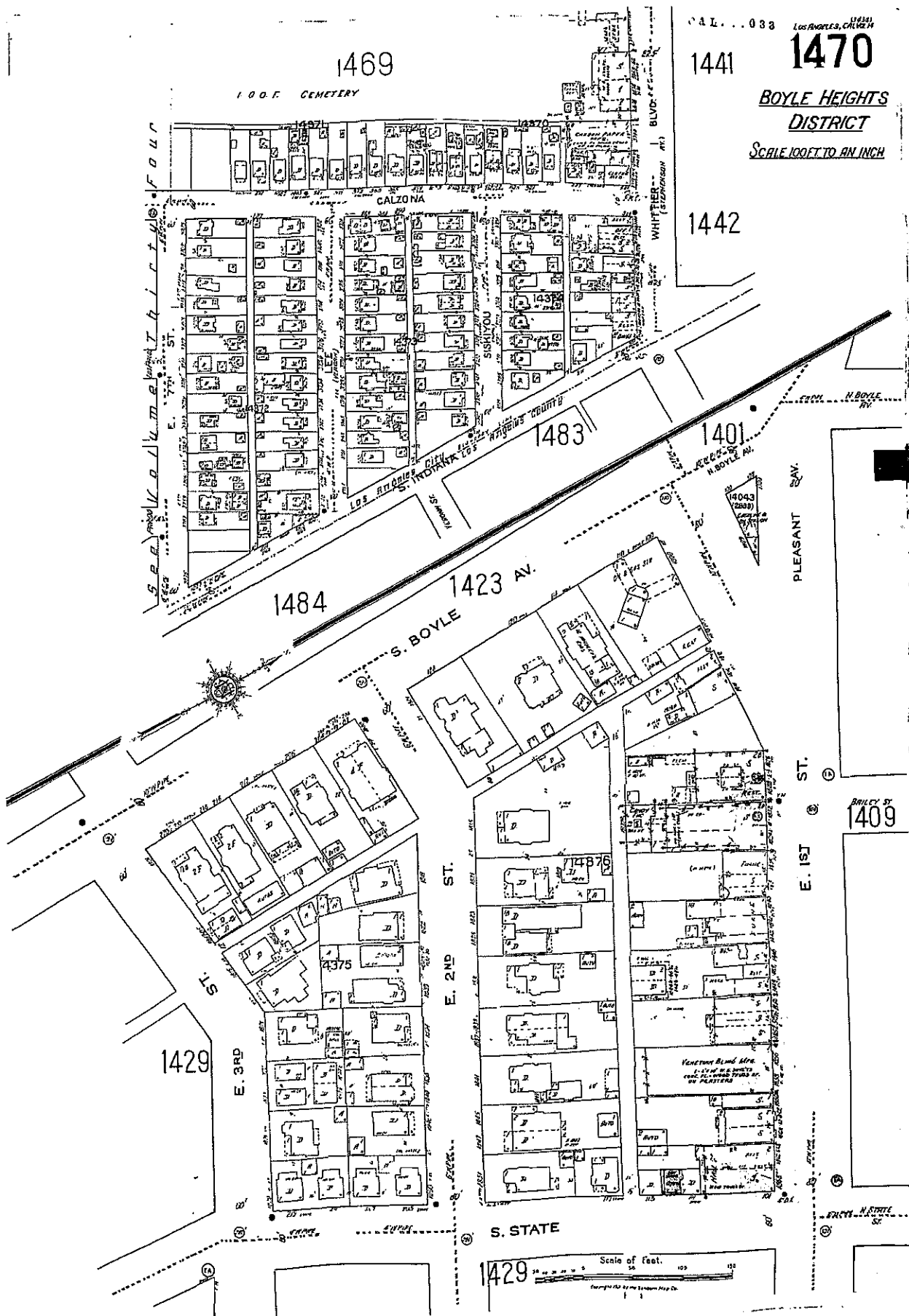
SCALE OF FEET
0 10 20 30 40 50 60 70 80 90 100
QUARTER SECTION MAP COURTESY, INC.

1407

1402

1401





LOS ANGELES, CAL. VOL. 14

1423

BOYLE HEIGHTS
DISTRICT



(1949)
LOS ANGELES DISTRICT

1409

**BOYLE HEIGHTS
DISTRICT**

ECHANDIA 1408

1407

1409

N. BOYLE AV.
PLEASANT ST.

N. BOYLE AV.

AV.

PENNSYLVANIA AV.

AV.
MICHIGAN

1410

BAILEY

1470

E. 1ST ST.

N. STATE

1411

Scale of Feet

LOS ANGELES, CALIF. 114141

1470

BOYLE HEIGHTS
DISTRICT

SCALE 100 FT. TO AN INCH

1441

1442

1483

1401

1484

1423 AV.

1409

1429

S. STATE

1429

Scale of Feet.

I.O.O.F. CEMETERY

0

EL PASEO

STEPHENSON AV.

588 VOLUME FIFTEEN

VERONA

NORAL

LOS ANGELES CITY

LOS ANGELES COUNTY

E. 2ND ST.

E. 3RD ST.

E. 1ST ST.

PLEASANT ST.

BAILEY ST.

W. 1ST ST.

SHAWNEE'S GARAGE

Copyright 1920 by the Standard Map Co.

LOS ANGELES, CAL. VOL. 14
1423

**BOYLE HEIGHTS
DISTRICT**



1401

N PECAN ST

E. 1ST ST.

1407

N. GLESS ST.

MOVING PICTURES
CHURCH
RUSSIAN CHURCH

Scale of Feet
0 50 100

S. CLARENCE

1402

S. PECAN

S. GLESS

AV. 1470

TER.

1424

E. 3RD ST.

1409

BOYLE HEIGHTS
DISTRICT

ECHANDIA 1408

1401

14037
(241)

14038
(886)

N. BOYLE AV.

AV.

PLEASANT &

PENNSYLVANIA AV.

MICHIGAN AV.

1410

14039
(242)

14040
(987)

BAILEY

1470

E. 1ST ST.

14041
(243)

14042
(889)

N. STATE

1411

Scale of feet.

465

454

S. STATE

E. 1ST ST.

E. 2ND ST.

451

BAILEY ST.

PLEASANT ST.

254

258

8 ST.

466

S. BOYLE AV.

H. BOYLE 10' H. PIPE

E. 1ST ST.

450

TO BE SILENT LINE TERRACE (40' HIGH)

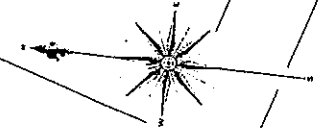
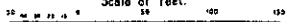
257

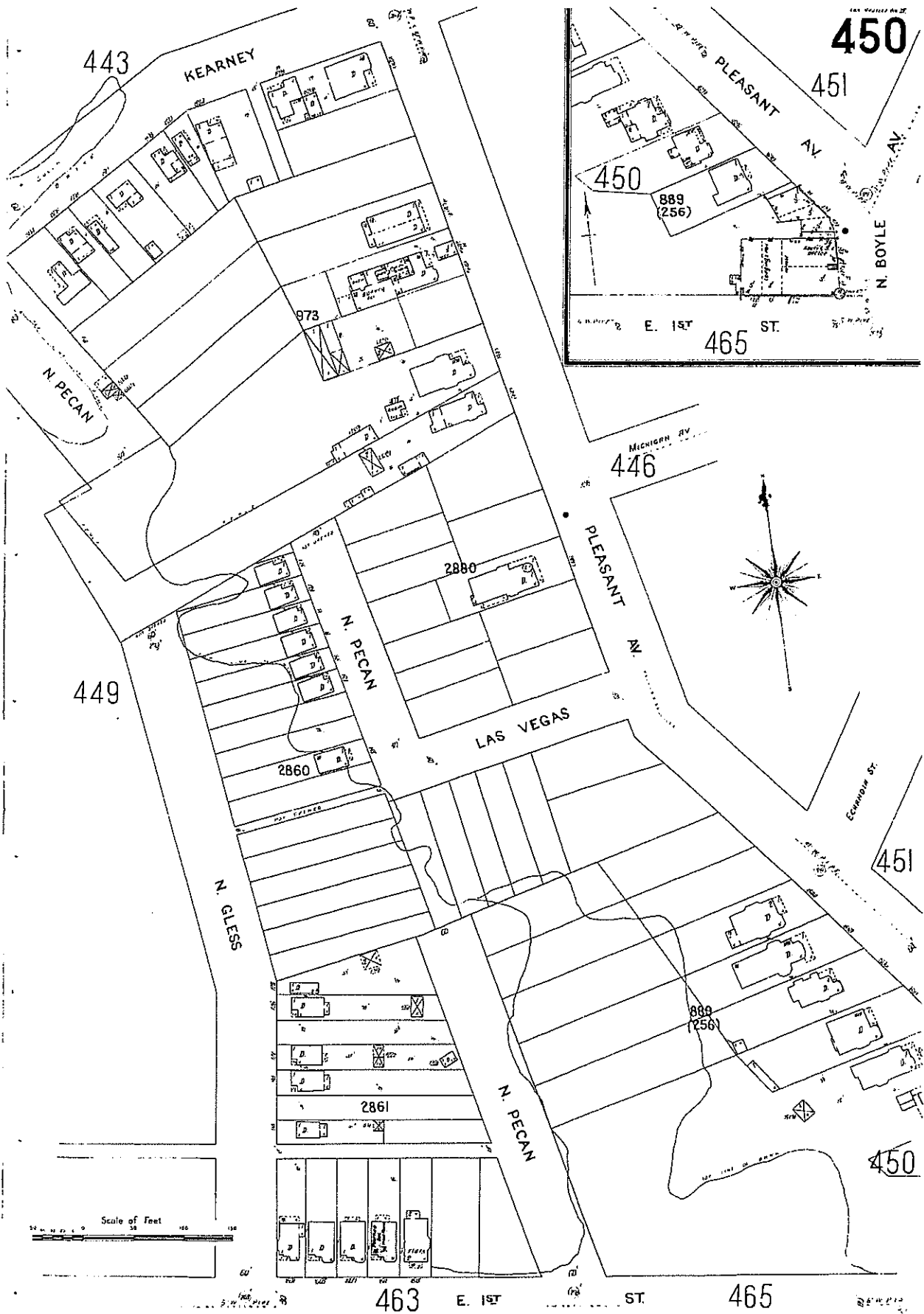
E. 3RD ST.

BONIE ST.

463 S. PECAN

Scale of Feet.





451

ECHANDIA 446

450

PLEASANT AV.

N. BOYLE

AV.

PENNSYLVANIA AV.

MICHIGAN AV.

452

BAILEY

465

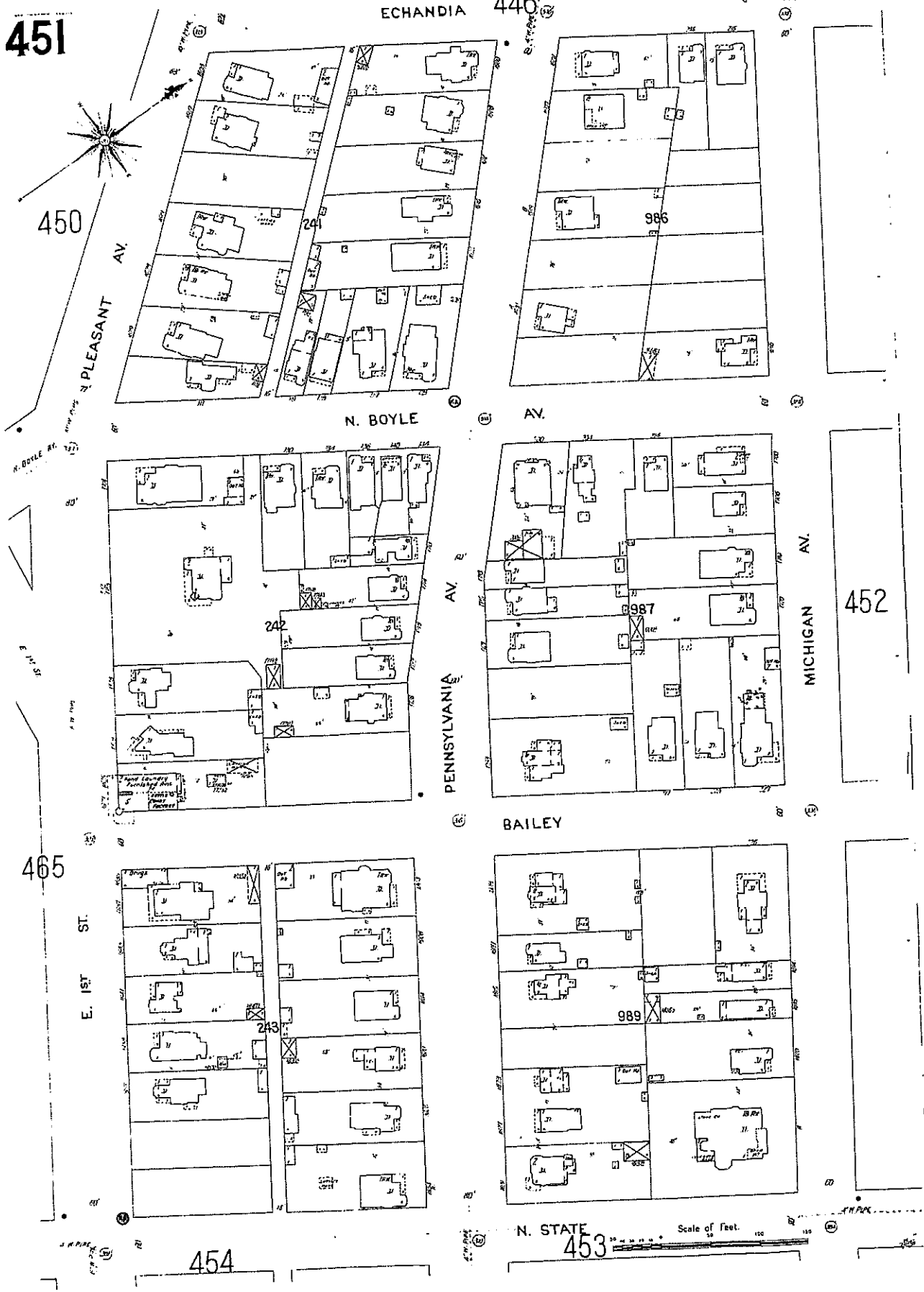
E. 1ST ST.

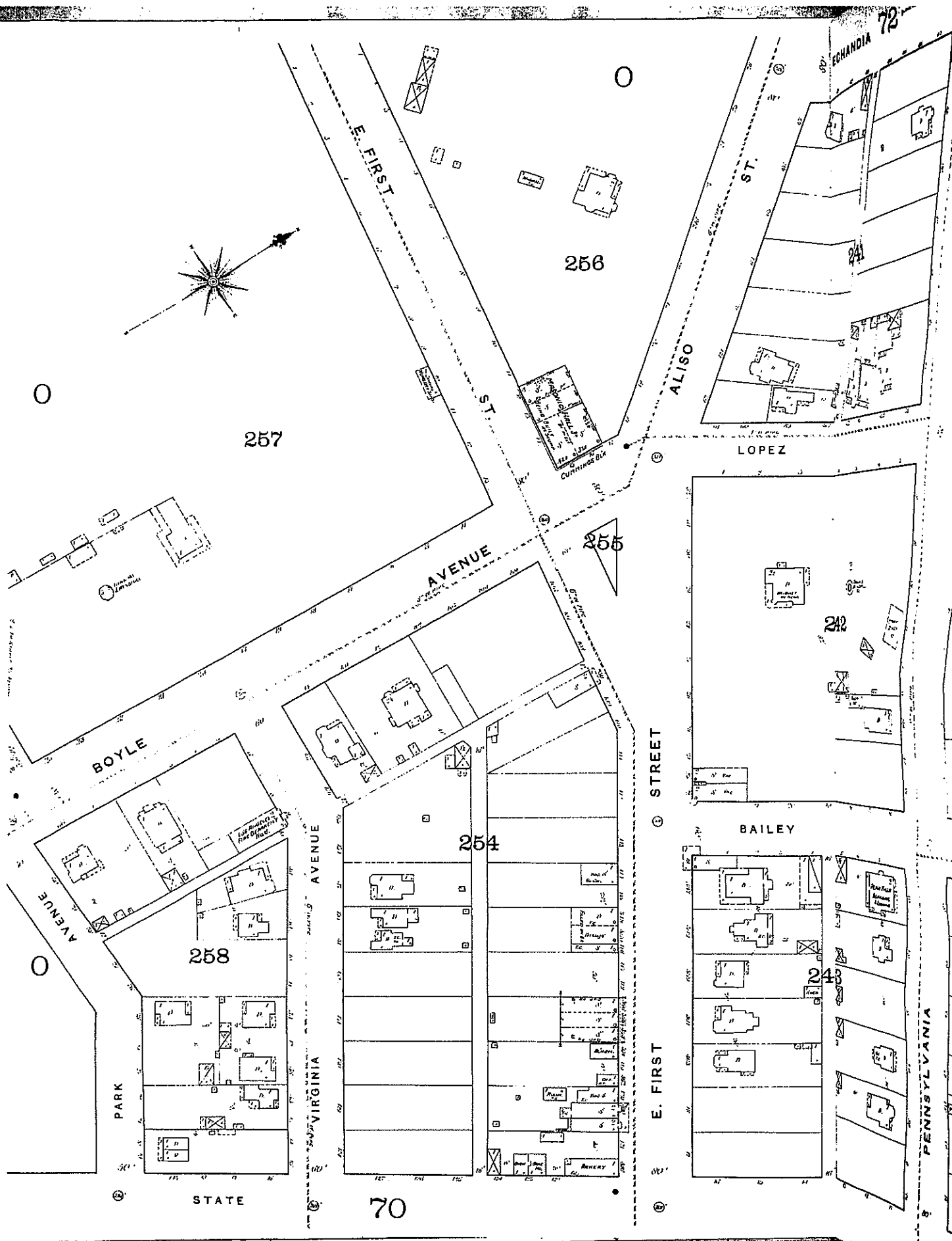
N. STATE

453

Scale of Feet.

454





APPENDIX C

ENVIRONMENTAL DATABASE REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

110 BOYLE AVE

LOS ANGELES CA 90033

Job Number: 207511003

PREPARED FOR:

Ninyo and Moore
475 Goddard, Suite 200
Irvine, CA 92618

Geotechnical and Environmental Services

06-22-09



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 110 BOYLE AVE
LOS ANGELES CA 90033

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-07-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	04-07-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	05-13-09	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	05-13-09	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	05-13-09	0.25	0	0	1	-	-	0	1
RCRA NLR	Y	05-13-09	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	05-05-09	0.25	0	0	0	-	-	0	0
ERNS	Y	06-16-09	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	01-16-09	1.00	0	0	0	0	9	3	12
State Spills 90	Y	05-22-09	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	04-27-09	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	04-28-09	0.50	0	1	2	10	-	0	13
State/Tribal UST/AST	Y	05-13-09	0.25	0	5	3	-	-	0	8
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	05-13-09	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	01-16-09	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.50	0	0	0	0	-	0	0
State Permits	Y	04-16-08	0.25	0	2	1	-	-	0	3
State Other	Y	05-05-09	0.25	0	0	0	-	-	0	0
- TOTALS -				0	8	7	10	9	4	38

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 06-22-09
Requestor Name: krista
Standard: ASTM-05

Search Type: COORD
Job Number: 207511003
Filtered Report

Target Site: 110 BOYLE AVE
LOS ANGELES CA 90033

Demographics

Sites: 38	Non-Geocoded: 4	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-118.219776	-118:13:11	Easting:	387412.891
Latitude:	34.047168	34:2:50	Northing:	3767862.327
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
90012	LOS ANGELES	CA	0.57 SW	Y
90013	LOS ANGELES	CA	0.64 SW	Y
90021	LOS ANGELES	CA	0.76 SW	Y
90023	LOS ANGELES	CA	0.57 SW	Y
90031	LOS ANGELES	CA	0.60 NW	Y

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch

Sites Summary Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

TOTAL: 38 **GEOCODED:** 34 **NON GEOCODED:** 4 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	UST	BOYLE MOBIL CENTER LACTY/NONCRTFD186	1750 E 1ST ST LOS ANGELES CA 90033	0.03 NW	1
1	UST	SHELL SERVICE STATION TISID-STATE27018/ACTIVE	1750 1ST LOS ANGELES CA	0.03 NW	1
2	UST	BOYLE MOBIL CENTER LACTY/NONCRTFD26	1750 E 1ST ST LOS ANGELES CA 90033	0.03 NW	1
2	UST	BOYLE MOBIL CENTER LACTY/NONCRTFD144	1750 E 1ST ST LOS ANGELES CA 90033	0.03 NW	1
3	LUST	VEGA AUTO SERVICE T0603700838/OPEN - SITE ASSESSME	1869 001ST ST E LOS ANGELES CA 90033	0.03 SE	2
5	UST	JOAQUIN G VEGA TISID-STATE5039/INACTIVE	1869 1ST LOS ANGELES CA 90033	0.03 SE	2
6	PERMITS	BODIE YARD CAL000300182/ACTIVE	1726 E 1ST ST LOS ANGELES CA 90033	0.04 NW	3
7	PERMITS	ERICK AUTO SERVICE CAL000290455/ACTIVE	1867 E 1ST ST LOS ANGELES CA 90033	0.10 SE	4
8	LUST	3RD STREET MAINTENACE STATION T0603707459/OPEN - SITE ASSESSME	1751 3RD STREET EAST LOS ANGELES CA 90033	0.13 SW	5
9	UST	JAPANESE RETIREMENT HOME TISID-STATE6375/INACTIVE	325 BOYLE LOS ANGELES CA 90033	0.16 SW	6
10	RCRAGN	LA USD 2ND ST ELEM CAD981624562/SGN	1942 E 2ND ST LOS ANGELES CA 90033	0.16 SE	7
11	LUST	WHITE MEMORIAL HOSPITAL T0603700518/COMPLETED - CASE CLO	1621 MICHIGAN AVE LOS ANGELES CA 90033	0.20 NW	8
12	UST	WHITE MEMORIAL MEDICAL CNTR LACITY/CERTNO2503	1621 MICHIGAN AV LOS ANGELES CA 90033	0.20 NW	8
12	UST	WHITE MEMORIAL MEDICAL CNTR LACTY/NONCRTFD733	1621 MICHIGAN AV LOS ANGELES CA 90033	0.20 NW	8
13	PERMITS	MAJIC JR CONSTRUCTION CAL000318726/ACTIVE	329 S STATE ST LOS ANGELES CA 90033	0.23 SE	9
14	LUST	WHITE MEMORIAL MEDICAL CENTER T0603700837/COMPLETED - CASE CLO	1720 BROOKLYN AVE BOYLE HEIGHTS CA 90033	0.28 NE	10
15	LUST	AL SAL OIL 25 T0603783818/OPEN - SITE ASSESSME	1800 4TH ST. LOS ANGELES CA 90033	0.29 SE	11
17	LUST	SHELL 204-4534-2700 T0603700836/OPEN - REMEDIATION	1900 CESAR CHAVEZ AVE E LOS ANGELES CA 90033	0.30 NE	12
20	LUST	SHELL T0603700849/COMPLETED - CASE CLO	2005 004TH ST E BOYLE HEIGHTS CA 90033	0.30 SE	13
21	LUST	RAYMOND RODRIGUEZ PROPERTY T0603700841/COMPLETED - CASE CLO	1632 CESAR CHAVEZ AVE E BOYLE HEIGHTS CA 90033	0.31 NE	14
22	LUST	H and S FOOD and GAS T0603701135/OPEN - SITE ASSESSME	2000 003RD ST W LOS ANGELES CA 90057	0.32 SE	15

Environmental FirstSearch

Sites Summary Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

TOTAL: 38 **GEOCODED:** 34 **NON GEOCODED:** 4 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
27	LUST	CHEVRON 9-5563 T0603700850/COMPLETED - CASE CLO	1828 BROOKLYN AVE BOYLE HEIGHTS CA 90033	0.32 NE	16
28	LUST	SHELL - KOBASSI T0603732654/OPEN - SITE ASSESSME	2005 4TH STREET EAST LOS ANGELES CA	0.36 SE	17
30	LUST	LAPD - HOLLENBECK DIVISION T0603737703/OPEN - SITE ASSESSME	2111 E 1ST ST LOS ANGELES CA 90033	0.39 SE	18
31	LUST	MURRAY LEFKOWITZ T0603700848/OPEN - REMEDIATION	2239 001ST ST E BOYLE HEIGHTS CA 90033	0.42 SE	19
34	STATE	SO CAL GAS/ALISO SECTOR C, BLOCK N CAL60000170/ACTIVE	410 CENTER STREET LOS ANGELES CA 90012	0.72 NW	20
36	STATE	SO CAL GAS/ALISO SECTOR C, BLOCKS CAL60000172/ACTIVE	SOUTHEAST AND SOUTHWEST COR LOS ANGELES CA 90012	0.73 NW	21
37	STATE	SO CAL GAS/ALISO C MGP CAL19490242/VOLUNTARY CLEANUP PR	CENTER ST COMMERCIAL, DUCO LOS ANGELES CA 90012	0.73 NW	22
42	STATE	SO CAL GAS/ALISO SECTOR C, BLOCK O CAL60000169/ACTIVE	SOUTHWEST CORNER OF DUCOMMU LOS ANGELES CA 90012	0.73 NW	23
43	STATE	SO CAL GAS/ALISO SECTOR C, BLOCK K CAL60000171/ACTIVE	NORTHEAST CORNER OF DUCOMMU LOS ANGELES CA 90012	0.74 NW	24
45	STATE	SO CAL GAS/ALISO SECTOR C, BLOCK G CAL60000173/ACTIVE	NORTHWEST CORNER OF COMMERC LOS ANGELES CA 90012	0.80 NW	25
47	STATE	SO CAL GAS/ALISO B MGP CAL19490244/VOLUNTARY CLEANUP PR	555 RAMIREZ STREET LOS ANGELES CA 90012	0.81 NW	26
49	STATE	BUTTERFIELD (SUN CHEMICAL CORPORAT CAL19281223/ANNUAL WORKPLAN - AC	590 SOUTH SANTA FE AVENUE LOS ANGELES CA 90013	0.84 SW	27
50	STATE	SO CAL GAS/RAMIREZ (ALISO) MGP CAL19490235/VOLUNTARY CLEANUP AG	530 RAMIREZ ST LOS ANGELES CA 90013	0.87 NW	28

***Environmental FirstSearch
Sites Summary Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

TOTAL: 38 **GEOCODED:** 34 **NON GEOCODED:** 4 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
53	STATE	SANTA FE/MACY STREET CAL19400010/VOLUNTARY CLEANUP PR	MACY STREET/ALISO ST/KELLER LOS ANGELES CA 90012	NON GC	
55	STATE	DENA NEW PRIMARY CENTER CAL19880024/NO FURTHER ACTION	HOSTETTER STREET/ORME AVENU LOS ANGELES CA 90023	NON GC	
57	SWL	TOYON CANYON PARK RECLAMATION PROJ SWIS19-AA-0819/CLOSED	5050 MT HOLLYWOOD DRIVE LOS ANGELES CA	NON GC	
58	STATE	SO CAL GAS/ALISO A MGP CAL19490240/VOLUNTARY CLEANUP PR	KELLER ST., VIGNES ST., AND LOS ANGELES CA 90012	NON GC	

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

UST			
SEARCH ID: 14	DIST/DIR: 0.03 NW	MAP ID: 1	
NAME: BOYLE MOBIL CENTER ADDRESS: 1750 E 1ST ST LOS ANGELES CA 90033 Los Angeles		REV: 12/01/2000 ID1: LACTY/NONCRTFD1863 ID2: STATUS: PHONE:	
CONTACT:			
DETAILS NOT AVAILABLE			

UST			
SEARCH ID: 19	DIST/DIR: 0.03 NW	MAP ID: 1	
NAME: SHELL SERVICE STATION ADDRESS: 1750 1ST LOS ANGELES CA Los Angeles		REV: 01/01/94 ID1: TISID-STATE27018 ID2: STATUS: ACTIVE PHONE:	
CONTACT:			
<p>UST HISTORICAL DATA</p> <p>This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.</p> <p>The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards. Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.</p>			

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

UST			
SEARCH ID: 16	DIST/DIR: 0.03 NW	MAP ID: 1	
NAME: BOYLE MOBIL CENTER ADDRESS: 1750 E 1ST ST LOS ANGELES CA 90033 Los Angeles	REV: 03/24/99 ID1: LACTY/NONCRTFD26 ID2: STATUS: PHONE:		
DETAILS NOT AVAILABLE			

UST			
SEARCH ID: 15	DIST/DIR: 0.03 NW	MAP ID: 1	
NAME: BOYLE MOBIL CENTER ADDRESS: 1750 E 1ST ST LOS ANGELES CA 90033 LOS ANGELES	REV: 05/01/2000 ID1: LACTY/NONCRTFD1442 ID2: STATUS: PHONE:		
DETAILS NOT AVAILABLE			

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 32

DIST/DIR: 0.03 SE

MAP ID: 2

NAME: VEGA AUTO SERVICE
ADDRESS: 1869 001ST ST E
LOS ANGELES CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700838
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900330198
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 2008-08-04 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2002-07-18
ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2002-08-16
ACTION (blank if not reported): Additional Information Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Soil Vapor Extraction w/Other

ACTION TYPE (blank if not reported): Other

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 32

DIST/DIR: 0.03 SE

MAP ID: 2

NAME: VEGA AUTO SERVICE

REV: 04/28/09

ADDRESS: 1869 001ST ST E
LOS ANGELES CA 90033
LOS ANGELES

ID1: T0603700838

ID2:

STATUS: OPEN - SITE ASSESSMENT

CONTACT:

PHONE:

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2008-08-04

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2008-07-29

ACTION (blank if not reported): Site Visit / Inspection / Sampling

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2006-05-08

ACTION (blank if not reported): Site Visit / Inspection / Sampling

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-07-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2008-09-16

ACTION (blank if not reported): Notice to Comply

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

UST

SEARCH ID: 18

DIST/DIR: 0.03 SE

MAP ID: 2

NAME: JOAQUIN G VEGA
ADDRESS: 1869 1ST
LOS ANGELES CA 90033
Los Angeles

REV: 01/01/94
ID1: TISID-STATE5039
ID2:
STATUS: INACTIVE
PHONE:

CONTACT:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

PERMITS

SEARCH ID: 11 **DIST/DIR:** 0.04 NW **MAP ID:** 3

NAME: BODIE YARD	REV: 04/16/08
ADDRESS: 1726 E 1ST ST	ID1: CAL000300182
LOS ANGELES CA 90033	ID2:
Los Angeles	STATUS: ACTIVE
CONTACT:	PHONE:

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created:	11/8/2005 9:42:42 AM
Inactivity Date:	
Facility Mail Name:	
Facility Mailing Address:	2155 E 7TH ST STE 100, LOS ANGELES, CA 90023
Owner Name:	TRAYLOR FRONTIER KEMPER JV
Owner Address:	2155 E 7TH ST STE 100, LOS ANGELES, CA 90023
Contact Name:	BERT DORE
Contact Address:	1726 E 1ST ST, LOS ANGELES, CA 90033
Contact Phone:	3233363227

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2007:

2007 Waste Type:	Other organic solids
2007 Total Tonnage:	0.315
2006 Waste Type:	Unspecified sludge waste
2006 Total Tonnage:	4.58
2005 Waste Type:	
2005 Total Tonnage:	
2004 Waste Type:	
2004 Total Tonnage:	
2003 Waste Type:	
2003 Total Tonnage:	
2002 Waste Type:	
2002 Total Tonnage:	
2001 Waste Type:	
2001 Total Tonnage:	
2000 Waste Type:	
2000 Total Tonnage:	

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:	
1999 Total Tonnage:	
1998 Waste Type:	
1998 Total Tonnage:	
1997 Waste Type:	
1997 Total Tonnage:	
1996 Waste Type:	
1996 Total Tonnage:	
1995 Waste Type:	
1995 Total Tonnage:	
1994 Waste Type:	
1994 Total Tonnage:	
1993 Waste Type:	
1993 Total Tonnage:	

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

PERMITS

SEARCH ID: 12

DIST/DIR: 0.10 SE

MAP ID: 4

NAME: ERICK AUTO SERVICE
ADDRESS: 1867 E 1ST ST
LOS ANGELES CA 90033
Los Angeles

REV: 04/16/08
ID1: CAL000290455
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created: 1/24/2005 1:33:14 PM
Inactivity Date:
Facility Mail Name:
Facility Mailing Address: 1867 E 1ST ST, LOS ANGELES, CA 90033-0000
Owner Name: GONZALO VENTURA
Owner Address: 1867 E 1ST ST, LOS ANGELES, CA 90033-0000
Contact Name: GONZALO VENTURA
Contact Address: 1867 E 1ST ST, LOS ANGELES, CA 90033-0000
Contact Phone: 3237968000

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2007:

2007 Waste Type:
2007 Total Tonnage:
2006 Waste Type: Waste oil and mixed oil
2006 Total Tonnage: 1.04
2005 Waste Type:
2005 Total Tonnage:
2004 Waste Type:
2004 Total Tonnage:
2003 Waste Type:
2003 Total Tonnage:
2002 Waste Type:
2002 Total Tonnage:
2001 Waste Type:
2001 Total Tonnage:
2000 Waste Type:
2000 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:
1999 Total Tonnage:
1998 Waste Type:
1998 Total Tonnage:
1997 Waste Type:
1997 Total Tonnage:
1996 Waste Type:
1996 Total Tonnage:
1995 Waste Type:
1995 Total Tonnage:
1994 Waste Type:
1994 Total Tonnage:
1993 Waste Type:
1993 Total Tonnage:

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 22 **DIST/DIR:** 0.13 SW **MAP ID:** 5

NAME: 3RD STREET MAINTENACE STATION ADDRESS: 1751 3RD STREET EAST LOS ANGELES CA 90033 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603707459 ID2: STATUS: OPEN - SITE ASSESSMENT PHONE:
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES, CITY OF
REGIONAL BOARD CASE NUMBER:
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER: 36335
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Diesel
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 2006-06-30 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

UST

SEARCH ID: 17	DIST/DIR: 0.16 SW	MAP ID: 6
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NAME: JAPANESE RETIREMENT HOME
ADDRESS: 325 BOYLE
LOS ANGELES CA 90033
Los Angeles

REV: 01/01/94
ID1: TISID-STATE6375
ID2:
STATUS: INACTIVE
PHONE:

CONTACT:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997. Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

RCRAGN

SEARCH ID: 1

DIST/DIR: 0.16 SE

MAP ID: 7

NAME: LA USD 2ND ST ELEM
ADDRESS: 1942 E 2ND ST
LOS ANGELES CA 90033
LOS ANGELES
CONTACT: ENVIRONMENTAL MANAGER

REV: 5/13/09
ID1: CAD981624562
ID2:
STATUS: SGN
PHONE: 2137427371

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
1942 E 2ND ST
LOS ANGELES CA 90033

PHONE: 2137427371

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 33 **DIST/DIR:** 0.20 NW **MAP ID:** 8

NAME: WHITE MEMORIAL HOSPITAL ADDRESS: 1621 MICHIGAN AVE LOS ANGELES CA 90033 LOS ANGELES	REV: 04/28/09 ID1: T0603700518 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:
CONTACT:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900120234
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Diesel
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1996-09-13 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

UST			
SEARCH ID: 21	DIST/DIR: 0.20 NW	MAP ID: 8	
NAME: WHITE MEMORIAL MEDICAL CNTR ADDRESS: 1621 MICHIGAN AV LOS ANGELES CA 90033 LOS ANGELES		REV: 05/01/2000 ID1: LACITY/CERTNO25032 ID2: STATUS: PHONE:	
CONTACT:			
DETAILS NOT AVAILABLE			

UST			
SEARCH ID: 20	DIST/DIR: 0.20 NW	MAP ID: 8	
NAME: WHITE MEMORIAL MEDICAL CNTR ADDRESS: 1621 MICHIGAN AV LOS ANGELES CA 90033 Los Angeles		REV: 03/24/99 ID1: LACTY/NONCRTFD733 ID2: STATUS: PHONE:	
CONTACT:			
DETAILS NOT AVAILABLE			

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

PERMITS

SEARCH ID: 13

DIST/DIR: 0.23 SE

MAP ID: 9

NAME: MAJIC JR CONSTRUCTION
ADDRESS: 329 S STATE ST
LOS ANGELES CA 90033
Los Angeles

REV: 04/16/08
ID1: CAL000318726
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY (HWMI) SITE INFORMATION FROM THE CA EPA AND DTSC HAZARDOUS WASTE TRACKING SYSTEM (HWTS) :

Date Record was Created: 4/18/2007 10:24:53 AM
Inactivity Date:
Facility Mail Name:
Facility Mailing Address: 2060 LATHAM ST, SIMI VALLEY, CA 93065-0000
Owner Name: FARAZ SARAHANG
Owner Address: 2060 LATHAM ST, SIMI VALLEY, CA 93065-0000
Contact Name: FARAZ SARAHANG
Contact Address: 2060 LATHAM ST, SIMI VALLEY, CA 93065-0000
Contact Phone: 8184024268

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 2000-2007:

2007 Waste Type: Other inorganic solid waste
2007 Total Tonnage: 0.0075
2006 Waste Type:
2006 Total Tonnage:
2005 Waste Type:
2005 Total Tonnage:
2004 Waste Type:
2004 Total Tonnage:
2003 Waste Type:
2003 Total Tonnage:
2002 Waste Type:
2002 Total Tonnage:
2001 Waste Type:
2001 Total Tonnage:
2000 Waste Type:
2000 Total Tonnage:

HWMI WASTE TYPE AND TONNAGE INFORMATION BY YEAR 1993-1999:

1999 Waste Type:
1999 Total Tonnage:
1998 Waste Type:
1998 Total Tonnage:
1997 Waste Type:
1997 Total Tonnage:
1996 Waste Type:
1996 Total Tonnage:
1995 Waste Type:
1995 Total Tonnage:
1994 Waste Type:
1994 Total Tonnage:
1993 Waste Type:
1993 Total Tonnage:

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 34

DIST/DIR: 0.28 NE

MAP ID: 10

NAME: WHITE MEMORIAL MEDICAL CENTER
ADDRESS: 1720 BROOKLYN AVE
BOYLE HEIGHTS CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700837
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)

REGIONAL BOARD CASE NUMBER: 900330189

LOCAL AGENCY: LOS ANGELES, CITY OF

LOCAL CASE NUMBER:

RESPONSIBLE PARTY:

ADDRESS OF RESPONSIBLE PARTY:

SITE OPERATOR:

WATER SYSTEM:

CASE TYPE: LUST Cleanup Site

POTENTIAL CONTAMINANTS OF CONCERN: Other Solvent or Non-Petroleum Hydrocarbon

POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)

LEAK CAUSE:

LEAK SOURCE:

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported):

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported):

STATUS: Completed - Case Closed

STATUS DATE: 1996-07-22 00:00:00

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):

DATE OF ENFORCEMENT (blank if not reported):

SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Reported

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 23 **DIST/DIR:** 0.29 SE **MAP ID:** 11

NAME: AL SAL OIL 25 ADDRESS: 1800 4TH ST. LOS ANGELES CA 90033 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603783818 ID2: STATUS: OPEN - SITE ASSESSMENT PHONE:
--	--

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900330407
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER: 1914
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Under Investigation
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported):

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported):

STATUS: Open - Site Assessment

STATUS DATE: 2006-06-08 00:00:00

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):

DATE OF ENFORCEMENT (blank if not reported):

SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): REMEDIATION

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Other

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2006-06-08

ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-12-29

ACTION (blank if not reported): Additional Information Report

ACTION TYPE (blank if not reported): RESPONSE

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 23

DIST/DIR: 0.29 SE

MAP ID: 11

NAME: AL SAL OIL 25
ADDRESS: 1800 4TH ST.
LOS ANGELES CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603783818
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:

DATE (blank if not reported): 2008-04-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2007-11-20

ACTION (blank if not reported): Well Installation Report

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2005-11-29

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-10-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2009-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-07-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-01-15

ACTION (blank if not reported): Status Report

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 30 **DIST/DIR:** 0.30 NE **MAP ID:** 12

NAME: SHELL 204-4534-2700 ADDRESS: 1900 CESAR CHAVEZ AVE E LOS ANGELES CA 90033 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603700836 ID2: STATUS: OPEN - REMEDIATION PHONE:
---	--

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900330170
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Remediation
STATUS DATE: 2002-10-17 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-04-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2006-04-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2006-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): RESPONSE

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 30

DIST/DIR: 0.30 NE

MAP ID: 12

NAME: SHELL 204-4534-2700
ADDRESS: 1900 CESAR CHAVEZ AVE E
LOS ANGELES CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700836
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

CONTACT:

DATE (blank if not reported): 2006-10-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-07-05

ACTION (blank if not reported): Interim Remedial Action Plan

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-07-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2002-10-17

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2007-04-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2002-07-22

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2004-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-04-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2006-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-10-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2009-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 30

DIST/DIR: 0.30 NE

MAP ID: 12

NAME: SHELL 204-4534-2700
ADDRESS: 1900 CESAR CHAVEZ AVE E
LOS ANGELES CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700836
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

CONTACT:

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2002-08-22
ACTION (blank if not reported): Additional Information Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-01-15
ACTION (blank if not reported): Status Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2002-07-19
ACTION (blank if not reported): Site Visit / Inspection / Sampling

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-04-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2005-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2005-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-01-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-01-15
ACTION (blank if not reported): Monitoring Report - Quarterly

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 30

DIST/DIR: 0.30 NE

MAP ID: 12

NAME: SHELL 204-4534-2700
ADDRESS: 1900 CESAR CHAVEZ AVE E
LOS ANGELES CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700836
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

CONTACT:

**Environmental FirstSearch
Site Detail Report**

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 29

DIST/DIR: 0.30 SE

MAP ID: 13

NAME: SHELL
ADDRESS: 2005 004TH ST E
BOYLE HEIGHTS CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700849
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES, CITY OF
REGIONAL BOARD CASE NUMBER: 900330307
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1990-05-31 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 28

DIST/DIR: 0.31 NE

MAP ID: 14

NAME: RAYMOND RODRIGUEZ PROPERTY
ADDRESS: 1632 CESAR CHAVEZ AVE E
BOYLE HEIGHTS CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700841
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)

REGIONAL BOARD CASE NUMBER: 900330225

LOCAL AGENCY: LOS ANGELES, CITY OF

LOCAL CASE NUMBER:

RESPONSIBLE PARTY:

ADDRESS OF RESPONSIBLE PARTY:

SITE OPERATOR:

WATER SYSTEM:

CASE TYPE: LUST Cleanup Site

POTENTIAL CONTAMINANTS OF CONCERN: Gasoline

POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)

LEAK CAUSE:

LEAK SOURCE:

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported):

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported):

STATUS: Completed - Case Closed

STATUS DATE: 1997-11-19 00:00:00

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):

DATE OF ENFORCEMENT (blank if not reported):

SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Reported

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 25 **DIST/DIR:** 0.32 SE **MAP ID:** 15

NAME: H and S FOOD and GAS **REV:** 04/28/09
ADDRESS: 2000 003RD ST W **ID1:** T0603701135
LOS ANGELES CA 90057 **ID2:**
LOS ANGELES **STATUS:** OPEN - SITE ASSESSMENT
CONTACT: **PHONE:**

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900570125
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 2007-10-26 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2003-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-04-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-03-15
ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2004-01-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): ENFORCEMENT

- Continued on next page -

Environmental FirstSearch **Site Detail Report**

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST			
SEARCH ID: 25	DIST/DIR: 0.32 SE	MAP ID: 15	
NAME: H and S FOOD and GAS ADDRESS: 2000 003RD ST W LOS ANGELES CA 90057 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603701135 ID2: STATUS: OPEN - SITE ASSESSMENT PHONE:		
<p>DATE (blank if not reported): 2003-06-13 ACTION (blank if not reported): Staff Letter</p> <p>ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 2007-12-04 ACTION (blank if not reported): Staff Letter</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2003-10-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2003-04-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2004-04-30 ACTION (blank if not reported): Soil and Water Investigation Workplan</p> <p>ACTION TYPE (blank if not reported): ENFORCEMENT DATE (blank if not reported): 2007-11-16 ACTION (blank if not reported): Staff Letter</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2004-04-01 ACTION (blank if not reported): Well Destruction Report</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2006-04-15 ACTION (blank if not reported): Interim Remedial Action Plan</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2006-04-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2006-04-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2006-04-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p> <p>ACTION TYPE (blank if not reported): RESPONSE DATE (blank if not reported): 2006-04-15 ACTION (blank if not reported): Monitoring Report - Quarterly</p>			

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 25

DIST/DIR: 0.32 SE

MAP ID: 15

NAME: H and S FOOD and GAS
ADDRESS: 2000 003RD ST W
LOS ANGELES CA 90057
LOS ANGELES

REV: 04/28/09
ID1: T0603701135
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:

ACTION TYPE (blank if not reported): *ENFORCEMENT*

DATE (blank if not reported): *2000-03-29*

ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-07-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2006-04-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *Other*

DATE (blank if not reported): *1950-01-01*

ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2003-12-31*

ACTION (blank if not reported): *CAP/RAP - Final Remediation / Design Plan*

ACTION TYPE (blank if not reported): *ENFORCEMENT*

DATE (blank if not reported): *2002-07-03*

ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2002-07-31*

ACTION (blank if not reported): *CAP/RAP - Final Remediation / Design Plan*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-12-31*

ACTION (blank if not reported): *Well Destruction Report*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2003-07-15*

ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-12-31*

ACTION (blank if not reported): *Well Installation Report*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-01-15*

ACTION (blank if not reported): *Interim Remedial Action Plan*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2002-07-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2002-04-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 25 **DIST/DIR:** 0.32 SE **MAP ID:** 15

NAME: H and S FOOD and GAS
ADDRESS: 2000 003RD ST W
LOS ANGELES CA 90057
LOS ANGELES

REV: 04/28/09
ID1: T0603701135
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2002-07-31*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-10-15*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-11-10*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-10-26*
ACTION (blank if not reported): *Preliminary Site Assessment Workplan*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-03-27*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-01-15*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-02-15*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-03-12*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-12-01*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-01-21*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-02-25*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-01-15*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-04-15*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 25	DIST/DIR: 0.32 SE	MAP ID: 15
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NAME: H and S FOOD and GAS ADDRESS: 2000 003RD ST W LOS ANGELES CA 90057 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603701135 ID2: STATUS: OPEN - SITE ASSESSMENT PHONE:
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ACTION (blank if not reported): *Interim Remedial Action Plan*

ACTION TYPE (blank if not reported): *ENFORCEMENT*

DATE (blank if not reported): *2002-06-07*

ACTION (blank if not reported): *Notice of Violation*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-12-31*

ACTION (blank if not reported): *Corrective Action Report*

ACTION TYPE (blank if not reported): *ENFORCEMENT*

DATE (blank if not reported): *1999-05-14*

ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2002-10-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *Other*

DATE (blank if not reported): *1950-01-01*

ACTION (blank if not reported): *Leak Reported*

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 24 DIST/DIR: 0.32 NE MAP ID: 16

NAME: CHEVRON 9-5563
ADDRESS: 1828 BROOKLYN AVE
BOYLE HEIGHTS CA 90033
LOS ANGELES
CONTACT:
REV: 04/28/09
ID1: T0603700850
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES, CITY OF
REGIONAL BOARD CASE NUMBER: 900330316
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Waste Oil / Motor / Hydraulic / Lubricating
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1994-04-14 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 31 **DIST/DIR:** 0.36 SE **MAP ID:** 17

NAME:	SHELL - KOBASSI	REV:	04/28/09
ADDRESS:	2005 4TH STREET EAST	ID1:	T0603732654
	LOS ANGELES CA	ID2:	
	LOS ANGELES	STATUS:	OPEN - SITE ASSESSMENT
CONTACT:		PHONE:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900330307A
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER: 30343
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 2008-04-24 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-07-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-07-13
ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-01-16
ACTION (blank if not reported): Additional Information Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-10-15
ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): Other

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 31

DIST/DIR: 0.36 SE

MAP ID: 17

NAME: SHELL - KOBASSI
ADDRESS: 2005 4TH STREET EAST
LOS ANGELES CA
LOS ANGELES

REV: 04/28/09
ID1: T0603732654
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2006-11-16

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-01-15

ACTION (blank if not reported): Site Conceptual Model Report

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-04-24

ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2008-04-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2009-01-15

ACTION (blank if not reported): Monitoring Report - Quarterly

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 26 **DIST/DIR:** 0.39 SE **MAP ID:** 18

NAME:	LAPD - HOLLENBECK DIVISION	REV:	04/28/09
ADDRESS:	2111 E 1ST ST	ID1:	T0603737703
	LOS ANGELES CA 90033	ID2:	
	LOS ANGELES	STATUS:	OPEN - SITE ASSESSMENT
CONTACT:		PHONE:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES, CITY OF
REGIONAL BOARD CASE NUMBER:
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 1993-03-29 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Discovery

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 27 **DIST/DIR:** 0.42 SE **MAP ID:** 19

NAME: MURRAY LEFKOWITZ ADDRESS: 2239 001ST ST E BOYLE HEIGHTS CA 90033 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603700848 ID2: STATUS: OPEN - REMEDIATION PHONE:
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOS ANGELES RWQCB (REGION 4)
REGIONAL BOARD CASE NUMBER: 900330298
LOCAL AGENCY: LOS ANGELES, CITY OF
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Remediation
STATUS DATE: 2008-01-16 00:00:00
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2003-04-15
ACTION (blank if not reported): CAP/RAP - Feasibility Study Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2007-10-15
ACTION (blank if not reported): Remedial Progress Report

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-07-15
ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2008-07-15
ACTION (blank if not reported): Interim Remedial Action Plan

ACTION TYPE (blank if not reported): ENFORCEMENT

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 27	DIST/DIR: 0.42 SE	MAP ID: 19
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NAME: MURRAY LEFKOWITZ ADDRESS: 2239 001ST ST E BOYLE HEIGHTS CA 90033 LOS ANGELES CONTACT:	REV: 04/28/09 ID1: T0603700848 ID2: STATUS: OPEN - REMEDIATION PHONE:
--	--

DATE (blank if not reported): 2003-01-27

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): Other

DATE (blank if not reported): 1950-01-01

ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-07-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2008-09-16

ACTION (blank if not reported): Notice to Comply

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2007-07-15

ACTION (blank if not reported): Remedial Progress Report

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2005-10-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2007-04-15

ACTION (blank if not reported): Remedial Progress Report

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-04-15

ACTION (blank if not reported): Additional Information Report

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-04-15

ACTION (blank if not reported): Monitoring Report - Quarterly

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2002-07-15

ACTION (blank if not reported): Soil and Water Investigation Workplan

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2003-04-15

ACTION (blank if not reported): Soil and Water Investigation Report

ACTION TYPE (blank if not reported): ENFORCEMENT

DATE (blank if not reported): 2008-04-10

ACTION (blank if not reported): Staff Letter

ACTION TYPE (blank if not reported): RESPONSE

DATE (blank if not reported): 2004-08-24

ACTION (blank if not reported): Interim Remedial Action Plan

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

LUST

SEARCH ID: 27

DIST/DIR: 0.42 SE

MAP ID: 19

NAME: MURRAY LEFKOWITZ
ADDRESS: 2239 001ST ST E
BOYLE HEIGHTS CA 90033
LOS ANGELES

REV: 04/28/09
ID1: T0603700848
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

CONTACT:

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2006-01-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2005-04-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *ENFORCEMENT*

DATE (blank if not reported): *2002-01-17*

ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *RESPONSE*

DATE (blank if not reported): *2008-04-15*

ACTION (blank if not reported): *Monitoring Report - Quarterly*

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 7 **DIST/DIR:** 0.72 NW **MAP ID:** 20

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK N	REV: 08/15/06
ADDRESS: 410 CENTER STREET	ID1: CAL60000170
LOS ANGELES CA 90012	ID2: VOLUNTARY CLEANUP
LOS ANGELES	STATUS: ACTIVE
CONTACT:	PHONE:

GENERAL SITE INFORMATION

Site Type:	Voluntary Cleanup
Status:	Active
Status Date:	2001-01-04 00:00:00
NPL Site:	NO
Funding:	Responsible Party
Regulatory Agencies Involved:	SMBRP
Lead Agency:	NONE SPECIFIED
Project Manager:	RITA KAMAT
Supervisor:	SAYAREH AMIREBRAHIMI
Branch:	So Cal - Glendale
Acres:	2
Assessor s Parcel Number:	5173-021-002, 5173-021-002, Assessor s Parcel Number 5173-021-002
Past Uses:	MANUFACTURED GAS PLANT
Potential Contaminants:	Benzene, Lead, Polynuclear aromatic hydrocarbons (PAHs), TPH-diesel, TPH-gas,
1,3-Butadiene, Hexachlorobutadiene	
Confirmed Contaminants:	Styrene-NO, Toluene-NO, Polynuclear aromatic hydrocarbons (PAHs)-NO, TPH-diesel-NO,
TPH-gas-NO, 1,3-Butadiene	
Potential Media Affected:	OTH, SOIL
Restricted Use:	NO
Site Management Required:	NONE SPECIFIED
Special Programs Associated with this Site:	Voluntary Cleanup Program

OTHER SITE NAMES (blank below = not reported by agency)

301001

60000170

5173-021-002

5173-021-002

Assessor s Parcel Number 5173-021-002

Aliso Sector C, Block N

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name:	PROJECT WIDE
Sub-Area Name:	
Document Type:	Removal Action Completion Report
Completion Due Date:	2006

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	PROJECT WIDE
Sub- Area Name:	
Document Type:	Supplemental Site Investigation Report
Completion Date:	2004-02-06 00:00:00

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 7 **DIST/DIR:** 0.72 NW **MAP ID:** 20

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK N ADDRESS: 410 CENTER STREET LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 08/15/06 ID1: CAL60000170 ID2: VOLUNTARY CLEANUP STATUS: ACTIVE PHONE:
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Comments: *Block N - The Site Investigation Report was approved for the Site.*

Area Name: *PROJECT WIDE*
Sub- Area Name:
Document Type: *Public Participation Plan / Community Relations Plan*
Completion Date: *2004-08-20 00:00:00*
Comments: *The Public Participation activities were completed for Sector C, Block N of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation and in preparation for the Removal Action Workplan.*

Area Name: *PROJECT WIDE*
Sub- Area Name:
Document Type: *Removal Action Workplan*
Completion Date: *2005-09-09 00:00:00*
Comments: *RAW approved*

Area Name: *PROJECT WIDE*
Sub- Area Name:
Document Type: *Voluntary Clean-up Agreement*
Completion Date: *2001-01-01 00:00:00*
Comments:

Area Name: *PROJECT WIDE*
Sub- Area Name:
Document Type: *CEQA - Initial Study/ Neg. Declaration*
Completion Date: *2004-08-20 00:00:00*
Comments:

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 9 **DIST/DIR:** 0.73 NW **MAP ID:** 21

NAME: SO CAL GAS/ALISO SECTOR C, BLOCKS QandR ADDRESS: SOUTHEAST AND SOUTHWEST CORNERS OF JACKSON AND CENTER STREETS LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 08/15/06 ID1: CAL60000172 ID2: VOLUNTARY CLEANUP STATUS: ACTIVE PHONE:
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GENERAL SITE INFORMATION

Site Type:	<i>Voluntary Cleanup</i>
Status:	<i>Active</i>
Status Date:	<i>2001-03-20 00:00:00</i>
NPL Site:	<i>NO</i>
Funding:	<i>Responsible Party</i>
Regulatory Agencies Involved:	<i>SMBRP</i>
Lead Agency:	<i>SMBRP</i>
Project Manager:	<i>RITA KAMAT</i>
Supervisor:	<i>SAYAREH AMIREBRAHIMI</i>
Branch:	<i>So Cal - Glendale</i>
Acres:	
Assessor s Parcel Number:	<i>NONE SPECIFIED</i>
Past Uses:	<i>MANUFACTURED GAS PLANT</i>
Potential Contaminants:	<i>Benzene, Lead, Polynuclear aromatic hydrocarbons (PAHs), 1,3-Butadiene, Hexachlorobutadiene, Styrene, Toluene</i>
Confirmed Contaminants:	<i>Styrene-NO, Toluene-NO, Polynuclear aromatic hydrocarbons (PAHs)-NO, 1,3-Butadiene-NO, Hexachlorobutadiene-NO, Benzene</i>
Potential Media Affected:	<i>OTH, SOIL</i>
Restricted Use:	<i>NO</i>
Site Management Required:	<i>NONE SPECIFIED</i>
Special Programs Associated with this Site:	<i>Voluntary Cleanup Program</i>

OTHER SITE NAMES (blank below = not reported by agency)

300999-11

60000172

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Remedial Investigation Report</i>
Completion Due Date:	<i>2007</i>

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>Voluntary Clean-up Agreement</i>
Completion Date:	<i>2001-01-03 00:00:00</i>
Comments:	

Environmental FirstSearch
Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 4 **DIST/DIR:** 0.73 NW **MAP ID:** 22

NAME: SO CAL GAS/ALISO C MGP	REV: 07/18/05
ADDRESS: CENTER ST COMMERCIAL, DUCOMMUN and JACKSON LOS ANGELES CA 90012 LOS ANGELES	ID1: CAL19490242
	ID2:
CONTACT:	STATUS: VOLUNTARY CLEANUP PROGRAM
	PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

SO CAL GAS - ALISO C

ALISO C

SOUTHERN CALIFORNIA GAS COMPANY, ALISO C

ALISO MANUFACTURED GAS PLANT

SO CAL GAS/ALISO C MGP

SOUTHERN CALIFORNIA GAS COMPANY

SOUTHERN CALIFORNIA GAS

GENERAL SITE INFORMATION

File Name (if different than site name): ALISO C

Status: VOLUNTARY CLEANUP PROGRAM

AWP Site Type: VOLUNTARY CLEANUP PROGRAM

NPL Site:

Fund:

Status Date: 10102002

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: PCOOKE

DTSC Region and RWQCB : GLENDALE

Branch: SO CAL - GLENDALE

RWQCB: LOS ANGELES

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300642

ID SOURCE NAME, and VALUE: CALSTARS CODE 300999

ID SOURCE NAME, and VALUE: CALSTARS CODE 300885-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The former Aliso Street manufactured Gas Plant covered approximately 52 acres in downtown Los Angeles. The site is being investigated as 5 sectors and an overall groundwater unit. The C sector consists of 16.4 acres south of the Hollywood (101) Freeway, bisected by Center Street and bounded by Commercial, Ducommun and Jackson Streets. Sector C is further subdivided into Blocks G, K, L, N, O, Q, and R. Contaminants suspected include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons and heavy metals. See also Sites 19490240, 19490241, 19490243, 19490244, and 19490248.

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 4 **DIST/DIR:** 0.73 NW **MAP ID:** 22

NAME: SO CAL GAS/ALISO C MGP ADDRESS: CENTER ST COMMERCIAL, DUCOMMUN and JACKSON LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490242 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
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PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA
 Activity Status: VOLUNTARY CLEANUP PROGRAM
 Completion Due Date:
 Revised Completion Due Date:
 Date Activity Actually Completed: 01271997
 Yards of Solids Removed: 0
 Yards of Solids Treated: 0
 Gallons of Liquid Removed: 0
 Gallons of Liquid Treated: 0

Activity: CERTIFICATION
 Activity Status: VOLUNTARY CLEANUP PROGRAM
 Completion Due Date: 06302005
 Revised Completion Due Date:
 Date Activity Actually Completed: 12072004
 Yards of Solids Removed: 0
 Yards of Solids Treated: 0
 Gallons of Liquid Removed: 0
 Gallons of Liquid Treated: 0

Activity: CEQA INCLUDING NEGATIVE DECS
 Activity Status: VOLUNTARY CLEANUP PROGRAM
 Completion Due Date:
 Revised Completion Due Date:
 Date Activity Actually Completed: 09102003
 Yards of Solids Removed: 0
 Yards of Solids Treated: 0
 Gallons of Liquid Removed: 0
 Gallons of Liquid Treated: 0

Activity: PRELIMINARY ENDANGERMENT ASSESSMENT
 Activity Status: VOLUNTARY CLEANUP PROGRAM
 Completion Due Date:
 Revised Completion Due Date:
 Date Activity Actually Completed: 03221999
 Yards of Solids Removed: 0
 Yards of Solids Treated: 0
 Gallons of Liquid Removed: 0
 Gallons of Liquid Treated: 0

Activity: AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION
 Activity Status: VOLUNTARY CLEANUP PROGRAM
 Completion Due Date:
 Revised Completion Due Date:
 Date Activity Actually Completed: 01041999
 Yards of Solids Removed: 0
 Yards of Solids Treated: 0
 Gallons of Liquid Removed: 0
 Gallons of Liquid Treated: 0

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE	
SEARCH ID: 4	DIST/DIR: 0.73 NW
MAP ID: 22	
NAME: SO CAL GAS/ALISO C MGP ADDRESS: CENTER ST COMMERCIAL, DUCOMMUN and JACKSON LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490242 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	PRELIMINARY ENDANGERMENT ASSESSMENT VOLUNTARY CLEANUP PROGRAM 02062004 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	PRELIMINARY ENDANGERMENT ASSESSMENT VOLUNTARY CLEANUP PROGRAM 02272003 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	PRELIMINARY ENDANGERMENT ASSESSMENT VOLUNTARY CLEANUP PROGRAM 07302005 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	I/SE, IORSE, FFA, FFSRA, VCA, EA VOLUNTARY CLEANUP PROGRAM 10102002 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	REMOVAL ACTION WORKPLAN VOLUNTARY CLEANUP PROGRAM 09102003 0 0 0 0
Activity:	REMOVAL ACTION

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 4 **DIST/DIR:** 0.73 NW **MAP ID:** 22

NAME: SO CAL GAS/ALISO C MGP ADDRESS: CENTER ST COMMERCIAL, DUCOMMUN and JACKSON LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490242 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
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Activity Status: VOLUNTARY CLEANUP PROGRAM

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 07262004

Yards of Solids Removed: 15226

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date:

: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-032, signed by the RP. Block L - As anticipated in comment dated 2/27/03 (above), a Removal Action Workplan was submitted to DTSC. The Removal Action Plan completed California Environmental Quality Act requirements in September 2003. Removal Action activities will commence once various permits have been issued by the City of Los Angeles. A Master Voluntary Cleanup Agreement was signed under the Master So Cal Gas Aliso St. Former MGP for Sector A, B, C, D, and E, different blocks and activities. All previous agreements for the Aliso Street Former MGP Site is terminated. Block G - DTSC approved the RI dated 11 Nov 04. No further action is warranted at the site. A land use covenant will be developed limiting types of future land utilization to industrial/commercial applications. Block G - The site is a 1.5 acre parcel of the former Aliso Street Manufactured Gas Plant. Contaminants of concern is soil included polycyclic aromatic hydrocarbons (PAHs), volatile organic hydrocarbons (VOC) and metals. However, concentrations for all were below industrial use levels of concern. Many were below residential levels of concern. A land use covenant will be developed limiting the site to commercial/industrial uses. Public Participation activities were completed for Sector C, Block G of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation. In general, community interest was low. Contaminants of concern is soil included polycyclic aromatic hydrocarbons (PAHs), volatile organic hydrocarbons (VOC) and metals. However, concentrations for all were below industrial use levels of concern, and many were below residential levels of concern. DTSC and the Southern California Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for the C Sector of the former Aliso Manufactured Gas Plant site. RI Report has been received and is under review. Block N - The PEA-E (Remedial Investigation) described the polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil limited primarily to the northwest corner of the site. A RAW will address remediating this contamination. Block L - PEA-E investigated the former manufactured gas plant and petroleum transfer site. VOCs, SVOCs, PAHs and hydrocarbons were found to impact the site. A Remedial Action Work Plan will address clean up of this contamination. PEA-E completion was delayed due to further Site Characterization activities and delays in receiving the Human Health Risk Assessment reports associated with the PEA-E. Block O - Soil gas sampling continues in hopes of completing the investigation and submitting the RI report for DTSC review. Soil and groundwater contamination. Contaminants include PAHs, VOCs and metals. RI recommended. The implementation of the Removal Action commenced. Removal Action includes excavation of contaminated soil and backfilling with clean soil. Completion of field activities expected in mid-July. Blocks G, K, O, Q, and R: Review, revision and approval of remedial investigation report in progress. Block L: Awaiting removal action completion report. Block N - RI approved. Initial Study and RAW review, revision and approval in progress. Block L - Additional RI work done, report under review. Risk Assessment under review. Block N - Additional RI work done in May 2002, awaiting results. Risk Assessment expected in 07/2002. Block L - Polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil was excavated and thermally treated offsite. Site has been backfilled with clean soil. Subsurface contamination did not extend laterally to offsite areas. Contamination was found, as expected, at the ground water table, and will be addressed in a later, regional effort. As the soil was remediated to industrial cleanup goals, a deed restriction will limit use of the site, preventing residential or other sensitive uses on this parcel. Sector C has been divided up into several blocks: Block L: RI implemented in March 2001 - awaiting report. Block N: RI implemented in April 2001 - awaiting report. Blocks Q and R: RI workplan being reviewed. The Removal Action Workplan and the Initial Study and Negative Declaration were finalized for Sector C, Block N of the former Aliso Street MGP site. Contaminants of concern at the site include polycyclic aromatic hydrocarbons and volatile organic compounds. Excavation activities proposed for the site are expected to have no significant impact upon the environment. No comments during the 30-day public comment period were received regarding the draft Removal Action Workplan. The Public Participation activities were completed for Sector C, Block N of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation and in preparation for the Removal Action Workplan. In general, community interest was low. Contaminants of concern at the site include polycyclic aromatic hydrocarbons and volatile organic compounds. The Removal Action is currently being implemented. Block L - Review of Risk Assessment completed, awaiting response. Block N - Still awaiting Risk Assessment. Block L - The Special initial Study described the proposed polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil remediation activity and its insignificant impact upon the environment. Block L: RI report

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 4

DIST/DIR: 0.73 NW

MAP ID: 22

NAME: SO CAL GAS/ALISO C MGP

REV: 07/18/05

ADDRESS: CENTER ST COMMERCIAL, DU COMMUN and JACKSON
LOS ANGELES CA 90012
LOS ANGELES

ID1: CAL19490242

ID2:

STATUS: VOLUNTARY CLEANUP PROGRAM

CONTACT:

PHONE:

received - now reviewing. Block N: Awaiting RI report. Blocks Q and R: RI workplan being implemented. Block L - The RAW described the proposed polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil remediation activities. PEA-E completion was delayed due to inadequacies with the Draft RAW and documents associated with the RAW. Tosco Corporation and DTSC signed and executed a VCA to characterize and cleanup Block L of Sector C within the Aliso Street Former MGP Completion of characterization and cleanup cleanup is expected during the summer of 2003. Block L: Continuing to review RI report. Block N: Awaiting RI report. Blocks Q and R: RI Workplan implemented. Awaiting RI report. Blocks G, K, and O: Included in master RI workplan for Aliso Street. Document under review. Block L - Partial Site Certification - Polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil was excavated and disposed offsite. Site has been backfilled with clean soil. Subsurface contamination did not extend laterally to offsite areas. As the soil was remediated to industrial cleanup goals, a land use covenant (LUC) (deed restriction) between DTSC and the current owner was recorded with the County of Los Angeles. The LUC will limit use of the site, preventing residential or other sensitive uses on this parcel. The soil (vadose zone) at the site was certified as completed by DTSC. Public participation activities were completed for Sector C, Block L of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation and in preparation for the Removal Action Workplan. In general, community interest was low. The Removal Action was implemented, excavating polycyclic aromatic hydrocarbon (PAH) and volatile organic hydrocarbon (VOC) contaminated soil. Site has been backfilled with clean soil. Block N: Reviewing RI report.

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 8

DIST/DIR: 0.73 NW

MAP ID: 23

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK O
ADDRESS: SOUTHWEST CORNER OF DUCOMMUN AND CENTER STREETS
LOS ANGELES CA 90012
LOS ANGELES

REV: 08/15/06
ID1: CAL60000169
ID2: VOLUNTARY CLEANUP
STATUS: ACTIVE
PHONE:

CONTACT:

GENERAL SITE INFORMATION

Site Type: Voluntary Cleanup
Status: Active
Status Date: 2001-01-19 00:00:00
NPL Site: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP
Lead Agency: SMBRP
Project Manager: RITA KAMAT
Supervisor: SAYAREH AMIREBRAHIMI
Branch: So Cal - Glendale
Acres: 2
Assessor's Parcel Number: 5173-016-008
Past Uses: MANUFACTURED GAS PLANT
Potential Contaminants: Benzene, Lead, Polynuclear aromatic hydrocarbons (PAHs), TPH-diesel, TPH-gas, 1,3-Butadiene, Hexachlorobutadiene
Confirmed Contaminants: Styrene-NO, Toluene-NO, Polynuclear aromatic hydrocarbons (PAHs)-NO, TPH-diesel-NO, TPH-gas-NO, 1,3-Butadiene
Potential Media Affected: OTH, SOIL
Restricted Use: NO
Site Management Required: NONE SPECIFIED
Special Programs Associated with this Site: Voluntary Cleanup Program

OTHER SITE NAMES (blank below = not reported by agency)

Aliso Sector C, Block O

5173-016-008

300885-11

60000169

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name: PROJECT WIDE
Sub-Area Name:
Document Type: Remedial Investigation Report
Completion Due Date: 2006

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: PROJECT WIDE
Sub-Area Name:
Document Type: Voluntary Clean-up Agreement
Completion Date: 2001-01-19 00:00:00
Comments:

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 6 **DIST/DIR:** 0.74 NW **MAP ID:** 24

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK K ADDRESS: NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 08/15/06 ID1: CAL60000171 ID2: VOLUNTARY CLEANUP STATUS: ACTIVE PHONE:
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GENERAL SITE INFORMATION

Site Type:	<i>Voluntary Cleanup</i>
Status:	<i>Active</i>
Status Date:	<i>2001-01-19 00:00:00</i>
NPL Site:	<i>NO</i>
Funding:	<i>Responsible Party</i>
Regulatory Agencies Involved:	<i>SMBRP</i>
Lead Agency:	<i>NONE SPECIFIED</i>
Project Manager:	<i>RITA KAMAT</i>
Supervisor:	<i>SAYAREH AMIREBRAHIMI</i>
Branch:	<i>So Cal - Glendale</i>
Acres:	
Assessor's Parcel Number:	<i>NONE SPECIFIED</i>
Past Uses:	<i>MANUFACTURED GAS PLANT</i>
Potential Contaminants:	<i>Benzene, Lead, TPH-diesel, TPH-gas, 1,3-Butadiene, Hexachlorobutadiene, Styrene</i>
Confirmed Contaminants:	
Potential Media Affected:	<i>OTH, SOIL</i>
Restricted Use:	<i>NO</i>
Site Management Required:	<i>NONE SPECIFIED</i>
Special Programs Associated with this Site:	<i>Voluntary Cleanup Program</i>

OTHER SITE NAMES (blank below = not reported by agency)

300885-11

60000171

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>Remedial Investigation Report</i>
Completion Date:	<i>2005-05-25 00:00:00</i>
Comments:	<i>DTSC approved the RI Report</i>
 Area Name:	 <i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>Removal Action Workplan</i>
Completion Date:	<i>2005-09-09 00:00:00</i>
Comments:	<i>RAW approved by DTSC</i>
 Area Name:	 <i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>Voluntary Clean-up Agreement</i>
Completion Date:	<i>2001-01-19 00:00:00</i>
Comments:	
 Area Name:	 <i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>CEQA - Notice of Exemption</i>

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 6

DIST/DIR: 0.74 NW

MAP ID: 24

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK K
ADDRESS: NORTHEAST CORNER OF DUCOMMUN AND CENTER STREETS
LOS ANGELES CA 90012
LOS ANGELES

REV: 08/15/06
ID1: CAL60000171
ID2: VOLUNTARY CLEANUP
STATUS: ACTIVE
PHONE:

CONTACT:

Completion Date: 2005-09-09 00:00:00
Comments:

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 5 **DIST/DIR:** 0.80 NW **MAP ID:** 25

NAME: SO CAL GAS/ALISO SECTOR C, BLOCK G ADDRESS: NORTHWEST CORNER OF COMMERCIAL AND CENTER STREETS LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 08/15/06 ID1: CAL60000173 ID2: VOLUNTARY CLEANUP STATUS: ACTIVE PHONE:
--	--

GENERAL SITE INFORMATION

Site Type:	<i>Voluntary Cleanup</i>
Status:	<i>Active</i>
Status Date:	<i>2001-01-19 00:00:00</i>
NPL Site:	<i>NO</i>
Funding:	<i>Responsible Party</i>
Regulatory Agencies Involved:	<i>SMBRP</i>
Lead Agency:	<i>SMBRP</i>
Project Manager:	<i>RITA KAMAT</i>
Supervisor:	<i>SAYAREH AMIREBRAHIMI</i>
Branch:	<i>So Cal - Glendale</i>
Acres:	
Assessor's Parcel Number:	<i>NONE SPECIFIED</i>
Past Uses:	<i>MANUFACTURED GAS PLANT</i>
Potential Contaminants:	<i>Benzene, Lead, Polynuclear aromatic hydrocarbons (PAHs), TPH-diesel, TPH-gas, 1,3-Butadiene, Hexachlorobutadiene</i>
Confirmed Contaminants:	<i>NONE SPECIFIED</i>
Potential Media Affected:	<i>OTH, SOIL</i>
Restricted Use:	<i>NO</i>
Site Management Required:	<i>NONE SPECIFIED</i>
Special Programs Associated with this Site:	<i>Voluntary Cleanup Program</i>

OTHER SITE NAMES (blank below = not reported by agency)

300885-11

60000173

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Certification</i>
Completion Due Date:	<i>2007</i>
 Area Name:	 <i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Deed Restriction / Land Use Covenant</i>
Completion Due Date:	<i>2007</i>

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Preliminary Endangerment Assessment Report</i>
Completion Date:	<i>2005-01-20 00:00:00</i>
Comments:	<i>Site contaminant concentrations low enough to allow commercial and industrial uses.</i>
 Area Name:	 <i>PROJECT WIDE</i>
Sub-Area Name:	

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 5	DIST/DIR: 0.80 NW	MAP ID: 25
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NAME: SO CAL GAS/ALISO SECTOR C, BLOCK G ADDRESS: NORTHWEST CORNER OF COMMERCIAL AND CENTER STREETS LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 08/15/06 ID1: CAL60000173 ID2: VOLUNTARY CLEANUP STATUS: ACTIVE PHONE:
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Document Type:	<i>Public Participation Plan / Community Relations Plan</i>
Completion Date:	<i>2005-01-20 00:00:00</i>
Comments:	<i>Block G - DTSC approved the RI dated 11 Nov 04. Public Participation activities were completed for Sector C, Block G of the former Aliso Street MGP site. Activities included a community profile, notices, fact sheets during the course of the investigation.</i>

Area Name:	<i>PROJECT WIDE</i>
Sub- Area Name:	
Document Type:	<i>Voluntary Clean-up Agreement</i>
Completion Date:	<i>2001-01-19 00:00:00</i>
Comments:	

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 3 **DIST/DIR:** 0.81 NW **MAP ID:** 26

NAME:	SO CAL GAS/ALISO B MGP	REV:	07/18/05
ADDRESS:	555 RAMIREZ STREET	ID1:	CAL19490244
	LOS ANGELES CA 90012	ID2:	
	LOS ANGELES	STATUS:	VOLUNTARY CLEANUP PROGRAM
CONTACT:		PHONE:	

OTHER SITE NAMES (blank below = not reported by agency)

SO CAL GAS/ALISO B

ALISO B

SO CAL GAS/ALISO B MGP

SOUTHERN CALIFORNIA GAS

SOUTHERN CALIF GAS CO - ALISO B

SOUTHERN CALIFORNIA GAS CO., ALISO B

SOUTHERN CALIFORNIA GAS COMPANY - ALISO

SO. CAL. GAS, ALISO B

GENERAL SITE INFORMATION

File Name (if different than site name): ALISO B

Status: VOLUNTARY CLEANUP PROGRAM

AWP Site Type: VOLUNTARY CLEANUP PROGRAM

NPL Site: N

Fund:

Status Date: 01/19/2001

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: CSULTANA

DTSC Region and RWQCB : GLENDALE

Branch: SO CAL - GLENDALE

RWQCB: LOS ANGELES

Site Access:

Groundwater Contamination: Confirmed

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300885

ID SOURCE NAME, and VALUE: CALSTARS CODE 301002

BACKGROUND INFORMATION (blank below = not reported by agency)

The former Aliso Street Manufactured Gas Plant covered approximately 52 acres in downtown Los Angeles. The site is being investigated as 5 sectors and an overall groundwater unit. The B sector consists of 14 acres south of the Cesar Chavez Avenue, west of Keller Street, east of Lyon Street and north of Ramirez Street. Contaminants suspected include petroleum hydrocarbons, volatile organic compounds, cyanide, polycyclic aromatic hydrocarbons and heavy metals. See also Sites 19490235, 19490240, 19490241, 19490242, 19490243, and 19490248. Sector D Former MGP Aliso Street Site History Sector D of the Aliso Street Towne Gas facility covers approximately 11 acres and was the sector historically used for lampblack pits, processing, and storage. An area of the sector was converted to 1,3-Butadiene production in the 1940s. The Metropolitan Transportation Authority (MTA) owns and currently uses the property for offices, storage, and maintenance of buses.

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE			
SEARCH ID: 3	DIST/DIR: 0.81 NW	MAP ID: 26	
NAME: SO CAL GAS/ALISO B MGP ADDRESS: 555 RAMIREZ STREET LOS ANGELES CA 90012 LOS ANGELES	REV: 07/18/05 ID1: CAL19490244 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:		
<p>CONTACT:</p> <p>PROJECTED ACTIVITIES (blank below = not reported by agency)</p> <p>Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 10251999 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0</p> <p>Activity: PRELIMINARY ENDANGERMENT ASSESSMENT Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 06072000 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0</p> <p>DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)</p> <p>Comments Date:</p> <p>: Sector B - Tetra Tech submitted RI Workplan. Sector D - DTSC's comments on Draft RI Plan. Tetra Tech submitted Draft RI Plan. Supplemental field investigation began in Fall 2003 and finished in January 2004. A Remedial Investigation Report is expected in several months. A Master Voluntary Cleanup Agreement was signed under the So Cal Gas Aliso St. Former MGP for Sectors A, B, C, D, and E, different blocks and activities, terminating all previous agreements for the Aliso Street Former MGP Site. Final RI Workplan for Sector D. DTSC comments on Final RI for Sector D. Tetra Tech's response received on Final RI Sector D. DTSC's comments on Final RI Sector D. Tetra Tech responded on Final RI Sector D. DTSC's comments on Final RI Sector D. Soil contamination exists onsite. Contaminants include PAHs and VOCs. A Remedial Investigation/Feasibility Study recommended. Tetra Tech responded on Final RI sector D. Supplemental remedial investigation field work in progress. DTSC approved Phase II RI Workplan. DTSC entered into a Voluntary Cleanup Agreement with Southern California Gas Company to conduct a Preliminary Endangerment Assessment for the Site. Sempra Energy submitted Revised Workplan. Sector D - DTSC's comments on Workplan for Soil Gas Survey.</p>			

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 2 **DIST/DIR:** 0.84 SW **MAP ID:** 27

NAME: BUTTERFIELD (SUN CHEMICAL CORPORATION) ADDRESS: 590 SOUTH SANTA FE AVENUE LOS ANGELES CA 90013 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19281223 ID2: STATUS: ANNUAL WORKPLAN - ACTIVE SITE PHONE:
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GENERAL SITE INFORMATION

Site Type:	<i>Voluntary Cleanup</i>
Status:	<i>Active</i>
Status Date:	<i>2002-04-03 00:00:00</i>
NPL Site:	<i>NO</i>
Funding:	<i>Joint State/Federal-Funded</i>
Regulatory Agencies Involved:	<i>SMBRP</i>
Lead Agency:	<i>SMBRP</i>
Project Manager:	<i>CHAND SULTANA</i>
Supervisor:	<i>RITA KAMAT</i>
Branch:	<i>So Cal - Glendale</i>
Acres:	<i>2.68</i>
Assessor's Parcel Number:	<i>5164-005-002</i>
Past Uses:	<i>PAINT MANUFACTURING</i>
Potential Contaminants:	<i>Benzene, Ethylbenzene, Xylenes</i>
Confirmed Contaminants:	<i>Benzene</i>
Potential Media Affected:	<i>OTH, SOIL, SV, SV, SOIL</i>
Restricted Use:	<i>NO</i>
Site Management Required:	<i>NONE SPECIFIED</i>
Special Programs Associated with this Site:	<i>CLEAN Loan Program</i>

OTHER SITE NAMES (blank below = not reported by agency)

19281223

5164-005-002

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Removal Action Workplan</i>
Completion Due Date:	<i>2007</i>

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Remedial Action Order</i>
Completion Date:	<i>2002-02-04 00:00:00</i>
Comments:	<i>Response Action Agreement (RAA) approved and signed by proponent and DTSC.</i>

Area Name:	<i>PROJECT WIDE</i>
Sub-Area Name:	
Document Type:	<i>Remedial Design</i>
Completion Date:	<i>2004-03-30 00:00:00</i>
Comments:	<i>Work Plan for Additional Site Assessment.</i>

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 10

DIST/DIR: 0.87 NW

MAP ID: 28

NAME: SO CAL GAS/RAMIREZ (ALISO) MGP

ADDRESS: 530 RAMIREZ ST
LOS ANGELES CA 90013
LOS ANGELES

REV: 07/18/05

ID1: CAL19490235

ID2:

STATUS: VOLUNTARY CLEANUP AGREEMENT CO

CONTACT:

PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

ALISO/RAMIREZ ST. TOWNE GAS SITE

ALISO/RAMIREZ

ALISO STREET TOWNE GAS SITE

LOS ANGELES GAS AND ELECTRIC

SO CAL GAS/ALISO-RAMIREZ MGP

SO CAL GAS/RAMIREZ MGP

SO CAL GAS/RAMIREZ (ALISO) MGP

SOUTHERN CALIFORNIA GAS

SOUTHERN CALIFORNIA GAS COMPANY

GENERAL SITE INFORMATION

File Name (if different than site name): ALISO/RAMIREZ

Status: VOLUNTARY CLEANUP AGREEMENT COMPLETE

AWP Site Type: VOLUNTARY CLEANUP PROGRAM

NPL Site:

Fund:

Status Date: 06/19/2000

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: RKAMAT

DTSC Region and RWQCB : GLENDALE

Branch: SO CAL - GLENDALE

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300456

BACKGROUND INFORMATION (blank below = not reported by agency)

This site is an operable unit of the larger Aliso Street Towne Gas site. The site was used for gas manufacturing beginning in approximately 1875 and ending in 1946. Expected contaminants include lampblack, tars, petroleum hydrocarbons, and possibly cyanide. The site is fully paved and there is no route of exposure unless construction occurs. A series of prior investigation associated with the active or proposed highway construction has indicated that contaminants do exist. Some cleanup work has occurred off-site under Vignes and Ramirez Streets. A Consent Order (Walk) has been written and the RP is in full compliance.

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE			
SEARCH ID: 10	DIST/DIR: 0.87 NW	MAP ID: 28	
NAME: SO CAL GAS/RAMIREZ (ALISO) MGP ADDRESS: 530 RAMIREZ ST LOS ANGELES CA 90013 LOS ANGELES		REV: 07/18/05 ID1: CAL19490235 ID2: STATUS: VOLUNTARY CLEANUP AGREEMENT CO PHONE:	
CONTACT:			
<u>PROJECTED ACTIVITIES (blank below = not reported by agency)</u>			
Activity:		<i>I/SE, IORSE, FFA, FFSRA, VCA, EA</i>	
Activity Status:		<i>VOLUNTARY CLEANUP AGREEMENT COMPLETE</i>	
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:		<i>08161994</i>	
Yards of Solids Removed:		<i>0</i>	
Yards of Solids Treated:		<i>0</i>	
Gallons of Liquid Removed:		<i>0</i>	
Gallons of Liquid Treated:		<i>0</i>	
Activity:		<i>REMEDIAL INVESTIGATION / FEASIBILITY STUDY</i>	
Activity Status:		<i>VOLUNTARY CLEANUP AGREEMENT COMPLETE</i>	
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:		<i>03271997</i>	
Yards of Solids Removed:		<i>0</i>	
Yards of Solids Treated:		<i>0</i>	
Gallons of Liquid Removed:		<i>0</i>	
Gallons of Liquid Treated:		<i>0</i>	
Activity:		<i>REMOVAL ACTION WORKPLAN</i>	
Activity Status:		<i>VOLUNTARY CLEANUP AGREEMENT COMPLETE</i>	
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:		<i>06161998</i>	
Yards of Solids Removed:		<i>0</i>	
Yards of Solids Treated:		<i>0</i>	
Gallons of Liquid Removed:		<i>0</i>	
Gallons of Liquid Treated:		<i>0</i>	
Activity:		<i>REMOVAL ACTION</i>	
Activity Status:		<i>VOLUNTARY CLEANUP AGREEMENT COMPLETE</i>	
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:		<i>06192000</i>	
Yards of Solids Removed:		<i>0</i>	
Yards of Solids Treated:		<i>0</i>	
Gallons of Liquid Removed:		<i>0</i>	
Gallons of Liquid Treated:		<i>0</i>	
Activity:		<i>I/SE, IORSE, FFA, FFSRA, VCA, EA</i>	
Activity Status:		<i>VOLUNTARY CLEANUP AGREEMENT COMPLETE</i>	
Completion Due Date:			
Revised Completion Due Date:			
Date Activity Actually Completed:		<i>07071997</i>	
Yards of Solids Removed:		<i>0</i>	
Yards of Solids Treated:		<i>0</i>	
Gallons of Liquid Removed:		<i>0</i>	
Gallons of Liquid Treated:		<i>0</i>	

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 10 **DIST/DIR:** 0.87 NW **MAP ID:** 28

NAME: SO CAL GAS/RAMIREZ (ALISO) MGP ADDRESS: 530 RAMIREZ ST LOS ANGELES CA 90013 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490235 ID2: STATUS: VOLUNTARY CLEANUP AGREEMENT CO PHONE:
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Activity:	AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION
Activity Status:	VOLUNTARY CLEANUP AGREEMENT COMPLETE
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	01/04/1999
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date:

: Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-064 signed by the RP. A Remedial Investigation Workplan was approved by the Department. Sampling activities are scheduled for April 1995. RI/FS for soil only. Groundwater to be evaluated as part of the Towne Gas Study. Interim measures include, capping and removal of contaminated soil from top two feet. On June 16, 1998, DTSC approved the RAW for removal of contaminated soil at the site. Approximately 9000 cubic yards of contaminated soil will be removed. Soil contamination includes PAHs, VOCs and Metals. VOC and PAH contaminated soil removed. Residual contamination to be addressed in overall groundwater investigation proposed for the entire 52-acre site. DTSC and The Gas Company signed a Consent Order calling for the preparation of a Removal Action Workplan and the implementation of a remedial action at the site. A Remedial Action Consent Order is executed by the Department. The Order provides for the completion of a Remedial Investigation/Feasibility Study to determine the extent of removal/remedial action necessary to allow planned highway construction.

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE	
SEARCH ID: 35	DIST/DIR: NON GC
MAP ID:	
NAME: SANTA FE/MACY STREET ADDRESS: MACY STREET/ALISO ST/KELLER ST LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19400010 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
<u>OTHER SITE NAMES (blank below = not reported by agency)</u> MACY STREET SITE SANTA FE/MACY STREET	
<u>GENERAL SITE INFORMATION</u> File Name (if different than site name): MACY STREET SITE Status: VOLUNTARY CLEANUP PROGRAM AWP Site Type: VOLUNTARY CLEANUP PROGRAM NPL Site: N Fund: Status Date: 04/17/1996 Lead: DEPT OF TOXIC SUBSTANCES CONTROL Staff: CSULTANA DTSC Region and RWQCB : GLENDALE Branch: SO CAL - GLENDALE RWQCB: Site Access: Groundwater Contamination: Number of Sources Contributing to Contamination at the Site: 0	
<u>OTHER AGENCY ID NUMBERS (blank below = not reported by agency)</u> ID SOURCE NAME, and VALUE: CALSTARS CODE 300568	
<u>BACKGROUND INFORMATION (blank below = not reported by agency)</u> The Site property is roughly rectangular in shape. It is approximately 2-1/2 acres in area with average plan dimensions of approximately 780 feet in the north-south direction and 140 feet in the east-west direction. These dimensions include the adjacent railroad right-of-way(R/W) which is part of the overall site. The Proponent owned the Site from approximately 1897 to 1992. During that time the Proponent leased portions of the Site to a variety of commercial/industrial businesses. The southern portion of the Site is currently used as a vehicle storage lot by the Los Angeles Police Department. The balance of the Site is vacant.	
<u>PROJECTED ACTIVITIES (blank below = not reported by agency)</u> Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 04/17/1996 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 Activity: PRELIMINARY ENDANGERMENT ASSESSMENT Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date:	

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE			
SEARCH ID: 35	DIST/DIR: NON GC	MAP ID:	
NAME: SANTA FE/MACY STREET ADDRESS: MACY STREET/ALISO ST/KELLER ST LOS ANGELES CA 90012 LOS ANGELES	REV: 07/18/05 ID1: CAL19400010 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:		
CONTACT:			
Revised Completion Due Date: Date Activity Actually Completed: 06292001 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0			
Activity: REMOVAL ACTION WORKPLAN Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 02042003 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0			
Activity: REMOVAL ACTION Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 06302004 Yards of Solids Removed: 17900 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0			
Activity: CERTIFICATION Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: 03302005 Revised Completion Due Date: 07312005 Date Activity Actually Completed: Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0			
<u>DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)</u> Comments Date: : Public Comment Period was from December 16, 2002 to January 17, 2003. No response from public, so Removal Action Work Plan was finalized on February 4, 2003. RAW scheduled for submission at the end of 3/02. RAW has been submitted, and is now under review. VCP agreement signed. Deed Restriction is in work. RI report for Macy Street Site accepted on 06/29/01 closing the RI phase. DTSC expects RAW by 8/31. Originally an RI/FS was planned for the Site. However, since no feasibility study was needed an RI (PEAE commitment) was done instead. DTSC has approved the RI Report. Removal Action Plan due on 8/15/01. Contaminated soil was excavated in accordance with the approved RAW. As contamination remains in deeper soils, DTSC requires a deed restriction. Also, groundwater monitoring should continue on schedule. Revised RAW under review. CEQA document are being finalized, as is the Public Participation Plan. Awaiting RAW. Draft Land Use Covenant document prepared.			

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 37

DIST/DIR: NON GC

MAP ID:

NAME: DENA NEW PRIMARY CENTER
ADDRESS: HOSTETTER STREET/ORME AVENUE
LOS ANGELES CA 90023
LOS ANGELES

REV: 01/16/09
ID1: CAL19880024
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

CONTACT:

GENERAL SITE INFORMATION

Site Type: *School Investigation*
Status: *No Further Action*
Status Date: *2003-03-12*
NPL Site: *NO*
Funding: *School District*
Regulatory Agencies Involved: *SMBRP*
Lead Agency: *SMBRP*
Project Manager:
Supervisor: *Rebecca Chou*
Branch: *Chatsworth*
Acres: *3*
Assessor's Parcel Number: *NONE SPECIFIED*
Past Uses: *VEHICLE MAINTENANCE*
Potential Contaminants: *30003 30067 30080 30156 30587 30407 30154*
Confirmed Contaminants: *NONE SPECIFIED*
Potential Media Affected: *SOIL*
Restricted Use: *NO*
Site Management Required: *NONE SPECIFIED*
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

19880024

304293-11

DENA NEW PRIMARY CENTER (PROPOSED)

LOS ANGELES UNIFIED SCHOOL DISTRICT

LAUSD-DENA PC

DENA NEW PRIMARY CENTER

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: *PROJECT WIDE*
Sub-Area Name:
Document Type: *Preliminary Endangerment Assessment Report*
Completion Date: *2002-03-08 00:00:00*
Comments:

Area Name: *PROJECT WIDE*
Sub-Area Name:
Document Type: *Cost Recovery Closeout Memo*
Completion Date: *2003-03-12 00:00:00*
Comments:

Area Name: *PROJECT WIDE*

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE		
SEARCH ID: 37	DIST/DIR: NON GC	MAP ID:
<hr/>		
NAME: DENA NEW PRIMARY CENTER ADDRESS: HOSTETTER STREET/ORME AVENUE LOS ANGELES CA 90023 LOS ANGELES CONTACT:	REV: 01/16/09 ID1: CAL19880024 ID2: SCHOOL STATUS: NO FURTHER ACTION PHONE:	
<hr/>		
Sub- Area Name:		
Document Type: <i>Environmental Oversight Agreement</i>		
Completion Date: <i>2000-02-10 00:00:00</i>		
Comments:		
Area Name: <i>PROJECT WIDE</i>		
Sub- Area Name:		
Document Type: <i>Phase 1</i>		
Completion Date: <i>2001-06-01 00:00:00</i>		
Comments:		
Area Name: <i>PROJECT WIDE</i>		
Sub- Area Name:		
Document Type: <i>Phase 1</i>		
Completion Date: <i>2001-07-10 00:00:00</i>		
Comments:		
Area Name: <i>PROJECT WIDE</i>		
Sub- Area Name:		
Document Type: <i>Supplemental Site Investigation Report</i>		
Completion Date: <i>2003-02-07 00:00:00</i>		
Comments:		

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

SWL

SEARCH ID: 38

DIST/DIR: NON GC

MAP ID:

NAME: TOYON CANYON PARK RECLAMATION PROJECT
ADDRESS: 5050 MT HOLLYWOOD DRIVE
LOS ANGELES (CITY) CA
LOS ANGELES

REV: 04/27/09
ID1: SWIS19-AA-0819
ID2:
STATUS: CLOSED
PHONE:

CONTACT:

SITE OPERATOR INFORMATION:

Operator:
Operator Address:
Permit Date:
Permit Status:
Land Use Name: *Park*
GIS Source for LAT and LONG: *Map*

SITE ACTIVITY INFORMATION:

Activity: *Solid Waste Disposal Site*
Accepted Waste:
Operational Status: *Closed*
Regulatory Status: *Permitted*
Program Type:
Closure Date:
Closure Type:
Permitted Throughput with Units: *0*
Permitted Capacity with Units: *0*
Remaining Capacity with Units (landfills only): *0*
Permitted Total Acreage: *0*
Permitted Disposal Acreage: *0*
Last Tire Inspection Count:
Last Tire Inspection Count Date:
Inspection Frequency: *Quarterly*

SITE OWNER INFORMATION:

Owner: *City Of Los Angeles Bureau Of Sanitation*
Owner Phone: *3105758392*
Owner Address: *1149 S. Broadway 8th Floor*

***Environmental FirstSearch
Site Detail Report***

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE		
SEARCH ID: 36	DIST/DIR: NON GC	MAP ID:
<hr/>		
NAME: SO CAL GAS/ALISO A MGP ADDRESS: KELLER ST., VIGNES ST., AND 101 FREEWAY LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490240 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:	
<hr/>		
<u>OTHER SITE NAMES (blank below = not reported by agency)</u>		
SO. CAL. GAS, ALISO A		
ALISO/RAMIREZ		
ALISO STREET TOWNE GAS SITE		
LOS ANGELES GAS AND ELECTRIC		
SO CAL GAS/ALISO-RAMIREZ MGP		
SO CAL GAS/RAMIREZ MGP		
SO CAL GAS/RAMIREZ (ALISO) MGP		
SOUTHERN CALIFORNIA GAS		
SOUTHERN CALIFORNIA GAS COMPANY		
ALISO A		
SOUTHERN CALIFORNIA GAS COMPANY - ALISO		
ALISO MANUFACTURED GAS PLANT		
SOUTHERN CALIFORNIA GAS CO., ALISO A		
SOUTHERN CALIF GAS CO - ALISO A		
SO CAL GAS/ALISO A MGP		
SOUTHERN CALIFORNIA GAS		
ALLISO/RAMIREZ ST. TOWNE GAS SITE		
<u>GENERAL SITE INFORMATION</u>		
File Name (if different than site name):	SO CAL GAS/ALISO A MGP	
Status:	VOLUNTARY CLEANUP PROGRAM	
AWP Site Type:	VOLUNTARY CLEANUP PROGRAM	
NPL Site:	N	
Fund:		
Status Date:	01192001	
Lead:	DEPT OF TOXIC SUBSTANCES CONTROL	
Staff:	JSEVREAN	
DTSC Region and RWQCB :	GLENDALE	
Branch:	SO CAL - GLENDALE	
RWQCB:	LOS ANGELES	
Site Access:		

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 36

DIST/DIR: NON GC

MAP ID:

NAME: SO CAL GAS/ALISO A MGP
ADDRESS: KELLER ST., VIGNES ST., AND 101 FREEWAY
LOS ANGELES CA 90012
LOS ANGELES
CONTACT:

REV: 07/18/05
ID1: CAL19490240
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Groundwater Contamination: *Confirmed*
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 300615

ID SOURCE NAME, and VALUE: CALSTARS CODE 301005-11

BACKGROUND INFORMATION (blank below = not reported by agency)

This site is an operable unit of the larger Aliso Street Towne Gas site. The site was used for gas manufacturing beginning in approximately 1875 and ending in 1946. Expected contaminants include lampblack, tars, petroleum hydrocarbons, and possibly cyanide. The site is fully paved and there is no route of exposure unless construction occurs. A series of prior investigation associated with the active or proposed highway construction has indicated that contaminants do exist. Some cleanup work has occurred off-site under Vignes and Ramirez Streets. A Consent Order (Walk) has been written and the RP is in full compliance.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: I/SE, IORSE, FFA, FFSRA, VCA, EA
Activity Status: VOLUNTARY CLEANUP PROGRAM
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 08151996
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: REMOVAL ACTION WORKPLAN
Activity Status: VOLUNTARY CLEANUP PROGRAM
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 01262004
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: REMOVAL ACTION
Activity Status: VOLUNTARY CLEANUP PROGRAM
Completion Due Date: 06302005
Revised Completion Due Date:
Date Activity Actually Completed:
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: CERTIFICATION
Activity Status: VOLUNTARY CLEANUP PROGRAM

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE	
SEARCH ID: 36	DIST/DIR: NON GC
MAP ID:	
NAME: SO CAL GAS/ALISO A MGP ADDRESS: KELLER ST., VIGNES ST., AND 101 FREEWAY LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490240 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	09302005 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	CEQA INCLUDING NEGATIVE DECS VOLUNTARY CLEANUP PROGRAM 01262004 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	PRELIMINARY ENDANGERMENT ASSESSMENT VOLUNTARY CLEANUP PROGRAM 06261997 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION VOLUNTARY CLEANUP PROGRAM 01041999 0 0 0 0
Activity: Activity Status: Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: Yards of Solids Treated: Gallons of Liquid Removed: Gallons of Liquid Treated:	I/SE, IORSE, FFA, FFSRA, VCA, EA VOLUNTARY CLEANUP PROGRAM 10202000 0 0 0 0
Activity: Activity Status: Completion Due Date:	REMEDIAL INVESTIGATION / FEASIBILITY STUDY VOLUNTARY CLEANUP PROGRAM

- Continued on next page -

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE	
SEARCH ID: 36	DIST/DIR: NON GC
MAP ID:	
NAME: SO CAL GAS/ALISO A MGP ADDRESS: KELLER ST., VIGNES ST., AND 101 FREEWAY LOS ANGELES CA 90012 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19490240 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
Revised Completion Due Date: Date Activity Actually Completed: 12132002 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0	
Activity: REMOVAL ACTION WORKPLAN Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 01262004 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0	
Activity: REMOVAL ACTION Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: 03302005 Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0	
Activity: CERTIFICATION Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: 09302005 Revised Completion Due Date: Date Activity Actually Completed: Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0	
Activity: CEQA INCLUDING NEGATIVE DECS Activity Status: VOLUNTARY CLEANUP PROGRAM Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 01262004 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0	
DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency) Comments Date: : Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-008, signed by the RP. A Master Voluntary Agreement was signed under the So Cal Gas Master Agreement Aliso St. - Former MGP- for Sector A, B, C, D, and E, different blocks and <div style="text-align: right;">- Continued on next page -</div>	

Environmental FirstSearch

Site Detail Report

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

STATE

SEARCH ID: 36

DIST/DIR: NON GC

MAP ID:

NAME: SO CAL GAS/ALISO A MGP

REV: 07/18/05

ADDRESS: KELLER ST., VIGNES ST., AND 101 FREEWAY

ID1: CAL19490240

LOS ANGELES CA 90012

ID2:

LOS ANGELES

STATUS: VOLUNTARY CLEANUP PROGRAM

CONTACT:

PHONE:

various activities, terminating all previous agreements for the Aliso Street Former MGP Site. Notices of Determination for Aliso Street Section A West Parcel and Sector A East Parcel were hand-delivered to the Governor's Office of Planning and Research on 1/26/2004. RI Report has been received and is under review. Review of RI Report will be completed in 3/02. Removal Action Workplans have been implemented for both the East Parcel and the West Parcel. Awaiting Removal Action Completion Reports. Review of RI report completed - awaiting response. PEA completed. Further investigation (RI/FS) warranted for the site as PAH, VOC, TPH, metals and cyanide contamination exist in both soil and groundwater. Revised RI Report and Risk Assessment under review. Continued Remedial Investigation work done in November and December 2001. Both onsite and offsite subsurface soil samples were collected from about 20 locations. Eight soil-gas probes well installed around the Denny's Restaurant. RI Report scheduled for delivery by 8/31/2001. On 08/15/1996 DTSC and The Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for a portion (Sector A) of the former Aliso Manufactured Gas Plant Site - which is being investigated in 5 sectors or units. The 530 Ramirez site (CalSites 19490235) is a portion of Sector A. Review of revised RI Report and Risk Assessment completed - awaiting response. Feasibility Study submitted and reviewed - awaiting response. Awaiting RI Report. RI report scheduled for delivery by 10/31/2001. DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Southern California Gas Company (Proponent). The purpose of this Agreement is for the Proponent to conduct a Remedial Investigation/Feasibility Study to further characterize the existing soil and groundwater contamination and, if necessary, to prepare a removal action workplan and implement a removal action under the oversight of DTSC. If appropriate, the Proponent has agreed to implement a deed restriction for the Site. RI Report has been further delayed. Now scheduled for delivery by 12/31/2001. Will include a Feasibility Study. Feasibility Study Report for Aliso Street Sector A. Final RAWs have been approved for the West Parcel and the East Parcel of the Aliso Street Sector A Site. Remediation involving excavation of soil contaminated with PAHs, is planned first for the West Parcel, then for the East Parcel.

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at

properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)

6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a

groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTs are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances

Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board

Updated when available

State/Tribal SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board

Phone:(916) 255-2331

The State Water Resources Control Board

Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: CA SWRCB/COUNTY The California State Water Resources Control Board

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board

Phone:(916) 227-4364

CAL EPA Department of Toxic Substances Control

Phone:(916)227-4404

US EPA Region 9 Underground Storage Tank Program

Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

- * County of Alameda Department of Environmental Health

- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

- * Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA:

- * Department of Health and Social Services

EL DORADO COUNTY CUPAS:

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)

- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA:

- * Environmental Health Division

IMPERIAL COUNTY CUPA:

- * Department of Planning and Building

INYO COUNTY CUPA:

- * Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

- * Environmental Health Department

SHASTA COUNTY CUPA:

- * Environmental Health Department

SIERRA COUNTY CUPA:

- * Health Department

SISKIYOU COUNTY CUPA:

- * Environmental Health Department

SONOMA COUNTY CUPAS:

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

- * Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

- * Department of Agriculture

TEHAMA COUNTY CUPA:

- * Department of Environmental Health

TRINITY COUNTY CUPA:

- * Department of Health

TULARE COUNTY CUPA:

- * Environmental Health Department

TUOLUMNE COUNTY CUPA:

- * Environmental Health

VENTURA COUNTY CUPAS:

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

- * Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Permits: CA COUNTY The San Diego County Depart. Of Environmental Health

Phone:(619) 338-2211

San Bernardino County Fire Department

Updated quarterly/when available

State Other: *CA EPA/COUNTY* The CAL EPA, Depart. Of Toxic Substances Control

Phone: (916) 323-3400

The Los Angeles County Hazardous Materials Division

Phone: (323) 890-7806

Orange County Environmental Health Agency

Phone: (714) 834-3536

Riverside County Department of Environmental Health, Hazardous Materials Management Division

Phone:(951) 358-5055

Sacramento County Environmental Management Department

Updated quarterly/when available

State Other: *US DOJ* U.S. Department of Justice

Updated when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 110 BOYLE AVE
LOS ANGELES CA 90033

JOB: 207511003

Street Name	Dist/Dir	Street Name	Dist/Dir
Bailey St	0.07 SE		
Bodie St	0.06 -W		
E 1st St	0.01 N-		
E 2nd St	0.07 S-		
E 3rd St	0.11 SE		
E Via Francisca	0.17 NW		
Echandia St	0.12 NW		
Gertrude St	0.25 SE		
Las Vegas St	0.16 NW		
Mariachi Plaza de Lo	0.07 SE		
Michigan Ave	0.17 NE		
N Boyle Ave	0.01 NW		
N Clarence St	0.24 NW		
N Gless St	0.18 NW		
N State St	0.14 SE		
New Jersey St	0.23 NE		
Paseo el Coronel	0.19 NW		
Paseo Valdez	0.15 NW		
Pennsylvania Ave	0.10 NE		
Pleasant Ave	0.03 NE		
S Boyle Ave	0.00 --		
S Clarence St	0.24 NW		
S Gless St	0.18 NW		
S Pecan St	0.12 -W		
S State St	0.14 SE		
San Benito St	0.24 SE		
United States Highwa	0.09 SW		
Via Las Vegas	0.15 NW		
Via Los Santos St	0.19 SW		
Via Portola	0.23 NW		
Warren St	0.22 NE		



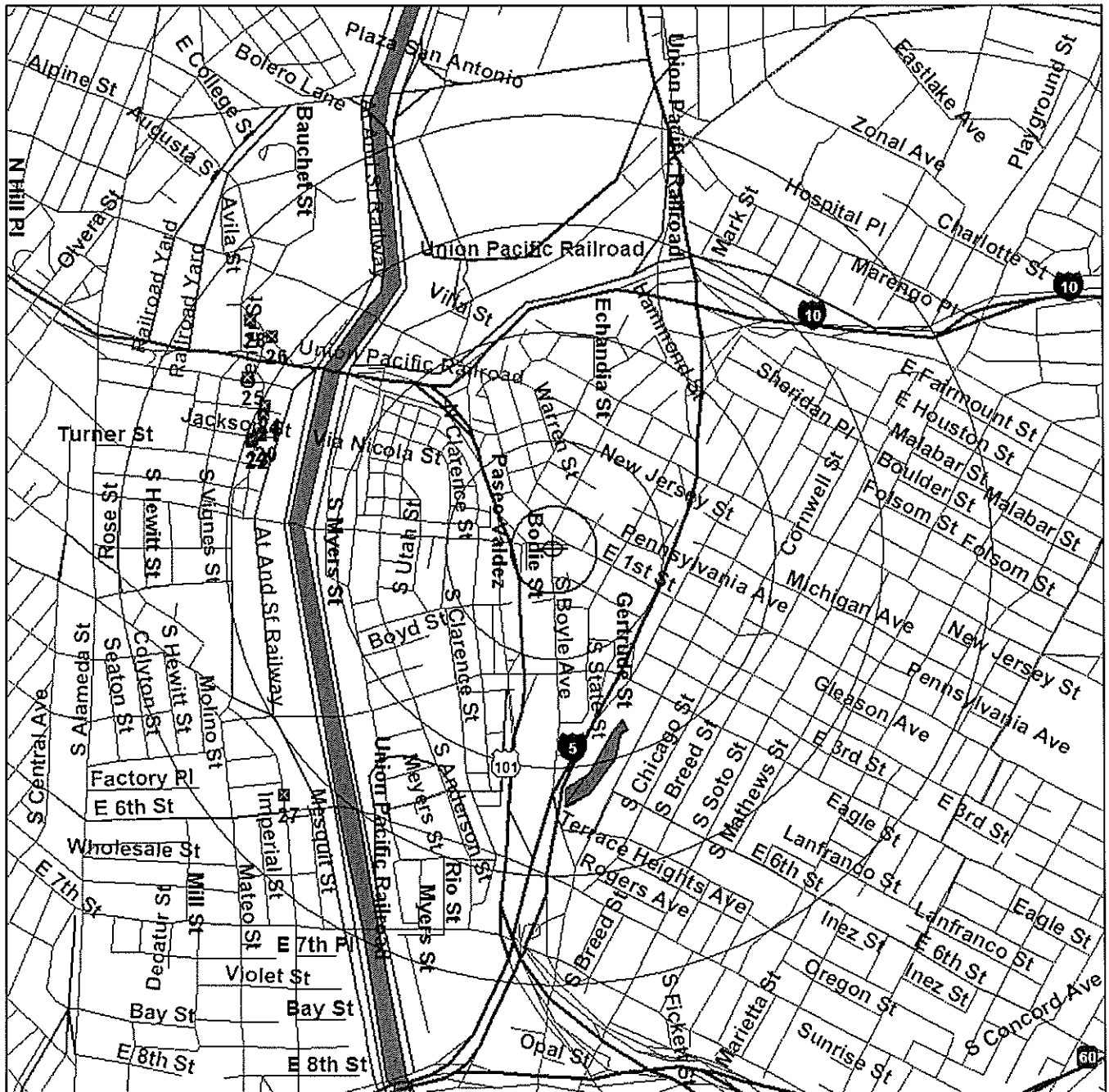
Environmental FirstSearch

1 Mile Radius

ASTM-05: NPL, RCRACOR, STATE



110 BOYLE AVE, LOS ANGELES CA 90033



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.047168 Longitude: -118.219776)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.5 Mile Radius

ASTM-05: Multiple Databases



110 BOYLE AVE, LOS ANGELES CA 90033



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.047168 Longitude: -118.219776)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



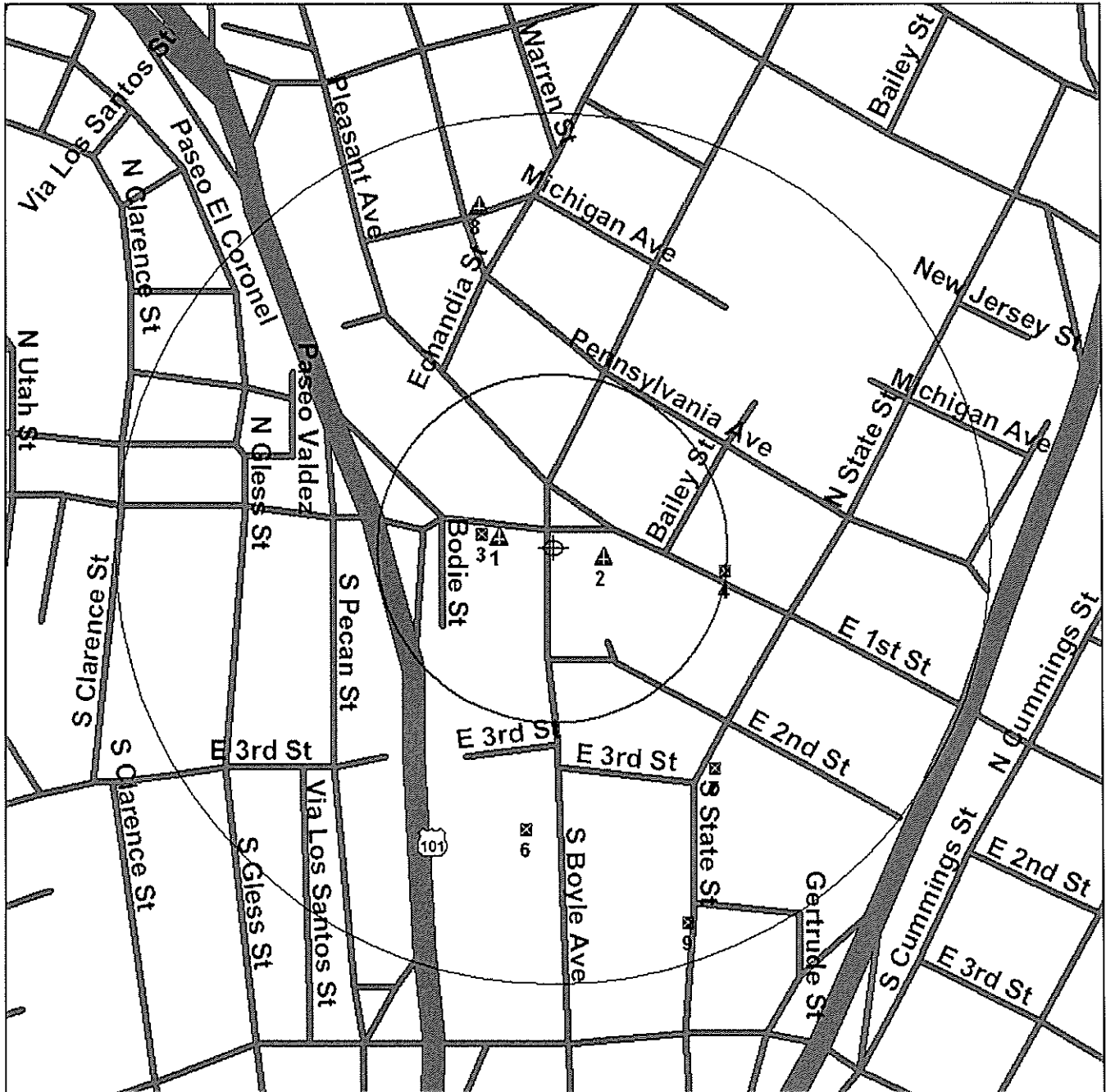
Environmental FirstSearch

.25 Mile Radius

ASTM-05: RCRAGEN, UST, PERMITS, OTHER



110 BOYLE AVE, LOS ANGELES CA 90033



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.047168 Longitude: -118.219776)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.12 Mile Radius
ASTM-05: SPILLS90, ERNS, RCRANLR



110 BOYLE AVE, LOS ANGELES CA 90033



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.047168 Longitude: -118.219776)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

APPENDIX D

REGULATORY AGENCY DOCUMENTATION

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

To:	Site Cleanup Unit (SLIC), WIP and UST Units 213/576-6717, 213/576-6640, and 213/576-6707	Date:	June 22, 2009	
Firm:	Water Quality Control Board - Los Angeles	Fax No:	(213)-576-6717	
Address:	320 West 4 th Street, Suite 200, Los Angeles	Telephone No:	(213)-576-6600	
From:	Mike Akoto	Total Pages Including Transmittal:	1	
Subject:	Request for files	Project No:	207711003	
<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

ATTN: Site Cleanup Unit (SLIC), WIP, and UST Units

I would like to review any available files for the following addresses:

1800 and 1810 East First Street, Los Angeles, CA 90033.

Please call me at (949) 753 – 7070 or email me at makoto@ninyoandmoore.com, to set up an appointment. Thank you for your help.

Sincerely,

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

Mike Akoto

To: USTfileReview USTfileReview
Subject: RE: File Review Request

Michael Akoto
Staff Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
475 Goddard, Suite 200
Irvine, California 92618
(949) 753-7070 (x2267)
(949) 753-7071 (Fax)
makoto@ninyoandmoore.com

Experience · Quality · Commitment

-----Original Message-----

From: USTfileReview USTfileReview [mailto:USTfileReview@waterboards.ca.gov]
Sent: Wednesday, June 24, 2009 1:33 PM
To: Mike Akoto
Subject: File Review Request

The Underground Storage Tank (UST) Unit has received your faxed request for information regarding the property(ies) located at:

1800 & 1810 E First st

Currently, the UST Unit does not have any record of investigation for the above property (ies). We also recommend that you contact the SLIC 1 Unit--213-576-6749 or the SLIC 2/Former WIP Unit at 213-576-6727 for any other records that they may have on the above property(ies)

If you have any questions you may reply to this email or call (213)576-6748.

Thank You for your request.

Jesse Guardado
UST Unit Student Intern

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

To:	Site Cleanup Unit (SLIC), WIP and UST Units 213/576-6717, 213/576-6640, and 213/576-6707	Date:	June 22, 2009	
Firm:	Water Quality Control Board - Los Angeles	Fax No:	(213)-576-6717	
Address:	320 West 4 th Street, Suite 200, Los Angeles	Telephone No:	(213)-576-6600	
From:	Mike Akoto	Total Pages Including Transmittal:	1	
Subject:	Request for files	Project No:	207711003	
<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

ATTN: Site Cleanup Unit (SLIC), WIP, and UST Units

I would like to review any available files for the following addresses:

110 – 114 South Boyle Avenue, Los Angeles, CA 90033.

Please call me at (949) 753 – 7070 or email me at makoto@ninyoandmoore.com, to set up an appointment. Thank you for your help.

Sincerely,

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

N&M TELEPHONE CONVERSATION RECORD

AUTHOR NICA DATE 06/24/09 TIME 2:15 a.m./p.m.
DISTRIBUTION _____ PAGE 1 OF 1
PROJECT NAME South Boyle Avenue PROJECT NUMBER 207511003
CALL TO/FROM Jesse Guardado
FIRM/ASSOCIATION Water Quality Control Board PHONE NUMBER (213) 576-6717

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

Called about file review from SLIC 2 unit for 110-114 South Boyle Avenue. According to Jesse Guardado, they do not have any records of investigation for the site.

ACTION ITEMS:

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

FAXED
06/25/09

To: Custodian of Records

Date: June 25, 2009

Firm: Los Angeles County Department of Health Services, Public Health
Investigations

Fax No: (323)-728-0217

Address: 555 Ferguson Drive, Suite 120-04
Commerce, CA

Telephone No: (323)-890-7806

From: Mike Akoto

Total Pages Including Transmittal: 3

Subject: Records Request

Project No: 207511003

<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

To Whom It May Concern:

I would like to review files that your agency may have regarding the following addresses:

1800 & 1810 First East Street, Los Angeles, CA 90033

Please contact me at 949-753-7070 to set up an appointment to review any available files.

Thank you

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

FAXED
06/25/09

To: Custodian of Records

Date: June 25, 2009

Firm: Los Angeles County Department of Health Services, Public Health Investigations

Fax No: (323)-728-0217

Address: 555 Ferguson Drive, Suite 120-04
Commerce, CA

Telephone No: (323)-890-7806

From: Mike Akoto

Total Pages Including Transmittal: 3

Subject: Records Request

Project No: 207511003

<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

To Whom It May Concern:

I would like to review files that your agency may have regarding the following addresses:

110-114 South Boyle Avenue, Los Angeles, CA 90033

Please contact me at 949-753-7070 to set up an appointment to review any available files.

Thank you

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

FAXED
06/25/09

To: Regional Records Coordinator

Date: June 25, 2009

Firm: California Department of Toxic Substances Control-Cypress Office

Fax No: (714)-484-5318

Address: 5796 Corporate Avenue
Cypress, CA 90630

Telephone No: (714)-484-5300

From: Mike Akoto

Total Pages Including Transmittal: 1

Subject: Records Request

Project No: 207511003

<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

ATTN: Regional Records Coordinator:

I would like to review files that your agency may have regarding the address of:

1800 & 1810 East First Street, Los Angeles, CA 90033

Please contact me at 949-753-7070 to set up an appointment to review any available files.

Thank you,

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
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- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

475 Goddard, Suite 200, Irvine, California 92618 ♦ Phone 949/753-7070 ♦ Fax 949/753-7071 ♦ www.ninyoandmoore.com

FAXED
06/25/09

To: Regional Records Coordinator

Date: June 25, 2009

Firm: California Department of Toxic Substances Control-Cypress Office

Fax No: (714)-484-5318

Address: 5796 Corporate Avenue
Cypress, CA 90630

Telephone No: (714)-484-5300

From: Mike Akoto

Total Pages Including Transmittal: 1

Subject: Records Request

Project No: 207511003

<input checked="" type="checkbox"/> Urgent	<input type="checkbox"/> For Approval	<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Please Reply	<input type="checkbox"/> As Requested
Original Document:	<input checked="" type="checkbox"/> Will Not Follow	<input type="checkbox"/> Will Follow	<input type="checkbox"/> By U.S. Mail	<input type="checkbox"/> By Other

ATTN: Regional Records Coordinator:

I would like to review files that your agency may have regarding the address of:

110-114 South Boyle Avenue, Los Angeles, CA 90033

Please contact me at 949-753-7070 to set up an appointment to review any available files.

Thank you,

Mike Akoto
Staff Environmental Geologist

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony



Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615

200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information

Hazardous Materials Records

FAXED

06/25/09

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: 06/25/09

Requestor's Name: Mike Alkoto Fax #: (949) 753-7071

Company/Agency: Mingo & Morre Ph. #: (949) 753-7070

Address: 475 Goldard Unit/Ste. #: 200

City: Irvin State: CA Zip: 92618

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☐ Review File (appt. required)

Business Name: _____

Storage Address: 110 South Boyle Ave Unit/Ste. #: _____

City: Los Angeles State: CA Zip: 92656

Reason for Request: Phase 1 ESA

FOR OFFICE USE ONLY

<input type="checkbox"/> NO INFORMATION ON FILE	Fee Schedule:
<input type="checkbox"/> HARD FILE DESTROYED	Inventory Summary \$11.00
<input type="checkbox"/> INFORMATION AVAILABLE	

Facility I.D. No.: _____ Request Review File Copies:

Request No. : _____ Initial Fee \$ 1.10

Processed Date: _____ # of pgs. _____ x \$0.10 = \$ _____

APPT. TO REVIEW FILE: _____

Processor Signature: _____ TOTAL: \$

Allow 5 working days for processing



Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615

200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information

Hazardous Materials Records

FAXED

06/25/09

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: <u>06/25/09</u>		
Requestor's Name: <u>Mike Alcala</u>		Fax #: <u>(949) 753-7070</u>
Company/Agency: <u>Kling & Moore</u>		Ph. #: <u>(949) 753-7070</u>
Address: <u>475 Goddard</u>		Unit/Ste. #: <u>200</u>
City: <u>Irune</u>	State: <u>CA</u>	Zip: <u>92618</u>

Information is requested for

☐ Active Facilities Only

Check all that apply:

☐ Inventory Summary

☐ Review File (appt. required)

Business Name: _____

Storage Address: 112 South Boyle Ave

Unit/Ste. #: _____

City: Los Angeles

State: CA

Zip: 92656

Reason for Request: Phase 1 ESA

FOR OFFICE USE ONLY

☐ NO INFORMATION ON FILE
☐ HARD FILE DESTROYED

☐ INFORMATION AVAILABLE

Fee Schedule:

Inventory Summary

\$11.00

Request Review File Copies:

Initial Fee

\$ 1.10

of pgs. _____ x \$0.10 = \$ _____

Facility I.D. No.: _____

Request No.: _____

Processed Date: _____

APPT. TO REVIEW FILE: _____

Processor Signature: _____

TOTAL:

\$

Allow 5 working days for processing



Los Angeles City Fire Department

Telephone (213) 978-3680 Fax (213) 978-3615
200 N. Main St., 17th FL, Los Angeles CA 90012

Request for Information Hazardous Materials Records

FAXED
06/25/09

*** COMPLETE ONE FORM FOR EACH ADDRESS**

Request Date: <u>06/25/09</u>		
Requestor's Name: <u>Mike Akoto</u>	Fax #: <u>(949) 753-7071</u>	
Company/Agency: <u>Mingo & Moore</u>	Ph. #: <u>(949) 753-7070</u>	
Address: <u>475 Goodland</u>	Unit/Ste. #: <u>200</u>	
City: <u>Irvine</u>	State: <u>CA</u> Zip: <u>92618</u>	

Information is requested for

☐ Active Facilities Only

Check all that apply: ☐ Inventory Summary ☐ Review File (appt. required)

Business Name: _____

Storage Address: 114 South Boyle Ave Unit/Ste. #: 200

City: Los Angeles State: CA Zip: 92618

Reason for Request: Phase 1 ESA

FOR OFFICE USE ONLY

<input type="checkbox"/> NO INFORMATION ON FILE	Fee Schedule:
<input type="checkbox"/> HARD FILE DESTROYED	Inventory Summary \$11.00
<input type="checkbox"/> INFORMATION AVAILABLE	
Facility I.D. No.: _____	Request Review File Copies:
Request No. : _____	Initial Fee \$ 1.10
Processed Date: _____	# of pgs. _____ x \$0.10 = \$ _____
APPT. TO REVIEW FILE: _____	
Processor Signature: _____	TOTAL: \$
Allow 5 working days for processing	

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.
SUITE 1500

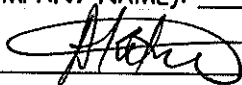
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

FAXED

ONE ADDRESS ONLY - PER SHEET

06/25/09

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (949) 753-7070 FAX NO: (949) 753-7071
NAME OF REQUESTER (PLEASE PRINT): Mike Akoto
REPRESENTING (COMPANY NAME): Mingo & Morre
SIGNATURE:  DATE: 06/25/09
DRIVER LIC NO: _____ EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 110 South Boyle Ave
Los Angeles, CA 90033
REASON FOR REQUEST: Phase 1 ESR

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PAGES: _____

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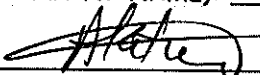
TOTAL FEE AMOUNT: _____

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.
SUITE 1500
NEW OFFICE# - 213/482-7115 NEW FAX# - 213/482-6511

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↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (949) 753-7070	FAX NO: (949) 753-7071
NAME OF REQUESTER (PLEASE PRINT): Mike Alcoto	
REPRESENTING (COMPANY NAME): Miyo S Moore	
SIGNATURE: 	DATE: 06/25/09
DRIVER LIC NO: _____	EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 112 South Boyle Ave Los Angeles, CA 90033	
REASON FOR REQUEST: Phase 1 ESH	

BILLING & ACCOUNTS RECEIVABLE
4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

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LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
NEW ADDRESS: 221 NORTH FIGUEROA ST., 15TH FLR.
SUITE 1500

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06/25/09

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (949) 753-7070 FAX NO: (949) 753-7071
NAME OF REQUESTER (PLEASE PRINT): Mike Alcott
REPRESENTING (COMPANY NAME): Mingo & Moore
SIGNATURE: [Signature] DATE: 06, 25, 09
DRIVER LIC NO: _____ EXP: _____
ADDRESS FOR WHICH RECORDS ARE REQUESTED: 114 South Boyle Ave
Los Angeles, CA 90033
REASON FOR REQUEST: _____

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4TH FLOOR, 201 N. Figueroa (REV CODE #3887)

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PAGES: _____

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+ \$11.00

TOTAL FEE AMOUNT: _____

N&M TELEPHONE CONVERSATION RECORD

AUTHOR BAP DATE 8/18/08 TIME 4:40 a.m./p.m. (p.m.)

DISTRIBUTION _____ PAGE 1 OF 1

PROJECT NAME 110-114 S Boyle PROJECT NUMBER _____

CALL TO/FROM LADPW / Jenna

FIRM/ASSOCIATION _____ PHONE NUMBER (626) 458-3517

PREVIOUS CALLS:

RESPONSE:

SUMMARY OF CONVERSATION:

110-114 S. Boyle Ave.

no files (industrial waste nor VST)

1800 & 1810 E. First St.

No files for either address

ACTION ITEMS:




Facility Information Detail (FI

[Search Again](#)

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status	
21384	ALLEN FRY STEEL CO	5901 BOYLE AVE , LOS ANGELES, CA 90058				X
49731	ALLIS-CHALMERS-STANSTEEL CORP	4926 S BOYLE AVE , LOS ANGELES, CA 90058				X
106112	ATLANTIC RESEARCH CORP, NORRIS IND	5215 S BOYLE AVE , LOS ANGELES, CA 90058				X
60077	BOLIDEN ALLIS	4926 S BOYLE AVE , LOS ANGELES, CA 90058			ACTIVE	X
55355	BOXER COFFEE CO	1236 BOYLE AVE , LOS ANGELES, CA 90023			ACTIVE	X
48231	BRADFORD WHITE CORP	4901 S BOYLE AVE , LOS ANGELES, CA 90058				X
4338	FREDERICK PUMP & ENGINEERING CO	1245 S BOYLE AVE , LOS ANGELES, CA 90023				X
42264	FREDERICK PUMP & ENGINEERING CO	1245 S BOYLE AVE , LOS ANGELES, CA 90023				X
21147	HOLLENBECK PALMS	573 S BOYLE AVE , LOS ANGELES, CA 90033			ACTIVE	X
115730	KEIRO INTERMEDIATE CARE FACILITY	325 S BOYLE AVE , LOS ANGELES, CA 90033			ACTIVE	X
102770	L.A. CELLULAR TELEPHONE CO., (SITE #136)	1100 S BOYLE , LOS ANGELES, CA 90023				X
145660	LA UNI SCH DIST/BRIDGE ST ES	605 N BOYLE AVE , LOS ANGELES, CA 90033			ACTIVE	X
107322	LOS ANGELES FIBER COMPANY	4920 BOYLE AVE , LOS ANGELES, CA 90058			ACTIVE	X
143487	NEW CINGULAR WIRELESS PCS, AT&T MOBILITY	1100 S BOYLE AVE , LOS ANGELES, CA 90023			ACTIVE	X
42585	NI IND INC 002409	5215 S BOYLE AVE , LOS ANGELES, CA 90058				X
32943	NORRIS INDUSTRIES, INC 015477	4901 S BOYLE AVE , LOS ANGELES, CA				X
9877	R. A. REED ELECTRIC CO	5503 S BOYLE AVE , LOS ANGELES, CA 90058			ACTIVE	X
	RAY'S PHILLIPS 66 GARAGE &	419 N BOYLE AVE , LOS				X

3039	SERV STA 9570	ANGELES, CA 90033				X
130221	ROYAL PRINTEX INC	6270 S BOYLE AVE , LOS ANGELES, CA 90058			ACTIVE	X
16990	TIMES MIRROR PRESS	1115 BOYLE AVE , LOS ANGELES, CA 90023				X
60277	VERIZON INFORMATION SERVICES	1115 S BOYLE AVE , LOS ANGELES, CA 90023			ACTIVE	X
21068	WATER CHEMISTS INC	1275 S BOYLE AVE , LOS ANGELES, CA 90023				X
20184	WHITE MEM MEDICAL CTR	311 N BOYLE AVE , LOS ANGELES, CA 90033				X
75707	WHITE MEMORIAL MEDICAL CENTER 013613	414 N BOYLE AVE , LOS ANGELES, CA 90033				X
127214	YAEGAKI CORPORATION OF USA	4510 S BOYLE AVE , LOS ANGELES, CA 90058			ACTIVE	X

First	Prev	Page 1 of 1 (25 records)	Next	Last	Page 1		Export To Excel
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 21865 Copley Dr, Diamond Bar, CA 91765 - (909) 396-2000 - (800) CUT-SMOG (288-7664)

Beth Padgett

From: Lizette Ruiz [lruiz@waterboards.ca.gov]
Sent: Tuesday, August 26, 2008 10:57 AM
To: Beth Padgett
Subject: Site Clean-up Program File Review Request

The Site Clean-up Program (former SLIC) Unit has received your faxed request for information regarding the properties located at:

1800, 1810 E. 1st St./ LA CA

Currently, the SCP Unit does not have any record of investigation for the above properties. We also recommend that you contact the Underground Storage Tanks Unit at 213-576-6748 as well as the SLIC 2 unit at 213-576-6745 for any other records that they may have on the above properties.

If you have any questions you may reply to this email or call (213)576-6749.

Thank You for your request.

Lizette Ruiz
SCP Student Assistant

Beth Padgett

From: USTfileReview USTfileReview [USTfileReview@waterboards.ca.gov]
Sent: Tuesday, August 26, 2008 8:11 AM
To: Beth Padgett
Subject: file review request

The Underground Storage Tank (UST) Unit has received your faxed request for information regarding the property(ies) located at:

1800 & 1810 E first st
110-114 S Boyle Ave

Currently, the UST Unit does not have any record of investigation for the above property (ies). We also recommend that you contact the SLIC 1 Unit--213-576-6749 or the SLIC 2/Former WIP Unit at 213-576-6727 for any other records that they may have on the above property(ies)

If you have any questions you may reply to this email or call (213)576-6748.

Thank You for your request.

Jesse Guardado
UST Unit Student Intern



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy

Public Health Investigation

BOB MOSBY, Chief
5555 Ferguson Drive, Suite 120-04
Commerca, California 90022
TEL (323) 890-7801 • FAX (323) 725-0217

www.lapublichealth.org



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Fifth District

September 3, 2008

NINYO & MOORE
475 GODDARD, SUITE 200
IRVINE, CA 92618

Attention: BETH PADGETT

RE: 1800 & 1810 EAST FIRST ST, LOS ANGELES CA 90033

I, the undersigned, being the Custodian or the Keeper of Records certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "R. A. Flora".

ROBERT A. FLORA, Deputy Health Officer
Public Health Investigation

yc
H-2950.08



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

August 26, 2008

Ms. Beth Padgett
Senior Staff Environmental Geologist
Ninyo & Moore
475 Goddard, Suite 200
Irvine, California 92618

RECEIVED

AUG 27 2008
NINYO & MOORE
ORANGE COUNTY OFFICE

1800 & 1810 EAST FIRST STREET, LOS ANGELES, CA 90033
PR#40825084

Dear Ms. Padgett:

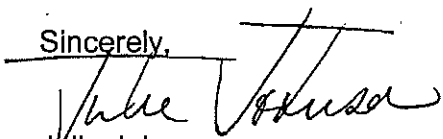
The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact our Regional Records Coordinators at (714) 484-5337.

Sincerely,


Julie Johnson
Regional Records Coordinator

brm



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy

Public Health Investigation
BOB MOSBY, Chief
5555 Ferguson Drive, Suite 120-04
Commerce, California 90022
TEL (323) 890-7801 • FAX (323) 728-0217
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Fifth District

August 15, 2008

NINYO & MOORE
475 GODDARD SUITE 200
IRVINE, CA 92618

Attention: BETH PADGETT

RE: 110-114 S. BOYLE AVE, LOS ANGELES CA 90033

I, the undersigned, being the Custodian or the Keeper of Records certify that a thorough search for the records you requested was carried out under my direction and control.

This search revealed no records.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, name, or classification; or were not located. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

If you have any questions regarding your request, please contact our office at (323) 890-7801.

Sincerely yours,

A handwritten signature in black ink, appearing to read "R. Smith".

ROBERT SMITH, Deputy Health Officer
Public Health Investigation

yc
H-2768.08

Beth Padgett

From: John Mavrakis [jmavrakis@waterboards.ca.gov]
Sent: Thursday, August 14, 2008 9:39 AM
To: Beth Padgett
Subject: Requested File

Good Morning Mrs. Padgett

The Site Cleanup 2/Former WIP Unit has received your faxed request for information regarding the property(ies) located at:

110-114 South Boyle Avenue, Los Angeles, CA 90033

Currently, the Site Cleanup 2/Former WIP Unit does not have any record of investigation for the above property(ies). We also recommend that you contact the Site Cleanup 1 Unit--213-576-6749 and/or the UST Unit at 213-576-6748 for any other records that they may have on the above property(ies)

If you have any questions you may reply to this email or call (213)576-6807. Thank You for your request.

John Mavrakis
Student Intern

Beth Padgett

From: Lizette Ruiz [lruiz@waterboards.ca.gov]
Sent: Friday, August 15, 2008 3:04 PM
To: Beth Padgett
Subject: Site Clean-up Program File Review Request

The Site Clean-up Program (former SLIC) Unit has received your faxed request for information regarding the properties located at:

110-114 S. Boyle Ave/ LA CA

Currently, the SCP Unit does not have any record of investigation for the above properties. We also recommend that you contact the Underground Storage Tanks Unit at 213-576-6748 as well as the SLIC 2 unit at 213-576-6745 for any other records that they may have on the above properties.

If you have any questions you may reply to this email or call (213)576-6749.

Thank You for your request.

Lizette Ruiz
SCP Student Assistant



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

August 14, 2008

RECEIVED

AUG 15 2008

NINYO & MOORE
ORANGE COUNTY OFFICE

Ms. Beth Padgett
Senior Staff Environmental Geologist
Ninyo & Moore
475 Goddard, Suite 200
Irvine, California 92618

110 – 114 SOUTH BOYLE AVENUE, LOS ANGELES, CA 9033
PR#40813083

Dear Ms. Padgett:

The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact our Regional Records Coordinators at (714) 484-5337.

Sincerely,

Jone Barrio
Regional Records Coordinator

brm

APPENDIX E

RESUMES

MICHAEL AKOTO

STAFF GEOLOGIST

EDUCATION

M.S., Geoenvironmental Studies,
Shippensburg University

B.A., Geography & Resource
Development, University of Ghana

REGISTRATIONS

OSHA 40-Hour Hazardous Waste
Operations & Emergency Response
Certification

OSHA 8-Hour Annual Refresher
Soil Inspection Certificate, WACEL
CPR and First Aid

EXPERIENCE HIGHLIGHTS

Geologic Profiling at Military Site
Remediation Project Q/A Inspection
Oversight of Sediment Removal of Lead-
Contaminated Pine Lake
Caltrans Health & Safety Plans
Caltrans Maintenance Site Groundwater
Sampling
Oversight of LAUSD Soil Excavation Site

As Staff Geologist, Mr. Akoto supervises soil gas surveys at different sites in Southern California; conducts soil and groundwater sampling at hydrocarbon remediation sites; corresponds with clients and regulatory agency personnel; conducts drilling, soil logging, well installation, and development; analyzes data and findings for remediation projects; completes quarterly, annual, and project-specific reports; works on permit applications with regulatory agencies; assists with operation and maintenance (O&M) of remediation systems; prepares groundwater contaminant concentration and elevation contour maps; and assists with budgeting and cost estimating. He has a wide range of experience, from Phase I ESAs to soil, soil gas, and groundwater sampling. Mike has experience with a variety of drilling methods, including sonic, and has provided QA/QC oversight during remedial activities as well as air monitoring and storm water management. He has also performed O&M on remediation systems and written various reports documenting remedial progress and site characterization. Mike is experienced with the Microsoft Office Suite as well as Arc View GIS and Surfer software.

REPRESENTATIVE PROJECT EXPERIENCE

Geologic Profiling at Military Site, Cape Code, Massachusetts: Staff Geologist, oversaw the use of sonic drilling techniques to obtain soil and groundwater samples of geologic stratum. Conducted field analysis and description of soil and rock samples as they were obtained using standard methods and practices. Coordinated with the office concerning features found that could have affected the project. Monitored well installations and development and also assisted with monitoring safety procedures and environmental health issues on a constant basis.

Remediation Project, Charlotte, North Carolina: Staff Geologist, conducted quality assurance inspection of site cleanup and soil removal activities. Aided the contract implementing the requirements specified in the contract documents. Performed soil sampling to determine the extent of contamination and monitored air quality on a contact basis and also oversaw the restoration of the site.

Remediation Project, Collinsville, Illinois: Staff Geologist, oversaw the removal of sediment contaminated with lead and restoration of Pine Lake. Conducted quality assurance of the project and assisted the contractor in implementing the work plan. Recorded field events on a daily basis and communicated with the office to ensure effective implementation of the work plan. Assisted with the writing of the final report on the project.

McInermey Farm, Elmira, New York: Staff Geologist, assisted with site characterization and investigation in support of soil remediation. Performed Phase I and Phase II site assessment at multiple sites. Completed reports on Phase I and II site investigations. Performed soil and groundwater sampling at multiple sites.

JOHN JAY ROBERTS, PG, CEG

SENIOR GEOLOGIST

EDUCATION

B.S., Geology, 1973, University of Southern California, Los Angeles

REGISTRATIONS AND CERTIFICATIONS

Professional Geologist, California
PG 3489

Certified Engineering Geologist, California
CEG 1018

EXPERIENCE HIGHLIGHTS

Environmental Assessments for Schools
Human Health Risk Screening
Evaluations for School Sites

Environmental and Geotechnical Services
for Redevelopment of an Existing School
Site

Brownfields Clean-up Grant Application
for Industrial Property

Environmental Services for a New High
School

Pipeline Risk Analyses

Groundwater Discharge Evaluation for
Dewatering Subdrain

Environmental Assessment for
Redevelopment of a Commercial Site

Environmental Consulting Services for
Commercial, Industrial, and Residential
Properties

Redevelopment of Former Lockheed B-1
Facility

Hazardous Waste Landfill Expansion

Hazardous Waste Ponds Investigations

Geological Logging and Coordination
During the Installation of Three
Groundwater Production Wells

Hydrogeological Assessment Report

PROFESSIONAL AFFILIATIONS

Association of Engineering Geologists
National Groundwater Association

As a Senior Geologist, Mr. Jay Roberts has extensive experience performing environmental and geotechnical investigations of commercial and industrial properties and environmental site assessments of school sites, including Phase I, PEA, SSI, RAW, RAP, and O&M plans. Mr. Roberts has completed characterization, remediation, and human health assessments on numerous properties. He has prepared successful applications for Brownfields clean-up grants and managed and performed hydrogeologic investigations, groundwater resource evaluations, and water supply studies. He also provides expert witness and litigation support for environmental, geotechnical, and mining matters.

REPRESENTATIVE PROJECT EXPERIENCE

Environmental Assessments for Three School Sites, Northern Orange County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. One site was located in Brea-Olinda Oil Field; investigations included thorough research into potential oil wells on-site. Investigations also included detailed soil characterization for suspected oil field wastes, and methane and hydrogen sulfide soil gas studies in accordance with Orange County Fire Authority guidelines.

Hazardous Substance Brownfields Clean-Up Grant, Huntington Park, California: Project Manager for a successful application for a Brownfields cleanup grant for a former industrial property (site). The grant application clearly identified the threshold criteria and ranking criteria in accordance with U. S. Environmental Protection Agency (USEPA) guidelines. The nature and extent of contamination on the site generally consists of near-surface, shallow soil (upper 10 feet) containing carcinogenic polynuclear aromatic hydrocarbons (PAHs) and metals, and soil and soil gas to a depth of 20 feet containing volatile organic compounds (VOCs), primarily tetrachloroethylene (PCE), and PAHs. The extent of contamination has generally been identified, and final site characterization information is currently being developed in cooperation with (and under the regulatory oversight of) the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) under California's Land Reuse and Revitalization Act (CLRRRA) Program. The USEPA reviewed the application and awarded a grant for site remediation in May 2009.

Groundwater Discharge Evaluation for Tunnel Subdrain, Los Angeles and Ventura Counties California: Project Manager for environmental consulting services for a site spanning Los Angeles and Ventura County where groundwater is being discharged from a tunnel. The approximately 1.5 mile tunnel intersects at least one fracture zone containing groundwater that is collected in a series of sumps, then pumped via pipe to each end of the tunnel and discharged to the surface that discharges into different water basins. Ninyo & Moore collected water samples from each end of the tunnel at the two discharge points. The sample results were compared to each other, to the Maximum Contaminant Levels (MCLs) for drinking water, and to State Water Resources Control Board allowable discharge limits established under each area's respective Waste Discharge Requirements (WDRs). Based on the evaluation results, Ninyo & Moore prepared a report with justification to not require a Waste Discharge Report for the tunnel, because the water would not significantly degrade groundwater in either basin. The Regional Water Quality Control Board response is pending.

Ninyo & Moore

Experience | Quality | Commitment

REPRESENTATIVE PROJECT EXPERIENCE (continued)

Environmental Assessments for Three High School Sites, Southern Los Angeles County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All three sites required DTSC's rigorous PEA investigations, including soil gas and soil matrix sampling. One site required preparation of a soil Removal Action Workplan (RAW) and implementation. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Services for a New High School, Corona, California: Project Manager for Phase I and II studies through complete environmental site closure status granted by DTSC, the lead regulatory agency. The approximate seven-acre site was part of the U.S. Navy Corona Naval Weapons Center. Detailed records research indicated a former incinerator for burning wastes and an existing landfill were located on-site. Through cost-effective soil borings, sampling and laboratory analyses, the extent of the existing landfill was found, in order to prepare a Remedial Action Plan, which was implemented relatively effortlessly. In fact, the project is listed as one of DTSC's Success Stories on its website.

Environmental Assessments for 12 School Sites, Western Riverside County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 12 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. One site required a soil RAW and implementation. Public participation services in accordance with DTSC requirements were also provided.

Environmental Assessments for 10 School Sites, Western San Bernardino County, California: Project Manager for Phase I studies through complete environmental investigations and site closure status granted by DTSC, the lead regulatory agency. All 10 sites required DTSC's rigorous PEA investigations, including soil gas and/or soil matrix sampling. Sampling and analyses was conducted on the sites primarily for past agricultural activities. One site required an additional investigation for an on-site burn dump. Public participation services in accordance with DTSC requirements were also provided to the client school district.

Environmental Assessment for Redevelopment of a Commercial Site, Santa Fe Springs, California: Project Manager for a Phase I and II environmental investigations for an approximately eight-acre parcel, which contained 5 previously abandoned oil wells. Thorough research of California DOGGR's files for each well was conducted to determine the known condition of the on-site wells. Detailed investigations were augmented by geophysical surveys and soil borings, sampling and laboratory analyses for suspected oil field wastes, and methane and hydrogen sulfide in accordance with City of Santa Fe Springs requirements. Services also included preparation, scheduling and observation of reabandonment of the oil wells which had insufficient seals and caps, and development of methane mitigation specifications for the new commercial building.

Environmental Consulting Services for Commercial, Industrial, and Residential Properties Throughout California, Oregon, and Washington: Project Manager for Phase I studies throughout the western United States. Mr. Roberts managed, directed, coordinated a staff conducting Phase Is, and reviewed and signed each report. These services were performed for a variety of fiduciary institutions, attorneys, and school districts. These services included complete investigations to meet ASTM standards, as well additional studies required by the client. In order to fully characterize conditions, Phase II investigations were recommended and completed, ranging from additional historical research through soil and/or groundwater sampling.

Redevelopment of Former Lockheed B-1 Facility, Burbank, California: Project Manager, evaluated the potential for the existence of underground hazardous waste in concentrations that would present a significant human health risk following the redevelopment of the site into a commercial mall. The services were provided on behalf of the City of Burbank through a CEQA consultant, and included review of many investigation and remediation documents, and attendance at Planning Commission meetings.

CPC-2018-998-DB-CU

EXHIBIT C1c - Subsurface Investigation

**SUBSURFACE INVESTIGATION
110-114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA**

PREPARED FOR:

Mr. Daniel Weissman
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

PREPARED BY:

Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
475 Goddard, Suite 200
Irvine, California 92618

April 7, 2009
Project No. 207511002

April 7, 2009
Project No. 207511002

Mr. Daniel Weissman
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

Subject: Subsurface Investigation
110-114 South Boyle Avenue
Los Angeles, California

Dear Mr. Weissman:

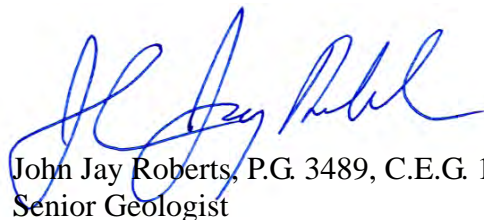
In accordance with your authorization and our proposal, dated December 15, 2008, Ninyo & Moore has conducted a Subsurface Investigation for the above referenced site. The attached report presents our methodology, findings, conclusions and recommendations regarding the environmental conditions at the site.

We appreciate the opportunity to be of continued service to you on this project.

Sincerely,
NINYO & MOORE



Thomas I. Mutter
Staff Geologist



John Jay Roberts, P.G. 3489, C.E.G. 1018
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TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	1
1. INTRODUCTION	1
1.1. Purpose	1
1.2. Location	1
1.3. Involved Parties	1
1.4. Site History	2
2. SITE CONDITIONS	2
2.1. Geology.....	2
2.2. Hydrogeology	3
2.3. Geography.....	3
2.4. Known or Potential Contamination Issues	3
3. SUMMARY OF SUBSURFACE INVESTIGATION.....	4
3.1. Health and Safety Plan.....	4
3.2. Geophysical Survey	4
3.3. Drilling and Sampling.....	5
3.4. Soil Vapor Survey.....	6
3.5. Soil Laboratory Analyses	6
3.6. Soil Boring Backfill	6
4. ANALYTICAL RESULTS	6
4.1. Soil Gas VOCs.....	6
4.2. Soil Matrix VOCs	9
4.3. Soil Matrix SVOCs.....	10
4.4. Soil Matrix Metals	11
4.5. Quality Control	12
5. CONCLUSIONS AND RECOMMENDATIONS FOR FURTHER ACTION.....	12
6. LIMITATIONS AND EXCLUSIONS	13
7. REFERENCES	15

Tables

Table 1 – Soil Vapor Sample Analytical Results

Table 2 – Soil Sample Analytical Results for VOCs

Table 3 – Soil Sample Analytical Results for Metals

Figures

Figure 1 – Site Location Map

Figure 2 – Boring Location Map

Appendices

Appendix A – Photographic Documentation

Appendix B – Geophysical Survey Report

Appendix C – Standard Operating Procedures

Appendix D – Soil Boring Logs

Appendix E – Laboratory Analytical Reports

EXECUTIVE SUMMARY

Community Redevelopment Agency of the City of Los Angeles (CRLA) authorized Ninyo & Moore to perform a Subsurface Investigation (SI) at 110-114 South Boyle Avenue in the City of Los Angeles, California (site, Figure 1). The SI was performed in general accordance with our proposal, dated December 15, 2008. The purpose of the SI was to evaluate possible impacts to the site from historical site activities found during Ninyo & Moore's (2008) Phase I Environmental Site Assessment (ESA); namely, the three generations of gasoline service stations at the site from approximately 1921 through 1976, prior to the current development with a laundromat in 1981. No information regarding the location of USTs associated with the gasoline service stations was revealed by the Phase I ESA. No record was found that previous soil sampling had been conducted at the site.

The scope of services included a geophysical survey, soil vapor and soil sampling, and laboratory analyses. The intent of the geophysical survey (conducted on March 10, 2009) was to detect indications of underground features (e.g., USTs, utility lines, etc.) or excavations (for former USTs), to pre-screen and select boring locations to be advanced during the SI. The results did not indicate the presence of USTs within the parking lot or beneath the site building. The results did indicate the suggested presence of two former excavations beneath the western portion of the parking lot. No indications of former excavations were detected beneath the site building.

On March 13 and 16, 2009, 11 borings were advanced to approximate depths of 15 to 15.5 feet below ground surface (bgs). Soil vapor probes were installed and sampled in each of the borings at 5 and 15 feet bgs. Soil vapor samples were collected and analyzed for volatile organic compounds (VOCs) including fuel oxygenates in an on-site mobile laboratory. Soil matrix samples were collected at 5 and 15 feet bgs and analyzed for Title 22 metals, VOCs, and semi-volatile organic compounds (SVOCs) in an off-site fixed laboratory.

No groundwater was encountered in the borings advanced during this SI to the maximum depth explored. Groundwater depth from data from a well approximately 0.3 miles south of the site reportedly ranged between approximately 40 to 72 feet bgs. Regional groundwater flow is sus-

pected to follow the surface topography in a south direction. According to published data, the highest depth to groundwater beneath the site is approximately 55 feet bgs.

Soils encountered during this SI consisted mostly of silty clay, silty sand and sand. Fill consisting of silty clay and sand was encountered to depths up to 11 feet in borings the central portion of the site. Brick fragments were observed in the fill in the central portion of the site parking lot. Alluvium consisting of silty clay and sand was encountered in the borings.

Soil gas results indicate VOC analytes are greater in the 15-foot deep sample in the vast majority of instances, usually by factors 3 times, or more. Thus, where detected, the concentrations of the analytes generally, significantly increase with depth. A small exception to this trend is benzene, which slightly decreases in concentration in three of the eight instances where it is detected. Concentrations of analytes detected in soil gas samples from 5 feet bgs were compared with California Environmental Protection Agency (Cal-EPA, 2005), California Human Health Screening Levels (CHHSLs) for the residential land use scenario. Of the VOCs detected (having published CHHSLs), benzene at a concentration of $160,000 \mu\text{g}/\text{m}^3$ in one sample from the central portion of the parking lot is above its respective CHHSLs for residential land use screening level of $36.2 \mu\text{g}/\text{m}^3$.

Of the 22 soil matrix samples analyzed for VOCs, three samples from 5 feet bgs and one sample from 15 feet bgs contained detectable concentrations of VOCs. VOCs were not detected in samples from 8 of the 11 borings. Most of the reported VOCs were detected in samples from one boring in the central portion of the parking lot, and low concentrations of only a few VOCs were reported from the 5-foot deep samples from two borings in the southern and eastern margins of the parking lot. The results indicate VOC analytes are greater in the vast majority of 5-foot deep samples, usually by orders of magnitude. Thus, where detected, the concentrations of the analytes generally, significantly decrease with depth.

Concentrations of VOC analytes detected in soil matrix samples from 5 feet bgs were compared with maximum soil screening levels (MSSLs) from the California Regional Water Quality Control Board, Los Angeles Region (RWQCB, 1996), Interim Site Assessment & Cleanup

Guidebook. The depth to groundwater (from the sample collection depth) was assumed to be 50 feet. The sample from the central portion of the parking lot has concentrations of benzene (at 8,000 µg/kg), toluene (at 110,000 µg/kg), ethylbenzene (at 57,000 µg/kg), and xylenes (at 338,000 µg/kg) above their respective MSSLs. Since the RWQCB (1996) Guidebook does not provide screening levels for other VOC analytes, concentrations of VOCs detected in soil matrix samples from 5 feet bgs were compared with soil screening levels (SSLs) provided by the U.S. Environmental Protection Agency (EPA), Region 9, preliminary remediation goals (PRGs) for residential soil. The same sample from the central portion of the parking lot has a concentration of 1,2,4-trimethylbenzene (140,000 µg/kg) and 1,3,5-trimethylbenzene (51,000 µg/kg) which are above residential PRGs of 67,000 µg/kg and 47,000 µg/kg, respectively. Also, benzene (at 8,000 µg/kg) from the same sample is above its respective SSL of 1,100 µg/kg for residential soil. Other VOC analytes in soil matrix samples do not exceed their respective SSLs.

Two of the 22 soil samples analyzed contained detectable concentrations of three SVOC analytes. Concentrations of SVOC analytes detected in soil matrix samples from 5 feet bgs were compared with EPA Region 9 SSLs for residential soil. None of the detected concentrations of SVOCs exceed their respective soil screening levels.

Concentrations of metals detected in soil samples from 5 feet bgs were compared with the CHHSLs for the residential land use scenario. None of the concentrations of metals exceeded their respective CHHSL, except arsenic. The maximum arsenic concentration of 2.3 mg/kg exceeds the CHHSL of 0.07 mg/kg. However, the California Department of Toxic Substances Control (DTSC) has provided a risk-based screening level of 12 mg/kg for arsenic in soil for use at school sites. In addition, the concentrations of arsenic detected in site soil sample are within generally accepted background concentrations for native California soils. Therefore, the arsenic concentrations in site soils should not pose a significant risk to human health.

Based on the results of this investigation Ninyo & Moore provides the following conclusions and recommendations:

- The soil beneath the central portion of site parking lot has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of

impact. It is unknown if this release has impacted groundwater. Based on our experience, the concentrations of the analytes, in particular gasoline-related compounds, are above levels that a lead regulatory agency (with corrective action oversight authority) would likely require further action, if this impact were known to them.

- Prior to CRALA accepting site ownership, if still desired by CRALA, the property transfer documents should include an indemnification of CRALA from environmental and financial liability associated with any previous contamination at the site.
- If indemnification is not provided, prior to accepting site ownership, additional investigation should be conducted in areas found to be impacted. An additional soil vapor survey should be conducted with sampling and analyses for VOCs. The vapor probes should extend to 30 feet bgs. In addition, three borings should be advanced and sampled to groundwater within the vicinity of boring B2. Soil matrix and groundwater grab samples should be collected and analyzed for VOCs.

1. INTRODUCTION

1.1. Purpose

Community Redevelopment Agency of the City of Los Angeles (CRLA) authorized Ninyo & Moore to perform a Subsurface Investigation (SI) at 110-114 South Boyle Avenue in the City of Los Angeles, California (site, Figure 1). The SI was performed in general accordance with our proposal, dated December 15, 2008. The purpose of the SI was to evaluate possible impacts to the site from historical site activities; namely the occupancy of three generations of gasoline service stations, prior to the current development with a laundromat in 1981.

1.2. Location

The site is on the southeast corner of South Boyle Avenue and 1st Street. The site is also identified as Assessor's Parcel Number (APN) 5174-018-061.

1.3. Involved Parties

This SI was conducted under the supervision of John Jay Roberts, a Ninyo & Moore California-licensed Professional Geologist (PG) and Certified Engineering Geologist (CEG). Installation of the soil vapor probes and soil sampling were performed under Ninyo & Moore's oversight by Strongarm Environmental Field Services (SEFS), of Norwalk, California. Soil vapor samples were collected and analyzed for volatile organic compounds in an on-site mobile laboratory operated by Jones Environmental, Inc (Jones), of Fullerton, California. Soil matrix samples were analyzed for Title 22 metals, VOCs, and semi-volatile organic compounds (SVOCs) in the off-site fixed laboratory of Advanced Technology Laboratories (ATL), of Signal Hill, California. Limitations and exclusions to this SI are presented in Section 6.

1.4. Site History

Ninyo & Moore (2008) performed a Phase I Environmental Site Assessment (ESA) of the site in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-05. The Phase I ESA included historical research of the site.

The site was undeveloped in 1888. From approximately 1894 through 1906 the southern portion of the site was developed with a residential property. From approximately 1921 through 1938, the site was developed with the first of three gasoline service stations and a residential property. From approximately 1949 through 1956, the site was developed with the second gasoline service station and a residential property. From approximately 1962 through 1976, the site was developed with the third gasoline service station. The current building at the site was constructed in approximately 1981, and has been used as a laundromat through the time of this report.

No information regarding the disposition or locations of underground storage tanks (USTs) used by the three on-site historical gasoline stations was revealed by the Phase I ESA. In addition, our research revealed no indication of any soil sampling being conducted at the site to evaluate possible impacts from past operations of the USTs.

In addition, a gasoline service station was formerly located west and crossgradient of the site at 1750 East 1st Street, from approximately 1970 to 1995. Also, a gasoline service station was formerly located north and upgradient of the site at 1809 East 1st Street, and 100-102 North Boyle Avenue, from approximately 1921 to 1949. No other potential off-site sources of environmental concern were identified in the immediate site vicinity.

2. SITE CONDITIONS

2.1. Geology

The site is within the Transverse Ranges Geomorphic Province. The site is situated within the Coastal Plain of the Los Angeles Basin. The Los Angeles Basin is bounded by the Santa Ana Mountains to the east, the Santa Monica Mountains and Puente Hills to the north, and

the Pacific Ocean to west and south. The site vicinity is underlain by alluvial deposits of the Los Angeles River floodplain, comprised of continental sedimentary deposits that are Late Pleistocene and Recent Age.

2.2. Hydrogeology

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site.

Groundwater information for the site was not available. Ninyo & Moore reviewed the State Water Resources Control Boards website (www.geotracker.com), and groundwater depth was measured in June 2008, at a property located approximately 0.3-mile south of the site ranging from 40 to 72 feet below ground surface (bgs). Regional groundwater gradient may follow the surface topography in a south direction. According to the California Division of Mines and Geology (1998) Seismic Hazard Zone Report for the Los Angeles 7.5-Minute Quadrangle, the highest depth to groundwater in the site vicinity is approximately 55 feet bgs.

No groundwater was encountered in the borings advanced during this SI to the maximum depth explored of 15.5 feet.

2.3. Geography

According to the United States Geological Survey (USGS) 7.5-Minute Series Los Angeles, California, Topographic Quadrangle Map, dated 1966 and photorevised in 1981, the site has an approximate elevation of 310 feet above mean sea level (MSL). The general site vicinity slopes toward the south, while the site is generally flat. Drainage from the site is via sheet flow to the curb and gutter systems on the surrounding streets.

2.4. Known or Potential Contamination Issues

Based on information obtained during Ninyo & Moore's (2008) Phase I, three generations of gasoline service stations operated at the site from approximately 1921 through 1976. No ad-

ditional information regarding the location of USTs associated with the gasoline service stations was revealed by this SI. No information was found that soil sampling has been conducted at the site prior to this SI.

3. SUMMARY OF SUBSURFACE INVESTIGATION

The scope of services was performed in general accordance with Ninyo & Moore's proposal. These services included project coordination, notifying Underground Service Alert (USA), preparation of a workplan and health and safety plan (HSP), geophysical survey, soil vapor and soil sampling, and laboratory analyses. Eleven borings were advanced to approximate depths of 15 to 15.5 feet bgs; multi-depth soil vapor probes were installed in each of the borings at 5 and 15 feet bgs. Photographs taken during the SI are presented in Appendix A.

3.1. Health and Safety Plan

Prior to field work, Ninyo & Moore prepared a site-specific Health and Safety Plan (HSP), which addressed worker safety as well as the safety of the general public. The HSP was utilized during field work.

Prior to commencement of field activities proposed drilling locations were marked. USA was notified more than 48 hours prior to initiation of field work.

3.2. Geophysical Survey

On March 10, 2009, with Ninyo & Moore oversight, a geophysical survey of the site parking lot and building area was conducted by Southwest Geophysics, Inc., of San Diego, California. The intent of the geophysical survey was to detect indications of underground features (e.g., USTs, utility lines, etc.) or excavations (for former USTs) to pre-screen and select boring locations to be advanced during the SI. The geophysical survey report is presented in Appendix B.

The results did not indicate the presence of USTs within the parking lot or beneath the site building. The results did indicate the suggested presence of two former excavations beneath

the western portion of the parking lot. No indications of former excavations were detected beneath the site building. Based on the results of the geophysical survey, boring locations were selected in consultation with CRALA.

3.3. Drilling and Sampling

Drilling and sampling activities were conducted on March 16 and 19, 2009. Eleven borings were advanced using a direct-push drill rig operated by SEFS. The approximate locations of the borings are shown on Figure 2. The soil borings were advanced to approximately 15 or 15.5 feet bgs. Soil samples were collected at 5 feet and 15 feet bgs.

Soils were visually classified in accordance with the Unified Soil Classification System (USCS). The soil samples were screened for the presence of organic vapors using a photoionization detector (PID), and results were recorded on the boring logs. Soil sampling standard operating procedures are presented in Appendix C.

Soils encountered by Ninyo & Moore during this SI consisted mostly of silty clay, silty sand and sand to the maximum depth explored of approximately 15.5 feet bgs. Fill consisting of silty clay and sand was encountered to depths up to 11 feet in borings B2, B7, B8, B10, and B11. Brick fragments were observed in the fill in borings B2 and B8. Alluvium consisting of silty clay and sand was encountered in the borings. Soil boring logs are presented in Appendix D.

Soil cuttings and decontamination water generated from investigative activities were temporarily stored on site in two 55-gallon U.S. Department of Transportation (DOT) approved drums. The waste is scheduled to be transported off site and disposed at an appropriately licensed facility. Based on the results of sample analyses, the waste should be considered non-hazardous.

3.4. Soil Vapor Survey

Following completion of the 11 borings, multi-depth soil vapor probes were installed at 5 and 15 feet bgs in each of the boreholes. The soil vapor probes were installed and sampled in general accordance with the “Advisory – Soil Gas Investigations” issued jointly by the Los Angeles Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC), dated January 28, 2003. The soil vapor probes consisted of a stainless steel insert tip, affixed to ¼-inch-diameter Teflon[®] tubing, which was clearly marked to identify its corresponding depth. Soil vapor samples were collected from each of the probes and analyzed for VOCs including fuel oxygenates by EPA Method 8260B in the on-site mobile laboratory operated by Jones.

3.5. Soil Laboratory Analyses

Soil samples were submitted under chain-of-custody procedures to ATL of Signal Hill, California, a state-certified hazardous material-testing laboratory. Soil samples were analyzed for Title 22 metals using EPA Method 6010B/7471A, VOCs including fuel oxygenates by EPA Method 8260B, and SVOCs by EPA Method 8270C.

3.6. Soil Boring Backfill

After collection of soil vapor samples, the tubing was pulled from the probe, and the surface at the probe location was restored to its original grade with asphalt or concrete.

4. ANALYTICAL RESULTS

4.1. Soil Gas VOCs

Soil gas samples were collected and analyzed in an on-site mobile laboratory operated by Jones, which is accredited by the California Environmental Laboratory Accreditation Program (ELAP). Analytical results of soil gas samples collected from the nested soil vapor probes in each soil boring at 5 and 15 feet bgs are presented in Table 1. The laboratory analytical report is presented in Appendix E.

Benzene was detected in 3 of the 11 samples from 5 feet bgs, ranging between 22.8 and 160,000 micrograms per cubic meters ($\mu\text{g}/\text{m}^3$); the highest concentration was in vapor probe SG-2. Benzene was detected in 7 of the 11 samples from 15 feet bgs, ranging between 8 and 117,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Toluene was detected in 8 of the 11 samples from 5 feet bgs, ranging between 15.8 and 120,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Toluene was detected in 9 of the 11 samples from 15 feet bgs, ranging between 27.4 and 209,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Ethylbenzene was detected in 3 of the 11 samples from 5 feet bgs, ranging between 137 and 167,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Ethylbenzene was detected in 7 of the 11 samples from 15 feet bgs ranging between 129 and 252,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Xylenes were detected in 6 of the 11 samples from 5 feet bgs, ranging between 56.4 and 232,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2. Xylenes were detected in 7 of the 11 samples from 15 feet bgs, ranging between 42 and 147,000 $\mu\text{g}/\text{m}^3$; the highest concentration was in vapor probe SG-2.

Tetrachloroethene (PCE) was not detected in the samples from 5 feet bgs; however, was detected at 30.6 and 13.6 $\mu\text{g}/\text{m}^3$ in the 15-foot bgs samples from vapor probes SG-5 and SG-7, respectively. The source of PCE is more likely suspected from automotive solvents rather than dry-cleaning facilities, due to its detection with common petroleum hydrocarbon components of gasoline.

Chloroform was detected at 41 and 49 $\mu\text{g}/\text{m}^3$ at 5 feet bgs in the samples from vapor probes SG-3 and SG-4, respectively; however, was not detected in the samples from 15 feet bgs. Concentrations of 1,2,4 trimethylbenzene were detected in 2 of the 12 samples from 5 feet bgs at 35,400 and 98 $\mu\text{g}/\text{m}^3$ in samples from vapor probes SG-2 and SG-10; and at 141,000 $\mu\text{g}/\text{m}^3$ in one sample from 15 feet bgs from vapor probe SG-2. Concentrations of 1,3,5 trimethylbenzene were detected in two samples from 5 feet bgs from vapor probes SG-2 and SG-5 at 8,900 and 27.4 $\mu\text{g}/\text{m}^3$, respectively; and from three 15-foot samples from vapor probes SG-2, SG-3 (duplicate sample) and SG-4 at 47,100, 15, and 15.6 $\mu\text{g}/\text{m}^3$,

respectively. Concentrations of n-propylbenzene were detected in three samples from 5 feet bgs from vapor probes SG-2, SG-5 and SG-10 at 11,600, 94 and 88 $\mu\text{g}/\text{m}^3$, respectively; and from one 15-foot deep sample from SG-2 at 36,800 $\mu\text{g}/\text{m}^3$. Concentrations of sec-butylbenzene were detected in one 5-foot deep sample from vapor probe SG-5 at 22.2 $\mu\text{g}/\text{m}^3$, and three 15-foot deep samples from vapor probes SG-2, SG-3 and SG-4 at 36,800 $\mu\text{g}/\text{m}^3$ of 3,800, 16, and 13.4 $\mu\text{g}/\text{m}^3$, respectively. Concentrations of isopropylbenzene were detected in the 5-foot deep and 15-foot deep samples from vapor probes SG-2 at 19,900 and 4,540 $\mu\text{g}/\text{m}^3$, respectively. Concentrations of 4-isopropyltoluene were detected in two 5-foot deep samples from SG-5 and SG-10 at 354 and 159 $\mu\text{g}/\text{m}^3$, respectively, and at 85,000 $\mu\text{g}/\text{m}^3$ in the 15-foot sample from SG-2. Styrene was detected in the 15-foot deep sample from SG-7 at 80 $\mu\text{g}/\text{m}^3$, and the primary and duplicate 15-foot deep samples from SG-11 at 128 and 152 $\mu\text{g}/\text{m}^3$, respectively. Naphthalene was detected in the 15-foot deep samples from SG-9 and SG-10 at 210 and 242 $\mu\text{g}/\text{m}^3$, respectively. Trichlorofluoromethane (Freon-11) was detected in the 5- and 15-foot deep samples from SG-6 at 202 and 14.2 $\mu\text{g}/\text{m}^3$, respectively. Bromodichloromethane was detected in the 5-foot deep sample from SG-5 at 36.4 $\mu\text{g}/\text{m}^3$.

Soil gas results indicate 62 instances where VOC analytes were detected in the 5-foot and/or 15-foot deep samples from a given soil vapor probe. The concentrations of the analytes are greater in the 15-foot deep sample in 44 of 62 instances, usually by factors 3 times, or more. Thus, where detected, the concentrations of the analytes generally, significantly increase with depth. A small exception to this trend is benzene, which slightly decreases in concentration in three of the eight instances where it is detected. Also, the two detections of chloroform and one detection of Freon-11 decrease with depth; however, these analytes may also be suspected of being artificial detections (i.e., laboratory contamination). Nine of the 18 instances where the analytes decrease with depth are in soil vapor probe SG-5, which may indicate a shallower impact from detected VOCs in that area.

Concentrations of analytes detected in soil gas samples from 5 feet bgs were compared with the California Environmental Protection Agency (Cal-EPA, 2005), California Human Health

Screening Levels (CHHSLs) for the residential land use scenario (Table 1). In accordance with Cal-EPA guidance, the CHHSLs represent screening level concentrations at a depth of 5 feet bgs of several VOC analytes. Therefore, the CHHSL value for a given analyte is only appropriate for comparison with soil gas samples collected at 5 feet bgs. Of the VOCs detected (with published CHHSLs), benzene at a concentration of $160,000 \mu\text{g}/\text{m}^3$ in SG-2 at 5 feet bgs is above its respective CHHSL for Residential Land Use screening level of $36.2 \mu\text{g}/\text{m}^3$.

4.2. Soil Matrix VOCs

Of the 22 soil samples analyzed for VOCs, three samples from 5 feet bgs and one sample from 15 feet bgs contained detectable concentrations of VOCs (Table 2). VOCs were not detected in samples from 8 of the 11 borings. Most of the reported VOCs were detected in samples from boring B2, and low concentrations of a few VOCs were reported from the 5-foot deep samples from borings B10 and B11. The laboratory analytical report is presented in Appendix E.

Benzene was detected at 8,000 micrograms per kilogram ($\mu\text{g}/\text{kg}$) in the 5-foot bgs sample from boring B2. Ethylbenzene was detected at 57,000 and $59 \mu\text{g}/\text{kg}$ in the 5-foot deep samples from borings B2 and B10, respectively, and at $110 \mu\text{g}/\text{kg}$ in the 15-foot bgs sample from boring B2. Toluene was detected at 110,000, 110, and $11 \mu\text{g}/\text{kg}$ in the 5-foot deep samples from borings B2, B10, and B11, respectively. Xylenes were detected at 338,000, 370, and $33.6 \mu\text{g}/\text{kg}$ in the 5-foot deep samples from borings B2, B10, and B11, respectively, and at $910 \mu\text{g}/\text{kg}$ in the 15-foot bgs sample from boring B2. Sec-butylbenzene was detected at 2,700 and $66 \mu\text{g}/\text{kg}$ in the 5-foot and 15-foot deep samples from boring B2, respectively. Isopropylbenzene was detected at 6,300 and $58 \mu\text{g}/\text{kg}$ in the 5-foot and 15-foot deep samples from boring B2, respectively. Naphthalene was detected at 12,000 and $390 \mu\text{g}/\text{kg}$ in the 5-foot and 15-foot deep samples from boring B2, respectively. N-propylbenzene was detected at 21,000 and $150 \mu\text{g}/\text{kg}$ in the 5-foot and 15-foot deep samples from boring B2, respectively. 1,2,4-trimethylbenzene was detected at 140,000 and $1,500 \mu\text{g}/\text{kg}$ in the 5-foot and 15-foot deep samples from boring B2, respectively. 1,3,5-trimethylbenzene was detected

at 51,000 and 500 µg/kg in the 5-foot and 15-foot deep samples from boring B2, respectively. 4-isopropyltoluene was detected at 140 µg/kg in the 15-foot deep sample from boring B2.

Soil matrix results indicate 16 instances where VOC analytes were detected in the 5-foot and/or 15-foot deep samples from a given soil boring. The concentrations of the analyte are greater in the 5-foot deep samples in 15 of 16 instances, usually by orders of magnitude. Thus, where detected, the concentrations of the analytes generally, significantly decrease with depth.

Concentrations of VOC analytes detected in soil matrix samples from 5 feet bgs were compared with maximum soil screening levels (MSSLs) from the California Regional Water Quality Control Board, Los Angeles Region (RWQCB, 1996), Interim Site Assessment & Cleanup Guidebook. The depth to groundwater (from the sample) was assumed to be 50 feet (Section 2.2). Soil sample B2-5 has concentrations of benzene (at 8,000 µg/kg), toluene (at 110,000 µg/kg), ethylbenzene (at 57,000 µg/kg), and xylenes (at 338,000 µg/kg) above their respective MSSLs.

Since the RWQCB (1996) Guidebook does not provide screening levels for other VOC analytes, concentrations of analytes detected in soil matrix samples from 5 feet bgs were compared with soil screening levels (SSLs) provided by the U.S. Environmental Protection Agency (EPA), Region 9, preliminary remediation goals (PRGs) for residential soil. Soil sample B2-5 has a concentration of 1,2,4-trimethylbenzene at 140,000 µg/kg and 1,3,5-trimethylbenzene at 51,000 µg/kg which are above residential SSLs of 67,000 µg/kg and 47,000 µg/kg, respectively. Also, soil sample B2-5 has a concentration of benzene (at 8,000 µg/kg) above its respective SSL of 1,100 µg/kg for residential soil. Other VOC analytes in soil matrix samples do not exceed their respective SSLs.

4.3. Soil Matrix SVOCs

Two of the 22 soil samples analyzed contained detectable concentrations of three SVOC analytes. Naphthalene and 2-methylnaphthalene were detected at 5,000 and 4,100 µg/kg

in the 5-foot bgs sample, respectively, from boring B2. Fluoranthene was detected at 1,800 µg/kg in the 5-foot bgs sample from boring B10.

Concentrations of SVOC analytes detected in soil matrix samples from 5 feet bgs were compared with EPA Region 9 SSLs for residential soil. None of the detected concentrations of SVOCs exceed their respective soil screening levels.

4.4. Soil Matrix Metals

Soil samples analyzed for metals contained detectable concentrations of arsenic ranging between 1.1 and 2.3 mg/kg, the highest concentration in soil sample B7-5. Detectable concentrations of barium were found ranging between 77 and 170 mg/kg, the highest concentration in soil sample B6-5. Detectable concentrations of chromium were found ranging between 13 and 24 mg/kg, the highest concentration in soil sample B6-5. Detectable concentrations of cobalt were found ranging between 4.2 and 12 mg/kg, the highest concentration in soil sample B7-5. Detectable concentrations of copper were found ranging between 11 and 23 mg/kg, the highest concentration in soil sample B10-15. Detectable concentrations of lead were found ranging between 2.3 and 45 mg/kg, the highest concentration in soil sample B8-5. Detectable concentrations of mercury were found at 0.12 and 0.11 mg/kg in soil samples B6-15 and B8-5, respectively. Detectable concentrations of nickel were found ranging between 6.7 and 19 mg/kg, the highest concentration in soil sample B7-5. Detectable concentrations of selenium were found ranging between 1 and 1.9 mg/kg, the highest concentration in soil sample B7-5. Detectable concentrations of vanadium were found ranging between 28 and 58 mg/kg, the highest concentration in soil sample B7-5. Detectable concentrations of zinc were found ranging between 41 and 90 mg/kg, the highest concentration in soil sample B7-5.

Concentrations of metals detected in soil samples from 5 feet bgs were compared with the CHHSLs for the residential land use scenario (Table 3). The CHHSLs represent screening level concentrations at the ground surface. None of the concentrations of metals exceeded their respective CHHSL, except arsenic. The maximum arsenic concentration of 2.3 mg/kg

exceeds the CHHSL of 0.07 mg/kg. However, the DTSC has provided an upper-bound of background level of 12 mg/kg for arsenic in soil for use at school sites. In addition, the concentrations of arsenic detected in site soil samples are within generally accepted background concentrations for native California soils. Therefore, the arsenic concentrations in site soils should not pose a significant risk to human health.

4.5. Quality Control

One duplicate soil vapor sample was collected for both days of field work. The results from the duplicate samples when compared to their respective primary sample results meet data quality objectives. Data validation utilizes the data summary and quality assurance/quality control (QA/QC) summary provided in the laboratory standard report for data completeness; holding times and preservation; method blanks; laboratory control samples; matrix spike/matrix spike duplicates; and analyte identification/quantification. Based on the data validation, the soil matrix data collected during the sampling events meet the data quality requirements. The QA/QC data were within acceptable laboratory ranges. The detection limits are sufficiently low enough to preclude undetected risks. Therefore, the laboratory data are considered to be reliable and useable for project decision making.

5. CONCLUSIONS AND RECOMMENDATIONS FOR FURTHER ACTION

Based on the results of this investigation Ninyo & Moore provides the following conclusions and recommendations:

- The soil beneath central portion of site parking lot (vicinity of boring B2) has been impacted by a release of petroleum hydrocarbons. This investigation has not determined the lateral or vertical depth of impact. It is unknown if this release has impacted groundwater. Based on our experience, the concentrations of the analytes, in particular gasoline-related compounds, are above levels that a lead regulatory agency (with corrective action oversight authority) would likely require further action, if this impact were known to them.
- Prior to CRALA accepting site ownership, if still desired by CRALA, the property transfer documents should include an indemnification of CRALA from environmental and financial liability associated with any previous contamination at the site.

- If indemnification is not provided, prior to accepting site ownership, additional investigation should be conducted in areas found to be impacted. An additional soil vapor survey should be conducted with sampling and analyses for VOCs. The vapor probes should extend to 30 feet bgs. In addition, three borings should be advanced and sampled to groundwater within the vicinity of boring B2. Soil matrix and groundwater grab samples should be collected and analyzed for VOCs.

6. LIMITATIONS AND EXCLUSIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar services in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited subsurface assessment and chemical analysis. Further assessment of potential adverse environmental impacts from past on-site and/or nearby use of hazardous materials may be accomplished by a more comprehensive assessment. The samples collected and used for testing, and the observations made, are believed to be representative of the area(s) evaluated; however, conditions can vary significantly between sampling locations. Variations in soil and/or groundwater conditions will exist beyond the points explored in this evaluation.

The environmental interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the site. The testing and analyses have been conducted by an independent laboratory which is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in this report, this Phase II ESA does not include analysis of the following: asbestos-containing materials, methane gas, radon, lead-based paint, lead in drinking water, underground pipelines, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.

7. REFERENCES

- California Division of Mines and Geology, 1998, Seismic Hazard Zone Report for the Los Angeles 7.5-Minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 029.
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- Johnson, Ted and Chong, Benny. 2005, A Century of Groundwater Changes in the Central and West Coast Basins, WRD Technical Bulletin, Vol. 4, Summer 2005.
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TABLES

TABLE 1 – SOIL VAPOR SAMPLE ANALYTICAL RESULTS

Sample ID	Date Sampled	Depth (feet bgs)	PCE	Chloroform	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Trichlorofluoromethane (Freon-11)	4-Isopropyltoluene	Toluene	Xylenes	Styrene	Naphthalene	Ethylbenzene	Benzene	n-Butylbenzene	Sec-Butylbenzene	Bromodichloromethane	Isopropylbenzene	n-Propylbenzene	All Other VOCs
			µg/m ³																	
SG-1-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	15.8	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-1-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	82.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-2-5	3/16/2009	5	ND	ND	35,400	8,900	ND	ND	120,000	232,000	ND	ND	167,000	160,000	ND	ND	ND	4,540	11,600	ND
SG-2-15	3/16/2009	15	ND	ND	141,000	47,100	ND	85,000	209,000	147,000	ND	ND	252,000	117,000	53,000	3,800	ND	19,900	36,800	ND
SG-3-5	3/16/2009	5	ND	41	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-3-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	46	ND	ND	148	31	ND	16	ND	ND	ND	ND
SG-3-15 (DUP)	3/16/2009	15	ND	ND	ND	15	ND	ND	84	42	ND	ND	129	30	ND	14.2	ND	ND	ND	ND
SG-4-5	3/16/2009	5	ND	49	ND	ND	ND	ND	32	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-4-15	3/16/2009	15	ND	ND	ND	15.6	ND	ND	508	538	ND	ND	181	43.6	ND	13.4	ND	ND	ND	ND
SG-5-5	3/16/2009	5	ND	ND	ND	27.4	ND	354	124	56.4	ND	ND	141	22.8	ND	22.2	36.4	ND	94	ND
SG-5-15	3/16/2009	15	30.6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	14.8	ND	ND	ND	ND	ND	ND
SG-6-5	3/16/2009	5	ND	ND	ND	ND	202	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-6-15	3/16/2009	15	ND	ND	ND	ND	14.2	ND	86	ND	ND	ND	ND	57.2	ND	ND	ND	ND	ND	ND
SG-7-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	58.4	386	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-7-15	3/19/2009	15	13.6	ND	ND	ND	ND	ND	955	3,930	80	ND	553	ND	ND	ND	ND	ND	ND	ND
SG-8-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SG-8-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	27.4	ND	ND	ND	ND	27.4	ND	ND	ND	ND	ND	ND
SG-9-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	186	368	ND	ND	ND	18.2	ND	ND	ND	ND	ND	ND
SG-9-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	1,030	1,400	ND	210	185	ND	ND	ND	ND	ND	ND	ND
SG-10-5	3/19/2009	5	ND	ND	98	ND	ND	159	565	1,380	ND	ND	137	ND	ND	ND	ND	ND	88	ND
SG-10-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	1,800	4,600	ND	242	760	ND	ND	ND	ND	ND	ND	ND
SG-11-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	82	198	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

TABLE 1 – SOIL VAPOR SAMPLE ANALYTICAL RESULTS

Sample ID	Date Sampled	Depth (feet bgs)	PCE	Chloroform	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Trichlorofluoromethane (Freon-11)	4-Isopropyltoluene	Toluene	Xylenes	Styrene	Naphthalene	Ethylbenzene	Benzene	n-Butylbenzene	Sec-Butylbenzene	Bromodichloromethane	Isopropylbenzene	n-Propylbenzene	All Other VOCs
			µg/m ³																	
SG-11-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	883	1,730	128	ND	241	36	ND	ND	ND	ND	ND	ND
SG-11-15 (DUP)	3/19/2009	15	ND	ND	ND	ND	ND	ND	602	1,340	152	ND	163	8	ND	ND	ND	ND	ND	ND
Screening Levels																				
CHHSLs (Residential Land Use in µg/m ³)			180	NL	NL	NL	NL	NL	135,000	315,000	NL	31.9	Postponed	36.2	NL	NL	NL	NL	NL	NL
Notes: ID – Identification PCE – tetrachloroethylene STLC – soluble threshold limit concentration bgs – below the ground surface µg/l – micrograms per liter ND – Not detected above reported detection limit Individual detection limits presented in the laboratory report in Appendix D. NL – None Listed CHHSLs – California Human Health Screening Levels established by the California EPA in January 2005																				

TABLE 2 – SOIL SAMPLE ANALYTICAL RESULTS FOR VOCs

Sample ID	Date Sample Collected	Depth (feet bgs)	VOCs												SVOC			
			Benzene	Sec-butylbenzene	4-Isopropyltoluene	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	other VOCs	2-Methylnaphthalene	Naphthalene	Fluoranthene	Other SVOCs
			µg/kg															
B1-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B1-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2-5	3/16/2009	5	8,000	2,700	ND	57,000	6,300	12,000	21,000	110,000	140,000	51,000	338,000	ND	4,100	5,000	ND	ND
B2-15	3/16/2009	15	ND	66	140	110	58	390	150	ND	1,500	500	910	ND	ND	ND	ND	ND
B3-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B3-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B7-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B7-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B8-5	3/16/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B8-15	3/16/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B9-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B9-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B10-5	3/19/2009	5	ND	ND	ND	59	ND	ND	ND	110	ND	ND	370	ND	ND	ND	1,800	ND
B10-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B11-5	3/19/2009	5	ND	ND	ND	ND	ND	ND	ND	11	ND	ND	33.6	ND	ND	ND	ND	ND

TABLE 2 – SOIL SAMPLE ANALYTICAL RESULTS FOR VOCs

Sample ID	Date Sample Collected	Depth (feet bgs)	VOCs												SVOC			
			Benzene	Sec-butylbenzene	4-Isopropyltoluene	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Total Xylenes	other VOCs	2-Methylnaphthalene	Naphthalene	Fluoranthene	Other SVOCs
			µg/kg															
B11-15	3/19/2009	15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Screening Levels			µg/kg															
MSSLs			22	NA	NA	3,850	NA	NA	NA	1,150	NA	NA	22,650	NA	NA	NA	NA	NA
PRGr	Sep-08	--	1,100	NA	NA	5,700	NA	39,000	NA	5,000,000	67,000	47,000	4,500,000	NP	310,000	39,000	2,300,000	NP
PRGi	Sep-08	--	5,600	NA	NA	29,000	NA	20,000	NA	46,000,000	280,000	200,000	19,000,000	NP	4,100,000	20,000	22,000,000	NP

Notes:

ID – Identification

bgs – below ground surface

µg/kg – micrograms per kilogram

NA – not available

ND – Not detected at or above the practical quantitation limit; please refer to the laboratory report for additional details

EPA – United States Environmental Protection Agency

PRGr – EPA Region 9 Preliminary Remediation Goals for Residential Properties

PRGi – EPA Region 9 Preliminary Remediation Goals for Industrial Properties

NP – PRG not provided for other VOCs and SVOCs due to the non-detection of these analytes

VOCs – Volatile organic compounds by EPA Method No. 8260B

SVOCs – Semi-volatile organic compounds by EPA Method No. 8270C

MSSLs – Maximum Soil Screening Levels from the Interim Site Assessment & Cleanup Guidebook by the California Regional Water Quality Control

Board, Los Angeles Region, dated May 1996 based on the highest depth to groundwater of 55 feet

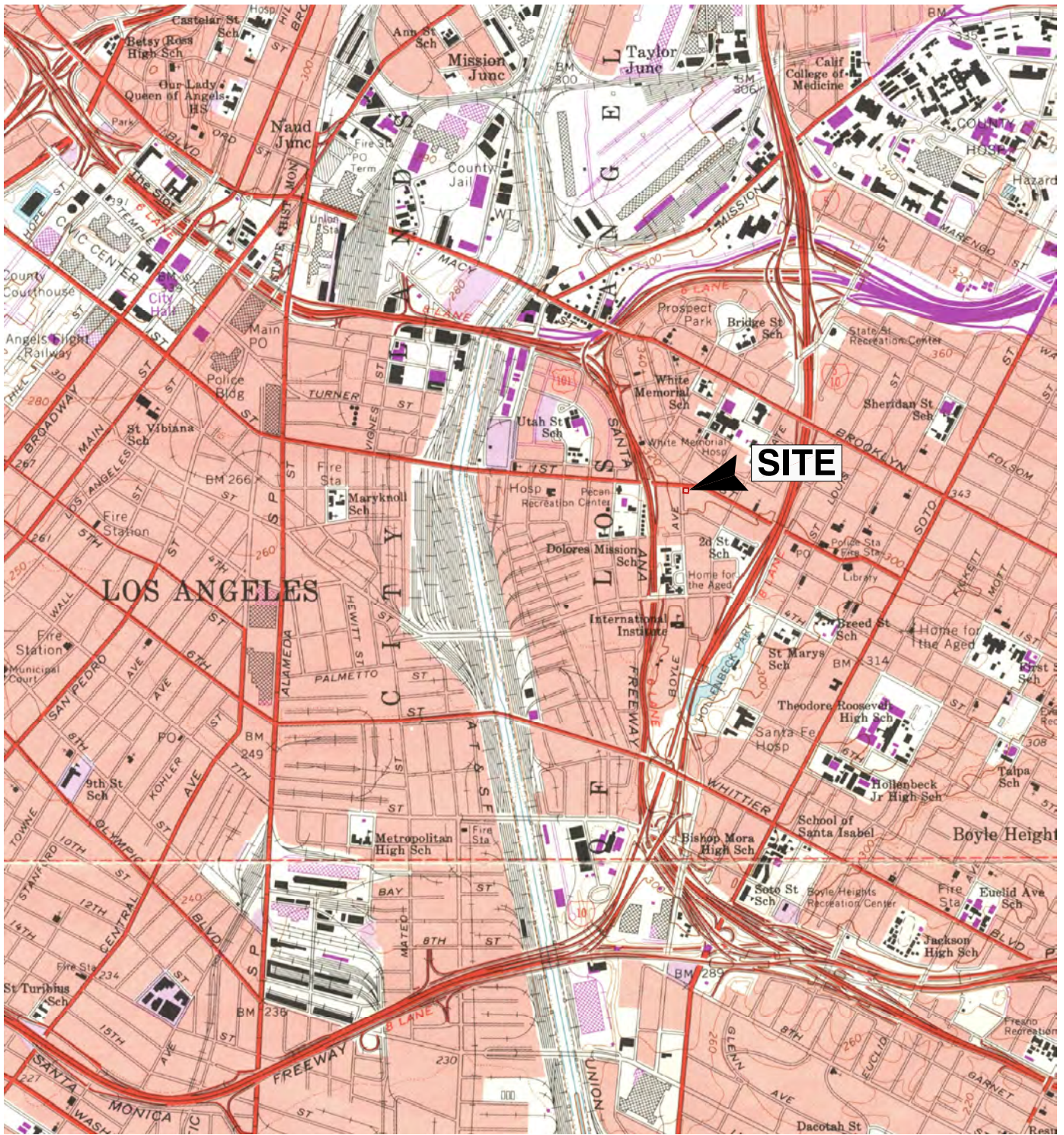
TABLE 3 – SOIL SAMPLE ANALYTICAL RESULTS FOR METALS

Sample ID	Date Sample Collected	Depth (feet bgs)	Metals by EPA Method 6010B/7470A																
			Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			mg/kg																
B1-5	3/16/2009	5	ND	1.5	150	ND	ND	23	8.6	14	4.1	ND	ND	14	1.6	ND	ND	40	50
B1-15	3/16/2009	15	ND	1.2	110	ND	ND	19	7.7	20	3.5	ND	ND	13	ND	ND	ND	42	59
B2-5	3/16/2009	5	ND	2	130	ND	ND	21	9.4	15	13	ND	ND	14	1.3	ND	ND	46	59
B2-15	3/16/2009	15	ND	ND	120	ND	ND	17	8.6	17	3.1	ND	ND	12	1	ND	ND	47	56
B3-5	3/16/2009	5	ND	1.7	110	ND	ND	22	6.3	14	3.6	ND	ND	13	1.1	ND	ND	48	51
B3-15	3/16/2009	15	ND	1.1	87	ND	ND	15	6.2	15	2.6	ND	ND	11	ND	ND	ND	34	47
B4-5	3/16/2009	5	ND	1.1	100	ND	ND	21	6.8	14	3.6	ND	ND	12	1.2	ND	ND	36	47
B4-15	3/16/2009	15	ND	1.5	120	ND	ND	18	8.3	20	2.8	ND	ND	12	1.2	ND	ND	49	57
B5-5	3/16/2009	5	ND	1.7	150	ND	ND	21	11	14	3.8	ND	ND	15	1.6	ND	ND	50	52
B5-15	3/16/2009	15	ND	ND	99	ND	ND	15	7.3	14	2.3	ND	ND	9.8	ND	ND	ND	41	49
B6-5	3/16/2009	5	ND	1.9	170	ND	ND	24	10	15	3.8	ND	ND	16	1.2	ND	ND	55	61
B6-15	3/16/2009	15	ND	ND	81	ND	ND	13	6.2	12	2.4	0.12	ND	9	ND	ND	ND	33	41
B7-5	3/19/2009	5	ND	2.3	140	ND	ND	24	12	17	5.2	ND	ND	19	1.9	ND	ND	58	59
B7-15	3/19/2009	15	ND	ND	81	ND	ND	13	6	14	2.6	ND	ND	9.2	ND	ND	ND	33	42
B8-5	3/16/2009	5	ND	ND	130	ND	ND	9.1	4.2	11	45	0.11	ND	6.7	ND	ND	ND	28	90
B8-15	3/16/2009	15	ND	ND	77	ND	ND	13	5.6	15	2.4	ND	ND	8.4	ND	ND	ND	34	44
B9-5	3/19/2009	5	ND	1.8	96	ND	ND	23	9.1	16	4.5	ND	ND	17	ND	ND	ND	52	56
B9-15	3/19/2009	15	ND	1.1	100	ND	ND	16	7.4	18	3.3	ND	ND	12	ND	ND	ND	36	52
B10-5	3/19/2009	5	ND	ND	100	ND	ND	22	8.3	14	4	ND	ND	14	ND	ND	ND	44	53
B10-15	3/19/2009	15	ND	1.5	120	ND	ND	18	8.9	23	4.2	ND	ND	15	ND	ND	ND	46	60

TABLE 3 – SOIL SAMPLE ANALYTICAL RESULTS FOR METALS

Sample ID	Date Sample Collected	Depth (feet bgs)	Metals by EPA Method 6010B/7470A																
			Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			mg/kg																
B11-5	3/19/2009	5	ND	1.8	150	ND	ND	23	9.7	15	4.2	ND	ND	15	1.2	ND	ND	50	53
B11-15	3/19/2009	15	ND	ND	96	ND	ND	14	6.2	13	2.7	ND	ND	9.4	ND	ND	ND	39	43
Soil CHHSLs Residential			30	0.07	5,200	150	1.7	100,000	660	3,000	150	18	380	1,600	380	380	5.0	530	23,000
DTSC Risk Based Screening			--	12	--	--	--	--	--	--	255	--	--	--	--	--	--	--	--
TTLIC (mg/kg)			500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
STLC (mg/l)			15	5.0	100	0.75	1.0	5.0	80	25	5.0	0.2	350	20	1.0	5.0	7.0	24	250
10 X STLC (mg/l)			150	50	1,000	7.5	10	50	800	250	50	2.0	3,500	200	10	50	70	240	2,500
TCLP (mg/l)			--	5.0	100	--	1.0	5.0	--	--	5.0	0.2	--	--	1.0	5.0	--	--	--
Notes: ID – Identification bgs – below ground surface EPA – United States Environmental Protection Agency bgs – below ground surface -- -- not applicable mg/kg – milligrams per kilogram CHHSLs – California Environmental Protection Agency Human Health Screening Levels for Soil DTSC – Department of Toxic Substances Control TTLIC – Total Threshold Limit Concentration STLC – Soluble Threshold Limit Concentration TCLP – Toxicity Characteristic Leaching Potential																			

FIGURES



REFERENCE: 7.5 MINUTE USGS TOPOGRAPHIC MAP OF LOS ANGELES CALIFORNIA QUADRANGLE, DATED 1988.

APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.
Map © Rand McNally, R.L.07-S-129

Ningo & Moore

SITE LOCATION MAP

FIGURE

PROJECT NO.	DATE
207511002	4/09

110 - 114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

1



1st Street

SOUTH BOYLE AVENUE

Alley

B1

B3

B9

B4

B8

B2

B10

B6

B11

B5

B7

CANOPY

BUILDING

LEGEND



APPROXIMATE LOCATION OF EXPLORATORY BORING

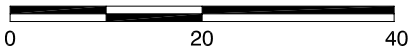
TD=15.5

TD=TOTAL DEPTH IN FEET



APPROXIMATE SITE BOUNDARY

APPROXIMATE SCALE IN FEET



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE.
REFERENCE: SOUTHWEST GEOPHYSICS, INC., 2009, SITE DATA MAP, MARCH.

Ninyo & Moore

BORING LOCATION MAP

FIGURE

PROJECT NO.

DATE

110 - 114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

207511002

4/09

2

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Photograph No. 1: Geophysical Survey markings showing possible excavation areas



Photograph No. 2: Strong Arm Environmental (SAE) setting-up on soil boring B10



Photograph No. 3: SAE drilling soil boring B11 using a Geo Probe™ 6600



Photograph No. 4: SAE installing soil vapor probes in soil boring B11



Photograph No. 5: SAE cleaning up excess soil around soil boring B9



Photograph No. 6: Jones Environmental collecting Soil Vapor Sample at soil boring B1.

APPENDIX B

GEOPHYSICAL SURVEY REPORT

**GEOPHYSICAL EVALUATION
110-114 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA**

PREPARED FOR:

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Irvine, CA 92618

PREPARED BY:

Southwest Geophysics, Inc.
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March 25, 2009
Project No. 109061

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Mr. Thomas Mutter
Ninyo & Moore
475 Goddard, Suite 200
Irvine, CA 92618

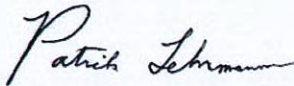
Subject: Geophysical Evaluation
110-114 South Boyle Avenue
Los Angeles, California

Dear Mr. Mutter:

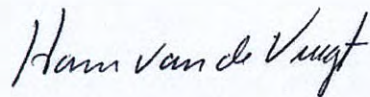
In accordance with your authorization, we are pleased to submit this data report pertaining to our geophysical survey for portions of the property located at 110-114 South Boyle Avenue in Los Angeles, California. The purpose of our evaluation was to assess the presence of buried underground storage tanks (USTs) and backfilled tank excavations at the site, as well as underground lines in the area of nine proposed boreholes. Our services were conducted on March 10, 2009. This report presents the survey methodology, equipment used, analysis, and results.

We appreciate the opportunity to be of service on this project. Should you have any questions please contact the undersigned at your convenience.

Sincerely,
SOUTHWEST GEOPHYSICS, INC.



Patrick F. Lehrmann, P.G., R.Gp.
Principal Geologist/Geophysicist



Hans van de Vrugt, C.E.G., R.Gp.
Principal Geologist/Geophysicist

PFL/HV/hv

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TABLE OF CONTENTS

	<u>Page</u>
1. INTRODUCTION	1
2. SCOPE OF SERVICES	1
3. SITE AND PROJECT DESCRIPTION	1
4. GEOPHYSICAL INSTRUMENTATION AND APPLICATIONS	1
5. SURVEY METHODOLOGY	3
6. RESULTS, CONCLUSIONS AND RECOMMENDATIONS.....	4
7. LIMITATIONS.....	5

Figures

- Figure 1 – Site Location Map
- Figure 2 – Site Data Map
- Figure 3a – Site Photographs
- Figure 3b – Site Photographs

1. INTRODUCTION

In accordance with your authorization, we have performed electromagnetic (EM), magnetic, and ground penetrating radar (GPR) surveys for portions of the property located at 110-114 South Boyle Avenue in Los Angeles, California (Figure 1). The purpose of our evaluation was to assess the presence of buried underground storage tanks (USTs) and backfilled tank excavations at the site, as well as underground lines in the area of nine proposed boreholes. This report presents the survey methodology, equipment used, analysis, and results.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of geophysical surveys at the subject property. Our surveys included the use of a Geonics model EM61 time domain instrument, Fisher M-Scope TW-6 pipe and cable locator, RD4000 line tracer, Schonstedt GA-52 magnetic gradiometer, and GSSI SIR 3000 GPR unit using a 400 MHz transducer.
- Site reconnaissance including field mapping of surface structures at and near the survey areas.
- Compilation and analysis of the data collected.
- Preparation of this report presenting our findings, conclusions and recommendations.

3. SITE AND PROJECT DESCRIPTION

The subject property is located at the southeast corner of the intersection of South Boyle Avenue and East 1st Street in Los Angeles, California (Figure 1) and consists of a laundry and associated parking. The property is bounded to the east by an alleyway and to the south by buildings. The study included the parking lot and accessible portions inside of the laundry building. Based on discussions with you, it is our understanding that several different gas station layouts once existed at the site. Reportedly, USTs existed at the site; however, details regarding their presence and location were not available.

4. GEOPHYSICAL INSTRUMENTATION AND APPLICATIONS

Our evaluation included the use of a Geonics EM61, GSSI SIR 3000 GPR with 400 MHz transducer, Schonstedt GA-52C magnetic gradiometer, Fisher M-Scope TW-6 pipe and cable locator,

and RD4000 line tracer. These instruments provide real-time results and facilitate the delineation of subsurface features.

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 electrical 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 by 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 generally 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. Conductive objects to a depth of approximately 11 feet generally can be detected

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 from boundaries in the subsurface across which there are contrasts in electrical properties. The recorder continuously makes a record of the reflected energy as the antenna is moved across the ground surface. In general, greater contrasts in electrical properties result in higher amplitude reflected energy. The EM wave travels at a velocity unique to the material properties of the ground being studied, and when these velocities are known or closely estimated from ground conductivity values and other information, two-way travel times can be converted to depth. Penetration into the ground and resolution of the GPR images are a function of ground electrical conductivity and dielectric constant. Images tend to be graphic, even at considerable depth in sandy soils, but penetration and resolution may be limited in more conductive, clayey, moist ground.

The magnetic gradiometer has two fluxgate magnetic fixed sensors that are passed closely to and over the ground. When not in close proximity to a magnetic object, that is the instrument senses only the earth's field, the instrument emits an audible signal at a low frequency. When the in-

strument passes over buried iron or steel objects, the field is significantly different at the two sensors and the frequency of the audible signal increases. Thus, the audible frequency is a function of the gradient between the two sensors.

The M-Scope TW-6 device energizes the ground by producing an alternating primary magnetic field with alternating current (AC) in the transmitting coil. If conducting materials are within the area of influence of the primary field, alternating eddy currents are induced to flow in the conductors. A receiving coil senses the secondary magnetic field produced by these eddy currents, and outputs an audio response. 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 10 feet are sensed. Also the device is somewhat focused, that is, it is more sensitive to conductors below (and above) the instrument, than to conductors off to the side.

Where risers or tracer wire are present, the utility locator transmitter can be coupled to the object. When the transmitter is turned on, an electrical current with a sharp frequency is impressed on the conductor pipe or cable. The receiver unit is tuned to this frequency and used to trace the pipe's surface projection away from the riser or surface exposed tracer wire. This can be especially useful for locating gas, electric, telephone, and metallic water lines. In addition, an energized fish tape or rod can be used to provide a temporary "tracer wire" by inserting it into otherwise untraceable conduit/pipe, such as asphaltic concrete sewer lines and/or other non-metallic conduits/lines. The instrument may also be used in the passive mode, whereby radio and 60 Hz electromagnetic signals produced by communication and live electric lines are detected.

5. SURVEY METHODOLOGY

To expedite data collection a grid was established in the parking lot area. EM61 data points were collected at intervals of 0.64 feet along grid lines spaced 5 feet apart. In general, readily accessible areas were traversed with the EM61 from south to north along the grid lines, and with GPR along north to south and east to west profiles spaced approximately 5 feet apart. GPR traversing was also performed along random profiles across and near detected EM anomalies. Traverses

with the magnetic gradiometer and M-Scope were conducted along traverses spaced approximately 5 feet apart in accessible areas on site. The line tracer was also used to delineate underground utilities in the study area. Our survey of the interior of the building was limited to the use of GPR due to the potential interference of the building on the electromagnetic and magnetic instruments. In general, accessible areas inside the building were traversed with the GPR along profile lines spaced approximately 5 feet apart.

Recorded EM61 data were downloaded to a portable computer in the field for preliminary analysis. The data were then plotted on the site map (Figure 2), and significant anomalies were marked on the ground surface with paint.

In addition, the M-scope, GPR, gradiometer, and line tracer were used, where possible, to assess the presence of underground lines in the area of the nine proposed boreholes. Detected underground lines were marked on the ground surface.

6. RESULTS, CONCLUSIONS AND RECOMMENDATIONS

As previously discussed, the purpose of our study was to assess the presence of USTs and/or backfilled tank excavations at the site through the collection of geophysical data. Accessible areas in the paved parking lot and concrete walkway were surveyed as well as limited areas inside the building. The survey in the parking lot included the use of the instruments described above; however, the survey inside the building was restricted to the use of GPR due to potential interference from the building materials on the electromagnetic and magnetic instruments. In addition, the presence of underground lines was evaluated in the area of nine proposed boreholes.

The results of our parking lot survey did not reveal the presence of existing USTs. However, two possible excavation features and one small magnetic anomaly were encountered in the paved lot (see Figures 2, 3a, and 3b). Both possible excavations appeared as disturbed soil areas. The small magnetic anomaly was detected near the planter at the northwest end of the survey area. This feature is small in areal extent and may be the effect of a cut off sign post or reinforcing in the block wall of the planter. The specific cause of the possible excavation features and magnetic

anomaly is unknown. Several high EM61 responses were encountered during our survey; however, these responses are attributed to cut off posts, bollards, parking stoppers, unidentified lines, and active utilities. It should be noted that the depth of radar penetration varied from 3 to 4 feet below the ground surface.

Our GPR survey of the interior portions of the building did not reveal the presence of USTs or anomalies. However, the effectiveness (i.e., depth of penetration) was limited due to the presence of wire mesh reinforcing in the concrete slab.

Several underground lines/utilities were encountered and mapped in the parking lot area during our survey. The approximate locations are illustrated on Figure 2. Where potential conflicts with proposed borings existed, the boreholes were moved slightly with your approval (Figures 3a and 3b).

In order to further assess the features described above, we recommend that more direct methods be used. Such methods may include the excavation of exploratory trenches/test pits and/or borings.

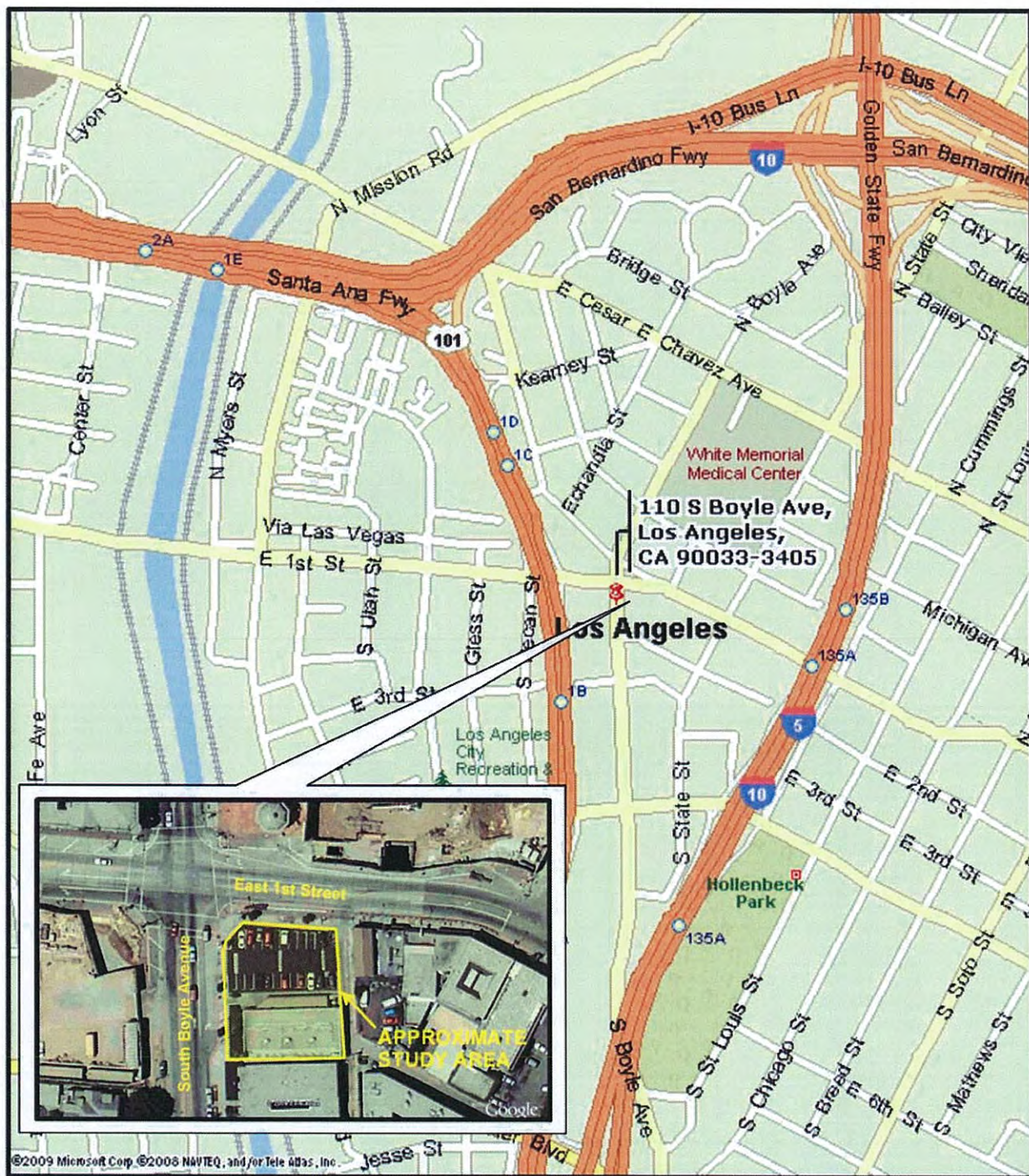
7. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, expressed or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface surveying and/or exploration. Additional subsurface surveying can be performed upon request.

Please also note that our evaluation was limited to the detection of USTs and/or, backfilled tank excavations, as well as the presence of underground lines in the area of nine proposed boreholes.

“USA” or “Dig Alert” should also be contacted prior to conducting subsurface exploration activities. In addition, we recommend that available utility plans/drawings of the project site be reviewed as appropriate

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Southwest Geophysics, Inc. should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of this report by parties other than the client is undertaken at said parties' sole risk.



SITE LOCATION MAP



110-114 South Boyle Avenue
Los Angeles, California

Project No.: 109061

Date: 03/09

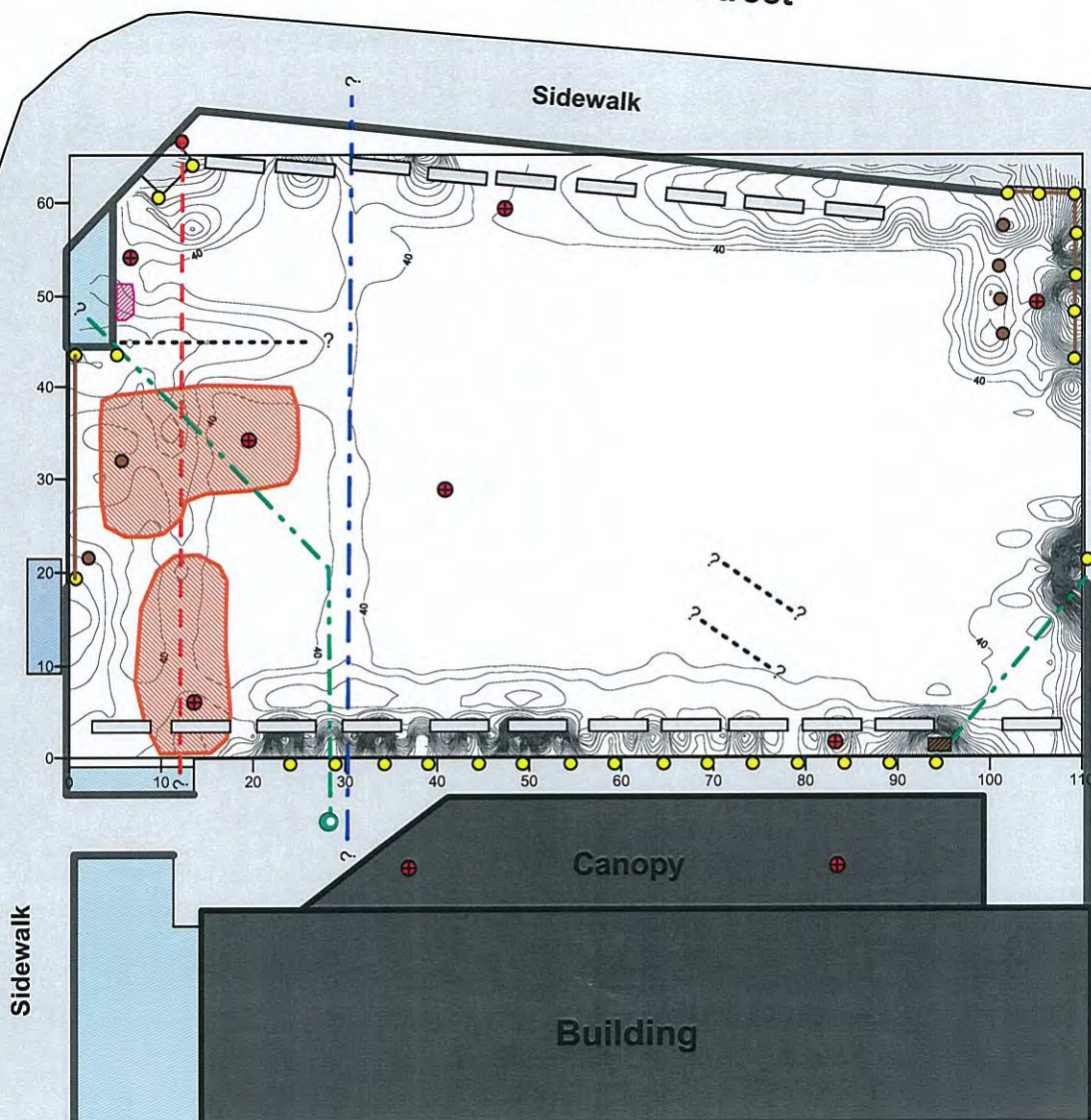


Figure 1

South Boyle Avenue

East 1st Street

Sidewalk



Legend

- Magnetic Anomaly
- Possible Excavation
- Proposed Borehole
- Unidentified Line
- Electric Line / Riser
- Water Line
- Sewer / Drain Line
- Sewer Cleanout / Drain
- Shopping Cart
- Concrete
- Planter
- Chain / Bollard
- Concrete Block Wall
- Cut Off Post

Alley

Canopy

Building

SITE DATA MAP

EM61 Data
CI = 100 mVolts



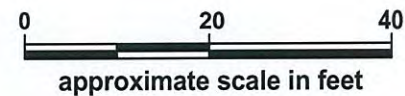
110-114 South Boyle Avenue
Los Angeles, California

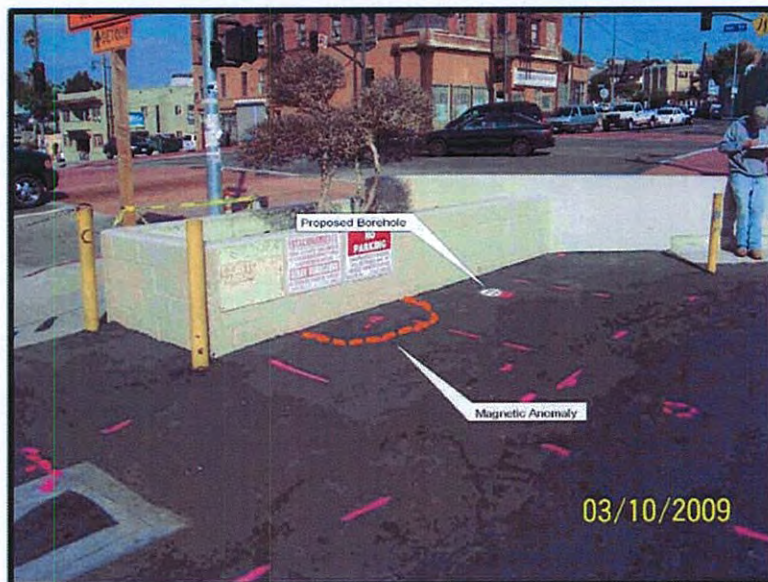
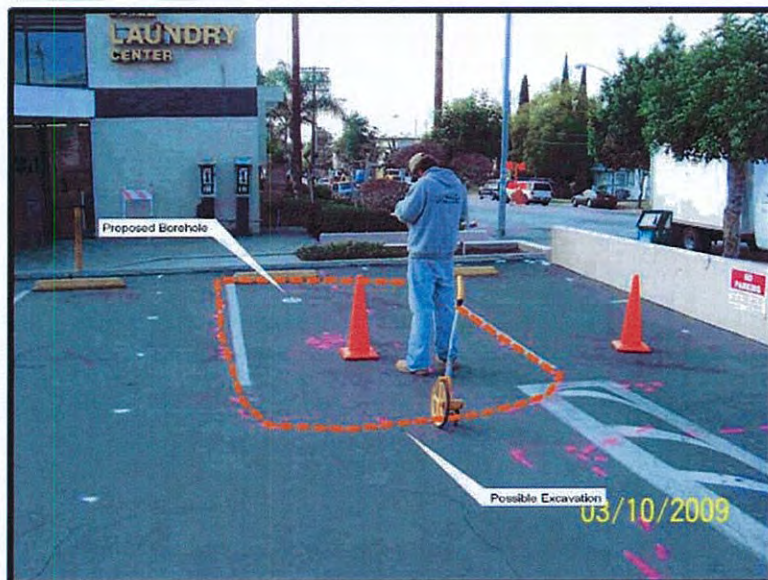
Project No.: 109061

Date: 03/09



Figure 2





SITE PHOTOGRAPHS

110-114 South Boyle Avenue
Los Angeles, California

Project No.: 109061

Date: 03/09



Figure 3a



SITE PHOTOGRAPHS

110-114 South Boyle Avenue
Los Angeles, California

Project No.: 109061

Date: 03/09



Figure 3b

APPENDIX C

STANDARD OPERATING PROCEDURES

GEOPROBE SAMPLING PROCEDURES

Soil Sampling

A Geoprobe sampling system (Geoprobe), or equivalent, was used to collect soil samples from beneath the site. The Geoprobe consists of a van- or pick-up truck-mounted hydraulic ram/pneumatic hammer system which pushes four-foot long 1¼-inch-diameter rods. Soil samples are collected by attaching a 2-foot-long, 1.6-inch-diameter, stainless steel core sampler (Probe-Drive Sampler) to the bottom of the rods. Alternatively, a 4-foot-long, 2-inch-diameter, Macro-core sampler can be attached to the bottom of the rods.

The Probe-Drive Sampler consists of the sampler, sample tube, a piston tip attached to a piston rod, a drive head and a piston stop pin. The sample tubes are placed in the sampler. The piston tip and attached piston rod are placed into the sampler from the bottom. The drive head is then screwed onto the top of the sampler. The piston stop-pin is screwed into the top of the drive head. The sampler is then attached to the 1-inch drive rods.

Undisturbed soil samples are collected by driving the sampler and rods to the target depth. The piston stop pin stops the piston tip and rod from rising into the sampler. Subsequently, the Probe-Drive Sampler remains completely sealed while it is pushed or driven to the desired sampling depth. Once the target depth is reached, the piston stop-pin is removed by means of extension rods inserted down the inside diameter of the probe rods. The sampler is then pushed approximately 24 inches. As the sampler is pushed down, the piston tip and rod rise in the sampler on top of the intruding soil. The rods and sampler are then retrieved. The sampler is disassembled, the sample tubes removed for identification and analysis, and the apparatus decontaminated prior to reuse.

The Macro-core sampler consists of the sampler, cutting shoe, point assembly, drive head, sample sleeve, and (optional) sand catcher. Once assembled, the point assembly is placed in the cutting shoe and locked in place. The sample is then driven to the target depth. The point assembly is unlocked using extension rods lowered through the drive rods. The sampler is then driven another four feet. The sampler and drive rods are then retrieved, the sampler disassembled, and the sample tube removed for identification and analysis. The apparatus is then decontaminated prior to reuse.

Upon retrieval, the sample sleeves containing the soil samples are removed from the sampler, capped with Teflon sheets, and sealed with plastic end caps. The samples were labelled, recorded on a chain-of-custody, and placed in cold storage pending delivery to the laboratory for analysis. Soil samples collected were be submitted to an independent state-certified laboratory for analysis.

APPENDIX D

SOIL BORING LOGS

BORING LOG EXPLANATION SHEET

DEPTH (feet)	Bulk Driven	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
0								Bulk sample.
								Modified split-barrel drive sampler.
								No recovery with modified split-barrel drive sampler.
								Sample retained by others.
								Standard Penetration Test (SPT).
5								No recovery with a SPT.
			XX/XX					Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.
								No recovery with Shelby tube sampler.
								Continuous Push Sample.
								Seepage.
10								Groundwater encountered during drilling.
								Groundwater measured after drilling.
							SM	ALLUVIUM:
								Solid line denotes unit change.
								Dashed line denotes material change.
15								Attitudes: Strike/Dip
								b: Bedding
								c: Contact
								j: Joint
								f: Fracture
								F: Fault
								cs: Clay Seam
								s: Shear
								bss: Basal Slide Surface
								sf: Shear Fracture
								sz: Shear Zone
								sbs: Sheared Bedding Surface
20								The total depth line is a solid line that is drawn at the bottom of the boring.

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













BORING LOG

EXPLANATION OF BORING LOG SYMBOLS

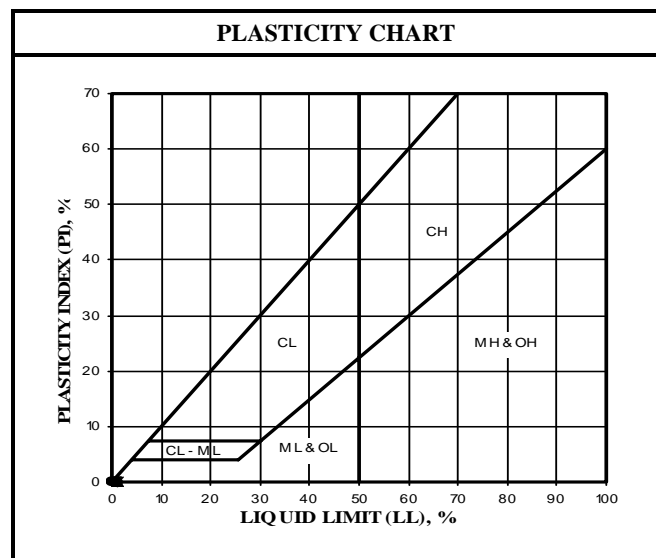
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Rev. 01/03

FIGURE

U.S.C.S. METHOD OF SOIL CLASSIFICATION				
MAJOR DIVISIONS		SYMBOL		TYPICAL NAMES
COARSE-GRAINED SOILS (More than 1/2 of soil >No. 200 sieve size)	GRAVELS (More than 1/2 of coarse fraction > No. 4 sieve size)		GW	Well graded gravels or gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines
			GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS (More than 1/2 of coarse fraction <No. 4 sieve size)		SW	Well graded sands or gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
			SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (More than 1/2 of soil <No. 200 sieve size)	SILTS & CLAYS Liquid Limit <50		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean
			OL	Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS Liquid Limit >50		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils

GRAIN SIZE CHART		
CLASSIFICATION	RANGE OF GRAIN SIZE	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS	Above 12"	Above 305
COBBLES	12" to 3"	305 to 76.2
GRAVEL Coarse Fine	3" to No. 4 3" to 3/4"	76.2 to 4.76 76.2 to 19.1
	3/4" to No. 4	19.1 to 4.76
SAND Coarse Medium Fine	No. 4 to No. 200	4.76 to 0.075
	No. 4 to No. 10	4.76 to 2.00
	No. 10 to No. 40	2.00 to 0.420
	No. 40 to No. 200	0.420 to 0.075
SILT & CLAY	Below No. 200	Below 0.075



Ninyo & Moore	U.S.C.S. METHOD OF SOIL CLASSIFICATION
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DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	GENERAL INFORMATION	
	Bulk	Driven							DATE DRILLED	BORING NO.
									3/16/09	B1
									313' ± (MSL)	SHEET 1 OF 1
									Direct Push	
									NA	NA
									TIM	JJR
DESCRIPTION/INTERPRETATION										
0					0.5			CL	<u>ASPHALT:</u> Approximately 2 inches thick.	
									<u>ALLUVIUM:</u> Dark yellowish brown (10YR 4/2), damp, silty CLAY; trace sand.	
5				B1-5						
								SP	Moderate yellowish brown, damp, silty fine SAND; trace fine gravel.	
10										
15				B1-15	4.0					
									Total depth = 15.5 feet bgs. No groundwater encountered. No stains or odors. Backfilled with bentonite chips on 3/16/09.	
									<u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
20										

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BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-1

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/16/09</u> BORING NO. <u>B2</u> GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u> METHOD OF DRILLING <u>Direct Push</u> DRIVE WEIGHT <u>NA</u> DROP <u>NA</u> SAMPLED BY <u>TIM</u> LOGGED BY <u>TIM</u> REVIEWED BY <u>JJR</u>		
	Bulk	Driven							DESCRIPTION/INTERPRETATION		
0					0.2			SP	<u>ASPHALT:</u> Approximately 2 inches thick. <u>FILL:</u> Dark yellowish orange (10YR 6/6), damp, silty fine SAND.		
5				B2-5	1,800			SP	Dark yellowish brown (10YR 4/2), damp, silty SAND; little fine gravel; strong petroleum like odor; brick fragments.		
10					45						
15				B2-15	10			SP	<u>ALLUVIUM:</u> Moderate yellowish brown (10YR 5/4), damp, silty SAND; little clay; trace fine gravel.		
20									Total Depth = 15.5 feet. No groundwater encountered. Strong petroleum like odor throughout. Backfilled with bentonite chips on 3/16/09. <u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.		

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DATE
4/09

FIGURE
A-2

Ninyo & Moore

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

FIGURE
A-3

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	GENERAL INFORMATION	
	Bulk	Driven							DATE DRILLED	BORING NO.
									3/16/09	B4
									313' ± (MSL)	SHEET 1 OF 1
									Direct Push	
									NA	NA
									TIM	JJR
DESCRIPTION/INTERPRETATION										
0								CL	<u>ASPHALT:</u> Approximately 2 inches thick.	
									<u>ALLUVIUM:</u> Dark yellowish brown (10YR 4/2), damp, silty CLAY; little sand.	
5				B4-5	0.0					
								SP	Moderate yellowish brown (10YR 5/4), damp, silty SAND; trace fine gravel.	
10										
15				B4-15	0.0					
									Total Depth = 15.5 feet bgs. No groundwater encountered. No stains or odors. Backfilled with bentonite chips on 3/16/09.	
									<u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
20										

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BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-4

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/16/09</u> BORING NO. <u>B5</u>	
	Bulk	Driven							GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u>	METHOD OF DRILLING <u>Direct Push</u>
									DRIVE WEIGHT <u>NA</u> DROP <u>NA</u>	SAMPLED BY <u>TIM</u> LOGGED BY <u>TIM</u> REVIEWED BY <u>JJR</u>
									DESCRIPTION/INTERPRETATION	
0								CL	<u>ASPHALT:</u> Approximately 2 inches thick. <u>ALLUVIUM:</u> Dark yellowish brown (10YR 4/2), damp, silty CLAY.	
5				B5-5	1.0					
10								ML	Moderate yellowish brown (10YR 5/4), damp, sandy SILT; trace fine gravel; little clay.	
15				B5-15	1.5					
20									Total Depth = 15.5 feet bgs. No groundwater encountered. No stains or odors. Backfilled with bentonite chips on 3/16/09. <u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	

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BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-5

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/16/09</u> BORING NO. <u>B6</u> GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u> METHOD OF DRILLING <u>Direct Push</u> DRIVE WEIGHT <u>NA</u> DROP <u>NA</u> SAMPLED BY <u>TIM</u> LOGGED BY <u>TIM</u> REVIEWED BY <u>JJR</u> DESCRIPTION/INTERPRETATION		
	Bulk	Driven									
0								CL	<u>ASPHALT:</u> Approximately 2 inches thick. <u>ALLUVIUM:</u> Dark yellowish brown (10YR 4/2), damp, silty CLAY; trace sand; trace fine gravel.		
5				B6-5	1.0						
								ML	Moderate yellowish brown (10YR 5/4), damp, sandy SILT; little clay.		
10					0.9						
15				B6-15	0.1						
									Total Depth = 15.5 feet bgs No groundwater encountered. No stains or odors. Backfilled with bentonite chips on 3/16/09. <u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.		
20											

Ningo & Moore



BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-6

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/19/09</u> BORING NO. <u>B7</u> GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u> METHOD OF DRILLING <u>Direct Push</u> DRIVE WEIGHT <u>NA</u> DROP <u>NA</u> SAMPLED BY <u>CMC</u> LOGGED BY <u>CMC</u> REVIEWED BY <u>JJR</u>		
	Bulk	Driven							DESCRIPTION/INTERPRETATION		
0					0.2			CL	CONCRETE: Approximately 2 inches thick. FILL: Dark yellowish brown (10YR 4/2), damp, silty CLAY.		
5				B7-5	1.5						
10								SP	ALLUVIUM: Moderate yellowish brown (10YR 5/4), damp, SAND; trace fine gravel; little clay.		
15				B7-15	1.7					Total Depth = 15 feet. No groundwater encountered. No stains or odors. Backfilled with bentonite chips and finished with concrete on 3/19/09. Note: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
20											

Ninyo & Moore

BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-7

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/16/09</u> BORING NO. <u>B8</u>	
	Bulk	Driven							GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u>	METHOD OF DRILLING <u>Direct Push</u>
									DRIVE WEIGHT <u>NA</u> DROP <u>NA</u>	SAMPLED BY <u>TIM</u> LOGGED BY <u>TIM</u> REVIEWED BY <u>JJR</u>
									DESCRIPTION/INTERPRETATION	
0								SP	<u>ASPHALT:</u> Approximately 2 inches thick. <u>FILL:</u> Dark yellowish brown (10YR 4/2), damp, silty SAND; little fine gravel. Loose soil. Trace of brick fragments.	
5				B8-5	1.2					
10								SP	<u>ALLUVIUM:</u> Moderate yellowish brown (10YR 5/4), damp, silty SAND; trace fine gravel; little clay.	
15				B8-15	1.4					
20									Total Depth = 15.5 feet. No groundwater encountered. No stains or odors. Backfilled with bentonite chips on 3/16/09. <u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	

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BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-8

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	GENERAL INFORMATION	
	Bulk	Driven							DATE DRILLED	BORING NO.
									3/19/09	B9
									313' ± (MSL)	SHEET 1 OF 1
									Direct Push	
									NA	NA
									CMC	JJR
DESCRIPTION/INTERPRETATION										
0					0.0			CL	ASPHALT: Approximately 2 inches thick.	
									ALLUVIUM: Dark yellowish brown (10YR 4/2), damp, silty CLAY; trace sand.	
5				B9-5	35					
								SP	Moderate yellow brown, damp, silty fine SAND; trace fine gravel.	
10										
15				B9-15	0.1				Total Depth = 15 feet. No groundwater encountered. No stains or odors. Backfilled with bentonite chips and finished with cold patch asphalt on 3/19/09.	
									Note: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	
20										

Ninyo & Moore



BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-9

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	DATE DRILLED <u>3/19/09</u> BORING NO. <u>B10</u> GROUND ELEVATION <u>313' ± (MSL)</u> SHEET <u>1</u> OF <u>1</u> METHOD OF DRILLING <u>Direct Push</u> DRIVE WEIGHT <u>NA</u> DROP <u>NA</u> SAMPLED BY <u>CMC</u> LOGGED BY <u>CMC</u> REVIEWED BY <u>JJR</u> DESCRIPTION/INTERPRETATION
	Bulk	Driven							
0					0.4			CL	<u>ASPHALT:</u> Approximately 2 inches thick. <u>FILL:</u> Dark yellowish brown (10YR 4/2), damp, silty CLAY; trace sand.
5				B10-5	3.3				
10								SP	<u>ALLUVIUM:</u> Moderate yellow brown, damp, silty fine SAND; trace fine gravel.
15				B10-15	0.5				
20									Total Depth = 15 feet. No groundwater encountered. No stains or odors. SVP set at 5 and 15 feet. Backfilled with bentonite chips and finished with cold patch asphalt on 3/19/09. <u>Note:</u> Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.

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BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-10

DEPTH (feet)	SAMPLES		BLOWS/FOOT	SAMPLE ID	ORGANIC VAPORS (ppm)	MOISTURE	SYMBOL	CLASSIFICATION U.S.C.S.	GENERAL INFORMATION	
	Bulk	Driven							DATE DRILLED	BORING NO.
									3/19/09	B11
									313' ± (MSL)	SHEET 1 OF 1
									Direct Push	
									NA	NA
									CMC	CMC
									CMC	JJR
DESCRIPTION/INTERPRETATION										
0					0.1			CL	ASPHALT: Approximately 2 inches thick.	
5				B11-5	2.3				FILL: Dark yellowish brown (10YR 4/2), damp, silty CLAY; trace sand.	
10								SP	ALLUVIUM: Moderate yellowish brown (10YR 5/4), damp, silty fine SAND.	
15				B11-15	3.5				Total Depth = 15 feet. No groundwater encountered. No stains or odors. Backfilled with bentonite chips and finished with cold patch asphalt on 3/19/09.	
20									Note: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.	

Ningo & Moore

BORING LOG

110 SOUTH BOYLE AVENUE
LOS ANGELES, CALIFORNIA

PROJECT NO.
207511002

DATE
4/09

FIGURE
A-11

APPENDIX E

LABORATORY ANALYTICAL REPORTS



Jones Environmental, Inc.

Testing Laboratories

**P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685**

JONES ENVIRONMENTAL

LABORATORY REPORT

Client:	Ninyo & Moore	Report Date:	03/17/09
Client Address:	475 Goddard, Suite 200 Irvine, CA 92618	JEL Ref. No.:	B-4872
		Client Ref. No.:	207511002
Attn:	Jay Roberts	Date Sampled:	03/16/09
		Date Received:	03/16/09
Project	Parking Lot	Date Analyzed:	03/16/09
Project Address:	110-114 S. Boyle Ave., Los Angeles, CA	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples are collected in glass gas-tight syringes equipped with Teflon plungers. Tubing placed in the ground for soil gas sampling is purged three different times as recommended by DTSC/RWQCB regulations. This purge test determines how many purges of the soil gas tubing are needed throughout the project. One, three and seven purge volumes were analyzed to make this determination.

A tracer gas, n-Propanol, was placed at the tubing-surface interface before sampling. This compound is analyzed during the 8260B analytical run to determine if there are surface leaks into the subsurface due to improper installation of the probe. No n-Propanol was found in any of the samples reported herein.

The sampling rate was approximately 200 cc/min except when noted differently on the chain of custody record using a gas tight syringe. 1 purge volume was used since this purging level gave the highest results for the compound(s) of greatest interest.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Ambient Air Blanks are analyzed every 12 hours as prescribed by the method. In addition, Matrix Spike (MS) and Matrix Spike Duplicates (MSD) are analyzed with each batch of Soil Gas samples. A duplicate sample is analyzed each day of the sampling activity.

All samples were analyzed within 30 minutes of sampling.

Approval:

Steve Jones, Ph.D.
Laboratory Manager



Jones Environmental, Inc.

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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-1-</u> <u>15</u> <u>1P</u>	<u>SG-1-</u> <u>15</u> <u>3P</u>	<u>SG-1-</u> <u>15</u> <u>7P</u>	<u>SG-1-</u> <u>5</u>	<u>SG-3-</u> <u>5</u>	<u>Practical</u> <u>Quantitation</u> <u>Limits</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromoform	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
sec-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	ND	ND	41.0	8.0	ug/M ³
Chloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sample ID:	SG-1- 15 1P	SG-1- 15 3P	SG-1- 15 7P	SG-1- 5	SG-3- 5	Practical Quantitation Limits	Units
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Freon 113	ND	ND	ND	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	ND	ND	ND	8.0	ug/M ³
Isopropylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Isopropyltoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Methylene chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Naphthalene	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Propylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Styrene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³
Toluene	82.6	39.2	21.8	15.8	ND	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-1- 15 1P</u>	<u>SG-1- 15 3P</u>	<u>SG-1- 15 7P</u>	<u>SG-1- 5</u>	<u>SG-3- 5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Vinyl chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Xylenes	ND	ND	ND	ND	ND	8.0	ug/M ³
MTBE	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	ND	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	ND	ND	ND	35	ug/M ³
TIC							
n-Propanol	ND	ND	ND	ND	ND	8.0	ug/M ³
Dilution Factor	1	1	1	1	1		
Surrogate Recovery :						QC Limits	
Dibromofluoromethane	105%	107%	104%	112%	109%	60 - 140	
Toluene-d ₈	98%	96%	94%	93%	94%	60 - 140	
4-Bromofluorobenzene	107%	104%	101%	103%	102%	60 - 140	

ND = Not Detected



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LABORATORY RESULTS

Client: Ninyo & Moore
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Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-3- 15</u>	<u>SG-8- 5</u>	<u>SG-8- 15</u>	<u>SG-3- 15 DUP</u>	<u>SG-4- 5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Benzene	31.0	ND	27.4	30.0	ND	8.0	ug/M ³
Bromobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromoform	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
sec-Butylbenzene	16.0	ND	ND	14.2	ND	8.0	ug/M ³
tert-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	ND	ND	49.0	8.0	ug/M ³
Chloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
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Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-3- 15</u>	<u>SG-8- 5</u>	<u>SG-8- 15</u>	<u>SG-3- 15 DUP</u>	<u>SG-4- 5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethylbenzene	148	ND	ND	129	ND	8.0	ug/M ³
Freon 113	ND	ND	ND	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	ND	ND	ND	8.0	ug/M ³
Isopropylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Isopropyltoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Methylene chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Naphthalene	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Propylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Styrene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³
Toluene	ND	ND	27.4	84.0	32.0	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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Testing Laboratories

P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685

JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/17/09
JEL Ref. No.: B-4872
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-3- 15</u>	<u>SG-8- 5</u>	<u>SG-8- 15</u>	<u>SG-3- 15 DUP</u>	<u>SG-4- 5</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3,5-Trimethylbenzene	ND	ND	ND	15.0	ND	8.0	ug/M ³
Vinyl chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Xylenes	46.0	ND	ND	42.0	ND	8.0	ug/M ³
MTBE	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	ND	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	ND	ND	ND	35	ug/M ³
TIC							
n-Propanol	ND	ND	ND	ND	ND	8.0	ug/M ³
Dilution Factor	1	1	1	1	1		
Surrogate Recovery :						QC Limits	
Dibromofluoromethane	90%	108%	108%	96%	113%	60 - 140	
Toluene-d ₈	92%	93%	92%	90%	94%	60 - 140	
4-Bromofluorobenzene	104%	93%	98%	97%	100%	60 - 140	

ND = Not Detected



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Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-4-</u> <u>15</u>	<u>SG-6-</u> <u>5</u>	<u>SG-6-</u> <u>15</u>	<u>SG-5-</u> <u>5</u>	<u>SG-5-</u> <u>15</u>	<u>Practical</u> <u>Quantitation</u> <u>Limits</u>	<u>Units</u>
Analytes:							
Benzene	43.6	ND	57.2	22.8	14.8	8.0	ug/M ³
Bromobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	ND	36.4	ND	8.0	ug/M ³
Bromoform	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
sec-Butylbenzene	13.4	ND	ND	22.2	ND	8.0	ug/M ³
tert-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/16/09

Project Parking Lot

Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-4- 15</u>	<u>SG-6- 5</u>	<u>SG-6- 15</u>	<u>SG-5- 5</u>	<u>SG-5- 15</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethylbenzene	181	ND	ND	141	ND	8.0	ug/M ³
Freon 113	ND	ND	ND	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	ND	ND	ND	8.0	ug/M ³
Isopropylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Isopropyltoluene	ND	ND	ND	354	ND	8.0	ug/M ³
Methylene chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Naphthalene	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Propylbenzene	ND	ND	ND	94.0	ND	8.0	ug/M ³
Styrene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	ND	ND	30.6	8.0	ug/M ³
Toluene	508	ND	86	124	ND	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-4- 15</u>	<u>SG-6- 5</u>	<u>SG-6- 15</u>	<u>SG-5- 5</u>	<u>SG-5- 15</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	202	14.2	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3,5-Trimethylbenzene	15.6	ND	ND	27.4	ND	8.0	ug/M ³
Vinyl chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Xylenes	538	ND	ND	56.4	ND	8.0	ug/M ³
MTBE	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	ND	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	ND	ND	ND	35	ug/M ³
TIC							
n-Propanol	ND	ND	ND	ND	ND	8.0	ug/M ³
Dilution Factor	1	1	1	1	1		
Surrogate Recovery :						QC Limits	
Dibromofluoromethane	97%	111%	97%	99%	110%	60 - 140	
Toluene-d ₈	87%	94%	90%	87%	95%	60 - 140	
4-Bromofluorobenzene	107%	94%	105%	101%	99%	60 - 140	

ND = Not Detected



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Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-2- 5</u>	<u>SG-2- 15</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:				
Benzene	160000	117000	8.0	ug/M ³
Bromobenzene	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	8.0	ug/M ³
Bromoform	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	53000	8.0	ug/M ³
sec-Butylbenzene	ND	3800	8.0	ug/M ³
tert-Butylbenzene	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	8.0	ug/M ³
Chloromethane	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	8.0	ug/M ³

ND = Not Detected



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<u>Sample ID:</u>	<u>SG-2- 5</u>	<u>SG-2- 15</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:				
cis-1,2-Dichloroethene	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	8.0	ug/M ³
Ethylbenzene	167000	252000	8.0	ug/M ³
Freon 113	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	8.0	ug/M ³
Isopropylbenzene	4540	19900	8.0	ug/M ³
4-Isopropyltoluene	ND	85000	8.0	ug/M ³
Methylene chloride	ND	ND	8.0	ug/M ³
Naphthalene	ND	ND	8.0	ug/M ³
n-Propylbenzene	11600	36800	8.0	ug/M ³
Styrene	ND	ND	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	8.0	ug/M ³
Toluene	120000	209000	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	8.0	ug/M ³
1,2,4-Trichlorobenzene	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	8.0	ug/M ³
1,1,2-Trichloroethane	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	8.0	ug/M ³

ND = Not Detected



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Client Ref. No.: 207511002

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Date Received: 03/16/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/16/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-2- 5</u>	<u>SG-2- 15</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:				
Trichlorofluoromethane	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	35400	141000	8.0	ug/M ³
1,3,5-Trimethylbenzene	8900	47100	8.0	ug/M ³
Vinyl chloride	ND	ND	8.0	ug/M ³
Xylenes	232000	147000	8.0	ug/M ³
MTBE	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	35	ug/M ³
TIC				
n-Propanol	ND	ND	8.0	ug/M ³
Dilution Factor	25	250		
Surrogate Recovery :			QC Limits	
Dibromofluoromethane	--♦	87%	60 - 140	
Toluene-d ₈	89%	92%	60 - 140	
4-Bromofluorobenzene	105%	110%	60 - 140	

ND = Not Detected

♦ = High Hydrocarbon concentration in this sample prevented adequate surrogate recovery



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JONES ENVIRONMENTAL

QUALITY CONTROL INFORMATION

Client:	Ninyo & Moore	Report Date:	03/17/09
Client Address:	475 Goddard, Suite 200	JEL Ref. No.:	B-4872
	Irvine, CA 92618	Client Ref. No.:	207511002
Attn:	Jay Roberts	Date Sampled:	03/16/09
		Date Received:	03/16/09
Project	Parking Lot	Date Analyzed:	03/16/09
Project Address:	110-114 S. Boyle Ave., Los Angeles, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sample Spiked: AMBIENT AIR

<u>Parameter</u>	<u>MS Recovery (%)</u>	<u>MSD Recovery (%)</u>	<u>RPD</u>	<u>Acceptability Range (%)</u>
1,1-Dichloroethylene	122%	117%	4.0%	60 - 140
Benzene	118%	113%	4.0%	60 - 140
Trichloroethylene	120%	114%	5.0%	60 - 140
Toluene	106%	108%	2.0%	60 - 140
Chlorobenzene	122%	118%	3.0%	60 - 140

Sample Spiked: AMBIENT AIR

<u>Parameter</u>	<u>MS Recovery (%)</u>	<u>MSD Recovery (%)</u>	<u>RPD</u>	<u>Acceptability Range (%)</u>
1,1-Dichloroethylene	121%	113%	7.0%	60 - 140
Benzene	122%	113%	8.0%	60 - 140
Trichloroethylene	108%	95%	13%	60 - 140
Toluene	102%	95%	7.0%	60 - 140
Chlorobenzene	100%	95%	5.0%	60 - 140

Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference

Chain-of-Custody Record

Client NINYO + MOORE			Date 3-16-09			<div style="display: flex; justify-content: space-around;"> <div> SOIL GAS Purge Vol: <input checked="" type="checkbox"/> 1P <input type="checkbox"/> 3P <input type="checkbox"/> 7P Tracer: N-PHOSPHATE Purge Rate: 200 cc/min </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG) </div> </div>										JEL Project # B-4872	
Project Name Parking Lot			Client Project #													Page 1 of 2	
Project Address 110-114 S. BOULE AVENUE			Turn Around Requested:													Lab Use Only	
Project Contact JAN ROBERTS			<input type="checkbox"/> Immediate Attention <input type="checkbox"/> Rush 24-48 Hours <input type="checkbox"/> Rush 72-96 Hours <input type="checkbox"/> Normal <input checked="" type="checkbox"/> Mobile Lab													Sample Condition as Received: Chilled <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Sealed <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Sample ID	Purge Volume	Discussion	Date	Time	Laboratory Sample Number	Analysis Requested										Number of Containers	Remarks/Special Instructions
SG-1-15'	1	PURGE TEST	3-16-09	09:15	B-4872-1 SG	X										1	GLASS BOTTLE SUR.
SG-1-15'	3	PURGE TEST	/	10:10	B-4872-2 SG	X										1	"
SG-1-15'	7	PURGE TEST		10:25	B-4872-3 SG	X										1	"
SG-1-5'	1			11:00	B-4872-4 SG	X										1	"
SG-3-5'	1			11:24	B-4872-5 SG	X										1	"
SG-3-15'	1	LOW FLOW		11:40	B-4872-6 SG	X										1	"
SG-8-5'	1			11:47	B-4872-7 SG	X										1	"
SG-8-15'	1			12:20	B-4872-8 SG	X										1	"
SG-3-15' DUP	1	LOW FLOW		12:30	B-4872-9 SG	X										1	"
SG-4-5'	1			12:45	B-4872-10 SG	X										1	"
1 Relinquished by (signature) Jan Roberts				Date 3-16-09	2 Received by (signature) Bill P			Date 3-16-09			Total Number of Containers						
Company Ninyo + Moore			Time 17:30	Company JEL			Time 17:30			The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.							
3 Relinquished by (signature)			Date	4 Received by Laboratory (signature)			Date										
Company			Time	Company			Time										

Chain-of-Custody Record

Client NINYO + MOORE			Date 3-16-09															
Project Name PARKING LOT			Client Project #															
Project Address 110-114 S. DOYLE AVE			Turn Around Requested: <input type="checkbox"/> Immediate Attention <input type="checkbox"/> Rush 24-48 Hours <input type="checkbox"/> Rush 72-96 Hours <input type="checkbox"/> Normal <input checked="" type="checkbox"/> Mobile Lab			Analysis Requested SOIL GAS Purge Vol: <input checked="" type="checkbox"/> 1P <input type="checkbox"/> 3P <input type="checkbox"/> 7P Tracer: N-Phthalate Purge Rate: 200 cc/min Sample Matrix: 82603 VAC Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)												
Project Contact Loc Angeles, Ca.																		
Project Contact Jon Roberts						JEL Project # B-4872 Page 2 of 2 Lab Use Only Sample Condition as Received: Chilled <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Sealed <input checked="" type="checkbox"/> yes <input type="checkbox"/> no												
Sample ID	Purge Volume	Discussion	Date	Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)											Number of Containers	Remarks/Special Instructions
SG-4-15'	1	LOW FLOW	3-16-09	12:55	B-4872-11	SG	X										1	GLASS GAS TIGHT SM
SG-6-5'	1			13:35	B-4872-12	SG	X										1	" "
SG-6-15'	1	LOW FLOW		13:42	B-4872-13	SG	X										1	" "
SG-5-5'	1			15:05	B-4872-14	SG	X										1	" "
SG-5-15'	1	LOW FLOW		15:20	B-4872-15	SG	X										1	" "
SG-2-5'	1			16:00	B-4872-16	SG	X										1	" "
SG-2-15'	1			16:10	B-4872-17	SG	X										1	" "
1 Relinquished by (signature) Jonny Moore			Date 3-16-09		2 Received by (signature) Bill P			Date 3-16-09		Total Number of Containers								
Company Ninjo + Moore			Time 17:30		Company JEL			Time 17:30		The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.								
3 Relinquished by (signature)			Date		4 Received by Laboratory (signature)			Date										
Company			Time		Company			Time										



Jones Environmental, Inc.

Testing Laboratories

**P.O. Box 5387 • Fullerton, CA 92838
(714) 449-9937 • FAX (714) 4499685**

JONES ENVIRONMENTAL

LABORATORY REPORT

Client:	Ninyo & Moore	Report Date:	03/19/09
Client Address:	475 Goddard, Suite 200 Irvine, CA 92618	JEL Ref. No.:	C-1499
		Client Ref. No.:	207511002
Attn:	Jay Roberts	Date Sampled:	03/19/09
		Date Received:	03/19/09
Project	Parking Lot	Date Analyzed:	03/19/09
Project Address:	110-114 S. Boyle Ave., Los Angeles, CA	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sampling – Soil Gas samples are collected in glass gas-tight syringes equipped with Teflon plungers. Tubing placed in the ground for soil gas sampling is purged three different times as recommended by DTSC/RWQCB regulations. This purge test determines how many purges of the soil gas tubing are needed throughout the project. One, three and seven purge volumes were analyzed to make this determination.

A tracer gas, n-Propanol, was placed at the tubing-surface interface before sampling. This compound is analyzed during the 8260B analytical run to determine if there are surface leaks into the subsurface due to improper installation of the probe. No n-Propanol was found in any of the samples reported herein.

The sampling rate was approximately 200 cc/min except when noted differently on the chain of custody record using a gas tight syringe. 1 purge volume was used since this purging level gave the highest results for the compound(s) of greatest interest.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Ambient Air Blanks are analyzed every 12 hours as prescribed by the method. In addition, Matrix Spike (MS) and Matrix Spike Duplicates (MSD) are analyzed with each batch of Soil Gas samples. A duplicate sample is analyzed each day of the sampling activity.

All samples were analyzed within 30 minutes of sampling.

Approval:

Steve Jones, Ph.D.
Laboratory Manager



Jones Environmental, Inc.

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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09

Project Parking Lot

Date Received: 03/19/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-10- 5'</u>	<u>SG-10- 15'</u>	<u>SG-9- 5'</u>	<u>SG-9- 15'</u>	<u>SG-11- 5'</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	18.2	ND	ND	8.0	ug/M ³
Bromobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Bromoform	ND	ND	ND	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
sec-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	ND	ND	ND	8.0	ug/M ³
Chloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09

Project Parking Lot

Date Received: 03/19/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-10- 5'</u>	<u>SG-10- 15'</u>	<u>SG-9- 5'</u>	<u>SG-9- 15'</u>	<u>SG-11- 5'</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethylbenzene	137	760	ND	185	ND	8.0	ug/M ³
Freon 113	ND	ND	ND	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	ND	ND	ND	8.0	ug/M ³
Isopropylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
4-Isopropyltoluene	159	ND	ND	ND	ND	8.0	ug/M ³
Methylene chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Naphthalene	ND	242	ND	210	ND	8.0	ug/M ³
n-Propylbenzene	88.0	ND	ND	ND	ND	8.0	ug/M ³
Styrene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³
Toluene	565	1800	186	1030	82.0	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09

Project Parking Lot

Date Received: 03/19/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-10- 5'</u>	<u>SG-10- 15'</u>	<u>SG-9- 5'</u>	<u>SG-9- 15'</u>	<u>SG-11- 5'</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:							
Trichlorofluoromethane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	98.0	ND	ND	ND	ND	8.0	ug/M ³
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8.0	ug/M ³
Vinyl chloride	ND	ND	ND	ND	ND	8.0	ug/M ³
Xylenes	1380	4600	368	1400	198	8.0	ug/M ³
MTBE	ND	ND	ND	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	ND	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	ND	ND	ND	35	ug/m3
TIC							
n-Propanol	ND	ND	ND	ND	ND	8.0	ug/M ³
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recovery :</u>						<u>QC Limits</u>	
Dibromofluoromethane	109%	103%	107%	108%	108%	60 - 140	
Toluene-d ₈	100%	105%	100%	101%	101%	60 - 140	
4-Bromofluorobenzene	106%	87%	84%	92%	100%	60 - 140	

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09

Project Parking Lot

Date Received: 03/19/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11- 15'</u>	<u>SG-7- 5'</u>	<u>SG7- 15'</u>	<u>SG-11- 15' DUP</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
Benzene	36.0	ND	ND	8.0	8.0	ug/M ³
Bromobenzene	ND	ND	ND	ND	8.0	ug/M ³
Bromodichloromethane	ND	ND	ND	ND	8.0	ug/M ³
Bromoform	ND	ND	ND	ND	8.0	ug/M ³
n-Butylbenzene	ND	ND	ND	ND	8.0	ug/M ³
sec-Butylbenzene	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylbenzene	ND	ND	ND	ND	8.0	ug/M ³
Carbon tetrachloride	ND	ND	ND	ND	8.0	ug/M ³
Chlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
Chloroethane	ND	ND	ND	ND	8.0	ug/M ³
Chloroform	ND	ND	ND	ND	8.0	ug/M ³
Chloromethane	ND	ND	ND	ND	8.0	ug/M ³
2-Chlorotoluene	ND	ND	ND	ND	8.0	ug/M ³
4-Chlorotoluene	ND	ND	ND	ND	8.0	ug/M ³
Dibromochloromethane	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	8.0	ug/M ³
Dibromomethane	ND	ND	ND	ND	8.0	ug/M ³
1,2- Dichlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
1,4-Dichlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
Dichlorodifluoromethane	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethane	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloroethane	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloroethene	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09

Project Parking Lot

Date Received: 03/19/09

Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09

Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11- 15'</u>	<u>SG-7- 5'</u>	<u>SG7- 15'</u>	<u>SG-11- 15' DUP</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
cis-1,2-Dichloroethene	ND	ND	ND	ND	8.0	ug/M ³
trans-1,2-Dichloroethene	ND	ND	ND	ND	8.0	ug/M ³
1,2-Dichloropropane	ND	ND	ND	ND	8.0	ug/M ³
1,3-Dichloropropane	ND	ND	ND	ND	8.0	ug/M ³
2,2-Dichloropropane	ND	ND	ND	ND	8.0	ug/M ³
1,1-Dichloropropene	ND	ND	ND	ND	8.0	ug/M ³
cis-1,3-Dichloropropene	ND	ND	ND	ND	8.0	ug/M ³
trans-1,3-Dichloropropene	ND	ND	ND	ND	8.0	ug/M ³
Ethylbenzene	241	ND	553	163	8.0	ug/M ³
Freon 113	ND	ND	ND	ND	8.0	ug/M ³
Hexachlorobutadiene	ND	ND	ND	ND	8.0	ug/M ³
Isopropylbenzene	ND	ND	ND	ND	8.0	ug/M ³
4-Isopropyltoluene	ND	ND	ND	ND	8.0	ug/M ³
Methylene chloride	ND	ND	ND	ND	8.0	ug/M ³
Naphthalene	ND	ND	ND	ND	8.0	ug/M ³
n-Propylbenzene	ND	ND	ND	ND	8.0	ug/M ³
Styrene	128	ND	80.0	152	8.0	ug/M ³
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	8.0	ug/M ³
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	8.0	ug/M ³
Tetrachloroethylene	ND	ND	13.6	ND	8.0	ug/M ³
Toluene	883	58.4	955	602	8.0	ug/M ³
1,2,3-Trichlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trichlorobenzene	ND	ND	ND	ND	8.0	ug/M ³
1,1,1-Trichloroethane	ND	ND	ND	ND	8.0	ug/M ³
1,1,2-Trichloroethane	ND	ND	ND	ND	8.0	ug/M ³
Trichloroethylene	ND	ND	ND	ND	8.0	ug/M ³

ND = Not Detected



Jones Environmental, Inc.

Testing Laboratories

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JONES ENVIRONMENTAL

LABORATORY RESULTS

Client: Ninyo & Moore
Client Address: 475 Goddard, Suite 200
Irvine, CA 92618

Report Date: 03/19/09
JEL Ref. No.: C-1499
Client Ref. No.: 207511002

Attn: Jay Roberts

Date Sampled: 03/19/09
Date Received: 03/19/09

Project Parking Lot
Project Address: 110-114 S. Boyle Ave., Los Angeles, CA

Date Analyzed: 03/19/09
Physical State: Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

<u>Sample ID:</u>	<u>SG-11- 15'</u>	<u>SG-7- 5'</u>	<u>SG7- 15'</u>	<u>SG-11- 15' DUP</u>	<u>Practical Quantitation Limits</u>	<u>Units</u>
Analytes:						
Trichlorofluoromethane	ND	ND	ND	ND	8.0	ug/M ³
1,2,3-Trichloropropane	ND	ND	ND	ND	8.0	ug/M ³
1,2,4-Trimethylbenzene	ND	ND	ND	ND	8.0	ug/M ³
1,3,5-Trimethylbenzene	ND	ND	ND	ND	8.0	ug/M ³
Vinyl chloride	ND	ND	ND	ND	8.0	ug/M ³
Xylenes	1730	386	3930	1340	8.0	ug/M ³
MTBE	ND	ND	ND	ND	8.0	ug/M ³
Ethyl-tert-butylether	ND	ND	ND	ND	8.0	ug/M ³
Di-isopropylether	ND	ND	ND	ND	8.0	ug/M ³
tert-amylmethylether	ND	ND	ND	ND	8.0	ug/M ³
tert-Butylalcohol	ND	ND	ND	ND	35	ug/M ³
TIC						
n-Propanol	ND	ND	ND	ND	8.0	ug/M ³
<u>Dilution Factor</u>	1	1	1	1		
<u>Surrogate Recovery :</u>					<u>QC Limits</u>	
Dibromofluoromethane	104%	103%	105%	104%	60 - 140	
Toluene-d ₈	107%	104%	106%	103%	60 - 140	
4-Bromofluorobenzene	90%	89%	91%	90%	60 - 140	

ND = Not Detected



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JONES ENVIRONMENTAL

QUALITY CONTROL INFORMATION

Client:	Ninyo & Moore	Report Date:	03/19/09
Client Address:	475 Goddard, Suite 200 Irvine, CA 92618	JEL Ref. No.:	C-1499
		Client Ref. No.:	207511002
Attn:	Jay Roberts	Date Sampled:	03/19/09
		Date Received:	03/19/09
Project	Parking Lot	Date Analyzed:	03/19/09
Project Address:	110-114 S. Boyle Ave., Los Angeles, CA	Physical State:	Soil Gas

EPA 8260B- Volatile Organics by GC/MS + Oxygenates

Sample Spiked: AMBIENT AIR

<u>Parameter</u>	<u>MS Recovery (%)</u>	<u>MSD Recovery (%)</u>	<u>RPD</u>	<u>Acceptability Range (%)</u>
1,1-Dichloroethylene	99%	103%	3.4%	60 - 140
Benzene	93%	97%	4.6%	60 - 140
Trichloroethylene	72%	78%	8.2%	60 - 140
Toluene	93%	95%	2.7%	60 - 140
Chlorobenzene	96%	97%	1.1%	60 - 140

•
Method Blank = Not Detected

MS = Matrix Spike
MSD = Matrix Spike Duplicate
RPD = Relative Percent Difference

Chain-of-Custody Record

Client N + M		Date 3-19-09											
Project Name PARKING LOT		Client Project #											
Project Address 116-114 S. BOULE AVE		Turn Around Requested: <input type="checkbox"/> Immediate Attention <input type="checkbox"/> Rush 24-48 Hours <input type="checkbox"/> Rush 72-96 Hours <input type="checkbox"/> Normal <input checked="" type="checkbox"/> Mobile Lab		Analysis Requested SOIL GAS Purge Vol: <input checked="" type="checkbox"/> 1P <input type="checkbox"/> 3P <input type="checkbox"/> 7P Tracer: N-PROPANE Purge Rate: 200 cc/min Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG) 820013 Vac									
Project Contact Los Angeles, CA													
JEL Project # C-1499		Page 1 of 1		Lab Use Only Sample Condition as Received: Chilled <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Sealed <input checked="" type="checkbox"/> yes <input type="checkbox"/> no									
Sample ID	Purge Volume	Discussion	Date	Time	Laboratory Sample Number	Sample Matrix: Soil (S), Sludge (SL), Aqueous (A), Soil Gas (SG)	Analysis Requested				Number of Containers	Remarks/Special Instructions	
SG-10-5'	1		3-19-09	09:30	C-1499-1	SG	X					1	GLASS BOTTLE AT 5' D
SG-10-15'	1			09:45	C-1499-2	SG	X					1	" "
SG-9-5'	1	LOW FLOW		10:10	C-1499-3	SG	X					1	" "
SG-9-15'	1			10:32	C-1499-4	SG	X					1	" "
SG-11-5'	1			11:00	C-1499-5	SG	X					1	" "
SG-11-15'	1			11:25	C-1499-6	SG	X					1	" "
SG-7-5'	1			11:40	C-1499-7	SG	X					1	" "
SG-7-15'	1			12:10	C-1499-8	SG	X					1	" "
SG-11-15' (DUP)	1	DUPLICATE		12:35	C-1499-9	SG	X					1	" "
1 Relinquished by (signature) [Signature]			Date 3-19-09		2 Received by (signature) [Signature]			Date 3-19-09		Total Number of Containers			
Company NINCO & MOORE			Time 1:13		Company JEL			Time 1:13		The delivery of samples and the signature on this Chain of Custody form constitutes authorization to perform the analyses specified above under the Terms and Conditions set forth on the back hereof.			
3 Relinquished by (signature)			Date		4 Received by Laboratory (signature)			Date					
Company			Time		Company			Time					

March 25, 2009



Jay Roberts
Ninyo & Moore
475 Goddard Suite 200
Irvine, CA 92618
TEL: (949) 753-7070
FAX: (949) 753-7071

ELAP No.: 1838
NELAP No.: 02107CA
NEVADA.: CA-401
CSDLAC No.: 10196

Workorder No.: 104519

RE: CRALA 110 S. Boyle, 207511002


Attention: Jay Roberts

Enclosed are the results for sample(s) received on March 16, 2009 by Advanced Technology Laboratories. The sample(s) are tested for the parameters as indicated in the enclosed chain of custody in accordance with the applicable laboratory certifications.

Thank you for the opportunity to service the needs of your company.

Please feel free to call me at (562)989-4045 if I can be of further assistance to your company.

Sincerely,


Eddie F. Rodriguez
Laboratory Director

The cover letter is an integral part of this analytical report. This Laboratory Report cannot be reproduced in part or in its entirety without written permission from the client and Advanced Technology Laboratories.



Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-001

Client Sample ID: B1-5
Collection Date: 3/16/2009 7:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050			PrepDate: 3/23/2009	Analyst: CL	
Antimony	ND	2.0		mg/Kg	1	3/23/2009 05:12 PM
Arsenic	1.5	1.0		mg/Kg	1	3/23/2009 05:12 PM
Barium	150	1.0		mg/Kg	1	3/23/2009 05:12 PM
Beryllium	ND	1.0		mg/Kg	1	3/23/2009 05:12 PM
Cadmium	ND	1.0		mg/Kg	1	3/23/2009 05:12 PM
Chromium	23	1.0		mg/Kg	1	3/23/2009 05:12 PM
Cobalt	8.6	1.0		mg/Kg	1	3/23/2009 05:12 PM
Copper	14	2.0		mg/Kg	1	3/23/2009 05:12 PM
Lead	4.1	1.0		mg/Kg	1	3/23/2009 05:12 PM
Molybdenum	ND	1.0		mg/Kg	1	3/23/2009 05:12 PM
Nickel	14	1.0		mg/Kg	1	3/23/2009 05:12 PM
Selenium	1.6	1.0		mg/Kg	1	3/23/2009 05:12 PM
Silver	ND	1.0		mg/Kg	1	3/23/2009 05:12 PM
Thallium	ND	1.0		mg/Kg	1	3/23/2009 05:12 PM
Vanadium	40	1.0		mg/Kg	1	3/23/2009 05:12 PM
Zinc	50	1.0		mg/Kg	1	3/23/2009 05:12 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048			PrepDate: 3/23/2009	Analyst: RQ	
Mercury	ND	0.10		mg/Kg	1	3/23/2009 04:45 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076			PrepDate:	Analyst: HH	
1,1,1,2-Tetrachloroethane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1,1-Trichloroethane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1,2,2-Tetrachloroethane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1,2-Trichloroethane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1-Dichloroethane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1-Dichloroethene	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,1-Dichloropropene	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,2,3-Trichlorobenzene	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,2,3-Trichloropropane	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,2,4-Trichlorobenzene	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,2,4-Trimethylbenzene	ND	5.0		µg/Kg	1	3/19/2009 03:29 PM
1,2-Dibromo-3-chloropropane	ND	10		µg/Kg	1	3/19/2009 03:29 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-001

Client Sample ID: B1-5
Collection Date: 3/16/2009 7:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Benzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Bromoform	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Bromomethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Chloroethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Chloroform	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Chloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
m,p-Xylene	ND	10 µg/Kg	1	3/19/2009 03:29 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
Naphthalene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM
o-Xylene	ND	5.0 µg/Kg	1	3/19/2009 03:29 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-001

Client Sample ID: B1-5
Collection Date: 3/16/2009 7:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Styrene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Toluene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 03:29 PM
Surr: 1,2-Dichloroethane-d4	104	70-130	%REC	1	3/19/2009 03:29 PM
Surr: 4-Bromofluorobenzene	98.9	70-130	%REC	1	3/19/2009 03:29 PM
Surr: Dibromofluoromethane	119	70-130	%REC	1	3/19/2009 03:29 PM
Surr: Toluene-d8	116	70-130	%REC	1	3/19/2009 03:29 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 07:43 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 07:43 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 07:43 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 07:43 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 07:43 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 07:43 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-001

Client Sample ID: B1-5
Collection Date: 3/16/2009 7:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 07:43 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 07:43 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 07:43 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 07:43 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/23/2009 07:43 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 07:43 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 07:43 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 07:43 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 07:43 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 07:43 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 07:43 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-001

Client Sample ID: B1-5
Collection Date: 3/16/2009 7:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate:	3/20/2009	Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 07:43 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 07:43 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 07:43 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 07:43 PM
Surr: 1,2-Dichlorobenzene-d4	80.2	49-103		%REC	1	3/23/2009 07:43 PM
Surr: 2,4,6-Tribromophenol	92.6	47-129		%REC	1	3/23/2009 07:43 PM
Surr: 2-Chlorophenol-d4	91.0	54-109		%REC	1	3/23/2009 07:43 PM
Surr: 2-Fluorobiphenyl	102	59-108		%REC	1	3/23/2009 07:43 PM
Surr: 2-Fluorophenol	89.6	50-111		%REC	1	3/23/2009 07:43 PM
Surr: 4-Terphenyl-d14	95.8	58-135		%REC	1	3/23/2009 07:43 PM
Surr: Nitrobenzene-d5	100	54-115		%REC	1	3/23/2009 07:43 PM
Surr: Phenol-d5	94.5	58-112		%REC	1	3/23/2009 07:43 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-002

Client Sample ID: B1-15
Collection Date: 3/16/2009 8:17:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:14 PM
Arsenic	1.2	1.0	mg/Kg	1	3/23/2009 05:14 PM
Barium	110	1.0	mg/Kg	1	3/23/2009 05:14 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Chromium	19	1.0	mg/Kg	1	3/23/2009 05:14 PM
Cobalt	7.7	1.0	mg/Kg	1	3/23/2009 05:14 PM
Copper	20	2.0	mg/Kg	1	3/23/2009 05:14 PM
Lead	3.5	1.0	mg/Kg	1	3/23/2009 05:14 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Nickel	13	1.0	mg/Kg	1	3/23/2009 05:14 PM
Selenium	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:14 PM
Vanadium	42	1.0	mg/Kg	1	3/23/2009 05:14 PM
Zinc	59	1.0	mg/Kg	1	3/23/2009 05:14 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 04:47 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/19/2009 03:47 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-002

Client Sample ID: B1-15
Collection Date: 3/16/2009 8:17:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Benzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Bromoform	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Bromomethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Chloroethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Chloroform	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Chloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
m,p-Xylene	ND	10 µg/Kg	1	3/19/2009 03:47 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
Naphthalene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM
o-Xylene	ND	5.0 µg/Kg	1	3/19/2009 03:47 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-002

Client Sample ID: B1-15
Collection Date: 3/16/2009 8:17:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Styrene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Toluene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 03:47 PM
Surr: 1,2-Dichloroethane-d4	95.4	70-130	%REC	1	3/19/2009 03:47 PM
Surr: 4-Bromofluorobenzene	97.5	70-130	%REC	1	3/19/2009 03:47 PM
Surr: Dibromofluoromethane	111	70-130	%REC	1	3/19/2009 03:47 PM
Surr: Toluene-d8	109	70-130	%REC	1	3/19/2009 03:47 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 08:11 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 08:11 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:11 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 08:11 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:11 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 08:11 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-002

Client Sample ID: B1-15
Collection Date: 3/16/2009 8:17:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 08:11 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 08:11 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:11 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 08:11 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/23/2009 08:11 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 08:11 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 08:11 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:11 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 08:11 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 08:11 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 08:11 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
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DO Surrogate Diluted Out



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-002

Client Sample ID: B1-15
Collection Date: 3/16/2009 8:17:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 08:11 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 08:11 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 08:11 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 08:11 PM
Surr: 1,2-Dichlorobenzene-d4	85.1	49-103		%REC	1	3/23/2009 08:11 PM
Surr: 2,4,6-Tribromophenol	100	47-129		%REC	1	3/23/2009 08:11 PM
Surr: 2-Chlorophenol-d4	94.0	54-109		%REC	1	3/23/2009 08:11 PM
Surr: 2-Fluorobiphenyl	106	59-108		%REC	1	3/23/2009 08:11 PM
Surr: 2-Fluorophenol	91.4	50-111		%REC	1	3/23/2009 08:11 PM
Surr: 4-Terphenyl-d14	107	58-135		%REC	1	3/23/2009 08:11 PM
Surr: Nitrobenzene-d5	105	54-115		%REC	1	3/23/2009 08:11 PM
Surr: Phenol-d5	98.2	58-112		%REC	1	3/23/2009 08:11 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-003

Client Sample ID: B3-5
Collection Date: 3/16/2009 8:46:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS

EPA 3050B

EPA 6010B

RunID:	ICP8_090323F	QC Batch:	54050	PrepDate:	3/23/2009	Analyst:	CL
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:17 PM		
Arsenic	1.7	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Barium	110	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Chromium	22	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Cobalt	6.3	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Copper	14	2.0	mg/Kg	1	3/23/2009 05:17 PM		
Lead	3.6	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Nickel	13	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Selenium	1.1	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Vanadium	48	1.0	mg/Kg	1	3/23/2009 05:17 PM		
Zinc	51	1.0	mg/Kg	1	3/23/2009 05:17 PM		

MERCURY BY COLD VAPOR TECHNIQUE

EPA 7471A

RunID:	AA5_090323E	QC Batch:	54048	PrepDate:	3/23/2009	Analyst:	RQ
Mercury	ND	0.10	mg/Kg	1	3/23/2009 04:49 PM		

VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090319A	QC Batch:	T09VS076	PrepDate:	Analyst:	HH
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM	
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/19/2009 04:05 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

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Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-003

Client Sample ID: B3-5
Collection Date: 3/16/2009 8:46:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Benzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Bromoform	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Bromomethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Chloroethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Chloroform	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Chloromethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
m,p-Xylene	ND	10 µg/Kg	1	3/19/2009 04:05 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
Naphthalene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM
o-Xylene	ND	5.0 µg/Kg	1	3/19/2009 04:05 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
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Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Styrene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Toluene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 04:05 PM
Surr: 1,2-Dichloroethane-d4	100	70-130	%REC	1	3/19/2009 04:05 PM
Surr: 4-Bromofluorobenzene	97.2	70-130	%REC	1	3/19/2009 04:05 PM
Surr: Dibromofluoromethane	120	70-130	%REC	1	3/19/2009 04:05 PM
Surr: Toluene-d8	115	70-130	%REC	1	3/19/2009 04:05 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 08:39 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 08:39 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:39 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 08:39 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:39 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 08:39 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-003

Client Sample ID: B3-5
Collection Date: 3/16/2009 8:46:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 08:39 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 08:39 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 08:39 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 08:39 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/23/2009 08:39 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 08:39 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 08:39 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 08:39 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 08:39 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 08:39 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 08:39 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

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Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-003

Client Sample ID: B3-5
Collection Date: 3/16/2009 8:46:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate:	3/20/2009	Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 08:39 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 08:39 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 08:39 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 08:39 PM
Surr: 1,2-Dichlorobenzene-d4	76.5	49-103		%REC	1	3/23/2009 08:39 PM
Surr: 2,4,6-Tribromophenol	97.4	47-129		%REC	1	3/23/2009 08:39 PM
Surr: 2-Chlorophenol-d4	86.6	54-109		%REC	1	3/23/2009 08:39 PM
Surr: 2-Fluorobiphenyl	99.8	59-108		%REC	1	3/23/2009 08:39 PM
Surr: 2-Fluorophenol	84.2	50-111		%REC	1	3/23/2009 08:39 PM
Surr: 4-Terphenyl-d14	98.3	58-135		%REC	1	3/23/2009 08:39 PM
Surr: Nitrobenzene-d5	96.5	54-115		%REC	1	3/23/2009 08:39 PM
Surr: Phenol-d5	90.1	58-112		%REC	1	3/23/2009 08:39 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
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	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-004

Client Sample ID: B3-15
Collection Date: 3/16/2009 9:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050			PrepDate: 3/23/2009	Analyst: CL	
Antimony	ND	2.0		mg/Kg	1	3/23/2009 05:19 PM
Arsenic	1.1	1.0		mg/Kg	1	3/23/2009 05:19 PM
Barium	87	1.0		mg/Kg	1	3/23/2009 05:19 PM
Beryllium	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Cadmium	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Chromium	15	1.0		mg/Kg	1	3/23/2009 05:19 PM
Cobalt	6.2	1.0		mg/Kg	1	3/23/2009 05:19 PM
Copper	15	2.0		mg/Kg	1	3/23/2009 05:19 PM
Lead	2.6	1.0		mg/Kg	1	3/23/2009 05:19 PM
Molybdenum	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Nickel	11	1.0		mg/Kg	1	3/23/2009 05:19 PM
Selenium	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Silver	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Thallium	ND	1.0		mg/Kg	1	3/23/2009 05:19 PM
Vanadium	34	1.0		mg/Kg	1	3/23/2009 05:19 PM
Zinc	47	1.0		mg/Kg	1	3/23/2009 05:19 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048			PrepDate: 3/23/2009	Analyst: RQ	
Mercury	ND	0.10		mg/Kg	1	3/23/2009 04:55 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076			PrepDate:	Analyst: HH	
1,1,1,2-Tetrachloroethane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1,1-Trichloroethane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1,2,2-Tetrachloroethane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1,2-Trichloroethane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1-Dichloroethane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1-Dichloroethene	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,1-Dichloropropene	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,2,3-Trichlorobenzene	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,2,3-Trichloropropane	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,2,4-Trichlorobenzene	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,2,4-Trimethylbenzene	ND	5.0		µg/Kg	1	3/19/2009 04:23 PM
1,2-Dibromo-3-chloropropane	ND	10		µg/Kg	1	3/19/2009 04:23 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
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ANALYTICAL RESULTS

Print Date: 25-Mar-09

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Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-004

Client Sample ID: B3-15
Collection Date: 3/16/2009 9:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Benzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Bromoform	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Bromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Chloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Chloroform	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Chloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
m,p-Xylene	ND	10	µg/Kg	1	3/19/2009 04:23 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
Naphthalene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM
o-Xylene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-004

Client Sample ID: B3-15
Collection Date: 3/16/2009 9:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090319A	QC Batch:	T09VS076	PrepDate:	Analyst:	HH
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Styrene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Toluene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 04:23 PM	
Surr: 1,2-Dichloroethane-d4	100	70-130	%REC	1	3/19/2009 04:23 PM	
Surr: 4-Bromofluorobenzene	97.5	70-130	%REC	1	3/19/2009 04:23 PM	
Surr: Dibromofluoromethane	119	70-130	%REC	1	3/19/2009 04:23 PM	
Surr: Toluene-d8	111	70-130	%REC	1	3/19/2009 04:23 PM	

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
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Client Sample ID: B3-15
Collection Date: 3/16/2009 9:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 09:07 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:07 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 09:07 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 09:07 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-004

Client Sample ID: B3-15
Collection Date: 3/16/2009 9:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 09:07 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 09:07 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 09:07 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 09:07 PM
Surr: 1,2-Dichlorobenzene-d4	85.4	49-103		%REC	1	3/23/2009 09:07 PM
Surr: 2,4,6-Tribromophenol	104	47-129		%REC	1	3/23/2009 09:07 PM
Surr: 2-Chlorophenol-d4	94.6	54-109		%REC	1	3/23/2009 09:07 PM
Surr: 2-Fluorobiphenyl	109	59-108	S	%REC	1	3/23/2009 09:07 PM
Surr: 2-Fluorophenol	92.2	50-111		%REC	1	3/23/2009 09:07 PM
Surr: 4-Terphenyl-d14	109	58-135		%REC	1	3/23/2009 09:07 PM
Surr: Nitrobenzene-d5	108	54-115		%REC	1	3/23/2009 09:07 PM
Surr: Phenol-d5	98.0	58-112		%REC	1	3/23/2009 09:07 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-005

Client Sample ID: B8-5
Collection Date: 3/16/2009 9:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID:	ICP8_090323F	QC Batch:	54050	PrepDate:	3/23/2009	Analyst:	CL
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:22 PM		
Arsenic	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Barium	130	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Chromium	9.1	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Cobalt	4.2	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Copper	11	2.0	mg/Kg	1	3/23/2009 05:22 PM		
Lead	45	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Nickel	6.7	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Selenium	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Vanadium	28	1.0	mg/Kg	1	3/23/2009 05:22 PM		
Zinc	90	1.0	mg/Kg	1	3/23/2009 05:22 PM		

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID:	AA5_090323E	QC Batch:	54048	PrepDate:	3/23/2009	Analyst:	RQ
Mercury	0.11	0.10	mg/Kg	1	3/23/2009 04:57 PM		

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID:	MS5_090319A	QC Batch:	T09VS076	PrepDate:	Analyst:	HH
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM	
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/19/2009 04:41 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-005

Client Sample ID: B8-5
Collection Date: 3/16/2009 9:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Benzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Bromoform	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Bromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Chloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Chloroform	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Chloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
m,p-Xylene	ND	10	µg/Kg	1	3/19/2009 04:41 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Naphthalene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
o-Xylene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-005

Client Sample ID: B8-5
Collection Date: 3/16/2009 9:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Styrene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Toluene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 04:41 PM
Surr: 1,2-Dichloroethane-d4	98.0	70-130	%REC	1	3/19/2009 04:41 PM
Surr: 4-Bromofluorobenzene	96.9	70-130	%REC	1	3/19/2009 04:41 PM
Surr: Dibromofluoromethane	113	70-130	%REC	1	3/19/2009 04:41 PM
Surr: Toluene-d8	111	70-130	%REC	1	3/19/2009 04:41 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 09:35 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 09:35 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 09:35 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 09:35 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 09:35 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 09:35 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 09:35 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-005

Client Sample ID: B8-5
Collection Date: 3/16/2009 9:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
4-Bromophenyl-phenylether	ND	330		µg/Kg	1	3/23/2009 09:35 PM
4-Chloro-3-methylphenol	ND	660		µg/Kg	1	3/23/2009 09:35 PM
4-Chloroaniline	ND	660		µg/Kg	1	3/23/2009 09:35 PM
4-Chlorophenyl-phenylether	ND	330		µg/Kg	1	3/23/2009 09:35 PM
4-Methylphenol	ND	330		µg/Kg	1	3/23/2009 09:35 PM
4-Nitroaniline	ND	1600		µg/Kg	1	3/23/2009 09:35 PM
4-Nitrophenol	ND	1600		µg/Kg	1	3/23/2009 09:35 PM
Acenaphthene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Acenaphthylene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Anthracene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzidine (M)	ND	1600		µg/Kg	1	3/23/2009 09:35 PM
Benzo(a)anthracene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzo(a)pyrene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzo(b)fluoranthene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzo(g,h,i)perylene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzo(k)fluoranthene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Benzoic acid	ND	1600		µg/Kg	1	3/23/2009 09:35 PM
Benzyl alcohol	ND	660		µg/Kg	1	3/23/2009 09:35 PM
Bis(2-chloroethoxy)methane	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Bis(2-chloroethyl)ether	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Bis(2-chloroisopropyl)ether	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Bis(2-ethylhexyl)phthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Butylbenzylphthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Chrysene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Di-n-butylphthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Di-n-octylphthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Dibenz(a,h)anthracene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Dibenzofuran	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Diethylphthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Dimethylphthalate	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Fluoranthene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Fluorene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Hexachlorobenzene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Hexachlorobutadiene	ND	660		µg/Kg	1	3/23/2009 09:35 PM
Hexachlorocyclopentadiene	ND	660		µg/Kg	1	3/23/2009 09:35 PM
Hexachloroethane	ND	330		µg/Kg	1	3/23/2009 09:35 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-005

Client Sample ID: B8-5
Collection Date: 3/16/2009 9:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 09:35 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 09:35 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 09:35 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 09:35 PM
Surr: 1,2-Dichlorobenzene-d4	80.1	49-103		%REC	1	3/23/2009 09:35 PM
Surr: 2,4,6-Tribromophenol	97.8	47-129		%REC	1	3/23/2009 09:35 PM
Surr: 2-Chlorophenol-d4	89.1	54-109		%REC	1	3/23/2009 09:35 PM
Surr: 2-Fluorobiphenyl	101	59-108		%REC	1	3/23/2009 09:35 PM
Surr: 2-Fluorophenol	86.7	50-111		%REC	1	3/23/2009 09:35 PM
Surr: 4-Terphenyl-d14	108	58-135		%REC	1	3/23/2009 09:35 PM
Surr: Nitrobenzene-d5	97.7	54-115		%REC	1	3/23/2009 09:35 PM
Surr: Phenol-d5	94.2	58-112		%REC	1	3/23/2009 09:35 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-006

Client Sample ID: B8-15
Collection Date: 3/16/2009 10:13:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:25 PM
Arsenic	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Barium	77	1.0	mg/Kg	1	3/23/2009 05:25 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Chromium	13	1.0	mg/Kg	1	3/23/2009 05:25 PM
Cobalt	5.6	1.0	mg/Kg	1	3/23/2009 05:25 PM
Copper	15	2.0	mg/Kg	1	3/23/2009 05:25 PM
Lead	2.4	1.0	mg/Kg	1	3/23/2009 05:25 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Nickel	8.4	1.0	mg/Kg	1	3/23/2009 05:25 PM
Selenium	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:25 PM
Vanadium	34	1.0	mg/Kg	1	3/23/2009 05:25 PM
Zinc	44	1.0	mg/Kg	1	3/23/2009 05:25 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:09 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/19/2009 04:59 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-006

Client Sample ID: B8-15
Collection Date: 3/16/2009 10:13:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Benzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Bromoform	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Bromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Chloroethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Chloroform	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Chloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
m,p-Xylene	ND	10	µg/Kg	1	3/19/2009 04:59 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Naphthalene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
o-Xylene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-006

Client Sample ID: B8-15
Collection Date: 3/16/2009 10:13:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090319A	QC Batch: T09VS076	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Styrene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Toluene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/19/2009 04:59 PM
Surr: 1,2-Dichloroethane-d4	103	70-130	%REC	1	3/19/2009 04:59 PM
Surr: 4-Bromofluorobenzene	99.7	70-130	%REC	1	3/19/2009 04:59 PM
Surr: Dibromofluoromethane	119	70-130	%REC	1	3/19/2009 04:59 PM
Surr: Toluene-d8	111	70-130	%REC	1	3/19/2009 04:59 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 10:03 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 10:03 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:03 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 10:03 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:03 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 10:03 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-006

Client Sample ID: B8-15
Collection Date: 3/16/2009 10:13:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 10:03 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 10:03 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:03 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 10:03 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/23/2009 10:03 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 10:03 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 10:03 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:03 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 10:03 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 10:03 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 10:03 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-006

Client Sample ID: B8-15
Collection Date: 3/16/2009 10:13:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 10:03 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 10:03 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 10:03 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 10:03 PM
Surr: 1,2-Dichlorobenzene-d4	89.3	49-103		%REC	1	3/23/2009 10:03 PM
Surr: 2,4,6-Tribromophenol	104	47-129		%REC	1	3/23/2009 10:03 PM
Surr: 2-Chlorophenol-d4	99.5	54-109		%REC	1	3/23/2009 10:03 PM
Surr: 2-Fluorobiphenyl	112	59-108	S	%REC	1	3/23/2009 10:03 PM
Surr: 2-Fluorophenol	98.0	50-111		%REC	1	3/23/2009 10:03 PM
Surr: 4-Terphenyl-d14	114	58-135		%REC	1	3/23/2009 10:03 PM
Surr: Nitrobenzene-d5	110	54-115		%REC	1	3/23/2009 10:03 PM
Surr: Phenol-d5	103	58-112		%REC	1	3/23/2009 10:03 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-007

Client Sample ID: B4-5
Collection Date: 3/16/2009 10:45:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS

EPA 3050B

EPA 6010B

RunID:	ICP8_090323F	QC Batch:	54050	PrepDate:	3/23/2009	Analyst:	CL
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:28 PM		
Arsenic	1.1	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Barium	100	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Chromium	21	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Cobalt	6.8	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Copper	14	2.0	mg/Kg	1	3/23/2009 05:28 PM		
Lead	3.6	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Nickel	12	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Selenium	1.2	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Vanadium	36	1.0	mg/Kg	1	3/23/2009 05:28 PM		
Zinc	47	1.0	mg/Kg	1	3/23/2009 05:28 PM		

MERCURY BY COLD VAPOR TECHNIQUE

EPA 7471A

RunID:	AA5_090323E	QC Batch:	54048	PrepDate:	3/23/2009	Analyst:	RQ
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:11 PM		

VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090317A	QC Batch:	T09VS074	PrepDate:	Analyst:	HH
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM	
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/17/2009 04:30 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-007

Client Sample ID: B4-5
Collection Date: 3/16/2009 10:45:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Benzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Bromoform	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Bromomethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Chloroethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Chloroform	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Chloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
m,p-Xylene	ND	10 µg/Kg	1	3/17/2009 04:30 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
Naphthalene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM
o-Xylene	ND	5.0 µg/Kg	1	3/17/2009 04:30 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-007

Client Sample ID: B4-5
Collection Date: 3/16/2009 10:45:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Styrene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Toluene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/17/2009 04:30 PM
Surr: 1,2-Dichloroethane-d4	106	70-130	%REC	1	3/17/2009 04:30 PM
Surr: 4-Bromofluorobenzene	98.4	70-130	%REC	1	3/17/2009 04:30 PM
Surr: Dibromofluoromethane	119	70-130	%REC	1	3/17/2009 04:30 PM
Surr: Toluene-d8	113	70-130	%REC	1	3/17/2009 04:30 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 04:17 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 04:17 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:17 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 04:17 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:17 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 04:17 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-007

Client Sample ID: B4-5
Collection Date: 3/16/2009 10:45:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 04:17 PM	
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 04:17 PM	
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:17 PM	
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 04:17 PM	
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Anthracene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 04:17 PM	
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 04:17 PM	
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 04:17 PM	
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Chrysene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Fluorene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:17 PM	
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 04:17 PM	
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 04:17 PM	
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 04:17 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-007

Client Sample ID: B4-5
Collection Date: 3/16/2009 10:45:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009	Analyst: DMP	
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 04:17 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 04:17 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 04:17 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 04:17 PM
Surr: 1,2-Dichlorobenzene-d4	90.6	49-103		%REC	1	3/20/2009 04:17 PM
Surr: 2,4,6-Tribromophenol	123	47-129		%REC	1	3/20/2009 04:17 PM
Surr: 2-Chlorophenol-d4	99.3	54-109		%REC	1	3/20/2009 04:17 PM
Surr: 2-Fluorobiphenyl	110	59-108	S	%REC	1	3/20/2009 04:17 PM
Surr: 2-Fluorophenol	97.0	50-111		%REC	1	3/20/2009 04:17 PM
Surr: 4-Terphenyl-d14	120	58-135		%REC	1	3/20/2009 04:17 PM
Surr: Nitrobenzene-d5	96.3	54-115		%REC	1	3/20/2009 04:17 PM
Surr: Phenol-d5	102	58-112		%REC	1	3/20/2009 04:17 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-008

Client Sample ID: B4-15
Collection Date: 3/16/2009 11:30:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:38 PM
Arsenic	1.5	1.0	mg/Kg	1	3/23/2009 05:38 PM
Barium	120	1.0	mg/Kg	1	3/23/2009 05:38 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:38 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:38 PM
Chromium	18	1.0	mg/Kg	1	3/23/2009 05:38 PM
Cobalt	8.3	1.0	mg/Kg	1	3/23/2009 05:38 PM
Copper	20	2.0	mg/Kg	1	3/23/2009 05:38 PM
Lead	2.8	1.0	mg/Kg	1	3/23/2009 05:38 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:38 PM
Nickel	12	1.0	mg/Kg	1	3/23/2009 05:38 PM
Selenium	1.2	1.0	mg/Kg	1	3/23/2009 05:38 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:38 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:38 PM
Vanadium	49	1.0	mg/Kg	1	3/23/2009 05:38 PM
Zinc	57	1.0	mg/Kg	1	3/23/2009 05:38 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:13 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/17/2009 04:48 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-008

Client Sample ID: B4-15
Collection Date: 3/16/2009 11:30:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Benzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Bromoform	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Bromomethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Chloroethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Chloroform	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Chloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
m,p-Xylene	ND	10 µg/Kg	1	3/17/2009 04:48 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
Naphthalene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM
o-Xylene	ND	5.0 µg/Kg	1	3/17/2009 04:48 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Lab ID: 104519-008

Client Sample ID: B4-15
Collection Date: 3/16/2009 11:30:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Styrene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Toluene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/17/2009 04:48 PM
Surr: 1,2-Dichloroethane-d4	97.1	70-130	%REC	1	3/17/2009 04:48 PM
Surr: 4-Bromofluorobenzene	100	70-130	%REC	1	3/17/2009 04:48 PM
Surr: Dibromofluoromethane	114	70-130	%REC	1	3/17/2009 04:48 PM
Surr: Toluene-d8	114	70-130	%REC	1	3/17/2009 04:48 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 02:00 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:00 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:00 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 02:00 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:00 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 02:00 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-008

Client Sample ID: B4-15
Collection Date: 3/16/2009 11:30:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 02:00 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 02:00 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:00 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:00 PM		
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Anthracene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 02:00 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 02:00 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 02:00 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Chrysene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Fluorene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:00 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 02:00 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 02:00 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 02:00 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-008

Client Sample ID: B4-15
Collection Date: 3/16/2009 11:30:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 02:00 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 02:00 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 02:00 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 02:00 PM
Surr: 1,2-Dichlorobenzene-d4	80.8	49-103		%REC	1	3/20/2009 02:00 PM
Surr: 2,4,6-Tribromophenol	114	47-129		%REC	1	3/20/2009 02:00 PM
Surr: 2-Chlorophenol-d4	86.6	54-109		%REC	1	3/20/2009 02:00 PM
Surr: 2-Fluorobiphenyl	98.2	59-108		%REC	1	3/20/2009 02:00 PM
Surr: 2-Fluorophenol	84.9	50-111		%REC	1	3/20/2009 02:00 PM
Surr: 4-Terphenyl-d14	108	58-135		%REC	1	3/20/2009 02:00 PM
Surr: Nitrobenzene-d5	86.3	54-115		%REC	1	3/20/2009 02:00 PM
Surr: Phenol-d5	90.9	58-112		%REC	1	3/20/2009 02:00 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-009

Client Sample ID: B6-5
Collection Date: 3/16/2009 12:10:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:41 PM
Arsenic	1.9	1.0	mg/Kg	1	3/23/2009 05:41 PM
Barium	170	1.0	mg/Kg	1	3/23/2009 05:41 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:41 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:41 PM
Chromium	24	1.0	mg/Kg	1	3/23/2009 05:41 PM
Cobalt	10	1.0	mg/Kg	1	3/23/2009 05:41 PM
Copper	15	2.0	mg/Kg	1	3/23/2009 05:41 PM
Lead	3.8	1.0	mg/Kg	1	3/23/2009 05:41 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:41 PM
Nickel	16	1.0	mg/Kg	1	3/23/2009 05:41 PM
Selenium	1.2	1.0	mg/Kg	1	3/23/2009 05:41 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:41 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:41 PM
Vanadium	55	1.0	mg/Kg	1	3/23/2009 05:41 PM
Zinc	61	1.0	mg/Kg	1	3/23/2009 05:41 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:15 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/17/2009 05:06 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-009

Client Sample ID: B6-5
Collection Date: 3/16/2009 12:10:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg
1,2-Dichlorobenzene	ND	5.0	µg/Kg
1,2-Dichloroethane	ND	5.0	µg/Kg
1,2-Dichloropropane	ND	5.0	µg/Kg
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg
1,3-Dichlorobenzene	ND	5.0	µg/Kg
1,3-Dichloropropane	ND	5.0	µg/Kg
1,4-Dichlorobenzene	ND	5.0	µg/Kg
2,2-Dichloropropane	ND	5.0	µg/Kg
2-Chlorotoluene	ND	5.0	µg/Kg
4-Chlorotoluene	ND	5.0	µg/Kg
4-Isopropyltoluene	ND	5.0	µg/Kg
Benzene	ND	5.0	µg/Kg
Bromobenzene	ND	5.0	µg/Kg
Bromodichloromethane	ND	5.0	µg/Kg
Bromoform	ND	5.0	µg/Kg
Bromomethane	ND	5.0	µg/Kg
Carbon tetrachloride	ND	5.0	µg/Kg
Chlorobenzene	ND	5.0	µg/Kg
Chloroethane	ND	5.0	µg/Kg
Chloroform	ND	5.0	µg/Kg
Chloromethane	ND	5.0	µg/Kg
cis-1,2-Dichloroethene	ND	5.0	µg/Kg
cis-1,3-Dichloropropene	ND	5.0	µg/Kg
Dibromochloromethane	ND	5.0	µg/Kg
Dibromomethane	ND	5.0	µg/Kg
Dichlorodifluoromethane	ND	5.0	µg/Kg
Ethylbenzene	ND	5.0	µg/Kg
Hexachlorobutadiene	ND	5.0	µg/Kg
Isopropylbenzene	ND	5.0	µg/Kg
m,p-Xylene	ND	10	µg/Kg
Methylene chloride	ND	5.0	µg/Kg
n-Butylbenzene	ND	5.0	µg/Kg
n-Propylbenzene	ND	5.0	µg/Kg
Naphthalene	ND	5.0	µg/Kg
o-Xylene	ND	5.0	µg/Kg

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-009

Client Sample ID: B6-5
Collection Date: 3/16/2009 12:10:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090317A	QC Batch: T09VS074	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Styrene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Toluene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/17/2009 05:06 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	1	3/17/2009 05:06 PM
Surr: 4-Bromofluorobenzene	99.3	70-130	%REC	1	3/17/2009 05:06 PM
Surr: Dibromofluoromethane	116	70-130	%REC	1	3/17/2009 05:06 PM
Surr: Toluene-d8	109	70-130	%REC	1	3/17/2009 05:06 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 02:27 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:27 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:27 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 02:27 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:27 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 02:27 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-009

Client Sample ID: B6-5
Collection Date: 3/16/2009 12:10:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 02:27 PM	
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 02:27 PM	
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:27 PM	
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:27 PM	
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Anthracene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 02:27 PM	
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 02:27 PM	
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 02:27 PM	
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Chrysene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Fluorene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:27 PM	
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 02:27 PM	
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 02:27 PM	
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 02:27 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-009

Client Sample ID: B6-5
Collection Date: 3/16/2009 12:10:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 02:27 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 02:27 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 02:27 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 02:27 PM
Surr: 1,2-Dichlorobenzene-d4	90.7	49-103		%REC	1	3/20/2009 02:27 PM
Surr: 2,4,6-Tribromophenol	123	47-129		%REC	1	3/20/2009 02:27 PM
Surr: 2-Chlorophenol-d4	98.3	54-109		%REC	1	3/20/2009 02:27 PM
Surr: 2-Fluorobiphenyl	111	59-108	S	%REC	1	3/20/2009 02:27 PM
Surr: 2-Fluorophenol	95.8	50-111		%REC	1	3/20/2009 02:27 PM
Surr: 4-Terphenyl-d14	118	58-135		%REC	1	3/20/2009 02:27 PM
Surr: Nitrobenzene-d5	98.7	54-115		%REC	1	3/20/2009 02:27 PM
Surr: Phenol-d5	102	58-112		%REC	1	3/20/2009 02:27 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-010

Client Sample ID: B6-15
Collection Date: 3/16/2009 12:35:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:43 PM
Arsenic	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Barium	81	1.0	mg/Kg	1	3/23/2009 05:43 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Chromium	13	1.0	mg/Kg	1	3/23/2009 05:43 PM
Cobalt	6.2	1.0	mg/Kg	1	3/23/2009 05:43 PM
Copper	12	2.0	mg/Kg	1	3/23/2009 05:43 PM
Lead	2.4	1.0	mg/Kg	1	3/23/2009 05:43 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Nickel	9.0	1.0	mg/Kg	1	3/23/2009 05:43 PM
Selenium	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:43 PM
Vanadium	33	1.0	mg/Kg	1	3/23/2009 05:43 PM
Zinc	41	1.0	mg/Kg	1	3/23/2009 05:43 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	0.12	0.10	mg/Kg	1	3/23/2009 05:17 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/18/2009 11:53 AM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-010

Client Sample ID: B6-15
Collection Date: 3/16/2009 12:35:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg
1,2-Dichlorobenzene	ND	5.0	µg/Kg
1,2-Dichloroethane	ND	5.0	µg/Kg
1,2-Dichloropropane	ND	5.0	µg/Kg
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg
1,3-Dichlorobenzene	ND	5.0	µg/Kg
1,3-Dichloropropane	ND	5.0	µg/Kg
1,4-Dichlorobenzene	ND	5.0	µg/Kg
2,2-Dichloropropane	ND	5.0	µg/Kg
2-Chlorotoluene	ND	5.0	µg/Kg
4-Chlorotoluene	ND	5.0	µg/Kg
4-Isopropyltoluene	ND	5.0	µg/Kg
Benzene	ND	5.0	µg/Kg
Bromobenzene	ND	5.0	µg/Kg
Bromodichloromethane	ND	5.0	µg/Kg
Bromoform	ND	5.0	µg/Kg
Bromomethane	ND	5.0	µg/Kg
Carbon tetrachloride	ND	5.0	µg/Kg
Chlorobenzene	ND	5.0	µg/Kg
Chloroethane	ND	5.0	µg/Kg
Chloroform	ND	5.0	µg/Kg
Chloromethane	ND	5.0	µg/Kg
cis-1,2-Dichloroethene	ND	5.0	µg/Kg
cis-1,3-Dichloropropene	ND	5.0	µg/Kg
Dibromochloromethane	ND	5.0	µg/Kg
Dibromomethane	ND	5.0	µg/Kg
Dichlorodifluoromethane	ND	5.0	µg/Kg
Ethylbenzene	ND	5.0	µg/Kg
Hexachlorobutadiene	ND	5.0	µg/Kg
Isopropylbenzene	ND	5.0	µg/Kg
m,p-Xylene	ND	10	µg/Kg
Methylene chloride	ND	5.0	µg/Kg
n-Butylbenzene	ND	5.0	µg/Kg
n-Propylbenzene	ND	5.0	µg/Kg
Naphthalene	ND	5.0	µg/Kg
o-Xylene	ND	5.0	µg/Kg

Qualifiers: B Analyte detected in the associated Method Blank
H Holding times for preparation or analysis exceeded
S Spike/Surrogate outside of limits due to matrix interference
DO Surrogate Diluted Out
E Value above quantitation range
ND Not Detected at the Reporting Limit
Results are wet unless otherwise specified



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-010

Client Sample ID: B6-15
Collection Date: 3/16/2009 12:35:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Styrene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Toluene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Trichloroethene	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Vinyl chloride	ND	5.0	µg/Kg	1	3/18/2009 11:53 AM
Surr: 1,2-Dichloroethane-d4	94.8	70-130	%REC	1	3/18/2009 11:53 AM
Surr: 4-Bromofluorobenzene	97.7	70-130	%REC	1	3/18/2009 11:53 AM
Surr: Dibromofluoromethane	108	70-130	%REC	1	3/18/2009 11:53 AM
Surr: Toluene-d8	106	70-130	%REC	1	3/18/2009 11:53 AM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 02:54 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:54 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:54 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 02:54 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:54 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 02:54 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-010

Client Sample ID: B6-15
Collection Date: 3/16/2009 12:35:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 02:54 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 02:54 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 02:54 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 02:54 PM		
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Anthracene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 02:54 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 02:54 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 02:54 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Chrysene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Fluorene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 02:54 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 02:54 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 02:54 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 02:54 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-010

Client Sample ID: B6-15
Collection Date: 3/16/2009 12:35:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 02:54 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 02:54 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 02:54 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 02:54 PM
Surr: 1,2-Dichlorobenzene-d4	76.9	49-103		%REC	1	3/20/2009 02:54 PM
Surr: 2,4,6-Tribromophenol	109	47-129		%REC	1	3/20/2009 02:54 PM
Surr: 2-Chlorophenol-d4	83.3	54-109		%REC	1	3/20/2009 02:54 PM
Surr: 2-Fluorobiphenyl	95.7	59-108		%REC	1	3/20/2009 02:54 PM
Surr: 2-Fluorophenol	81.6	50-111		%REC	1	3/20/2009 02:54 PM
Surr: 4-Terphenyl-d14	107	58-135		%REC	1	3/20/2009 02:54 PM
Surr: Nitrobenzene-d5	83.9	54-115		%REC	1	3/20/2009 02:54 PM
Surr: Phenol-d5	87.4	58-112		%REC	1	3/20/2009 02:54 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-011

Client Sample ID: B5-5
Collection Date: 3/16/2009 1:08:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:46 PM
Arsenic	1.7	1.0	mg/Kg	1	3/23/2009 05:46 PM
Barium	150	1.0	mg/Kg	1	3/23/2009 05:46 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:46 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:46 PM
Chromium	21	1.0	mg/Kg	1	3/23/2009 05:46 PM
Cobalt	11	1.0	mg/Kg	1	3/23/2009 05:46 PM
Copper	14	2.0	mg/Kg	1	3/23/2009 05:46 PM
Lead	3.8	1.0	mg/Kg	1	3/23/2009 05:46 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:46 PM
Nickel	15	1.0	mg/Kg	1	3/23/2009 05:46 PM
Selenium	1.6	1.0	mg/Kg	1	3/23/2009 05:46 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:46 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:46 PM
Vanadium	50	1.0	mg/Kg	1	3/23/2009 05:46 PM
Zinc	52	1.0	mg/Kg	1	3/23/2009 05:46 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:19 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/18/2009 12:11 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-011

Client Sample ID: B5-5
Collection Date: 3/16/2009 1:08:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID:	MS5_090318A	QC Batch:	T09VS075	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Benzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Bromoform	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Bromomethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Chloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Chloroform	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Chloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
m,p-Xylene	ND	10	µg/Kg	1	3/18/2009 12:11 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Naphthalene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
o-Xylene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-011

Client Sample ID: B5-5
Collection Date: 3/16/2009 1:08:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Styrene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Toluene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/18/2009 12:11 PM
Surr: 1,2-Dichloroethane-d4	97.2	70-130	%REC	1	3/18/2009 12:11 PM
Surr: 4-Bromofluorobenzene	98.8	70-130	%REC	1	3/18/2009 12:11 PM
Surr: Dibromofluoromethane	110	70-130	%REC	1	3/18/2009 12:11 PM
Surr: Toluene-d8	106	70-130	%REC	1	3/18/2009 12:11 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 04:44 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 04:44 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:44 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 04:44 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:44 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 04:44 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-011

Client Sample ID: B5-5
Collection Date: 3/16/2009 1:08:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 04:44 PM	
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 04:44 PM	
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 04:44 PM	
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 04:44 PM	
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Anthracene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 04:44 PM	
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 04:44 PM	
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 04:44 PM	
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Chrysene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Fluorene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 04:44 PM	
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 04:44 PM	
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 04:44 PM	
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 04:44 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-011

Client Sample ID: B5-5
Collection Date: 3/16/2009 1:08:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 04:44 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 04:44 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 04:44 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 04:44 PM
Surr: 1,2-Dichlorobenzene-d4	79.9	49-103		%REC	1	3/20/2009 04:44 PM
Surr: 2,4,6-Tribromophenol	112	47-129		%REC	1	3/20/2009 04:44 PM
Surr: 2-Chlorophenol-d4	89.5	54-109		%REC	1	3/20/2009 04:44 PM
Surr: 2-Fluorobiphenyl	102	59-108		%REC	1	3/20/2009 04:44 PM
Surr: 2-Fluorophenol	86.2	50-111		%REC	1	3/20/2009 04:44 PM
Surr: 4-Terphenyl-d14	113	58-135		%REC	1	3/20/2009 04:44 PM
Surr: Nitrobenzene-d5	88.8	54-115		%REC	1	3/20/2009 04:44 PM
Surr: Phenol-d5	93.0	58-112		%REC	1	3/20/2009 04:44 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-012

Client Sample ID: B5-15
Collection Date: 3/16/2009 1:50:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:49 PM
Arsenic	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Barium	99	1.0	mg/Kg	1	3/23/2009 05:49 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Chromium	15	1.0	mg/Kg	1	3/23/2009 05:49 PM
Cobalt	7.3	1.0	mg/Kg	1	3/23/2009 05:49 PM
Copper	14	2.0	mg/Kg	1	3/23/2009 05:49 PM
Lead	2.3	1.0	mg/Kg	1	3/23/2009 05:49 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Nickel	9.8	1.0	mg/Kg	1	3/23/2009 05:49 PM
Selenium	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:49 PM
Vanadium	41	1.0	mg/Kg	1	3/23/2009 05:49 PM
Zinc	49	1.0	mg/Kg	1	3/23/2009 05:49 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:21 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/18/2009 12:29 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-012

Client Sample ID: B5-15
Collection Date: 3/16/2009 1:50:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Benzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Bromoform	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Bromomethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Chloroethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Chloroform	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Chloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
m,p-Xylene	ND	10	µg/Kg	1	3/18/2009 12:29 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Naphthalene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
o-Xylene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-012

Client Sample ID: B5-15
Collection Date: 3/16/2009 1:50:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID:	MS5_090318A	QC Batch:	T09VS075	PrepDate:	Analyst: HH
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Styrene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Toluene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/18/2009 12:29 PM
Surr: 1,2-Dichloroethane-d4	99.7	70-130	%REC	1	3/18/2009 12:29 PM
Surr: 4-Bromofluorobenzene	99.4	70-130	%REC	1	3/18/2009 12:29 PM
Surr: Dibromofluoromethane	109	70-130	%REC	1	3/18/2009 12:29 PM
Surr: Toluene-d8	111	70-130	%REC	1	3/18/2009 12:29 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Lab ID: 104519-012

Client Sample ID: B5-15
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Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Anthracene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 05:11 PM	
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Chrysene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Fluorene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:11 PM	
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 05:11 PM	
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 05:11 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Matrix: SOIL

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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 05:11 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 05:11 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 05:11 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 05:11 PM
Surr: 1,2-Dichlorobenzene-d4	87.7	49-103		%REC	1	3/20/2009 05:11 PM
Surr: 2,4,6-Tribromophenol	121	47-129		%REC	1	3/20/2009 05:11 PM
Surr: 2-Chlorophenol-d4	96.4	54-109		%REC	1	3/20/2009 05:11 PM
Surr: 2-Fluorobiphenyl	109	59-108	S	%REC	1	3/20/2009 05:11 PM
Surr: 2-Fluorophenol	93.8	50-111		%REC	1	3/20/2009 05:11 PM
Surr: 4-Terphenyl-d14	122	58-135		%REC	1	3/20/2009 05:11 PM
Surr: Nitrobenzene-d5	96.7	54-115		%REC	1	3/20/2009 05:11 PM
Surr: Phenol-d5	99.7	58-112		%REC	1	3/20/2009 05:11 PM

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Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-013

Client Sample ID: B2-5
Collection Date: 3/16/2009 2:20:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:51 PM
Arsenic	2.0	1.0	mg/Kg	1	3/23/2009 05:51 PM
Barium	130	1.0	mg/Kg	1	3/23/2009 05:51 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:51 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:51 PM
Chromium	21	1.0	mg/Kg	1	3/23/2009 05:51 PM
Cobalt	9.4	1.0	mg/Kg	1	3/23/2009 05:51 PM
Copper	15	2.0	mg/Kg	1	3/23/2009 05:51 PM
Lead	13	1.0	mg/Kg	1	3/23/2009 05:51 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:51 PM
Nickel	14	1.0	mg/Kg	1	3/23/2009 05:51 PM
Selenium	1.3	1.0	mg/Kg	1	3/23/2009 05:51 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:51 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:51 PM
Vanadium	46	1.0	mg/Kg	1	3/23/2009 05:51 PM
Zinc	59	1.0	mg/Kg	1	3/23/2009 05:51 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 05:23 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1,1-Trichloroethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1,2,2-Tetrachloroethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1,2-Trichloroethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1-Dichloroethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1-Dichloroethene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,1-Dichloropropene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,2,3-Trichlorobenzene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,2,3-Trichloropropane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,2,4-Trichlorobenzene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
1,2,4-Trimethylbenzene	140000	2500	µg/Kg	500	3/18/2009 01:42 PM
1,2-Dibromo-3-chloropropane	ND	5000	µg/Kg	500	3/18/2009 01:42 PM

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Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-013

Client Sample ID: B2-5
Collection Date: 3/16/2009 2:20:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	2500	µg/Kg
1,2-Dichlorobenzene	ND	2500	µg/Kg
1,2-Dichloroethane	ND	2500	µg/Kg
1,2-Dichloropropane	ND	2500	µg/Kg
1,3,5-Trimethylbenzene	51000	2500	µg/Kg
1,3-Dichlorobenzene	ND	2500	µg/Kg
1,3-Dichloropropane	ND	2500	µg/Kg
1,4-Dichlorobenzene	ND	2500	µg/Kg
2,2-Dichloropropane	ND	2500	µg/Kg
2-Chlorotoluene	ND	2500	µg/Kg
4-Chlorotoluene	ND	2500	µg/Kg
4-Isopropyltoluene	ND	2500	µg/Kg
Benzene	8000	2500	µg/Kg
Bromobenzene	ND	2500	µg/Kg
Bromodichloromethane	ND	2500	µg/Kg
Bromoform	ND	2500	µg/Kg
Bromomethane	ND	2500	µg/Kg
Carbon tetrachloride	ND	2500	µg/Kg
Chlorobenzene	ND	2500	µg/Kg
Chloroethane	ND	2500	µg/Kg
Chloroform	ND	2500	µg/Kg
Chloromethane	ND	2500	µg/Kg
cis-1,2-Dichloroethene	ND	2500	µg/Kg
cis-1,3-Dichloropropene	ND	2500	µg/Kg
Dibromochloromethane	ND	2500	µg/Kg
Dibromomethane	ND	2500	µg/Kg
Dichlorodifluoromethane	ND	2500	µg/Kg
Ethylbenzene	57000	2500	µg/Kg
Hexachlorobutadiene	ND	2500	µg/Kg
Isopropylbenzene	6300	2500	µg/Kg
m,p-Xylene	240000	5000	µg/Kg
Methylene chloride	ND	2500	µg/Kg
n-Butylbenzene	ND	2500	µg/Kg
n-Propylbenzene	21000	2500	µg/Kg
Naphthalene	12000	2500	µg/Kg
o-Xylene	98000	2500	µg/Kg

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
sec-Butylbenzene	2700	2500	µg/Kg	500	3/18/2009 01:42 PM
Styrene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
tert-Butylbenzene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Tetrachloroethene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Toluene	110000	2500	µg/Kg	500	3/18/2009 01:42 PM
trans-1,2-Dichloroethene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Trichloroethene	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Trichlorofluoromethane	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Vinyl chloride	ND	2500	µg/Kg	500	3/18/2009 01:42 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	500	3/18/2009 01:42 PM
Surr: 4-Bromofluorobenzene	102	70-130	%REC	500	3/18/2009 01:42 PM
Surr: Dibromofluoromethane	108	70-130	%REC	500	3/18/2009 01:42 PM
Surr: Toluene-d8	111	70-130	%REC	500	3/18/2009 01:42 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 05:39 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 05:39 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2-Methylnaphthalene	4100	330	µg/Kg	1	3/20/2009 05:39 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 05:39 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 05:39 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 05:39 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 05:39 PM

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RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
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4-Chloro-3-methylphenol	ND	660		µg/Kg	1	3/20/2009 05:39 PM
4-Chloroaniline	ND	660		µg/Kg	1	3/20/2009 05:39 PM
4-Chlorophenyl-phenylether	ND	330		µg/Kg	1	3/20/2009 05:39 PM
4-Methylphenol	ND	330		µg/Kg	1	3/20/2009 05:39 PM
4-Nitroaniline	ND	1600		µg/Kg	1	3/20/2009 05:39 PM
4-Nitrophenol	ND	1600		µg/Kg	1	3/20/2009 05:39 PM
Acenaphthene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Acenaphthylene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Anthracene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzidine (M)	ND	1600		µg/Kg	1	3/20/2009 05:39 PM
Benzo(a)anthracene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzo(a)pyrene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzo(b)fluoranthene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzo(g,h,i)perylene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzo(k)fluoranthene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Benzoic acid	ND	1600		µg/Kg	1	3/20/2009 05:39 PM
Benzyl alcohol	ND	660		µg/Kg	1	3/20/2009 05:39 PM
Bis(2-chloroethoxy)methane	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Bis(2-chloroethyl)ether	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Bis(2-chloroisopropyl)ether	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Bis(2-ethylhexyl)phthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Butylbenzylphthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Chrysene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Di-n-butylphthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Di-n-octylphthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Dibenz(a,h)anthracene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Dibenzofuran	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Diethylphthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Dimethylphthalate	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Fluoranthene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Fluorene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Hexachlorobenzene	ND	330		µg/Kg	1	3/20/2009 05:39 PM
Hexachlorobutadiene	ND	660		µg/Kg	1	3/20/2009 05:39 PM
Hexachlorocyclopentadiene	ND	660		µg/Kg	1	3/20/2009 05:39 PM
Hexachloroethane	ND	330		µg/Kg	1	3/20/2009 05:39 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-013

Client Sample ID: B2-5
Collection Date: 3/16/2009 2:20:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Isophorone	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
N-Nitrosodi-n-propylamine	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
N-Nitrosodiphenylamine	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Naphthalene	5000	820	µg/Kg	2.5	3/20/2009 03:49 PM	
Nitrobenzene	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Pentachlorophenol	ND	1600	µg/Kg	1	3/20/2009 05:39 PM	
Phenanthrene	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Phenol	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Pyrene	ND	330	µg/Kg	1	3/20/2009 05:39 PM	
Surr: 1,2-Dichlorobenzene-d4	86.3	49-103	%REC	1	3/20/2009 05:39 PM	
Surr: 1,2-Dichlorobenzene-d4	83.6	49-103	%REC	2.5	3/20/2009 03:49 PM	
Surr: 2,4,6-Tribromophenol	109	47-129	%REC	2.5	3/20/2009 03:49 PM	
Surr: 2,4,6-Tribromophenol	121	47-129	%REC	1	3/20/2009 05:39 PM	
Surr: 2-Chlorophenol-d4	91.3	54-109	%REC	1	3/20/2009 05:39 PM	
Surr: 2-Chlorophenol-d4	89.4	54-109	%REC	2.5	3/20/2009 03:49 PM	
Surr: 2-Fluorobiphenyl	105	59-108	%REC	2.5	3/20/2009 03:49 PM	
Surr: 2-Fluorobiphenyl	107	59-108	%REC	1	3/20/2009 05:39 PM	
Surr: 2-Fluorophenol	89.4	50-111	%REC	2.5	3/20/2009 03:49 PM	
Surr: 2-Fluorophenol	92.3	50-111	%REC	1	3/20/2009 05:39 PM	
Surr: 4-Terphenyl-d14	107	58-135	%REC	2.5	3/20/2009 03:49 PM	
Surr: 4-Terphenyl-d14	123	58-135	%REC	1	3/20/2009 05:39 PM	
Surr: Nitrobenzene-d5	89.9	54-115	%REC	2.5	3/20/2009 03:49 PM	
Surr: Nitrobenzene-d5	87.7	54-115	%REC	1	3/20/2009 05:39 PM	
Surr: Phenol-d5	98.3	58-112	%REC	2.5	3/20/2009 03:49 PM	
Surr: Phenol-d5	88.8	58-112	%REC	1	3/20/2009 05:39 PM	

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-014

Client Sample ID: B2-15
Collection Date: 3/16/2009 3:05:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323F	QC Batch: 54050	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/23/2009 05:54 PM
Arsenic	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Barium	120	1.0	mg/Kg	1	3/23/2009 05:54 PM
Beryllium	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Cadmium	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Chromium	17	1.0	mg/Kg	1	3/23/2009 05:54 PM
Cobalt	8.6	1.0	mg/Kg	1	3/23/2009 05:54 PM
Copper	17	2.0	mg/Kg	1	3/23/2009 05:54 PM
Lead	3.1	1.0	mg/Kg	1	3/23/2009 05:54 PM
Molybdenum	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Nickel	12	1.0	mg/Kg	1	3/23/2009 05:54 PM
Selenium	1.0	1.0	mg/Kg	1	3/23/2009 05:54 PM
Silver	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Thallium	ND	1.0	mg/Kg	1	3/23/2009 05:54 PM
Vanadium	47	1.0	mg/Kg	1	3/23/2009 05:54 PM
Zinc	56	1.0	mg/Kg	1	3/23/2009 05:54 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA5_090323E	QC Batch: 54048	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/23/2009 04:30 PM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1,1-Trichloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1,2,2-Tetrachloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1,2-Trichloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1-Dichloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1-Dichloroethene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,1-Dichloropropene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2,3-Trichlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2,3-Trichloropropane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2,4-Trichlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2,4-Trimethylbenzene	1500	25	µg/Kg	5	3/18/2009 02:56 PM
1,2-Dibromo-3-chloropropane	ND	50	µg/Kg	5	3/18/2009 02:56 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-014

Client Sample ID: B2-15
Collection Date: 3/16/2009 3:05:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
1,2-Dibromoethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2-Dichlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2-Dichloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,2-Dichloropropane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,3,5-Trimethylbenzene	500	25	µg/Kg	5	3/18/2009 02:56 PM
1,3-Dichlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,3-Dichloropropane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
1,4-Dichlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
2,2-Dichloropropane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
2-Chlorotoluene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
4-Chlorotoluene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
4-Isopropyltoluene	140	25	µg/Kg	5	3/18/2009 02:56 PM
Benzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Bromobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Bromodichloromethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Bromoform	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Bromomethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Carbon tetrachloride	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Chlorobenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Chloroethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Chloroform	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Chloromethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
cis-1,2-Dichloroethene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
cis-1,3-Dichloropropene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Dibromochloromethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Dibromomethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Dichlorodifluoromethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Ethylbenzene	110	25	µg/Kg	5	3/18/2009 02:56 PM
Hexachlorobutadiene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Isopropylbenzene	58	25	µg/Kg	5	3/18/2009 02:56 PM
m,p-Xylene	600	50	µg/Kg	5	3/18/2009 02:56 PM
Methylene chloride	ND	25	µg/Kg	5	3/18/2009 02:56 PM
n-Butylbenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
n-Propylbenzene	150	25	µg/Kg	5	3/18/2009 02:56 PM
Naphthalene	390	25	µg/Kg	5	3/18/2009 02:56 PM
o-Xylene	310	25	µg/Kg	5	3/18/2009 02:56 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
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S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-014

Client Sample ID: B2-15
Collection Date: 3/16/2009 3:05:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090318A	QC Batch: T09VS075	PrepDate:	Analyst: HH		
sec-Butylbenzene	66	25	µg/Kg	5	3/18/2009 02:56 PM
Styrene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
tert-Butylbenzene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Tetrachloroethene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Toluene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
trans-1,2-Dichloroethene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Trichloroethene	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Trichlorofluoromethane	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Vinyl chloride	ND	25	µg/Kg	5	3/18/2009 02:56 PM
Surr: 1,2-Dichloroethane-d4	90.1	70-130	%REC	5	3/18/2009 02:56 PM
Surr: 4-Bromofluorobenzene	126	70-130	%REC	5	3/18/2009 02:56 PM
Surr: Dibromofluoromethane	104	70-130	%REC	5	3/18/2009 02:56 PM
Surr: Toluene-d8	112	70-130	%REC	5	3/18/2009 02:56 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090319A	QC Batch: 53989	PrepDate: 3/19/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 03:22 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 03:22 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 03:22 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 03:22 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 03:22 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 03:22 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-014

Client Sample ID: B2-15
Collection Date: 3/16/2009 3:05:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090319A	QC Batch:	53989	PrepDate:	3/19/2009	Analyst: DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 03:22 PM	
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 03:22 PM	
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 03:22 PM	
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 03:22 PM	
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Anthracene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzidine (M)	ND	1600	µg/Kg	1	3/20/2009 03:22 PM	
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 03:22 PM	
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 03:22 PM	
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Chrysene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Fluorene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 03:22 PM	
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 03:22 PM	
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 03:22 PM	
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 03:22 PM	

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 25-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104519
Project: CRALA 110 S. Boyle, 207511002
Lab ID: 104519-014

Client Sample ID: B2-15
Collection Date: 3/16/2009 3:05:00 PM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS 13_090319A	QC Batch: 53989			PrepDate: 3/19/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 03:22 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 03:22 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 03:22 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 03:22 PM
Surr: 1,2-Dichlorobenzene-d4	84.2	49-103		%REC	1	3/20/2009 03:22 PM
Surr: 2,4,6-Tribromophenol	122	47-129		%REC	1	3/20/2009 03:22 PM
Surr: 2-Chlorophenol-d4	89.4	54-109		%REC	1	3/20/2009 03:22 PM
Surr: 2-Fluorobiphenyl	102	59-108		%REC	1	3/20/2009 03:22 PM
Surr: 2-Fluorophenol	87.3	50-111		%REC	1	3/20/2009 03:22 PM
Surr: 4-Terphenyl-d14	117	58-135		%REC	1	3/20/2009 03:22 PM
Surr: Nitrobenzene-d5	89.4	54-115		%REC	1	3/20/2009 03:22 PM
Surr: Phenol-d5	93.7	58-112		%REC	1	3/20/2009 03:22 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

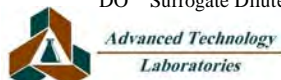
ANALYTICAL QC SUMMARY REPORT**TestCode: 6010_S**

Sample ID: MB-54050		SampType: MBLK		TestCode: 6010_S		Units: mg/Kg		Prep Date: 3/23/2009		RunNo: 107314		
Client ID: PBS		Batch ID: 54050		TestNo: EPA 6010B		EPA 3050B		Analysis Date: 3/23/2009		SeqNo: 1680741		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony		ND	2.0									
Arsenic		ND	1.0									
Barium		ND	1.0									
Beryllium		ND	1.0									
Cadmium		0.008	1.0									
Chromium		ND	1.0									
Cobalt		ND	1.0									
Copper		ND	2.0									
Lead		ND	1.0									
Molybdenum		ND	1.0									
Nickel		ND	1.0									
Selenium		ND	1.0									
Silver		ND	1.0									
Thallium		ND	1.0									
Vanadium		ND	1.0									
Zinc		ND	1.0									

Sample ID: LCS-54050		SampType: LCS	TestCode: 6010_S		Units: mg/Kg	Prep Date: 3/23/2009			RunNo: 107314		
Client ID: LCSS	Batch ID: 54050		TestNo: EPA 6010B		EPA 3050B	Analysis Date: 3/23/2009			SeqNo: 1680742		
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	53.054	2.0	50.00	0	106	80	120				
Arsenic	53.207	1.0	50.00	0	106	80	120				
Barium	53.022	1.0	50.00	0	106	80	120				
Beryllium	51.543	1.0	50.00	0	103	80	120				
Cadmium	52.637	1.0	50.00	0.008329	105	80	120				
Chromium	48.527	1.0	50.00	0	97.1	80	120				
Cobalt	53.345	1.0	50.00	0	107	80	120				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out	Calculations are based on raw values			



CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

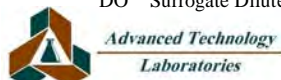
TestCode: 6010_S

Sample ID: LCS-54050		SampType: LCS	TestCode: 6010_S		Units: mg/Kg	Prep Date: 3/23/2009			RunNo: 107314		
Client ID: LCSS	Batch ID: 54050		TestNo: EPA 6010B		EPA 3050B	Analysis Date: 3/23/2009			SeqNo: 1680742		
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Copper	50.658	2.0	50.00	0	101	80	120				
Lead	52.130	1.0	50.00	0	104	80	120				
Molybdenum	53.347	1.0	50.00	0	107	80	120				
Nickel	51.279	1.0	50.00	0	103	80	120				
Selenium	51.490	1.0	50.00	0	103	80	120				
Silver	49.154	1.0	50.00	0	98.3	80	120				
Thallium	47.338	1.0	50.00	0	94.7	80	120				
Vanadium	52.407	1.0	50.00	0	105	80	120				
Zinc	52.389	1.0	50.00	0	105	80	120				

Sample ID: 104519-014AMS		SampType: MS	TestCode: 6010_S		Units: mg/Kg	Prep Date: 3/23/2009			RunNo: 107314		
Client ID: B2-15	Batch ID: 54050		TestNo: EPA 6010B		EPA 3050B	Analysis Date: 3/23/2009			SeqNo: 1680757		
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	82.910	2.0	125.0	0.3164	66.1	25	106				
Arsenic	102.493	1.0	125.0	0.4405	81.6	42	113				
Barium	205.557	1.0	125.0	121.0	67.6	19	140				
Beryllium	99.038	1.0	125.0	0	79.2	50	109				
Cadmium	99.239	1.0	125.0	0.6205	78.9	48	106				
Chromium	109.764	1.0	125.0	17.38	73.9	44	116				
Cobalt	105.399	1.0	125.0	8.647	77.4	47	107				
Copper	122.557	2.0	125.0	16.87	84.6	49	124				
Lead	98.909	1.0	125.0	3.063	76.7	33	120				
Molybdenum	101.971	1.0	125.0	0	81.6	46	111				
Nickel	107.946	1.0	125.0	11.54	77.1	43	111				
Selenium	103.220	1.0	125.0	1.001	81.8	43	104				
Silver	104.920	1.0	125.0	0	83.9	53	114				
Thallium	89.432	1.0	125.0	0	71.5	41	107				
Vanadium	144.025	1.0	125.0	47.42	77.3	48	116				
Zinc	146.916	1.0	125.0	55.82	72.9	24	129				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
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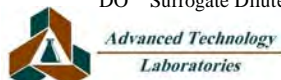
ANALYTICAL QC SUMMARY REPORT

TestCode: 6010_S

Sample ID: 104519-014AMSD		SampType: MSD	TestCode: 6010_S		Units: mg/Kg	Prep Date: 3/23/2009			RunNo: 107314		
Client ID: B2-15	Batch ID: 54050		TestNo: EPA 6010B		EPA 3050B	Analysis Date: 3/23/2009			SeqNo: 1680758		
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	78.173	2.0	125.0	0.3164	62.3	25	106	82.91	5.88	20	
Arsenic	99.724	1.0	125.0	0.4405	79.4	42	113	102.5	2.74	20	
Barium	208.486	1.0	125.0	121.0	70.0	19	140	205.6	1.41	20	
Beryllium	97.215	1.0	125.0	0	77.8	50	109	99.04	1.86	20	
Cadmium	97.089	1.0	125.0	0.6205	77.2	48	106	99.24	2.19	20	
Chromium	108.511	1.0	125.0	17.38	72.9	44	116	109.8	1.15	20	
Cobalt	105.389	1.0	125.0	8.647	77.4	47	107	105.4	0.00982	20	
Copper	122.149	2.0	125.0	16.87	84.2	49	124	122.6	0.334	20	
Lead	94.565	1.0	125.0	3.063	73.2	33	120	98.91	4.49	20	
Molybdenum	98.287	1.0	125.0	0	78.6	46	111	102.0	3.68	20	
Nickel	107.843	1.0	125.0	11.54	77.0	43	111	107.9	0.0954	20	
Selenium	99.820	1.0	125.0	1.001	79.1	43	104	103.2	3.35	20	
Silver	103.336	1.0	125.0	0	82.7	53	114	104.9	1.52	20	
Thallium	86.234	1.0	125.0	0	69.0	41	107	89.43	3.64	20	
Vanadium	143.815	1.0	125.0	47.42	77.1	48	116	144.0	0.146	20	
Zinc	149.988	1.0	125.0	55.82	75.3	24	129	146.9	2.07	20	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out		Calculations are based on raw values		



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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

TestCode: 7471_S

Sample ID: MB-54048	SampType: MBLK	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107288						
Client ID: PBS	Batch ID: 54048	TestNo: EPA 7471A		Analysis Date: 3/23/2009	SeqNo: 1680350						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	ND	0.10									

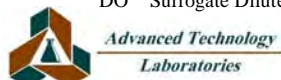
Sample ID: LCS-54048	SampType: LCS	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107288						
Client ID: LCSS	Batch ID: 54048	TestNo: EPA 7471A		Analysis Date: 3/23/2009	SeqNo: 1680352						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.740	0.10	0.8300	0	89.1	80	120				

Sample ID: 104519-014A-MS	SampType: MS	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107288						
Client ID: B2-15	Batch ID: 54048	TestNo: EPA 7471A		Analysis Date: 3/23/2009	SeqNo: 1680353						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.845	0.10	0.8300	0.05119	95.6	70	130				

Sample ID: 104519-014A-MSD	SampType: MSD	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107288						
Client ID: B2-15	Batch ID: 54048	TestNo: EPA 7471A		Analysis Date: 3/23/2009	SeqNo: 1680354						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	0.943	0.10	0.8300	0.05119	107	70	130	0.8448	11.0	20	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out		Calculations are based on raw values		



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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

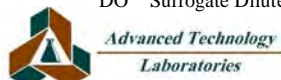
Sample ID: T090317LC1	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:					RunNo: 107020		
Client ID: ZZZZZZ	Batch ID: T09VS074	TestNo: EPA 8260B		Analysis Date: 3/17/2009					SeqNo: 1675818		
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	52.380	5.0	50.00	0	105	70	130	52.15	0.440	20	
Benzene	102.120	5.0	100.0	0	102	70	130	100.5	1.58	20	
Chlorobenzene	50.060	5.0	50.00	0	100	70	130	52.21	4.20	20	
Toluene	103.930	5.0	100.0	0	104	70	130	101.9	1.94	20	
Trichloroethene	50.000	5.0	50.00	0	100	70	130	50.21	0.419	20	
Surr: 1,2-Dichloroethane-d4	45.720		50.00		91.4	70	130		0	20	
Surr: 4-Bromofluorobenzene	51.190		50.00		102	70	130		0	20	
Surr: Dibromofluoromethane	51.600		50.00		103	70	130		0	20	
Surr: Toluene-d8	54.450		50.00		109	70	130		0	20	

Sample ID: T090317MB2MS	SampType: MS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107020						
Client ID: ZZZZZZ	Batch ID: T09VS074	TestNo: EPA 8260B	Analysis Date: 3/17/2009	SeqNo: 1675819							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	52.150	5.0	50.00	0	104	70	130				
Benzene	100.520	5.0	100.0	0	101	70	130				
Chlorobenzene	52.210	5.0	50.00	0	104	70	130				
Toluene	101.930	5.0	100.0	0	102	70	130				
Trichloroethene	50.210	5.0	50.00	0	100	70	130				
Surr: 1,2-Dichloroethane-d4	42.580		50.00		85.2	70	130				
Surr: 4-Bromofluorobenzene	49.150		50.00		98.3	70	130				
Surr: Dibromofluoromethane	48.330		50.00		96.7	70	130				
Surr: Toluene-d8	51.620		50.00		103	70	130				

Sample ID: T090317MB2MSD	SampType: LCS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107020						
Client ID: LCSS	Batch ID: T09VS074	TestNo: EPA 8260B		Analysis Date: 3/17/2009	SeqNo: 1675820						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	51.400	5.0	50.00	0	103	70	130				
Benzene	100.440	5.0	100.0	0	100	70	130				

Qualifiers:

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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

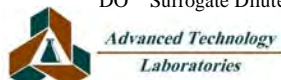
TestCode: 8260_S

Sample ID: T090317MB2MSD	SampType: LCS	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107020			
Client ID: LCSS	Batch ID: T09VS074	TestNo: EPA 8260B		Analysis Date: 3/17/2009				SeqNo: 1675820			
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chlorobenzene	52.850	5.0	50.00	0	106	70	130				
MTBE	50.400	5.0	50.00	0	101	70	130				
Toluene	102.390	5.0	100.0	0	102	70	130				
Trichloroethene	50.540	5.0	50.00	0	101	70	130				
Surr: 1,2-Dichloroethane-d4	42.520		50.00		85.0	70	130				
Surr: 4-Bromofluorobenzene	50.330		50.00		101	70	130				
Surr: Dibromofluoromethane	49.580		50.00		99.2	70	130				
Surr: Toluene-d8	52.380		50.00		105	70	130				

Sample ID: T090317MB2		SampType: MBLK		TestCode: 8260_S		Units: µg/Kg		Prep Date:		RunNo: 107020		
Client ID: PBS		Batch ID: T09VS074		TestNo: EPA 8260B				Analysis Date: 3/17/2009		SeqNo: 1675821		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane		ND	5.0									
1,1,1-Trichloroethane		ND	5.0									
1,1,2,2-Tetrachloroethane		ND	5.0									
1,1,2-Trichloroethane		ND	5.0									
1,1-Dichloroethane		ND	5.0									
1,1-Dichloroethene		ND	5.0									
1,1-Dichloropropene		ND	5.0									
1,2,3-Trichlorobenzene		ND	5.0									
1,2,3-Trichloropropane		ND	5.0									
1,2,4-Trichlorobenzene		ND	5.0									
1,2,4-Trimethylbenzene		ND	5.0									
1,2-Dibromo-3-chloropropane		ND	10									
1,2-Dibromoethane		ND	5.0									
1,2-Dichlorobenzene		ND	5.0									
1,2-Dichloroethane		ND	5.0									
1,2-Dichloropropane		ND	5.0									
1,3,5-Trimethylbenzene		ND	5.0									

Qualifiers:

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Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

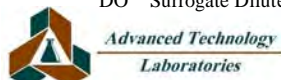
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090317MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107020						
Client ID: PBS	Batch ID: T09VS074	TestNo: EPA 8260B	Analysis Date: 3/17/2009	SeqNo: 1675821							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,3-Dichlorobenzene	ND	5.0									
1,3-Dichloropropane	ND	5.0									
1,4-Dichlorobenzene	ND	5.0									
2,2-Dichloropropane	ND	5.0									
2-Chlorotoluene	ND	5.0									
4-Chlorotoluene	ND	5.0									
4-Isopropyltoluene	ND	5.0									
Benzene	ND	5.0									
Bromobenzene	ND	5.0									
Bromodichloromethane	ND	5.0									
Bromoform	ND	5.0									
Bromomethane	ND	5.0									
Carbon tetrachloride	ND	5.0									
Chlorobenzene	ND	5.0									
Chloroethane	ND	5.0									
Chloroform	ND	5.0									
Chloromethane	ND	5.0									
cis-1,2-Dichloroethene	ND	5.0									
cis-1,3-Dichloropropene	ND	5.0									
Dibromochloromethane	ND	5.0									
Dibromomethane	ND	5.0									
Dichlorodifluoromethane	ND	5.0									
Ethylbenzene	ND	5.0									
Hexachlorobutadiene	ND	5.0									
Isopropylbenzene	ND	5.0									
m,p-Xylene	ND	10									
Methylene chloride	ND	5.0									
n-Butylbenzene	ND	5.0									
n-Propylbenzene	ND	5.0									
Naphthalene	ND	5.0									

Qualifiers:

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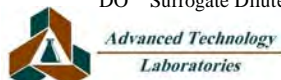
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090317MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107020			
Client ID: PBS	Batch ID: T09VS074	TestNo: EPA 8260B	Analysis Date: 3/17/2009				SeqNo: 1675821				
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene	ND	5.0									
sec-Butylbenzene	ND	5.0									
Styrene	ND	5.0									
tert-Butylbenzene	ND	5.0									
Tetrachloroethene	ND	5.0									
Toluene	ND	5.0									
trans-1,2-Dichloroethene	ND	5.0									
Trichloroethene	ND	5.0									
Trichlorofluoromethane	ND	5.0									
Vinyl chloride	ND	5.0									
Surr: 1,2-Dichloroethane-d4	43.290		50.00		86.6	70	130				
Surr: 4-Bromofluorobenzene	50.140		50.00		100	70	130				
Surr: Dibromofluoromethane	50.270		50.00		101	70	130				
Surr: Toluene-d8	53.530		50.00		107	70	130				

Qualifiers:

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ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

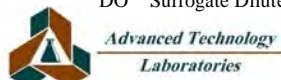
Sample ID: T090318LC1	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107129			
Client ID: ZZZZZZ	Batch ID: T09VS075	TestNo: EPA 8260B	Analysis Date: 3/18/2009				SeqNo: 1677532				
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	55.490	5.0	50.00	0	111	70	130				
Benzene	105.240	5.0	100.0	0	105	70	130				
Chlorobenzene	53.670	5.0	50.00	0	107	70	130				
Toluene	107.950	5.0	100.0	0	108	70	130				
Trichloroethene	52.200	5.0	50.00	0	104	70	130				
Surr: 1,2-Dichloroethane-d4	47.660		50.00		95.3	70	130				
Surr: 4-Bromofluorobenzene	50.660		50.00		101	70	130				
Surr: Dibromofluoromethane	52.840		50.00		106	70	130				
Surr: Toluene-d8	54.180		50.00		108	70	130				

Sample ID: T090318MB2MS	SampType: MS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107129						
Client ID: ZZZZZZ	Batch ID: T09VS075	TestNo: EPA 8260B	Analysis Date: 3/18/2009	SeqNo: 1677533							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	55.050	5.0	50.00	0	110	70	130				
Benzene	105.270	5.0	100.0	0	105	70	130				
Chlorobenzene	54.270	5.0	50.00	0	109	70	130				
Toluene	106.910	5.0	100.0	0	107	70	130				
Trichloroethene	52.170	5.0	50.00	0	104	70	130				
Surr: 1,2-Dichloroethane-d4	44.690		50.00		89.4	70	130				
Surr: 4-Bromofluorobenzene	49.620		50.00		99.2	70	130				
Surr: Dibromofluoromethane	50.100		50.00		100	70	130				
Surr: Toluene-d8	51.930		50.00		104	70	130				

Sample ID: T090318MB2MSD		SampType: LCS	TestCode: 8260_S		Units: µg/Kg		Prep Date:			RunNo: 107129		
Client ID: LCSS		Batch ID: T09VS075		TestNo: EPA 8260B		Analysis Date: 3/18/2009			SeqNo: 1677534			
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene		52.660	5.0	50.00	0	105	70	130	55.05	4.44	0	
Benzene		102.850	5.0	100.0	0	103	70	130	105.3	2.33	0	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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ANALYTICAL QC SUMMARY REPORT

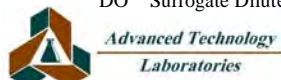
TestCode: 8260_S

Sample ID: T090318MB2MSD		SampType: LCS	TestCode: 8260_S		Units: µg/Kg	Prep Date:			RunNo: 107129		
Client ID: LCSS		Batch ID: T09VS075	TestNo: EPA 8260B		Analysis Date: 3/18/2009			SeqNo: 1677534			
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Chlorobenzene	52.420	5.0	50.00	0	105	70	130	54.27	3.47	0	
MTBE	52.100	5.0	50.00	0	104	70	130	51.38	1.39	0	
Toluene	104.230	5.0	100.0	0	104	70	130	106.9	2.54	0	
Trichloroethene	49.900	5.0	50.00	0	99.8	70	130	52.17	4.45	0	
Surr: 1,2-Dichloroethane-d4	45.660		50.00		91.3	70	130		0	0	
Surr: 4-Bromofluorobenzene	50.260		50.00		101	70	130		0	0	
Surr: Dibromofluoromethane	50.830		50.00		102	70	130		0	0	
Surr: Toluene-d8	53.800		50.00		108	70	130		0	0	

Sample ID: T090318MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107129						
Client ID: PBS	Batch ID: T09VS075	TestNo: EPA 8260B	Analysis Date: 3/18/2009	SeqNo: 1677535							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	5.0									
1,1,1-Trichloroethane	ND	5.0									
1,1,2,2-Tetrachloroethane	ND	5.0									
1,1,2-Trichloroethane	ND	5.0									
1,1-Dichloroethane	ND	5.0									
1,1-Dichloroethene	ND	5.0									
1,1-Dichloropropene	ND	5.0									
1,2,3-Trichlorobenzene	ND	5.0									
1,2,3-Trichloropropane	ND	5.0									
1,2,4-Trichlorobenzene	ND	5.0									
1,2,4-Trimethylbenzene	ND	5.0									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane	ND	5.0									
1,2-Dichlorobenzene	ND	5.0									
1,2-Dichloroethane	ND	5.0									
1,2-Dichloropropane	ND	5.0									
1,3,5-Trimethylbenzene	ND	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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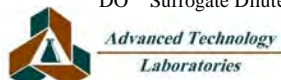
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090318MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107129						
Client ID: PBS	Batch ID: T09VS075	TestNo: EPA 8260B	Analysis Date: 3/18/2009	SeqNo: 1677535							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,3-Dichlorobenzene	ND	5.0									
1,3-Dichloropropane	ND	5.0									
1,4-Dichlorobenzene	ND	5.0									
2,2-Dichloropropane	ND	5.0									
2-Chlorotoluene	ND	5.0									
4-Chlorotoluene	ND	5.0									
4-Isopropyltoluene	ND	5.0									
Benzene	ND	5.0									
Bromobenzene	ND	5.0									
Bromodichloromethane	ND	5.0									
Bromoform	ND	5.0									
Bromomethane	ND	5.0									
Carbon tetrachloride	ND	5.0									
Chlorobenzene	ND	5.0									
Chloroethane	ND	5.0									
Chloroform	ND	5.0									
Chloromethane	ND	5.0									
cis-1,2-Dichloroethene	ND	5.0									
cis-1,3-Dichloropropene	ND	5.0									
Dibromochloromethane	ND	5.0									
Dibromomethane	ND	5.0									
Dichlorodifluoromethane	ND	5.0									
Ethylbenzene	ND	5.0									
Hexachlorobutadiene	ND	5.0									
Isopropylbenzene	ND	5.0									
m,p-Xylene	ND	10									
Methylene chloride	ND	5.0									
n-Butylbenzene	ND	5.0									
n-Propylbenzene	ND	5.0									
Naphthalene	ND	5.0									

Qualifiers:

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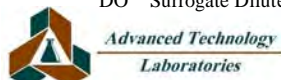
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090318MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107129			
Client ID: PBS	Batch ID: T09VS075	TestNo: EPA 8260B	Analysis Date: 3/18/2009				SeqNo: 1677535				
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene	ND	5.0									
sec-Butylbenzene	ND	5.0									
Styrene	ND	5.0									
tert-Butylbenzene	ND	5.0									
Tetrachloroethene	ND	5.0									
Toluene	ND	5.0									
trans-1,2-Dichloroethene	ND	5.0									
Trichloroethene	ND	5.0									
Trichlorofluoromethane	ND	5.0									
Vinyl chloride	ND	5.0									
Surr: 1,2-Dichloroethane-d4	49.050		50.00		98.1	70	130				
Surr: 4-Bromofluorobenzene	46.940		50.00		93.9	70	130				
Surr: Dibromofluoromethane	53.880		50.00		108	70	130				
Surr: Toluene-d8	54.340		50.00		109	70	130				

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

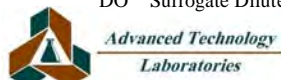
Sample ID: T090319LC2		SampType: LCS		TestCode: 8260_S		Units: µg/Kg		Prep Date:		RunNo: 107234		
Client ID: LCSS		Batch ID: T09VS076		TestNo: EPA 8260B				Analysis Date: 3/19/2009		SeqNo: 1679397		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene		49.790	5.0	50.00	0	99.6	70	130				
Benzene		88.860	5.0	100.0	0	88.9	70	130				
Chlorobenzene		47.350	5.0	50.00	0	94.7	70	130				
MTBE		47.590	5.0	50.00	0	95.2	70	130				
Toluene		91.600	5.0	100.0	0	91.6	70	130				
Trichloroethene		45.460	5.0	50.00	0	90.9	70	130				
Surr: 1,2-Dichloroethane-d4		42.860		50.00		85.7	70	130				
Surr: 4-Bromofluorobenzene		48.610		50.00		97.2	70	130				
Surr: Dibromofluoromethane		49.730		50.00		99.5	70	130				
Surr: Toluene-d8		50.880		50.00		102	70	130				

Sample ID: T090319MB2MS	SampType: MS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107234						
Client ID: ZZZZZZ	Batch ID: T09VS076	TestNo: EPA 8260B	Analysis Date: 3/19/2009	SeqNo: 1679398							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	51.820	5.0	50.00	0	104	70	130				
Benzene	102.540	5.0	100.0	0	103	70	130				
Chlorobenzene	52.460	5.0	50.00	0	105	70	130				
Toluene	104.980	5.0	100.0	0	105	70	130				
Trichloroethene	51.030	5.0	50.00	0	102	70	130				
Surr: 1,2-Dichloroethane-d4	44.530		50.00		89.1	70	130				
Surr: 4-Bromofluorobenzene	51.740		50.00		103	70	130				
Surr: Dibromofluoromethane	50.690		50.00		101	70	130				
Surr: Toluene-d8	54.990		50.00		110	70	130				

Sample ID: T090319MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107234						
Client ID: ZZZZZZ	Batch ID: T09VS076	TestNo: EPA 8260B		Analysis Date: 3/19/2009	SeqNo: 1679399						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	51.330	5.0	50.00	0	103	70	130	51.82	0.950	20	

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

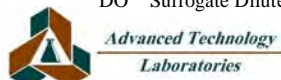
TestCode: 8260_S

Sample ID: T090319MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107234						
Client ID: ZZZZZZ	Batch ID: T09VS076	TestNo: EPA 8260B	Analysis Date: 3/19/2009	SeqNo: 1679399							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	102.480	5.0	100.0	0	102	70	130	102.5	0.0585	20	
Chlorobenzene	51.590	5.0	50.00	0	103	70	130	52.46	1.67	20	
Toluene	103.000	5.0	100.0	0	103	70	130	105.0	1.90	20	
Trichloroethene	50.040	5.0	50.00	0	100	70	130	51.03	1.96	20	
Surr: 1,2-Dichloroethane-d4	44.350		50.00		88.7	70	130		0	20	
Surr: 4-Bromofluorobenzene	51.240		50.00		102	70	130		0	20	
Surr: Dibromofluoromethane	52.140		50.00		104	70	130		0	20	
Surr: Toluene-d8	54.910		50.00		110	70	130		0	20	

Sample ID: T090319MB2		SampType: MBLK		TestCode: 8260_S		Units: µg/Kg		Prep Date:		RunNo: 107234		
Client ID: PBS		Batch ID: T09VS076		TestNo: EPA 8260B				Analysis Date: 3/19/2009		SeqNo: 1679400		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane		ND	5.0									
1,1,1-Trichloroethane		ND	5.0									
1,1,2,2-Tetrachloroethane		ND	5.0									
1,1,2-Trichloroethane		ND	5.0									
1,1-Dichloroethane		ND	5.0									
1,1-Dichloroethene		ND	5.0									
1,1-Dichloropropene		ND	5.0									
1,2,3-Trichlorobenzene		ND	5.0									
1,2,3-Trichloropropane		ND	5.0									
1,2,4-Trichlorobenzene		ND	5.0									
1,2,4-Trimethylbenzene		ND	5.0									
1,2-Dibromo-3-chloropropane		ND	10									
1,2-Dibromoethane		ND	5.0									
1,2-Dichlorobenzene		ND	5.0									
1,2-Dichloroethane		ND	5.0									
1,2-Dichloropropane		ND	5.0									
1,3,5-Trimethylbenzene		ND	5.0									

Qualifiers:

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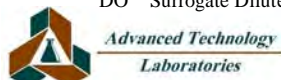
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090319MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107234						
Client ID: PBS	Batch ID: T09VS076	TestNo: EPA 8260B	Analysis Date: 3/19/2009	SeqNo: 1679400							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,3-Dichlorobenzene	ND	5.0									
1,3-Dichloropropane	ND	5.0									
1,4-Dichlorobenzene	ND	5.0									
2,2-Dichloropropane	ND	5.0									
2-Chlorotoluene	ND	5.0									
4-Chlorotoluene	ND	5.0									
4-Isopropyltoluene	ND	5.0									
Benzene	ND	5.0									
Bromobenzene	ND	5.0									
Bromodichloromethane	ND	5.0									
Bromoform	ND	5.0									
Bromomethane	ND	5.0									
Carbon tetrachloride	ND	5.0									
Chlorobenzene	ND	5.0									
Chloroethane	ND	5.0									
Chloroform	ND	5.0									
Chloromethane	ND	5.0									
cis-1,2-Dichloroethene	ND	5.0									
cis-1,3-Dichloropropene	ND	5.0									
Dibromochloromethane	ND	5.0									
Dibromomethane	ND	5.0									
Dichlorodifluoromethane	ND	5.0									
Ethylbenzene	ND	5.0									
Hexachlorobutadiene	ND	5.0									
Isopropylbenzene	ND	5.0									
m,p-Xylene	ND	10									
Methylene chloride	ND	5.0									
n-Butylbenzene	ND	5.0									
n-Propylbenzene	ND	5.0									
Naphthalene	ND	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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Project: CRALA 110 S. Boyle, 207511002

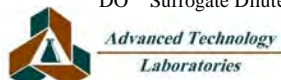
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090319MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107234			
Client ID: PBS	Batch ID: T09VS076	TestNo: EPA 8260B	Analysis Date: 3/19/2009				SeqNo: 1679400				
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene	ND	5.0									
sec-Butylbenzene	ND	5.0									
Styrene	ND	5.0									
tert-Butylbenzene	ND	5.0									
Tetrachloroethene	ND	5.0									
Toluene	ND	5.0									
trans-1,2-Dichloroethene	ND	5.0									
Trichloroethene	ND	5.0									
Trichlorofluoromethane	ND	5.0									
Vinyl chloride	ND	5.0									
Surr: 1,2-Dichloroethane-d4	45.950		50.00		91.9	70	130				
Surr: 4-Bromofluorobenzene	48.740		50.00		97.5	70	130				
Surr: Dibromofluoromethane	52.540		50.00		105	70	130				
Surr: Toluene-d8	53.290		50.00		107	70	130				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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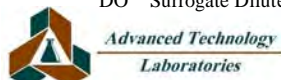
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-53989	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: PBS	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677459						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	ND	330									
1,2-Dichlorobenzene	ND	330									
1,3-Dichlorobenzene	ND	330									
1,4-Dichlorobenzene	ND	330									
2,4,5-Trichlorophenol	ND	330									
2,4,6-Trichlorophenol	ND	330									
2,4-Dichlorophenol	ND	1600									
2,4-Dimethylphenol	ND	330									
2,4-Dinitrophenol	ND	1600									
2,4-Dinitrotoluene	ND	330									
2,6-Dinitrotoluene	ND	330									
2-Chloronaphthalene	ND	330									
2-Chlorophenol	ND	330									
2-Methylnaphthalene	ND	330									
2-Methylphenol	ND	330									
2-Nitroaniline	ND	1600									
2-Nitrophenol	ND	330									
3,3'-Dichlorobenzidine	ND	660									
3-Nitroaniline	ND	1600									
4,6-Dinitro-2-methylphenol	ND	1600									
4-Bromophenyl-phenylether	ND	330									
4-Chloro-3-methylphenol	ND	660									
4-Chloroaniline	ND	660									
4-Chlorophenyl-phenylether	ND	330									
4-Methylphenol	ND	330									
4-Nitroaniline	ND	1600									
4-Nitrophenol	ND	1600									
Acenaphthene	ND	330									
Acenaphthylene	ND	330									
Anthracene	ND	330									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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Work Order: 104519
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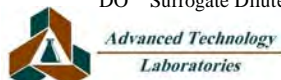
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-53989	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: PBS	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677459						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benidine (M)	ND	1600									
Benzo(a)anthracene	ND	330									
Benzo(a)pyrene	ND	330									
Benzo(b)fluoranthene	ND	330									
Benzo(g,h,i)perylene	ND	330									
Benzo(k)fluoranthene	ND	330									
Benzoic acid	ND	1600									
Benzyl alcohol	ND	660									
Bis(2-chloroethoxy)methane	ND	330									
Bis(2-chloroethyl)ether	ND	330									
Bis(2-chloroisopropyl)ether	ND	330									
Bis(2-ethylhexyl)phthalate	ND	330									
Butylbenzylphthalate	ND	330									
Chrysene	ND	330									
Di-n-butylphthalate	ND	330									
Di-n-octylphthalate	ND	330									
Dibenz(a,h)anthracene	ND	330									
Dibenzofuran	ND	330									
Diethylphthalate	ND	330									
Dimethylphthalate	ND	330									
Fluoranthene	ND	330									
Fluorene	ND	330									
Hexachlorobenzene	ND	330									
Hexachlorobutadiene	ND	660									
Hexachlorocyclopentadiene	ND	660									
Hexachloroethane	ND	330									
Indeno(1,2,3-cd)pyrene	ND	330									
Isophorone	ND	330									
N-Nitrosodi-n-propylamine	ND	330									
N-Nitrosodiphenylamine	ND	330									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out		Calculations are based on raw values		



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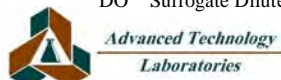
TestCode: 8270_S_FULL

Sample ID: MB-53989	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: PBS	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677459						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Naphthalene	ND	330									
Nitrobenzene	ND	330									
Pentachlorophenol	ND	1600									
Phenanthrene	ND	330									
Phenol	ND	330									
Pyrene	ND	330									
Surr: 1,2-Dichlorobenzene-d4	2720.000		3330		81.7	49	103				
Surr: 2,4,6-Tribromophenol	3390.333		3330		102	47	129				
Surr: 2-Chlorophenol-d4	2849.333		3330		85.6	54	109				
Surr: 2-Fluorobiphenyl	2917.667		3330		87.6	59	108				
Surr: 2-Fluorophenol	2787.667		3330		83.7	50	111				
Surr: 4-Terphenyl-d14	3400.667		3330		102	58	135				
Surr: Nitrobenzene-d5	2801.667		3330		84.1	54	115				
Surr: Phenol-d5	2940.000		3330		88.3	58	112				

Sample ID: LCS-53989	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: LCSS	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677460						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	2990.667	330	3330	0	89.8	61	107				
1,4-Dichlorobenzene	2753.333	330	3330	0	82.7	56	100				
2,4-Dinitrotoluene	3370.333	330	3330	0	101	72	130				
2-Chlorophenol	3117.333	330	3330	0	93.6	64	105				
4-Chloro-3-methylphenol	3571.333	660	3330	0	107	74	125				
4-Nitrophenol	3125.000	1600	3330	0	93.8	77	137				
Acenaphthene	3155.333	330	3330	0	94.8	63	117				
N-Nitrosodi-n-propylamine	2914.000	330	3330	0	87.5	71	121				
Pentachlorophenol	3197.667	1600	3330	0	96.0	69	125				
Phenol	3124.333	330	3330	0	93.8	67	111				
Pyrene	2991.333	330	3330	0	89.8	60	122				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out	Calculations are based on raw values			



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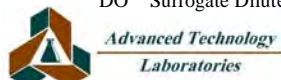
TestCode: 8270_S_FULL

Sample ID: LCS-53989	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: LCSS	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677460						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: 1,2-Dichlorobenzene-d4	2797.333		3330		84.0	49	103				
Surr: 2,4,6-Tribromophenol	3546.333		3330		106	47	129				
Surr: 2-Chlorophenol-d4	2944.667		3330		88.4	54	109				
Surr: 2-Fluorobiphenyl	3064.000		3330		92.0	59	108				
Surr: 2-Fluorophenol	2841.333		3330		85.3	50	111				
Surr: 4-Terphenyl-d14	3196.333		3330		96.0	58	135				
Surr: Nitrobenzene-d5	2877.333		3330		86.4	54	115				
Surr: Phenol-d5	3035.667		3330		91.2	58	112				

Sample ID: 104404-011AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: ZZZZZZ	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677461						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	2843.333	330	3330	0	85.4	60	105				
1,4-Dichlorobenzene	2647.000	330	3330	0	79.5	50	99				
2,4-Dinitrotoluene	3779.667	330	3330	0	114	70	130				
2-Chlorophenol	3058.667	330	3330	0	91.9	58	107				
4-Chloro-3-methylphenol	3632.667	660	3330	0	109	72	124				
4-Nitrophenol	3508.667	1600	3330	0	105	69	139				
Acenaphthene	3413.667	330	3330	0	103	59	118				
N-Nitrosodi-n-propylamine	2855.000	330	3330	0	85.7	61	125				
Pentachlorophenol	3251.667	1600	3330	0	97.6	56	131				
Phenol	3104.000	330	3330	0	93.2	60	113				
Pyrene	3310.000	330	3330	0	99.4	51	130				
Surr: 1,2-Dichlorobenzene-d4	2603.667		3330		78.2	49	103				
Surr: 2,4,6-Tribromophenol	3830.000		3330		115	47	129				
Surr: 2-Chlorophenol-d4	2810.333		3330		84.4	54	109				
Surr: 2-Fluorobiphenyl	3234.667		3330		97.1	59	108				
Surr: 2-Fluorophenol	2780.333		3330		83.5	50	111				
Surr: 4-Terphenyl-d14	3061.333		3330		91.9	58	135				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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ANALYTICAL QC SUMMARY REPORT

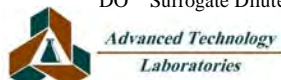
TestCode: 8270_S_FULL

Sample ID: 104404-011AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: ZZZZZZ	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677461						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Nitrobenzene-d5	2726.333		3330		81.9	54	115				
Surr: Phenol-d5	2940.667		3330		88.3	58	112				

Sample ID: 104404-011AMSD	SampType: MSD	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/19/2009	RunNo: 107125						
Client ID: ZZZZZZ	Batch ID: 53989	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/19/2009	SeqNo: 1677462						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	2988.667	330	3330	0	89.7	60	105	2843	4.98	20	
1,4-Dichlorobenzene	2787.000	330	3330	0	83.7	50	99	2647	5.15	20	
2,4-Dinitrotoluene	3869.667	330	3330	0	116	70	130	3780	2.35	20	
2-Chlorophenol	3238.000	330	3330	0	97.2	58	107	3059	5.70	20	
4-Chloro-3-methylphenol	3714.667	660	3330	0	112	72	124	3633	2.23	20	
4-Nitrophenol	3519.667	1600	3330	0	106	69	139	3509	0.313	20	
Acenaphthene	3573.000	330	3330	0	107	59	118	3414	4.56	20	
N-Nitrosodi-n-propylamine	2965.333	330	3330	0	89.0	61	125	2855	3.79	20	
Pentachlorophenol	3293.333	1600	3330	0	98.9	56	131	3252	1.27	20	
Phenol	3230.333	330	3330	0	97.0	60	113	3104	3.99	20	
Pyrene	3247.000	330	3330	0	97.5	51	130	3310	1.92	20	
Surr: 1,2-Dichlorobenzene-d4	2810.333		3330		84.4	49	103		0	0	
Surr: 2,4,6-Tribromophenol	3954.667		3330		119	47	129		0	0	
Surr: 2-Chlorophenol-d4	3001.000		3330		90.1	54	109		0	0	
Surr: 2-Fluorobiphenyl	3430.000		3330		103	59	108		0	0	
Surr: 2-Fluorophenol	2935.333		3330		88.1	50	111		0	0	
Surr: 4-Terphenyl-d14	3215.000		3330		96.5	58	135		0	0	
Surr: Nitrobenzene-d5	2849.333		3330		85.6	54	115		0	0	
Surr: Phenol-d5	3091.000		3330		92.8	58	112		0	0	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out	Calculations are based on raw values			



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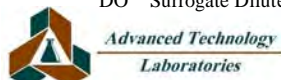
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	ND	330									
1,2-Dichlorobenzene	ND	330									
1,3-Dichlorobenzene	ND	330									
1,4-Dichlorobenzene	ND	330									
2,4,5-Trichlorophenol	ND	330									
2,4,6-Trichlorophenol	ND	330									
2,4-Dichlorophenol	ND	1600									
2,4-Dimethylphenol	ND	330									
2,4-Dinitrophenol	ND	1600									
2,4-Dinitrotoluene	ND	330									
2,6-Dinitrotoluene	ND	330									
2-Chloronaphthalene	ND	330									
2-Chlorophenol	ND	330									
2-Methylnaphthalene	ND	330									
2-Methylphenol	ND	330									
2-Nitroaniline	ND	1600									
2-Nitrophenol	ND	330									
3,3'-Dichlorobenzidine	ND	660									
3-Nitroaniline	ND	1600									
4,6-Dinitro-2-methylphenol	ND	1600									
4-Bromophenyl-phenylether	ND	330									
4-Chloro-3-methylphenol	ND	660									
4-Chloroaniline	ND	660									
4-Chlorophenyl-phenylether	ND	330									
4-Methylphenol	ND	330									
4-Nitroaniline	ND	1600									
4-Nitrophenol	ND	1600									
Acenaphthene	ND	330									
Acenaphthylene	ND	330									
Anthracene	ND	330									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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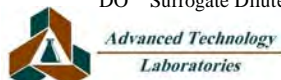
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benidine (M)	ND	1600									
Benzo(a)anthracene	ND	330									
Benzo(a)pyrene	ND	330									
Benzo(b)fluoranthene	ND	330									
Benzo(g,h,i)perylene	ND	330									
Benzo(k)fluoranthene	ND	330									
Benzoic acid	ND	1600									
Benzyl alcohol	ND	660									
Bis(2-chloroethoxy)methane	ND	330									
Bis(2-chloroethyl)ether	ND	330									
Bis(2-chloroisopropyl)ether	ND	330									
Bis(2-ethylhexyl)phthalate	ND	330									
Butylbenzylphthalate	ND	330									
Chrysene	ND	330									
Di-n-butylphthalate	ND	330									
Di-n-octylphthalate	ND	330									
Dibenz(a,h)anthracene	ND	330									
Dibenzofuran	ND	330									
Diethylphthalate	ND	330									
Dimethylphthalate	ND	330									
Fluoranthene	ND	330									
Fluorene	ND	330									
Hexachlorobenzene	ND	330									
Hexachlorobutadiene	ND	660									
Hexachlorocyclopentadiene	ND	660									
Hexachloroethane	ND	330									
Indeno(1,2,3-cd)pyrene	ND	330									
Isophorone	ND	330									
N-Nitrosodi-n-propylamine	ND	330									
N-Nitrosodiphenylamine	ND	330									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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Work Order: 104519
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ANALYTICAL QC SUMMARY REPORT

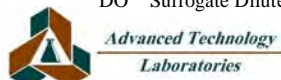
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Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Naphthalene	ND	330									
Nitrobenzene	ND	330									
Pentachlorophenol	ND	1600									
Phenanthrene	ND	330									
Phenol	ND	330									
Pyrene	ND	330									
Surr: 1,2-Dichlorobenzene-d4	3005.000		3330		90.2	49	103				
Surr: 2,4,6-Tribromophenol	3380.333		3330		102	47	129				
Surr: 2-Chlorophenol-d4	3199.000		3330		96.1	54	109				
Surr: 2-Fluorobiphenyl	3513.000		3330		105	59	108				
Surr: 2-Fluorophenol	3104.333		3330		93.2	50	111				
Surr: 4-Terphenyl-d14	3693.000		3330		111	58	135				
Surr: Nitrobenzene-d5	3581.000		3330		108	54	115				
Surr: Phenol-d5	3308.333		3330		99.3	58	112				

Sample ID: LCS-54042	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: LCSS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680778						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	3050.000	330	3330	0	91.6	61	107				
1,4-Dichlorobenzene	2890.667	330	3330	0	86.8	56	100				
2,4-Dinitrotoluene	3327.667	330	3330	0	99.9	72	130				
2-Chlorophenol	3008.667	330	3330	0	90.4	64	105				
4-Chloro-3-methylphenol	3560.000	660	3330	0	107	74	125				
4-Nitrophenol	4197.000	1600	3330	0	126	77	137				
Acenaphthene	3419.333	330	3330	0	103	63	117				
N-Nitrosodi-n-propylamine	3594.000	330	3330	0	108	71	121				
Pentachlorophenol	3133.667	1600	3330	0	94.1	69	125				
Phenol	3342.000	330	3330	0	100	67	111				
Pyrene	3164.333	330	3330	0	95.0	60	122				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out	Calculations are based on raw values			



3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

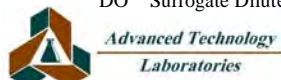
TestCode: 8270_S_FULL

Sample ID: LCS-54042	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: LCSS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680778						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: 1,2-Dichlorobenzene-d4	2811.000		3330		84.4	49	103				
Surr: 2,4,6-Tribromophenol	3668.000		3330		110	47	129				
Surr: 2-Chlorophenol-d4	2943.333		3330		88.4	54	109				
Surr: 2-Fluorobiphenyl	3525.667		3330		106	59	108				
Surr: 2-Fluorophenol	2836.000		3330		85.2	50	111				
Surr: 4-Terphenyl-d14	3115.333		3330		93.6	58	135				
Surr: Nitrobenzene-d5	3325.667		3330		99.9	54	115				
Surr: Phenol-d5	3112.000		3330		93.5	58	112				

Sample ID: 104519-002AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: B1-15	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680779						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	3014.667	330	3330	0	90.5	60	105				
1,4-Dichlorobenzene	2830.667	330	3330	0	85.0	50	99				
2,4-Dinitrotoluene	3313.667	330	3330	0	99.5	70	130				
2-Chlorophenol	3153.333	330	3330	0	94.7	58	107				
4-Chloro-3-methylphenol	3626.667	660	3330	0	109	72	124				
4-Nitrophenol	4299.000	1600	3330	0	129	69	139				
Acenaphthene	3496.333	330	3330	0	105	59	118				
N-Nitrosodi-n-propylamine	3697.667	330	3330	0	111	61	125				
Pentachlorophenol	3311.667	1600	3330	0	99.4	56	131				
Phenol	3493.000	330	3330	0	105	60	113				
Pyrene	3089.667	330	3330	0	92.8	51	130				
Surr: 1,2-Dichlorobenzene-d4	2772.667		3330		83.3	49	103				
Surr: 2,4,6-Tribromophenol	3732.667		3330		112	47	129				
Surr: 2-Chlorophenol-d4	3081.000		3330		92.5	54	109				
Surr: 2-Fluorobiphenyl	3534.667		3330		106	59	108				
Surr: 2-Fluorophenol	2949.667		3330		88.6	50	111				
Surr: 4-Terphenyl-d14	3223.333		3330		96.8	58	135				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out		Calculations are based on raw values		



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CLIENT: Ninyo & Moore
Work Order: 104519
Project: CRALA 110 S. Boyle, 207511002

ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: 104519-002AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: B1-15	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680779						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

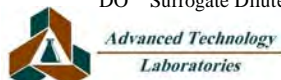
Surr: Nitrobenzene-d5	3338.667		3330		100	54	115				
Surr: Phenol-d5	3219.000		3330		96.7	58	112				

Sample ID: 104519-002AMSD	SampType: MSD	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: B1-15	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680780						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

1,2,4-Trichlorobenzene	3272.333	330	3330	0	98.3	60	105	3015	8.20	20	
1,4-Dichlorobenzene	3069.000	330	3330	0	92.2	50	99	2831	8.08	20	
2,4-Dinitrotoluene	3606.333	330	3330	0	108	70	130	3314	8.46	20	
2-Chlorophenol	3368.333	330	3330	0	101	58	107	3153	6.59	20	
4-Chloro-3-methylphenol	3870.667	660	3330	0	116	72	124	3627	6.51	20	
4-Nitrophenol	4482.000	1600	3330	0	135	69	139	4299	4.17	20	
Acenaphthene	3845.333	330	3330	0	115	59	118	3496	9.51	20	
N-Nitrosodi-n-propylamine	3928.333	330	3330	0	118	61	125	3698	6.05	20	
Pentachlorophenol	3613.000	1600	3330	0	108	56	131	3312	8.70	20	
Phenol	3744.333	330	3330	0	112	60	113	3493	6.95	20	
Pyrene	3367.000	330	3330	0	101	51	130	3090	8.59	20	
Surr: 1,2-Dichlorobenzene-d4	2990.000		3330		89.8	49	103		0	0	
Surr: 2,4,6-Tribromophenol	3932.667		3330		118	47	129		0	0	
Surr: 2-Chlorophenol-d4	3271.000		3330		98.2	54	109		0	0	
Surr: 2-Fluorobiphenyl	3877.333		3330		116	59	108		0	0	S
Surr: 2-Fluorophenol	3172.667		3330		95.3	50	111		0	0	
Surr: 4-Terphenyl-d14	3450.667		3330		104	58	135		0	0	
Surr: Nitrobenzene-d5	3580.333		3330		108	54	115		0	0	
Surr: Phenol-d5	3431.000		3330		103	58	112		0	0	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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March 24, 2009



Jay Roberts
Ninyo & Moore
475 Goddard Suite 200
Irvine, CA 92618
TEL: (949) 753-7070
FAX: (949) 753-7071

ELAP No.: 1838
NELAP No.: 02107CA
NEVADA.: CA-401
CSDLAC No.: 10196

Workorder No.: 104632

RE: CRALA 110 S. BOYLE, 207511002


Attention: Jay Roberts

Enclosed are the results for sample(s) received on March 20, 2009 by Advanced Technology Laboratories. The sample(s) are tested for the parameters as indicated in the enclosed chain of custody in accordance with the applicable laboratory certifications.

Thank you for the opportunity to service the needs of your company.

Please feel free to call me at (562)989-4045 if I can be of further assistance to your company.

Sincerely,


Eddie F. Rodriguez
Laboratory Director

The cover letter is an integral part of this analytical report. This Laboratory Report cannot be reproduced in part or in its entirety without written permission from the client and Advanced Technology Laboratories.



Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-001

Client Sample ID: B10-5
Collection Date: 3/19/2009 8:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:24 PM
Arsenic	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Barium	100	1.0	mg/Kg	1	3/24/2009 12:24 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Chromium	22	1.0	mg/Kg	1	3/24/2009 12:24 PM
Cobalt	8.3	1.0	mg/Kg	1	3/24/2009 12:24 PM
Copper	14	2.0	mg/Kg	1	3/24/2009 12:24 PM
Lead	4.0	1.0	mg/Kg	1	3/24/2009 12:24 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Nickel	14	1.0	mg/Kg	1	3/24/2009 12:24 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:24 PM
Vanadium	44	1.0	mg/Kg	1	3/24/2009 12:24 PM
Zinc	53	1.0	mg/Kg	1	3/24/2009 12:24 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:32 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 03:50 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
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	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-001

Client Sample ID: B10-5
Collection Date: 3/19/2009 8:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Benzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Bromoform	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Bromomethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Chloroethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Chloroform	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Chloromethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Ethylbenzene	59	5.0	µg/Kg	1	3/20/2009 03:50 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
m,p-Xylene	260	10	µg/Kg	1	3/20/2009 03:50 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Naphthalene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
o-Xylene	110	5.0	µg/Kg	1	3/20/2009 03:50 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
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	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-001

Client Sample ID: B10-5
Collection Date: 3/19/2009 8:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Toluene	110	5.0	µg/Kg	1	3/20/2009 03:50 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 03:50 PM
Surr: 1,2-Dichloroethane-d4	97.6	70-130	%REC	1	3/20/2009 03:50 PM
Surr: 4-Bromofluorobenzene	93.9	70-130	%REC	1	3/20/2009 03:50 PM
Surr: Dibromofluoromethane	112	70-130	%REC	1	3/20/2009 03:50 PM
Surr: Toluene-d8	112	70-130	%REC	1	3/20/2009 03:50 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
1,2-Dichlorobenzene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
1,3-Dichlorobenzene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
1,4-Dichlorobenzene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2,4,5-Trichlorophenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2,4,6-Trichlorophenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2,4-Dichlorophenol	ND	8200	µg/Kg	5	3/20/2009 08:26 PM
2,4-Dimethylphenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2,4-Dinitrophenol	ND	8200	µg/Kg	5	3/20/2009 08:26 PM
2,4-Dinitrotoluene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2,6-Dinitrotoluene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2-Chloronaphthalene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2-Chlorophenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2-Methylnaphthalene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2-Methylphenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
2-Nitroaniline	ND	8200	µg/Kg	5	3/20/2009 08:26 PM
2-Nitrophenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM
3,3'-Dichlorobenzidine	ND	3300	µg/Kg	5	3/20/2009 08:26 PM
3-Nitroaniline	ND	8200	µg/Kg	5	3/20/2009 08:26 PM
4,6-Dinitro-2-methylphenol	ND	8200	µg/Kg	5	3/20/2009 08:26 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
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ANALYTICAL RESULTS

Print Date: 24-Mar-09

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Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-001

Client Sample ID: B10-5
Collection Date: 3/19/2009 8:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090320B	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
4-Chloro-3-methylphenol	ND	3300	µg/Kg	5	3/20/2009 08:26 PM		
4-Chloroaniline	ND	3300	µg/Kg	5	3/20/2009 08:26 PM		
4-Chlorophenyl-phenylether	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
4-Methylphenol	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
4-Nitroaniline	ND	8200	µg/Kg	5	3/20/2009 08:26 PM		
4-Nitrophenol	ND	8200	µg/Kg	5	3/20/2009 08:26 PM		
Acenaphthene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Acenaphthylene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Anthracene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benidine (M)	ND	8200	µg/Kg	5	3/20/2009 08:26 PM		
Benzo(a)anthracene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benzo(a)pyrene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benzo(b)fluoranthene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benzo(g,h,i)perylene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benzo(k)fluoranthene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Benzoic acid	ND	8200	µg/Kg	5	3/20/2009 08:26 PM		
Benzyl alcohol	ND	3300	µg/Kg	5	3/20/2009 08:26 PM		
Bis(2-chloroethoxy)methane	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Bis(2-chloroethyl)ether	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Bis(2-chloroisopropyl)ether	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Bis(2-ethylhexyl)phthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Butylbenzylphthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Chrysene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Di-n-butylphthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Di-n-octylphthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Dibenz(a,h)anthracene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Dibenzofuran	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Diethylphthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Dimethylphthalate	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Fluoranthene	1800	1600	µg/Kg	5	3/20/2009 08:26 PM		
Fluorene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Hexachlorobenzene	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		
Hexachlorobutadiene	ND	3300	µg/Kg	5	3/20/2009 08:26 PM		
Hexachlorocyclopentadiene	ND	3300	µg/Kg	5	3/20/2009 08:26 PM		
Hexachloroethane	ND	1600	µg/Kg	5	3/20/2009 08:26 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-001

Client Sample ID: B10-5
Collection Date: 3/19/2009 8:15:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042			PrepDate: 3/20/2009	Analyst: DMP	
Indeno(1,2,3-cd)pyrene	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Isophorone	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
N-Nitrosodi-n-propylamine	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
N-Nitrosodiphenylamine	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Naphthalene	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Nitrobenzene	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Pentachlorophenol	ND	8200		µg/Kg	5	3/20/2009 08:26 PM
Phenanthrene	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Phenol	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Pyrene	ND	1600		µg/Kg	5	3/20/2009 08:26 PM
Surr: 1,2-Dichlorobenzene-d4	80.9	49-103		%REC	5	3/20/2009 08:26 PM
Surr: 2,4,6-Tribromophenol	95.1	47-129		%REC	5	3/20/2009 08:26 PM
Surr: 2-Chlorophenol-d4	88.6	54-109		%REC	5	3/20/2009 08:26 PM
Surr: 2-Fluorobiphenyl	102	59-108		%REC	5	3/20/2009 08:26 PM
Surr: 2-Fluorophenol	85.8	50-111		%REC	5	3/20/2009 08:26 PM
Surr: 4-Terphenyl-d14	107	58-135		%REC	5	3/20/2009 08:26 PM
Surr: Nitrobenzene-d5	88.3	54-115		%REC	5	3/20/2009 08:26 PM
Surr: Phenol-d5	91.0	58-112		%REC	5	3/20/2009 08:26 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-002

Client Sample ID: B10-15
Collection Date: 3/19/2009 8:24:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:34 PM
Arsenic	1.5	1.0	mg/Kg	1	3/24/2009 12:34 PM
Barium	120	1.0	mg/Kg	1	3/24/2009 12:34 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Chromium	18	1.0	mg/Kg	1	3/24/2009 12:34 PM
Cobalt	8.9	1.0	mg/Kg	1	3/24/2009 12:34 PM
Copper	23	2.0	mg/Kg	1	3/24/2009 12:34 PM
Lead	4.2	1.0	mg/Kg	1	3/24/2009 12:34 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Nickel	15	1.0	mg/Kg	1	3/24/2009 12:34 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:34 PM
Vanadium	46	1.0	mg/Kg	1	3/24/2009 12:34 PM
Zinc	60	1.0	mg/Kg	1	3/24/2009 12:34 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:35 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 04:08 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-002

Client Sample ID: B10-15
Collection Date: 3/19/2009 8:24:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Benzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Bromoform	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Bromomethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Chloroethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Chloroform	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Chloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
m,p-Xylene	ND	10 µg/Kg	1	3/20/2009 04:08 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
Naphthalene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM
o-Xylene	ND	5.0 µg/Kg	1	3/20/2009 04:08 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-002

Client Sample ID: B10-15
Collection Date: 3/19/2009 8:24:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Toluene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 04:08 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	1	3/20/2009 04:08 PM
Surr: 4-Bromofluorobenzene	96.9	70-130	%REC	1	3/20/2009 04:08 PM
Surr: Dibromofluoromethane	117	70-130	%REC	1	3/20/2009 04:08 PM
Surr: Toluene-d8	111	70-130	%REC	1	3/20/2009 04:08 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 08:53 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 08:53 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 08:53 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 08:53 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 08:53 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 08:53 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-002

Client Sample ID: B10-15
Collection Date: 3/19/2009 8:24:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090320B	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 08:53 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 08:53 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 08:53 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 08:53 PM		
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Anthracene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benidine (M)	ND	1600	µg/Kg	1	3/20/2009 08:53 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 08:53 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 08:53 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Chrysene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Fluorene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 08:53 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 08:53 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 08:53 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 08:53 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Laboratories

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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-002

Client Sample ID: B10-15
Collection Date: 3/19/2009 8:24:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042			PrepDate: 3/20/2009	Analyst: DMP	
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Isophorone	ND	330		µg/Kg	1	3/20/2009 08:53 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/20/2009 08:53 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Naphthalene	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Nitrobenzene	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/20/2009 08:53 PM
Phenanthrene	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Phenol	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Pyrene	ND	330		µg/Kg	1	3/20/2009 08:53 PM
Surr: 1,2-Dichlorobenzene-d4	83.6	49-103		%REC	1	3/20/2009 08:53 PM
Surr: 2,4,6-Tribromophenol	110	47-129		%REC	1	3/20/2009 08:53 PM
Surr: 2-Chlorophenol-d4	89.6	54-109		%REC	1	3/20/2009 08:53 PM
Surr: 2-Fluorobiphenyl	102	59-108		%REC	1	3/20/2009 08:53 PM
Surr: 2-Fluorophenol	88.0	50-111		%REC	1	3/20/2009 08:53 PM
Surr: 4-Terphenyl-d14	125	58-135		%REC	1	3/20/2009 08:53 PM
Surr: Nitrobenzene-d5	90.5	54-115		%REC	1	3/20/2009 08:53 PM
Surr: Phenol-d5	92.5	58-112		%REC	1	3/20/2009 08:53 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-003

Client Sample ID: B9-5
Collection Date: 3/19/2009 8:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:37 PM
Arsenic	1.8	1.0	mg/Kg	1	3/24/2009 12:37 PM
Barium	96	1.0	mg/Kg	1	3/24/2009 12:37 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Chromium	23	1.0	mg/Kg	1	3/24/2009 12:37 PM
Cobalt	9.1	1.0	mg/Kg	1	3/24/2009 12:37 PM
Copper	16	2.0	mg/Kg	1	3/24/2009 12:37 PM
Lead	4.5	1.0	mg/Kg	1	3/24/2009 12:37 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Nickel	17	1.0	mg/Kg	1	3/24/2009 12:37 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:37 PM
Vanadium	52	1.0	mg/Kg	1	3/24/2009 12:37 PM
Zinc	56	1.0	mg/Kg	1	3/24/2009 12:37 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:37 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 04:26 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Laboratories

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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-003

Client Sample ID: B9-5
Collection Date: 3/19/2009 8:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Benzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Bromoform	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Bromomethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Chloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Chloroform	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Chloromethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
m,p-Xylene	ND	10	µg/Kg	1	3/20/2009 04:26 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Naphthalene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
o-Xylene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-003

Client Sample ID: B9-5
Collection Date: 3/19/2009 8:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Toluene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 04:26 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	1	3/20/2009 04:26 PM
Surr: 4-Bromofluorobenzene	99.9	70-130	%REC	1	3/20/2009 04:26 PM
Surr: Dibromofluoromethane	115	70-130	%REC	1	3/20/2009 04:26 PM
Surr: Toluene-d8	110	70-130	%REC	1	3/20/2009 04:26 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/20/2009 09:21 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/20/2009 09:21 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2-Methylphenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 09:21 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/20/2009 09:21 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 09:21 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/20/2009 09:21 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-003

Client Sample ID: B9-5
Collection Date: 3/19/2009 8:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS 13_090320B	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/20/2009 09:21 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/20/2009 09:21 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/20/2009 09:21 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/20/2009 09:21 PM		
Acenaphthene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Anthracene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benidine (M)	ND	1600	µg/Kg	1	3/20/2009 09:21 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/20/2009 09:21 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/20/2009 09:21 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Chrysene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Fluoranthene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Fluorene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/20/2009 09:21 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/20/2009 09:21 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/20/2009 09:21 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-003

Client Sample ID: B9-5
Collection Date: 3/19/2009 8:53:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS 13_090320B	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
Indeno(1,2,3-cd)pyrene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Isophorone	ND	330	µg/Kg	1	3/20/2009 09:21 PM
N-Nitrosodi-n-propylamine	ND	330	µg/Kg	1	3/20/2009 09:21 PM
N-Nitrosodiphenylamine	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Naphthalene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Nitrobenzene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Pentachlorophenol	ND	1600	µg/Kg	1	3/20/2009 09:21 PM
Phenanthrene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Phenol	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Pyrene	ND	330	µg/Kg	1	3/20/2009 09:21 PM
Surr: 1,2-Dichlorobenzene-d4	84.1	49-103	%REC	1	3/20/2009 09:21 PM
Surr: 2,4,6-Tribromophenol	113	47-129	%REC	1	3/20/2009 09:21 PM
Surr: 2-Chlorophenol-d4	91.3	54-109	%REC	1	3/20/2009 09:21 PM
Surr: 2-Fluorobiphenyl	105	59-108	%REC	1	3/20/2009 09:21 PM
Surr: 2-Fluorophenol	89.0	50-111	%REC	1	3/20/2009 09:21 PM
Surr: 4-Terphenyl-d14	122	58-135	%REC	1	3/20/2009 09:21 PM
Surr: Nitrobenzene-d5	91.2	54-115	%REC	1	3/20/2009 09:21 PM
Surr: Phenol-d5	93.7	58-112	%REC	1	3/20/2009 09:21 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-004

Client Sample ID: B9-15
Collection Date: 3/19/2009 9:04:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:39 PM
Arsenic	1.1	1.0	mg/Kg	1	3/24/2009 12:39 PM
Barium	100	1.0	mg/Kg	1	3/24/2009 12:39 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Chromium	16	1.0	mg/Kg	1	3/24/2009 12:39 PM
Cobalt	7.4	1.0	mg/Kg	1	3/24/2009 12:39 PM
Copper	18	2.0	mg/Kg	1	3/24/2009 12:39 PM
Lead	3.3	1.0	mg/Kg	1	3/24/2009 12:39 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Nickel	12	1.0	mg/Kg	1	3/24/2009 12:39 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:39 PM
Vanadium	36	1.0	mg/Kg	1	3/24/2009 12:39 PM
Zinc	52	1.0	mg/Kg	1	3/24/2009 12:39 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:39 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 04:44 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Print Date: 24-Mar-09

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Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-004

Client Sample ID: B9-15
Collection Date: 3/19/2009 9:04:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH	
1,2-Dibromoethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,2-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,2-Dichloroethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,2-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,3,5-Trimethylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,3-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,3-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
1,4-Dichlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
2,2-Dichloropropane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
2-Chlorotoluene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
4-Chlorotoluene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
4-Isopropyltoluene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Benzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Bromobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Bromodichloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Bromoform	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Bromomethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Carbon tetrachloride	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Chlorobenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Chloroethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Chloroform	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Chloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
cis-1,2-Dichloroethene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
cis-1,3-Dichloropropene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Dibromochloromethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Dibromomethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Dichlorodifluoromethane	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Ethylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Hexachlorobutadiene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Isopropylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
m,p-Xylene	ND	10 µg/Kg	1	3/20/2009 04:44 PM
Methylene chloride	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
n-Butylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
n-Propylbenzene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
Naphthalene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM
o-Xylene	ND	5.0 µg/Kg	1	3/20/2009 04:44 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-004

Client Sample ID: B9-15
Collection Date: 3/19/2009 9:04:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Toluene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 04:44 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	1	3/20/2009 04:44 PM
Surr: 4-Bromofluorobenzene	99.2	70-130	%REC	1	3/20/2009 04:44 PM
Surr: Dibromofluoromethane	118	70-130	%REC	1	3/20/2009 04:44 PM
Surr: Toluene-d8	110	70-130	%REC	1	3/20/2009 04:44 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 10:30 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 10:30 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:30 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 10:30 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:30 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 10:30 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-004

Client Sample ID: B9-15
Collection Date: 3/19/2009 9:04:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 10:30 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 10:30 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 10:30 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 10:30 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benidine (M)	ND	1600	µg/Kg	1	3/23/2009 10:30 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 10:30 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 10:30 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 10:30 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 10:30 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 10:30 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 10:30 PM		

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-004

Client Sample ID: B9-15
Collection Date: 3/19/2009 9:04:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Isophorone	ND	330		µg/Kg	1	3/23/2009 10:30 PM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/23/2009 10:30 PM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Naphthalene	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Nitrobenzene	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Pentachlorophenol	ND	1600		µg/Kg	1	3/23/2009 10:30 PM
Phenanthrene	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Phenol	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Pyrene	ND	330		µg/Kg	1	3/23/2009 10:30 PM
Surr: 1,2-Dichlorobenzene-d4	83.1	49-103		%REC	1	3/23/2009 10:30 PM
Surr: 2,4,6-Tribromophenol	98.3	47-129		%REC	1	3/23/2009 10:30 PM
Surr: 2-Chlorophenol-d4	92.2	54-109		%REC	1	3/23/2009 10:30 PM
Surr: 2-Fluorobiphenyl	106	59-108		%REC	1	3/23/2009 10:30 PM
Surr: 2-Fluorophenol	91.5	50-111		%REC	1	3/23/2009 10:30 PM
Surr: 4-Terphenyl-d14	104	58-135		%REC	1	3/23/2009 10:30 PM
Surr: Nitrobenzene-d5	102	54-115		%REC	1	3/23/2009 10:30 PM
Surr: Phenol-d5	97.1	58-112		%REC	1	3/23/2009 10:30 PM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-005

Client Sample ID: B11-5
Collection Date: 3/19/2009 9:41:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:42 PM
Arsenic	1.8	1.0	mg/Kg	1	3/24/2009 12:42 PM
Barium	150	1.0	mg/Kg	1	3/24/2009 12:42 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:42 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:42 PM
Chromium	23	1.0	mg/Kg	1	3/24/2009 12:42 PM
Cobalt	9.7	1.0	mg/Kg	1	3/24/2009 12:42 PM
Copper	15	2.0	mg/Kg	1	3/24/2009 12:42 PM
Lead	4.2	1.0	mg/Kg	1	3/24/2009 12:42 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:42 PM
Nickel	15	1.0	mg/Kg	1	3/24/2009 12:42 PM
Selenium	1.2	1.0	mg/Kg	1	3/24/2009 12:42 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:42 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:42 PM
Vanadium	50	1.0	mg/Kg	1	3/24/2009 12:42 PM
Zinc	53	1.0	mg/Kg	1	3/24/2009 12:42 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:45 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 05:02 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-005

Client Sample ID: B11-5
Collection Date: 3/19/2009 9:41:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Benzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Bromoform	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Bromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Chloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Chloroform	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Chloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
m,p-Xylene	24	10	µg/Kg	1	3/20/2009 05:02 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Naphthalene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
o-Xylene	9.6	5.0	µg/Kg	1	3/20/2009 05:02 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

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Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-005

Client Sample ID: B11-5
Collection Date: 3/19/2009 9:41:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Toluene	11	5.0	µg/Kg	1	3/20/2009 05:02 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 05:02 PM
Surr: 1,2-Dichloroethane-d4	98.4	70-130	%REC	1	3/20/2009 05:02 PM
Surr: 4-Bromofluorobenzene	102	70-130	%REC	1	3/20/2009 05:02 PM
Surr: Dibromofluoromethane	114	70-130	%REC	1	3/20/2009 05:02 PM
Surr: Toluene-d8	109	70-130	%REC	1	3/20/2009 05:02 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst: DMP
1,2,4-Trichlorobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
1,2-Dichlorobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
1,3-Dichlorobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
1,4-Dichlorobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2,4,5-Trichlorophenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2,4,6-Trichlorophenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2,4-Dichlorophenol	ND	8200	µg/Kg	5	3/23/2009 10:58 PM	
2,4-Dimethylphenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2,4-Dinitrophenol	ND	8200	µg/Kg	5	3/23/2009 10:58 PM	
2,4-Dinitrotoluene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2,6-Dinitrotoluene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2-Chloronaphthalene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2-Chlorophenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2-Methylnaphthalene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2-Methylphenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
2-Nitroaniline	ND	8200	µg/Kg	5	3/23/2009 10:58 PM	
2-Nitrophenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM	
3,3'-Dichlorobenzidine	ND	3300	µg/Kg	5	3/23/2009 10:58 PM	
3-Nitroaniline	ND	8200	µg/Kg	5	3/23/2009 10:58 PM	
4,6-Dinitro-2-methylphenol	ND	8200	µg/Kg	5	3/23/2009 10:58 PM	

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

3275 Walnut Avenue, Signal Hill, CA 90755 Tel: 562.989.4045 Fax: 562.989.4040

Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-005

Client Sample ID: B11-5
Collection Date: 3/19/2009 9:41:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
4-Chloro-3-methylphenol	ND	3300	µg/Kg	5	3/23/2009 10:58 PM		
4-Chloroaniline	ND	3300	µg/Kg	5	3/23/2009 10:58 PM		
4-Chlorophenyl-phenylether	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
4-Methylphenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
4-Nitroaniline	ND	8200	µg/Kg	5	3/23/2009 10:58 PM		
4-Nitrophenol	ND	8200	µg/Kg	5	3/23/2009 10:58 PM		
Acenaphthene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Acenaphthylene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Anthracene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzdine (M)	ND	8200	µg/Kg	5	3/23/2009 10:58 PM		
Benzo(a)anthracene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzo(a)pyrene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzo(b)fluoranthene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzo(g,h,i)perylene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzo(k)fluoranthene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Benzoic acid	ND	8200	µg/Kg	5	3/23/2009 10:58 PM		
Benzyl alcohol	ND	3300	µg/Kg	5	3/23/2009 10:58 PM		
Bis(2-chloroethoxy)methane	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Bis(2-chloroethyl)ether	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Bis(2-chloroisopropyl)ether	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Bis(2-ethylhexyl)phthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Butylbenzylphthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Chrysene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Di-n-butylphthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Di-n-octylphthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Dibenz(a,h)anthracene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Dibenzofuran	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Diethylphthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Dimethylphthalate	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Fluoranthene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Fluorene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Hexachlorobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Hexachlorobutadiene	ND	3300	µg/Kg	5	3/23/2009 10:58 PM		
Hexachlorocyclopentadiene	ND	3300	µg/Kg	5	3/23/2009 10:58 PM		
Hexachloroethane	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Laboratories

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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-005

Client Sample ID: B11-5
Collection Date: 3/19/2009 9:41:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
Indeno(1,2,3-cd)pyrene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Isophorone	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
N-Nitrosodi-n-propylamine	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
N-Nitrosodiphenylamine	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Naphthalene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Nitrobenzene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Pentachlorophenol	ND	8200	µg/Kg	5	3/23/2009 10:58 PM		
Phenanthrene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Phenol	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Pyrene	ND	1600	µg/Kg	5	3/23/2009 10:58 PM		
Surr: 1,2-Dichlorobenzene-d4	76.2	49-103	%REC	5	3/23/2009 10:58 PM		
Surr: 2,4,6-Tribromophenol	76.1	47-129	%REC	5	3/23/2009 10:58 PM		
Surr: 2-Chlorophenol-d4	81.0	54-109	%REC	5	3/23/2009 10:58 PM		
Surr: 2-Fluorobiphenyl	93.3	59-108	%REC	5	3/23/2009 10:58 PM		
Surr: 2-Fluorophenol	80.8	50-111	%REC	5	3/23/2009 10:58 PM		
Surr: 4-Terphenyl-d14	83.2	58-135	%REC	5	3/23/2009 10:58 PM		
Surr: Nitrobenzene-d5	97.3	54-115	%REC	5	3/23/2009 10:58 PM		
Surr: Phenol-d5	84.8	58-112	%REC	5	3/23/2009 10:58 PM		

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-006

Client Sample ID: B11-15
Collection Date: 3/19/2009 10:00:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:44 PM
Arsenic	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Barium	96	1.0	mg/Kg	1	3/24/2009 12:44 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Chromium	14	1.0	mg/Kg	1	3/24/2009 12:44 PM
Cobalt	6.2	1.0	mg/Kg	1	3/24/2009 12:44 PM
Copper	13	2.0	mg/Kg	1	3/24/2009 12:44 PM
Lead	2.7	1.0	mg/Kg	1	3/24/2009 12:44 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Nickel	9.4	1.0	mg/Kg	1	3/24/2009 12:44 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:44 PM
Vanadium	39	1.0	mg/Kg	1	3/24/2009 12:44 PM
Zinc	43	1.0	mg/Kg	1	3/24/2009 12:44 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:47 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 05:20 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-006

Client Sample ID: B11-15
Collection Date: 3/19/2009 10:00:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Benzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Bromoform	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Bromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Chloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Chloroform	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Chloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
m,p-Xylene	ND	10	µg/Kg	1	3/20/2009 05:20 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Naphthalene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
o-Xylene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-006

Client Sample ID: B11-15
Collection Date: 3/19/2009 10:00:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Toluene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 05:20 PM
Surr: 1,2-Dichloroethane-d4	97.9	70-130	%REC	1	3/20/2009 05:20 PM
Surr: 4-Bromofluorobenzene	98.8	70-130	%REC	1	3/20/2009 05:20 PM
Surr: Dibromofluoromethane	115	70-130	%REC	1	3/20/2009 05:20 PM
Surr: Toluene-d8	110	70-130	%REC	1	3/20/2009 05:20 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst: DMP
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 11:26 PM	
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 11:26 PM	
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:26 PM	
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM	
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 11:26 PM	
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:26 PM	
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 11:26 PM	

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-006

Client Sample ID: B11-15
Collection Date: 3/19/2009 10:00:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 11:26 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 11:26 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:26 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 11:26 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benidine (M)	ND	1600	µg/Kg	1	3/23/2009 11:26 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 11:26 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 11:26 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 11:26 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 11:26 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 11:26 PM		

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



Advanced Technology
Laboratories

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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-006

Client Sample ID: B11-15
Collection Date: 3/19/2009 10:00:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
Indeno(1,2,3-cd)pyrene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Isophorone	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
N-Nitrosodi-n-propylamine	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
N-Nitrosodiphenylamine	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Naphthalene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Nitrobenzene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Pentachlorophenol	ND	1600	µg/Kg	1	3/23/2009 11:26 PM		
Phenanthrene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Phenol	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Pyrene	ND	330	µg/Kg	1	3/23/2009 11:26 PM		
Surr: 1,2-Dichlorobenzene-d4	81.0	49-103	%REC	1	3/23/2009 11:26 PM		
Surr: 2,4,6-Tribromophenol	93.4	47-129	%REC	1	3/23/2009 11:26 PM		
Surr: 2-Chlorophenol-d4	89.4	54-109	%REC	1	3/23/2009 11:26 PM		
Surr: 2-Fluorobiphenyl	101	59-108	%REC	1	3/23/2009 11:26 PM		
Surr: 2-Fluorophenol	87.3	50-111	%REC	1	3/23/2009 11:26 PM		
Surr: 4-Terphenyl-d14	98.9	58-135	%REC	1	3/23/2009 11:26 PM		
Surr: Nitrobenzene-d5	100	54-115	%REC	1	3/23/2009 11:26 PM		
Surr: Phenol-d5	92.2	58-112	%REC	1	3/23/2009 11:26 PM		

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-007

Client Sample ID: B7-5
Collection Date: 3/19/2009 10:32:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:47 PM
Arsenic	2.3	1.0	mg/Kg	1	3/24/2009 12:47 PM
Barium	140	1.0	mg/Kg	1	3/24/2009 12:47 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:47 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:47 PM
Chromium	24	1.0	mg/Kg	1	3/24/2009 12:47 PM
Cobalt	12	1.0	mg/Kg	1	3/24/2009 12:47 PM
Copper	17	2.0	mg/Kg	1	3/24/2009 12:47 PM
Lead	5.2	1.0	mg/Kg	1	3/24/2009 12:47 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:47 PM
Nickel	19	1.0	mg/Kg	1	3/24/2009 12:47 PM
Selenium	1.9	1.0	mg/Kg	1	3/24/2009 12:47 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:47 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:47 PM
Vanadium	58	1.0	mg/Kg	1	3/24/2009 12:47 PM
Zinc	59	1.0	mg/Kg	1	3/24/2009 12:47 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:49 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090323A	QC Batch: T09VS078	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/23/2009 12:05 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-007

Client Sample ID: B7-5
Collection Date: 3/19/2009 10:32:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090323A	QC Batch:	T09VS078	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Benzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Bromoform	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Bromomethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Chloroethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Chloroform	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Chloromethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
m,p-Xylene	ND	10	µg/Kg	1	3/23/2009 12:05 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Naphthalene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
o-Xylene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-007

Client Sample ID: B7-5
Collection Date: 3/19/2009 10:32:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090323A	QC Batch: T09VS078	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Styrene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Toluene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/23/2009 12:05 PM
Surr: 1,2-Dichloroethane-d4	101	70-130	%REC	1	3/23/2009 12:05 PM
Surr: 4-Bromofluorobenzene	99.6	70-130	%REC	1	3/23/2009 12:05 PM
Surr: Dibromofluoromethane	114	70-130	%REC	1	3/23/2009 12:05 PM
Surr: Toluene-d8	111	70-130	%REC	1	3/23/2009 12:05 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/23/2009 11:53 PM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/23/2009 11:53 PM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2-Chlorophenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2-Methylphenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
2-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:53 PM
2-Nitrophenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/23/2009 11:53 PM
3-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:53 PM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/23/2009 11:53 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-007

Client Sample ID: B7-5
Collection Date: 3/19/2009 10:32:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/23/2009 11:53 PM		
4-Chloroaniline	ND	660	µg/Kg	1	3/23/2009 11:53 PM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
4-Methylphenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/23/2009 11:53 PM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/23/2009 11:53 PM		
Acenaphthene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Acenaphthylene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Anthracene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benidine (M)	ND	1600	µg/Kg	1	3/23/2009 11:53 PM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Benzoic acid	ND	1600	µg/Kg	1	3/23/2009 11:53 PM		
Benzyl alcohol	ND	660	µg/Kg	1	3/23/2009 11:53 PM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Chrysene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Dibenzofuran	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Diethylphthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Dimethylphthalate	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Fluoranthene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Fluorene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/23/2009 11:53 PM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/23/2009 11:53 PM		
Hexachloroethane	ND	330	µg/Kg	1	3/23/2009 11:53 PM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-007

Client Sample ID: B7-5
Collection Date: 3/19/2009 10:32:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
Indeno(1,2,3-cd)pyrene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Isophorone	ND	330	µg/Kg	1	3/23/2009 11:53 PM
N-Nitrosodi-n-propylamine	ND	330	µg/Kg	1	3/23/2009 11:53 PM
N-Nitrosodiphenylamine	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Naphthalene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Nitrobenzene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Pentachlorophenol	ND	1600	µg/Kg	1	3/23/2009 11:53 PM
Phenanthrene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Phenol	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Pyrene	ND	330	µg/Kg	1	3/23/2009 11:53 PM
Surr: 1,2-Dichlorobenzene-d4	86.3	49-103	%REC	1	3/23/2009 11:53 PM
Surr: 2,4,6-Tribromophenol	96.5	47-129	%REC	1	3/23/2009 11:53 PM
Surr: 2-Chlorophenol-d4	94.5	54-109	%REC	1	3/23/2009 11:53 PM
Surr: 2-Fluorobiphenyl	107	59-108	%REC	1	3/23/2009 11:53 PM
Surr: 2-Fluorophenol	92.8	50-111	%REC	1	3/23/2009 11:53 PM
Surr: 4-Terphenyl-d14	103	58-135	%REC	1	3/23/2009 11:53 PM
Surr: Nitrobenzene-d5	105	54-115	%REC	1	3/23/2009 11:53 PM
Surr: Phenol-d5	98.4	58-112	%REC	1	3/23/2009 11:53 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-008

Client Sample ID: B7-15
Collection Date: 3/19/2009 10:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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ICP METALS**EPA 3050B****EPA 6010B**

RunID: ICP8_090323H	QC Batch: 54105	PrepDate: 3/23/2009	Analyst: CL		
Antimony	ND	2.0	mg/Kg	1	3/24/2009 12:51 PM
Arsenic	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Barium	81	1.0	mg/Kg	1	3/24/2009 12:51 PM
Beryllium	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Cadmium	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Chromium	13	1.0	mg/Kg	1	3/24/2009 12:51 PM
Cobalt	6.0	1.0	mg/Kg	1	3/24/2009 12:51 PM
Copper	14	2.0	mg/Kg	1	3/24/2009 12:51 PM
Lead	2.6	1.0	mg/Kg	1	3/24/2009 12:51 PM
Molybdenum	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Nickel	9.2	1.0	mg/Kg	1	3/24/2009 12:51 PM
Selenium	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Silver	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Thallium	ND	1.0	mg/Kg	1	3/24/2009 12:51 PM
Vanadium	33	1.0	mg/Kg	1	3/24/2009 12:51 PM
Zinc	42	1.0	mg/Kg	1	3/24/2009 12:51 PM

MERCURY BY COLD VAPOR TECHNIQUE**EPA 7471A**

RunID: AA1_090324A	QC Batch: 54102	PrepDate: 3/23/2009	Analyst: RQ		
Mercury	ND	0.10	mg/Kg	1	3/24/2009 10:51 AM

VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
1,1,1,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1,1-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1,2,2-Tetrachloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1,2-Trichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,1-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2,3-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2,3-Trichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2,4-Trichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2,4-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2-Dibromo-3-chloropropane	ND	10	µg/Kg	1	3/20/2009 05:56 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-008

Client Sample ID: B7-15
Collection Date: 3/19/2009 10:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 8260B

RunID:	MS5_090320A	QC Batch:	T09VS077	PrepDate:	Analyst: HH
1,2-Dibromoethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2-Dichloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,3,5-Trimethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,3-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,3-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
1,4-Dichlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
2,2-Dichloropropane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
2-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
4-Chlorotoluene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
4-Isopropyltoluene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Benzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Bromobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Bromodichloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Bromoform	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Bromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Carbon tetrachloride	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Chlorobenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Chloroethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Chloroform	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Chloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
cis-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
cis-1,3-Dichloropropene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Dibromochloromethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Dibromomethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Dichlorodifluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Ethylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Hexachlorobutadiene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Isopropylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
m,p-Xylene	ND	10	µg/Kg	1	3/20/2009 05:56 PM
Methylene chloride	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
n-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
n-Propylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Naphthalene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
o-Xylene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories**ANALYTICAL RESULTS**

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-008

Client Sample ID: B7-15
Collection Date: 3/19/2009 10:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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VOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 8260B**

RunID: MS5_090320A	QC Batch: T09VS077	PrepDate:	Analyst: HH		
sec-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Styrene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
tert-Butylbenzene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Tetrachloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Toluene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
trans-1,2-Dichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Trichloroethene	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Trichlorofluoromethane	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Vinyl chloride	ND	5.0	µg/Kg	1	3/20/2009 05:56 PM
Surr: 1,2-Dichloroethane-d4	99.0	70-130	%REC	1	3/20/2009 05:56 PM
Surr: 4-Bromofluorobenzene	96.1	70-130	%REC	1	3/20/2009 05:56 PM
Surr: Dibromofluoromethane	116	70-130	%REC	1	3/20/2009 05:56 PM
Surr: Toluene-d8	113	70-130	%REC	1	3/20/2009 05:56 PM

SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS**EPA 3550B****EPA 8270C**

RunID: MS6_090320A	QC Batch: 54042	PrepDate: 3/20/2009	Analyst: DMP		
1,2,4-Trichlorobenzene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
1,2-Dichlorobenzene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
1,3-Dichlorobenzene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
1,4-Dichlorobenzene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2,4,5-Trichlorophenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2,4,6-Trichlorophenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2,4-Dichlorophenol	ND	1600	µg/Kg	1	3/24/2009 12:21 AM
2,4-Dimethylphenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2,4-Dinitrophenol	ND	1600	µg/Kg	1	3/24/2009 12:21 AM
2,4-Dinitrotoluene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2,6-Dinitrotoluene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2-Chloronaphthalene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2-Chlorophenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2-Methylnaphthalene	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2-Methylphenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
2-Nitroaniline	ND	1600	µg/Kg	1	3/24/2009 12:21 AM
2-Nitrophenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM
3,3'-Dichlorobenzidine	ND	660	µg/Kg	1	3/24/2009 12:21 AM
3-Nitroaniline	ND	1600	µg/Kg	1	3/24/2009 12:21 AM
4,6-Dinitro-2-methylphenol	ND	1600	µg/Kg	1	3/24/2009 12:21 AM

Qualifiers:	B	Analyte detected in the associated Method Blank	E	Value above quantitation range
	H	Holding times for preparation or analysis exceeded	ND	Not Detected at the Reporting Limit
	S	Spike/Surrogate outside of limits due to matrix interference		Results are wet unless otherwise specified
	DO	Surrogate Diluted Out		



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-008

Client Sample ID: B7-15
Collection Date: 3/19/2009 10:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
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SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS

EPA 3550B

EPA 8270C

RunID:	MS6_090320A	QC Batch:	54042	PrepDate:	3/20/2009	Analyst:	DMP
4-Bromophenyl-phenylether	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
4-Chloro-3-methylphenol	ND	660	µg/Kg	1	3/24/2009 12:21 AM		
4-Chloroaniline	ND	660	µg/Kg	1	3/24/2009 12:21 AM		
4-Chlorophenyl-phenylether	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
4-Methylphenol	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
4-Nitroaniline	ND	1600	µg/Kg	1	3/24/2009 12:21 AM		
4-Nitrophenol	ND	1600	µg/Kg	1	3/24/2009 12:21 AM		
Acenaphthene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Acenaphthylene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Anthracene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benidine (M)	ND	1600	µg/Kg	1	3/24/2009 12:21 AM		
Benzo(a)anthracene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benzo(a)pyrene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benzo(b)fluoranthene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benzo(g,h,i)perylene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benzo(k)fluoranthene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Benzoic acid	ND	1600	µg/Kg	1	3/24/2009 12:21 AM		
Benzyl alcohol	ND	660	µg/Kg	1	3/24/2009 12:21 AM		
Bis(2-chloroethoxy)methane	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Bis(2-chloroethyl)ether	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Bis(2-chloroisopropyl)ether	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Bis(2-ethylhexyl)phthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Butylbenzylphthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Chrysene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Di-n-butylphthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Di-n-octylphthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Dibenz(a,h)anthracene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Dibenzofuran	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Diethylphthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Dimethylphthalate	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Fluoranthene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Fluorene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Hexachlorobenzene	ND	330	µg/Kg	1	3/24/2009 12:21 AM		
Hexachlorobutadiene	ND	660	µg/Kg	1	3/24/2009 12:21 AM		
Hexachlorocyclopentadiene	ND	660	µg/Kg	1	3/24/2009 12:21 AM		
Hexachloroethane	ND	330	µg/Kg	1	3/24/2009 12:21 AM		

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



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Advanced Technology Laboratories

ANALYTICAL RESULTS

Print Date: 24-Mar-09

CLIENT: Ninyo & Moore
Lab Order: 104632
Project: CRALA 110 S. BOYLE, 207511002
Lab ID: 104632-008

Client Sample ID: B7-15
Collection Date: 3/19/2009 10:40:00 AM
Matrix: SOIL

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
SEMIVOLATILE ORGANIC COMPOUNDS BY GC/MS						
EPA 3550B			EPA 8270C			
RunID: MS6_090320A	QC Batch: 54042			PrepDate: 3/20/2009		Analyst: DMP
Indeno(1,2,3-cd)pyrene	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Isophorone	ND	330		µg/Kg	1	3/24/2009 12:21 AM
N-Nitrosodi-n-propylamine	ND	330		µg/Kg	1	3/24/2009 12:21 AM
N-Nitrosodiphenylamine	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Naphthalene	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Nitrobenzene	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Pentachlorophenol	ND	1600		µg/Kg	1	3/24/2009 12:21 AM
Phenanthrene	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Phenol	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Pyrene	ND	330		µg/Kg	1	3/24/2009 12:21 AM
Surr: 1,2-Dichlorobenzene-d4	78.1	49-103		%REC	1	3/24/2009 12:21 AM
Surr: 2,4,6-Tribromophenol	89.5	47-129		%REC	1	3/24/2009 12:21 AM
Surr: 2-Chlorophenol-d4	85.5	54-109		%REC	1	3/24/2009 12:21 AM
Surr: 2-Fluorobiphenyl	99.5	59-108		%REC	1	3/24/2009 12:21 AM
Surr: 2-Fluorophenol	84.4	50-111		%REC	1	3/24/2009 12:21 AM
Surr: 4-Terphenyl-d14	96.2	58-135		%REC	1	3/24/2009 12:21 AM
Surr: Nitrobenzene-d5	97.9	54-115		%REC	1	3/24/2009 12:21 AM
Surr: Phenol-d5	89.7	58-112		%REC	1	3/24/2009 12:21 AM

Qualifiers: B Analyte detected in the associated Method Blank E Value above quantitation range
H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
S Spike/Surrogate outside of limits due to matrix interference Results are wet unless otherwise specified
DO Surrogate Diluted Out



Advanced Technology
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CLIENT: Ninyo & Moore
Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

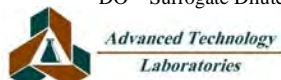
ANALYTICAL QC SUMMARY REPORT**TestCode: 6010_S**

Sample ID: MB-54105	SampType: MBLK	TestCode: 6010_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107327						
Client ID: PBS	Batch ID: 54105	TestNo: EPA 6010B	EPA 3050B	Analysis Date: 3/24/2009	SeqNo: 1681089						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	ND	2.0									
Arsenic	ND	1.0									
Barium	ND	1.0									
Beryllium	ND	1.0									
Cadmium	ND	1.0									
Chromium	ND	1.0									
Cobalt	ND	1.0									
Copper	ND	2.0									
Lead	ND	1.0									
Molybdenum	ND	1.0									
Nickel	ND	1.0									
Selenium	ND	1.0									
Silver	ND	1.0									
Thallium	ND	1.0									
Vanadium	ND	1.0									
Zinc	ND	1.0									

Sample ID: LCS-54105	SampType: LCS	TestCode: 6010_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107327						
Client ID: LCSS	Batch ID: 54105	TestNo: EPA 6010B	EPA 3050B	Analysis Date: 3/24/2009	SeqNo: 1681090						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	48.232	2.0	50.00	0	96.5	80	120				
Arsenic	48.750	1.0	50.00	0	97.5	80	120				
Barium	49.690	1.0	50.00	0	99.4	80	120				
Beryllium	47.523	1.0	50.00	0	95.0	80	120				
Cadmium	49.299	1.0	50.00	0	98.6	80	120				
Chromium	45.390	1.0	50.00	0	90.8	80	120				
Cobalt	49.993	1.0	50.00	0	100	80	120				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



CLIENT: Ninyo & Moore
Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

ANALYTICAL QC SUMMARY REPORT

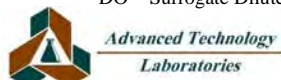
TestCode: 6010_S

Sample ID: LCS-54105	SampType: LCS	TestCode: 6010_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107327						
Client ID: LCSS	Batch ID: 54105	TestNo: EPA 6010B	EPA 3050B	Analysis Date: 3/24/2009	SeqNo: 1681090						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Copper	48.831	2.0	50.00	0	97.7	80	120				
Lead	50.463	1.0	50.00	0	101	80	120				
Molybdenum	49.206	1.0	50.00	0	98.4	80	120				
Nickel	48.359	1.0	50.00	0	96.7	80	120				
Selenium	45.761	1.0	50.00	0	91.5	80	120				
Silver	47.434	1.0	50.00	0	94.9	80	120				
Thallium	43.684	1.0	50.00	0	87.4	80	120				
Vanadium	49.586	1.0	50.00	0	99.2	80	120				
Zinc	49.348	1.0	50.00	0	98.7	80	120				

Sample ID: 104634-012AMS	SampType: MS	TestCode: 6010_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107327						
Client ID: ZZZZZZ	Batch ID: 54105	TestNo: EPA 6010B	EPA 3050B	Analysis Date: 3/24/2009	SeqNo: 1681102						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	105.074	2.0	125.0	0	84.1	25	106				
Arsenic	122.198	1.0	125.0	3.292	95.1	42	113				
Barium	221.545	1.0	125.0	101.0	96.4	19	140				
Beryllium	113.587	1.0	125.0	0	90.9	50	109				
Cadmium	112.983	1.0	125.0	2.550	88.3	48	106				
Chromium	133.210	1.0	125.0	23.75	87.6	44	116				
Cobalt	112.423	1.0	125.0	3.309	87.3	47	107				
Copper	141.330	2.0	125.0	14.01	102	49	124				
Lead	110.535	1.0	125.0	0	88.4	33	120				
Molybdenum	118.269	1.0	125.0	2.611	92.5	46	111				
Nickel	134.507	1.0	125.0	25.24	87.4	43	111				
Selenium	115.553	1.0	125.0	0	92.4	43	104				
Silver	125.338	1.0	125.0	0	100	53	114				
Thallium	101.088	1.0	125.0	0	80.9	41	107				
Vanadium	171.865	1.0	125.0	46.47	100	48	116				
Zinc	156.993	1.0	125.0	44.85	89.7	24	129				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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DO	Surrogate Diluted Out		Calculations are based on raw values		



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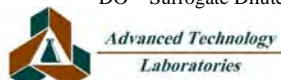
ANALYTICAL QC SUMMARY REPORT

TestCode: 6010_S

Sample ID: 104634-012AMSD		SampType: MSD		TestCode: 6010_S		Units: mg/Kg		Prep Date: 3/23/2009		RunNo: 107327	
Client ID: ZZZZZZ		Batch ID: 54105		TestNo: EPA 6010B		EPA 3050B		Analysis Date: 3/24/2009		SeqNo: 1681103	
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	95.833	2.0	125.0	0	76.7	25	106	105.1	9.20	20	
Arsenic	110.233	1.0	125.0	3.292	85.6	42	113	122.2	10.3	20	
Barium	198.074	1.0	125.0	101.0	77.6	19	140	221.5	11.2	20	
Beryllium	105.821	1.0	125.0	0	84.7	50	109	113.6	7.08	20	
Cadmium	103.845	1.0	125.0	2.550	81.0	48	106	113.0	8.43	20	
Chromium	121.477	1.0	125.0	23.75	78.2	44	116	133.2	9.21	20	
Cobalt	104.423	1.0	125.0	3.309	80.9	47	107	112.4	7.38	20	
Copper	128.351	2.0	125.0	14.01	91.5	49	124	141.3	9.63	20	
Lead	101.082	1.0	125.0	0	80.9	33	120	110.5	8.93	20	
Molybdenum	108.262	1.0	125.0	2.611	84.5	46	111	118.3	8.83	20	
Nickel	125.713	1.0	125.0	25.24	80.4	43	111	134.5	6.76	20	
Selenium	104.826	1.0	125.0	0	83.9	43	104	115.6	9.74	20	
Silver	113.897	1.0	125.0	0	91.1	53	114	125.3	9.57	20	
Thallium	93.387	1.0	125.0	0	74.7	41	107	101.1	7.92	20	
Vanadium	153.904	1.0	125.0	46.47	85.9	48	116	171.9	11.0	20	
Zinc	143.757	1.0	125.0	44.85	79.1	24	129	157.0	8.80	20	

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

TestCode: 7471_S

Sample ID: MB-54102	SampType: MBLK	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107313						
Client ID: PBS	Batch ID: 54102	TestNo: EPA 7471A		Analysis Date: 3/24/2009	SeqNo: 1680706						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Mercury	ND	0.10									
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Sample ID: LCS-54102	SampType: LCS	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107313						
Client ID: LCSS	Batch ID: 54102	TestNo: EPA 7471A		Analysis Date: 3/24/2009	SeqNo: 1680707						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Mercury	0.767	0.10	0.8300	0	92.4	80	120				
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Sample ID: 104634-012A-MS	SampType: MS	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107313						
Client ID: ZZZZZZ	Batch ID: 54102	TestNo: EPA 7471A		Analysis Date: 3/24/2009	SeqNo: 1680708						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

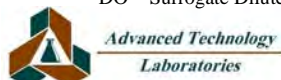
Mercury	0.786	0.10	0.8300	0	94.6	70	130				
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Sample ID: 104634-012A-MSD	SampType: MSD	TestCode: 7471_S	Units: mg/Kg	Prep Date: 3/23/2009	RunNo: 107313						
Client ID: ZZZZZZ	Batch ID: 54102	TestNo: EPA 7471A		Analysis Date: 3/24/2009	SeqNo: 1680709						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Mercury	0.808	0.10	0.8300	0	97.3	70	130	0.7855	2.77	20	
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Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

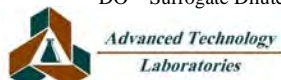
Sample ID: T090320LC1	SampType: MS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: ZZZZZZ	Batch ID: T09VS077	TestNo: EPA 8260B	Analysis Date: 3/20/2009	SeqNo: 1680148							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	58.540	5.0	50.00	0	117	70	130				
Benzene	110.890	5.0	100.0	0	111	70	130				
Chlorobenzene	55.410	5.0	50.00	0	111	70	130				
Toluene	112.950	5.0	100.0	0	113	70	130				
Trichloroethene	55.990	5.0	50.00	0	112	70	130				
Surr: 1,2-Dichloroethane-d4	45.990		50.00		92.0	70	130				
Surr: 4-Bromofluorobenzene	50.910		50.00		102	70	130				
Surr: Dibromofluoromethane	53.010		50.00		106	70	130				
Surr: Toluene-d8	54.240		50.00		108	70	130				

Sample ID: T090320MB2MS	SampType: LCS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: LCSS	Batch ID: T09VS077	TestNo: EPA 8260B	Analysis Date: 3/20/2009	SeqNo: 1680149							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	57.330	5.0	50.00	0	115	70	130				
Benzene	109.410	5.0	100.0	0	109	70	130				
Chlorobenzene	57.620	5.0	50.00	0	115	70	130				
MTBE	54.090	5.0	50.00	0	108	70	130				
Toluene	110.610	5.0	100.0	0	111	70	130				
Trichloroethene	53.800	5.0	50.00	0	108	70	130				
Surr: 1,2-Dichloroethane-d4	44.970		50.00		89.9	70	130				
Surr: 4-Bromofluorobenzene	51.000		50.00		102	70	130				
Surr: Dibromofluoromethane	51.570		50.00		103	70	130				
Surr: Toluene-d8	53.670		50.00		107	70	130				

Sample ID: T090320MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: ZZZZZZ	Batch ID: T09VS077	TestNo: EPA 8260B	Analysis Date: 3/20/2009	SeqNo: 1680150							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	54.950	5.0	50.00	0	110	70	130	58.54	6.33	20	

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

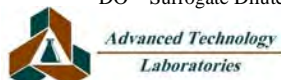
TestCode: 8260_S

Sample ID: T090320MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: ZZZZZZ	Batch ID: T09VS077	TestNo: EPA 8260B		Analysis Date: 3/20/2009	SeqNo: 1680150						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	103.510	5.0	100.0	0	104	70	130	110.9	6.88	20	
Chlorobenzene	53.620	5.0	50.00	0	107	70	130	55.41	3.28	20	
Toluene	104.450	5.0	100.0	0	104	70	130	113.0	7.82	20	
Trichloroethene	51.100	5.0	50.00	0	102	70	130	55.99	9.13	20	
Surr: 1,2-Dichloroethane-d4	45.160		50.00		90.3	70	130		0	20	
Surr: 4-Bromofluorobenzene	50.910		50.00		102	70	130		0	20	
Surr: Dibromofluoromethane	52.300		50.00		105	70	130		0	20	
Surr: Toluene-d8	52.610		50.00		105	70	130		0	20	

Sample ID: T090320MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: PBS	Batch ID: T09VS077	TestNo: EPA 8260B	Analysis Date: 3/20/2009	SeqNo: 1680151							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	5.0									
1,1,1-Trichloroethane	ND	5.0									
1,1,2,2-Tetrachloroethane	ND	5.0									
1,1,2-Trichloroethane	ND	5.0									
1,1-Dichloroethane	ND	5.0									
1,1-Dichloroethene	ND	5.0									
1,1-Dichloropropene	ND	5.0									
1,2,3-Trichlorobenzene	ND	5.0									
1,2,3-Trichloropropane	ND	5.0									
1,2,4-Trichlorobenzene	ND	5.0									
1,2,4-Trimethylbenzene	ND	5.0									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane	ND	5.0									
1,2-Dichlorobenzene	ND	5.0									
1,2-Dichloroethane	ND	5.0									
1,2-Dichloropropane	ND	5.0									
1,3,5-Trimethylbenzene	ND	5.0									

Qualifiers:

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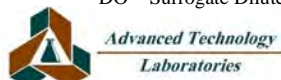
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090320MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107226						
Client ID: PBS	Batch ID: T09VS077	TestNo: EPA 8260B	Analysis Date: 3/20/2009	SeqNo: 1680151							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,3-Dichlorobenzene	ND	5.0									
1,3-Dichloropropane	ND	5.0									
1,4-Dichlorobenzene	ND	5.0									
2,2-Dichloropropane	ND	5.0									
2-Chlorotoluene	ND	5.0									
4-Chlorotoluene	ND	5.0									
4-Isopropyltoluene	ND	5.0									
Benzene	ND	5.0									
Bromobenzene	ND	5.0									
Bromodichloromethane	ND	5.0									
Bromoform	ND	5.0									
Bromomethane	ND	5.0									
Carbon tetrachloride	ND	5.0									
Chlorobenzene	ND	5.0									
Chloroethane	ND	5.0									
Chloroform	ND	5.0									
Chloromethane	ND	5.0									
cis-1,2-Dichloroethene	ND	5.0									
cis-1,3-Dichloropropene	ND	5.0									
Dibromochloromethane	ND	5.0									
Dibromomethane	ND	5.0									
Dichlorodifluoromethane	ND	5.0									
Ethylbenzene	ND	5.0									
Hexachlorobutadiene	ND	5.0									
Isopropylbenzene	ND	5.0									
m,p-Xylene	ND	10									
Methylene chloride	ND	5.0									
n-Butylbenzene	ND	5.0									
n-Propylbenzene	ND	5.0									
Naphthalene	ND	5.0									

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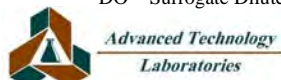
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090320MB2		SampType: MBLK		TestCode: 8260_S		Units: µg/Kg		Prep Date:		RunNo: 107226		
Client ID: PBS		Batch ID: T09VS077		TestNo: EPA 8260B				Analysis Date: 3/20/2009		SeqNo: 1680151		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene		ND	5.0									
sec-Butylbenzene		ND	5.0									
Styrene		ND	5.0									
tert-Butylbenzene		ND	5.0									
Tetrachloroethene		ND	5.0									
Toluene		ND	5.0									
trans-1,2-Dichloroethene		ND	5.0									
Trichloroethene		ND	5.0									
Trichlorofluoromethane		ND	5.0									
Vinyl chloride		ND	5.0									
Surr: 1,2-Dichloroethane-d4		46.260		50.00		92.5	70	130				
Surr: 4-Bromofluorobenzene		49.660		50.00		99.3	70	130				
Surr: Dibromofluoromethane		52.030		50.00		104	70	130				
Surr: Toluene-d8		53.550		50.00		107	70	130				

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

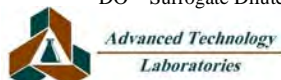
Sample ID: T090323LC1	SampType: LCS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107297						
Client ID: LCSS	Batch ID: T09VS078	TestNo: EPA 8260B	Analysis Date: 3/23/2009	SeqNo: 1680447							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	46.580	5.0	50.00	0	93.2	70	130				
Benzene	87.590	5.0	100.0	0	87.6	70	130				
Chlorobenzene	45.030	5.0	50.00	0	90.1	70	130				
MTBE	46.410	5.0	50.00	0	92.8	70	130				
Toluene	88.930	5.0	100.0	0	88.9	70	130				
Trichloroethene	44.240	5.0	50.00	0	88.5	70	130				
Surr: 1,2-Dichloroethane-d4	44.720		50.00		89.4	70	130				
Surr: 4-Bromofluorobenzene	47.750		50.00		95.5	70	130				
Surr: Dibromofluoromethane	49.740		50.00		99.5	70	130				
Surr: Toluene-d8	51.670		50.00		103	70	130				

Sample ID: T090323MB2MS	SampType: MS	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107297						
Client ID: ZZZZZZ	Batch ID: T09VS078	TestNo: EPA 8260B	Analysis Date: 3/23/2009	SeqNo: 1680448							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	51.270	5.0	50.00	0	103	70	130				
Benzene	102.720	5.0	100.0	0	103	70	130				
Chlorobenzene	54.680	5.0	50.00	0	109	70	130				
Toluene	105.300	5.0	100.0	0	105	70	130				
Trichloroethene	50.550	5.0	50.00	0	101	70	130				
Surr: 1,2-Dichloroethane-d4	44.690		50.00		89.4	70	130				
Surr: 4-Bromofluorobenzene	49.620		50.00		99.2	70	130				
Surr: Dibromofluoromethane	49.090		50.00		98.2	70	130				
Surr: Toluene-d8	50.890		50.00		102	70	130				

Sample ID: T090323MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107297						
Client ID: ZZZZZZ	Batch ID: T09VS078	TestNo: EPA 8260B		Analysis Date: 3/23/2009	SeqNo: 1680449						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	52.270	5.0	50.00	0	105	70	130	51.27	1.93	20	

Qualifiers:

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ANALYTICAL QC SUMMARY REPORT

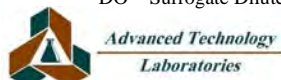
TestCode: 8260_S

Sample ID: T090323MB2MSD	SampType: MSD	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107297						
Client ID: ZZZZZZ	Batch ID: T09VS078	TestNo: EPA 8260B		Analysis Date: 3/23/2009	SeqNo: 1680449						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	104.150	5.0	100.0	0	104	70	130	102.7	1.38	20	
Chlorobenzene	54.200	5.0	50.00	0	108	70	130	54.68	0.882	20	
Toluene	107.180	5.0	100.0	0	107	70	130	105.3	1.77	20	
Trichloroethene	52.000	5.0	50.00	0	104	70	130	50.55	2.83	20	
Surr: 1,2-Dichloroethane-d4	44.290		50.00		88.6	70	130		0	20	
Surr: 4-Bromofluorobenzene	50.180		50.00		100	70	130		0	20	
Surr: Dibromofluoromethane	51.830		50.00		104	70	130		0	20	
Surr: Toluene-d8	53.520		50.00		107	70	130		0	20	

Sample ID: T090323MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:					RunNo: 107297		
Client ID: PBS	Batch ID: T09VS078	TestNo: EPA 8260B	Analysis Date: 3/23/2009					SeqNo: 1680450			
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	5.0									
1,1,1-Trichloroethane	ND	5.0									
1,1,2,2-Tetrachloroethane	ND	5.0									
1,1,2-Trichloroethane	ND	5.0									
1,1-Dichloroethane	ND	5.0									
1,1-Dichloroethene	ND	5.0									
1,1-Dichloropropene	ND	5.0									
1,2,3-Trichlorobenzene	ND	5.0									
1,2,3-Trichloropropane	ND	5.0									
1,2,4-Trichlorobenzene	ND	5.0									
1,2,4-Trimethylbenzene	ND	5.0									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane	ND	5.0									
1,2-Dichlorobenzene	ND	5.0									
1,2-Dichloroethane	ND	5.0									
1,2-Dichloropropane	ND	5.0									
1,3,5-Trimethylbenzene	ND	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike/Surrogate outside of limits due to matrix interference
DO	Surrogate Diluted Out		Calculations are based on raw values		



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CLIENT: Ninyo & Moore
Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

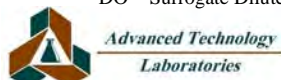
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090323MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:	RunNo: 107297						
Client ID: PBS	Batch ID: T09VS078	TestNo: EPA 8260B	Analysis Date: 3/23/2009	SeqNo: 1680450							
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,3-Dichlorobenzene	ND	5.0									
1,3-Dichloropropane	ND	5.0									
1,4-Dichlorobenzene	ND	5.0									
2,2-Dichloropropane	ND	5.0									
2-Chlorotoluene	ND	5.0									
4-Chlorotoluene	ND	5.0									
4-Isopropyltoluene	ND	5.0									
Benzene	ND	5.0									
Bromobenzene	ND	5.0									
Bromodichloromethane	ND	5.0									
Bromoform	ND	5.0									
Bromomethane	ND	5.0									
Carbon tetrachloride	ND	5.0									
Chlorobenzene	ND	5.0									
Chloroethane	ND	5.0									
Chloroform	ND	5.0									
Chloromethane	ND	5.0									
cis-1,2-Dichloroethene	ND	5.0									
cis-1,3-Dichloropropene	ND	5.0									
Dibromochloromethane	ND	5.0									
Dibromomethane	ND	5.0									
Dichlorodifluoromethane	ND	5.0									
Ethylbenzene	ND	5.0									
Hexachlorobutadiene	ND	5.0									
Isopropylbenzene	ND	5.0									
m,p-Xylene	ND	10									
Methylene chloride	ND	5.0									
n-Butylbenzene	ND	5.0									
n-Propylbenzene	ND	5.0									
Naphthalene	ND	5.0									

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

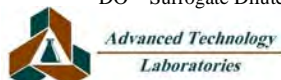
ANALYTICAL QC SUMMARY REPORT

TestCode: 8260_S

Sample ID: T090323MB2	SampType: MBLK	TestCode: 8260_S	Units: µg/Kg	Prep Date:				RunNo: 107297			
Client ID: PBS	Batch ID: T09VS078	TestNo: EPA 8260B	Analysis Date: 3/23/2009				SeqNo: 1680450				
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene	ND	5.0									
sec-Butylbenzene	ND	5.0									
Styrene	ND	5.0									
tert-Butylbenzene	ND	5.0									
Tetrachloroethene	ND	5.0									
Toluene	ND	5.0									
trans-1,2-Dichloroethene	ND	5.0									
Trichloroethene	ND	5.0									
Trichlorofluoromethane	ND	5.0									
Vinyl chloride	ND	5.0									
Surr: 1,2-Dichloroethane-d4	46.130		50.00		92.3	70	130				
Surr: 4-Bromofluorobenzene	46.500		50.00		93.0	70	130				
Surr: Dibromofluoromethane	52.040		50.00		104	70	130				
Surr: Toluene-d8	52.690		50.00		105	70	130				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

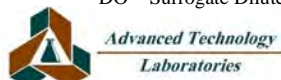
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	ND	330									
1,2-Dichlorobenzene	ND	330									
1,3-Dichlorobenzene	ND	330									
1,4-Dichlorobenzene	ND	330									
2,4,5-Trichlorophenol	ND	330									
2,4,6-Trichlorophenol	ND	330									
2,4-Dichlorophenol	ND	1600									
2,4-Dimethylphenol	ND	330									
2,4-Dinitrophenol	ND	1600									
2,4-Dinitrotoluene	ND	330									
2,6-Dinitrotoluene	ND	330									
2-Chloronaphthalene	ND	330									
2-Chlorophenol	ND	330									
2-Methylnaphthalene	ND	330									
2-Methylphenol	ND	330									
2-Nitroaniline	ND	1600									
2-Nitrophenol	ND	330									
3,3´-Dichlorobenzidine	ND	660									
3-Nitroaniline	ND	1600									
4,6-Dinitro-2-methylphenol	ND	1600									
4-Bromophenyl-phenylether	ND	330									
4-Chloro-3-methylphenol	ND	660									
4-Chloroaniline	ND	660									
4-Chlorophenyl-phenylether	ND	330									
4-Methylphenol	ND	330									
4-Nitroaniline	ND	1600									
4-Nitrophenol	ND	1600									
Acenaphthene	ND	330									
Acenaphthylene	ND	330									
Anthracene	ND	330									

Qualifiers:

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DO	Surrogate Diluted Out		Calculations are based on raw values		



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Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

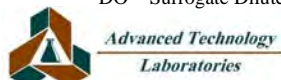
ANALYTICAL QC SUMMARY REPORT

TestCode: 8270_S_FULL

Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzidine (M)	ND	1600									
Benzo(a)anthracene	ND	330									
Benzo(a)pyrene	ND	330									
Benzo(b)fluoranthene	ND	330									
Benzo(g,h,i)perylene	ND	330									
Benzo(k)fluoranthene	ND	330									
Benzoic acid	ND	1600									
Benzyl alcohol	ND	660									
Bis(2-chloroethoxy)methane	ND	330									
Bis(2-chloroethyl)ether	ND	330									
Bis(2-chloroisopropyl)ether	ND	330									
Bis(2-ethylhexyl)phthalate	ND	330									
Butylbenzylphthalate	ND	330									
Chrysene	ND	330									
Di-n-butylphthalate	ND	330									
Di-n-octylphthalate	ND	330									
Dibenz(a,h)anthracene	ND	330									
Dibenzofuran	ND	330									
Diethylphthalate	ND	330									
Dimethylphthalate	ND	330									
Fluoranthene	ND	330									
Fluorene	ND	330									
Hexachlorobenzene	ND	330									
Hexachlorobutadiene	ND	660									
Hexachlorocyclopentadiene	ND	660									
Hexachloroethane	ND	330									
Indeno(1,2,3-cd)pyrene	ND	330									
Isophorone	ND	330									
N-Nitrosodi-n-propylamine	ND	330									
N-Nitrosodiphenylamine	ND	330									

Qualifiers:

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Work Order: 104632
Project: CRALA 110 S. BOYLE, 207511002

ANALYTICAL QC SUMMARY REPORT

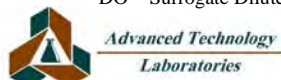
TestCode: 8270_S_FULL

Sample ID: MB-54042	SampType: MBLK	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: PBS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680777						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Naphthalene	ND	330									
Nitrobenzene	ND	330									
Pentachlorophenol	ND	1600									
Phenanthrene	ND	330									
Phenol	ND	330									
Pyrene	ND	330									
Surr: 1,2-Dichlorobenzene-d4	3005.000		3330		90.2	49	103				
Surr: 2,4,6-Tribromophenol	3380.333		3330		102	47	129				
Surr: 2-Chlorophenol-d4	3199.000		3330		96.1	54	109				
Surr: 2-Fluorobiphenyl	3513.000		3330		105	59	108				
Surr: 2-Fluorophenol	3104.333		3330		93.2	50	111				
Surr: 4-Terphenyl-d14	3693.000		3330		111	58	135				
Surr: Nitrobenzene-d5	3581.000		3330		108	54	115				
Surr: Phenol-d5	3308.333		3330		99.3	58	112				

Sample ID: LCS-54042	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: LCSS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680778						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	3050.000	330	3330	0	91.6	61	107				
1,4-Dichlorobenzene	2890.667	330	3330	0	86.8	56	100				
2,4-Dinitrotoluene	3327.667	330	3330	0	99.9	72	130				
2-Chlorophenol	3008.667	330	3330	0	90.4	64	105				
4-Chloro-3-methylphenol	3560.000	660	3330	0	107	74	125				
4-Nitrophenol	4197.000	1600	3330	0	126	77	137				
Acenaphthene	3419.333	330	3330	0	103	63	117				
N-Nitrosodi-n-propylamine	3594.000	330	3330	0	108	71	121				
Pentachlorophenol	3133.667	1600	3330	0	94.1	69	125				
Phenol	3342.000	330	3330	0	100	67	111				
Pyrene	3164.333	330	3330	0	95.0	60	122				

Qualifiers:

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Work Order: 104632
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ANALYTICAL QC SUMMARY REPORT

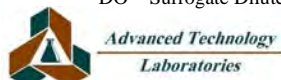
TestCode: 8270_S_FULL

Sample ID: LCS-54042	SampType: LCS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: LCSS	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680778						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: 1,2-Dichlorobenzene-d4	2811.000		3330		84.4	49	103				
Surr: 2,4,6-Tribromophenol	3668.000		3330		110	47	129				
Surr: 2-Chlorophenol-d4	2943.333		3330		88.4	54	109				
Surr: 2-Fluorobiphenyl	3525.667		3330		106	59	108				
Surr: 2-Fluorophenol	2836.000		3330		85.2	50	111				
Surr: 4-Terphenyl-d14	3115.333		3330		93.6	58	135				
Surr: Nitrobenzene-d5	3325.667		3330		99.9	54	115				
Surr: Phenol-d5	3112.000		3330		93.5	58	112				

Sample ID: 104519-002AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: ZZZZZZ	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680779						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	3014.667	330	3330	0	90.5	60	105				
1,4-Dichlorobenzene	2830.667	330	3330	0	85.0	50	99				
2,4-Dinitrotoluene	3313.667	330	3330	0	99.5	70	130				
2-Chlorophenol	3153.333	330	3330	0	94.7	58	107				
4-Chloro-3-methylphenol	3626.667	660	3330	0	109	72	124				
4-Nitrophenol	4299.000	1600	3330	0	129	69	139				
Acenaphthene	3496.333	330	3330	0	105	59	118				
N-Nitrosodi-n-propylamine	3697.667	330	3330	0	111	61	125				
Pentachlorophenol	3311.667	1600	3330	0	99.4	56	131				
Phenol	3493.000	330	3330	0	105	60	113				
Pyrene	3089.667	330	3330	0	92.8	51	130				
Surr: 1,2-Dichlorobenzene-d4	2772.667		3330		83.3	49	103				
Surr: 2,4,6-Tribromophenol	3732.667		3330		112	47	129				
Surr: 2-Chlorophenol-d4	3081.000		3330		92.5	54	109				
Surr: 2-Fluorobiphenyl	3534.667		3330		106	59	108				
Surr: 2-Fluorophenol	2949.667		3330		88.6	50	111				
Surr: 4-Terphenyl-d14	3223.333		3330		96.8	58	135				

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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Work Order: 104632
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ANALYTICAL QC SUMMARY REPORT

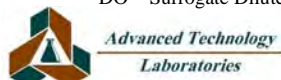
TestCode: 8270_S_FULL

Sample ID: 104519-002AMS	SampType: MS	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: ZZZZZZ	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680779						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Nitrobenzene-d5	3338.667		3330		100	54	115				
Surr: Phenol-d5	3219.000		3330		96.7	58	112				

Sample ID: 104519-002AMSD	SampType: MSD	TestCode: 8270_S_FUL	Units: µg/Kg	Prep Date: 3/20/2009	RunNo: 107270						
Client ID: ZZZZZZ	Batch ID: 54042	TestNo: EPA 8270C	EPA 3550B	Analysis Date: 3/23/2009	SeqNo: 1680780						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,2,4-Trichlorobenzene	3272.333	330	3330	0	98.3	60	105	3015	8.20	20	
1,4-Dichlorobenzene	3069.000	330	3330	0	92.2	50	99	2831	8.08	20	
2,4-Dinitrotoluene	3606.333	330	3330	0	108	70	130	3314	8.46	20	
2-Chlorophenol	3368.333	330	3330	0	101	58	107	3153	6.59	20	
4-Chloro-3-methylphenol	3870.667	660	3330	0	116	72	124	3627	6.51	20	
4-Nitrophenol	4482.000	1600	3330	0	135	69	139	4299	4.17	20	
Acenaphthene	3845.333	330	3330	0	115	59	118	3496	9.51	20	
N-Nitrosodi-n-propylamine	3928.333	330	3330	0	118	61	125	3698	6.05	20	
Pentachlorophenol	3613.000	1600	3330	0	108	56	131	3312	8.70	20	
Phenol	3744.333	330	3330	0	112	60	113	3493	6.95	20	
Pyrene	3367.000	330	3330	0	101	51	130	3090	8.59	20	
Surr: 1,2-Dichlorobenzene-d4	2990.000		3330		89.8	49	103		0	0	
Surr: 2,4,6-Tribromophenol	3932.667		3330		118	47	129		0	0	
Surr: 2-Chlorophenol-d4	3271.000		3330		98.2	54	109		0	0	
Surr: 2-Fluorobiphenyl	3877.333		3330		116	59	108		0	0	S
Surr: 2-Fluorophenol	3172.667		3330		95.3	50	111		0	0	
Surr: 4-Terphenyl-d14	3450.667		3330		104	58	135		0	0	
Surr: Nitrobenzene-d5	3580.333		3330		108	54	115		0	0	
Surr: Phenol-d5	3431.000		3330		103	58	112		0	0	

Qualifiers:

B	Analyte detected in the associated Method Blank	E	Value above quantitation range	H	Holding times for preparation or analysis exceeded
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CHAIN OF CUSTODY RECORD

Pg 1 of 1



**Advanced Technology
Laboratories**

3275 Walnut Avenue
Signal Hill, CA 90755
(562) 989-4045 • Fax (562) 989-4040

FOR LABORATORY USE ONLY:

P.O.#: _____
Logged By: [Signature] Date: 3/20/09

Method of Transport

Client ☐ /
ATL ☒
CA OverN ☐
FEDEX ☐
Other: _____

Sample Condition Upon Receipt

1. CHILLED Y ☐ N ☐ 4. SEALED Y ☐ N ☐
2. HEADSPACE (VOA) Y ☐ N ☐ 5. # OF SPLS MATCH COC Y ☐ N ☐
3. CONTAINER INTACT Y ☐ N ☐ 6. PRESERVED Y ☐ N ☐

Client: NINYO & MOORE Address: 475 GOODARD SUITE 200 TEL: (949) 753 7070
Attn: JAY ROBERTS City: IRVINE State: CA Zip Code: 92618 FAX: (949) 753 7071

Project Name: CALA 110 S. BOYLE Project #: 207511002 Sampler: (Printed Name) C. CHAN (Signature) [Signature]

Relinquished by: (Signature and Printed Name) [Signature] C. CHAN Date: 3/20/09 Time: 12:10 Received by: (Signature and Printed Name) [Signature] Date: 3/20/09 Time: 12:16
Relinquished by: (Signature and Printed Name) [Signature] Date: 3/20/09 Time: 12:55 Received by: (Signature and Printed Name) [Signature] Date: 3/20/09 Time: 12:55
Relinquished by: (Signature and Printed Name) _____ Date: _____ Time: _____ Received by: (Signature and Printed Name) _____ Date: _____ Time: _____

I hereby authorize ATL to perform the work indicated below:

Project Mgr /Submitter:

C. CHAN 3/19/09
Print Name Date
[Signature]
Signature

Send Report To:

Attn: SAME

Co: _____

Address _____

City _____ State _____ Zip _____

Bill To:

Attn: SAME

Co: _____

Address _____

City _____ State _____ Zip _____

Special Instructions/Comments:

Sample/Records - Archival & Disposal

Unless otherwise requested by client, all samples will be disposed 45 days after receipt and records will be disposed 1 year after submittal of final report.

Storage Fees (applies when storage is requested):

- Sample : \$2.00 / sample / mo (after 45 days)
- Records : \$1.00 / ATL workorder / mo (after 1 year)

ITEM	LAB USE ONLY:		Sample Description			Circle or Add Analysis(es) Requested												SPECIFY APPROPRIATE MATRIX			CONTAINER(S)	PRESERVE	REMARKS	
	Batch #:	Lab No.	Sample I.D. / Location	Date	Time	8081A (Pesticides)	8082 (PCB)	8208B (Volatiles)	8270C (BVA) SVOCs	8010B (Total Metals)	8015B (GRO) / 8020 (BTEX)	8015B (DRO)	8021 (BTEX)	TITLE 22 / CAM 17 (6010 / 7000) METHY	SOIL	WATER	GROUND WATER	WASTEWATER	TAT	#	Type			
		104632 - m1	B10-5	3/19	815	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1	IT	PC	
		- 2	B10-15		824	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 3	B9-5		853	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 4	B9-15		904	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 5	B11-5		941	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 6	B11-15		1000	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 7	B7-5		1032	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
		- 8	B7-15		1040	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				

* TAT starts 8 a.m. following day if samples received after 3 p.m.

TAT: A= Overnight ≤ 24 hr

B= Emergency Next workday

C= Critical 2 Workdays

D= Urgent 3 Workdays

E= Routine 7 Workdays

Preservatives:

H=HCl N=HNO₃ S=H₂SO₄ C=4°C
Z=Zn(AC)₂ O=NaOH T=Na₂S₂O₃

Container Types: T=Tube V=VOA L=Liter P=Pint J=Jar B=Tedlar G=Glass P=Plastic M=Metal

DISTRIBUTION: White with report, Yellow to folder, Pink to submitter.

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

1st and Boyle Mixed-Use Project
Los Angeles-South Coast County, Annual

CPC-2018-998-DB-CU
EXHIBIT C1d - GHG Data

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartments Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Construction schedule per applicant.

Off-road Equipment - Equipment required for grading.

Off-road Equipment - Equipment required for building construction.

Off-road Equipment - Equipment required for paving.

Off-road Equipment -

Grading - Assuming 8,100 cy soil export.

Architectural Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Vehicle Trips - Based on traffic study trip generation.

Area Coating - Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Energy Mitigation - The Project would include energy efficient appliances and conform to 2016 Title 24 standards.

Water Mitigation - Project compliance with the LA Green Building Code results in a 20% reduction in both indoor and outdoor water use.

Waste Mitigation - Per AB 341 all municipalities must divert 75% of waste by 2020.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstructionPhase	NumDays	5.00	44.00
tblConstructionPhase	NumDays	100.00	330.00
tblConstructionPhase	NumDays	2.00	22.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

tblConstructionPhase	NumDays	5.00	10.00
tblConstructionPhase	PhaseEndDate	2/14/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	1/31/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	9/13/2019	9/26/2019
tblConstructionPhase	PhaseEndDate	2/7/2020	12/31/2020
tblConstructionPhase	PhaseStartDate	2/8/2020	11/2/2020
tblConstructionPhase	PhaseStartDate	9/14/2019	9/27/2019
tblConstructionPhase	PhaseStartDate	9/12/2019	8/28/2019
tblConstructionPhase	PhaseStartDate	2/1/2020	12/18/2020
tblGrading	AcresOfGrading	11.00	0.34
tblGrading	MaterialExported	0.00	8,100.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Welders
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblTripsAndVMT	HaulingTripNumber	1,013.00	1,012.00
tblVehicleTrips	ST_TR	6.39	3.98
tblVehicleTrips	ST_TR	158.37	58.31

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

tblVehicleTrips	SU_TR	5.86	3.98
tblVehicleTrips	SU_TR	131.84	58.31
tblVehicleTrips	WD_TR	6.65	3.98
tblVehicleTrips	WD_TR	127.15	58.31

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0964	0.8296	0.6186	1.4400e-003	0.0364	0.0374	0.0738	0.0121	0.0353	0.0473	0.0000	129.4345	129.4345	0.0219	0.0000	129.9825
2020	0.4049	1.9846	1.9928	3.5400e-003	0.0699	0.1073	0.1772	0.0187	0.1017	0.1204	0.0000	301.0195	301.0195	0.0584	0.0000	302.4787
Maximum	0.4049	1.9846	1.9928	3.5400e-003	0.0699	0.1073	0.1772	0.0187	0.1017	0.1204	0.0000	301.0195	301.0195	0.0584	0.0000	302.4787

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0964	0.8296	0.6186	1.4400e-003	0.0315	0.0374	0.0689	9.5100e-003	0.0353	0.0448	0.0000	129.4344	129.4344	0.0219	0.0000	129.9824
2020	0.4049	1.9846	1.9928	3.5400e-003	0.0699	0.1073	0.1772	0.0187	0.1017	0.1204	0.0000	301.0192	301.0192	0.0584	0.0000	302.4785
Maximum	0.4049	1.9846	1.9928	3.5400e-003	0.0699	0.1073	0.1772	0.0187	0.1017	0.1204	0.0000	301.0192	301.0192	0.0584	0.0000	302.4785

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	4.62	0.00	1.95	8.28	0.00	1.52	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-28-2019	11-27-2019	0.6960	0.6960
2	11-28-2019	2-27-2020	0.5704	0.5704
3	2-28-2020	5-27-2020	0.5396	0.5396
4	5-28-2020	8-27-2020	0.5512	0.5512
5	8-28-2020	9-30-2020	0.2037	0.2037
		Highest	0.6960	0.6960

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3151	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583
Energy	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	462.7612	462.7612	0.0104	3.8800e-003	464.1781
Mobile	0.1806	0.8470	2.0308	6.0800e-003	0.4594	6.3800e-003	0.4658	0.1232	5.9800e-003	0.1291	0.0000	560.6270	560.6270	0.0335	0.0000	561.4648
Waste						0.0000	0.0000		0.0000	0.0000	22.7086	0.0000	22.7086	1.3420	0.0000	56.2596
Water						0.0000	0.0000		0.0000	0.0000	1.6510	49.8468	51.4978	0.1708	4.2500e-003	57.0323
Total	0.5079	0.9731	2.8490	7.4800e-003	0.4594	0.0593	0.5187	0.1232	0.0589	0.1821	29.0332	1,082.9585	1,111.9918	1.5714	8.4500e-003	1,153.7931

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1709	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Energy	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	460.1596	460.1596	0.0103	3.8700e-003	461.5712
Mobile	0.1806	0.8470	2.0308	6.0800e-003	0.4594	6.3800e-003	0.4658	0.1232	5.9800e-003	0.1291	0.0000	560.6270	560.6270	0.0335	0.0000	561.4648
Waste						0.0000	0.0000		0.0000	0.0000	5.6772	0.0000	5.6772	0.3355	0.0000	14.0649
Water						0.0000	0.0000		0.0000	0.0000	1.3208	39.8775	41.1983	0.1366	3.4000e-003	45.6259
Total	0.3637	0.9617	2.5693	6.7600e-003	0.4594	0.0173	0.4767	0.1232	0.0169	0.1401	6.9979	1,061.4065	1,068.4044	0.5167	7.2700e-003	1,083.4873

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	28.38	1.17	9.82	9.63	0.00	70.82	8.10	0.00	71.30	23.07	75.90	1.99	3.92	67.12	13.96	6.09

3.0 Construction Detail**Construction Phase**

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	8/28/2019	9/26/2019	5	22	
2	Building Construction	Building Construction	9/27/2019	12/31/2020	5	330	
3	Paving	Paving	12/18/2020	12/31/2020	5	10	
4	Architectural Coating	Architectural Coating	11/2/2020	12/31/2020	5	44	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.34

Acres of Paving: 0.08

Residential Indoor: 65,104; Residential Outdoor: 21,701; Non-Residential Indoor: 11,550; Non-Residential Outdoor: 3,850; Striped Parking Area: 984 (Architectural Coating – sqft)

OffRoad Equipment

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	0.00	9	0.56
Grading	Graders	1	8.00	187	0.41
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Welders	3	8.00	46	0.45
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	4	10.00	0.00	1,012.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	42.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.9200e-003	0.0000	8.9200e-003	4.6400e-003	0.0000	4.6400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0107	0.1273	0.0640	1.4000e-004		5.7000e-003	5.7000e-003		5.2400e-003	5.2400e-003	0.0000	12.1997	12.1997	3.8600e-003	0.0000	12.2962
Total	0.0107	0.1273	0.0640	1.4000e-004	8.9200e-003	5.7000e-003	0.0146	4.6400e-003	5.2400e-003	9.8800e-003	0.0000	12.1997	12.1997	3.8600e-003	0.0000	12.2962

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.8100e-003	0.1601	0.0340	4.0000e-004	8.7000e-003	5.7000e-004	9.2700e-003	2.3900e-003	5.5000e-004	2.9400e-003	0.0000	39.4015	39.4015	2.7800e-003	0.0000	39.4710
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.6000e-004	4.9900e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1587	1.1587	4.0000e-005	0.0000	1.1597
Total	5.3600e-003	0.1606	0.0390	4.1000e-004	9.9100e-003	5.8000e-004	0.0105	2.7100e-003	5.6000e-004	3.2700e-003	0.0000	40.5602	40.5602	2.8200e-003	0.0000	40.6306

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.2 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.0100e-003	0.0000	4.0100e-003	2.0900e-003	0.0000	2.0900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0107	0.1273	0.0640	1.4000e-004		5.7000e-003	5.7000e-003		5.2400e-003	5.2400e-003	0.0000	12.1997	12.1997	3.8600e-003	0.0000	12.2962
Total	0.0107	0.1273	0.0640	1.4000e-004	4.0100e-003	5.7000e-003	9.7100e-003	2.0900e-003	5.2400e-003	7.3300e-003	0.0000	12.1997	12.1997	3.8600e-003	0.0000	12.2962

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.8100e-003	0.1601	0.0340	4.0000e-004	8.7000e-003	5.7000e-004	9.2700e-003	2.3900e-003	5.5000e-004	2.9400e-003	0.0000	39.4015	39.4015	2.7800e-003	0.0000	39.4710
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.6000e-004	4.9900e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1587	1.1587	4.0000e-005	0.0000	1.1597
Total	5.3600e-003	0.1606	0.0390	4.1000e-004	9.9100e-003	5.8000e-004	0.0105	2.7100e-003	5.6000e-004	3.2700e-003	0.0000	40.5602	40.5602	2.8200e-003	0.0000	40.6306

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.3 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0718	0.4996	0.4408	6.5000e-004		0.0308	0.0308		0.0291	0.0291	0.0000	53.9807	53.9807	0.0142	0.0000	54.3360
Total	0.0718	0.4996	0.4408	6.5000e-004		0.0308	0.0308		0.0291	0.0291	0.0000	53.9807	53.9807	0.0142	0.0000	54.3360

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3000e-003	0.0361	9.8900e-003	8.0000e-005	1.9300e-003	2.3000e-004	2.1500e-003	5.6000e-004	2.2000e-004	7.7000e-004	0.0000	7.6520	7.6520	5.1000e-004	0.0000	7.6647
Worker	7.1500e-003	5.9600e-003	0.0648	1.7000e-004	0.0157	1.4000e-004	0.0158	4.1600e-003	1.3000e-004	4.2800e-003	0.0000	15.0419	15.0419	5.2000e-004	0.0000	15.0549
Total	8.4500e-003	0.0421	0.0747	2.5000e-004	0.0176	3.7000e-004	0.0179	4.7200e-003	3.5000e-004	5.0500e-003	0.0000	22.6939	22.6939	1.0300e-003	0.0000	22.7196

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.3 Building Construction - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0718	0.4996	0.4408	6.5000e-004		0.0308	0.0308		0.0291	0.0291	0.0000	53.9806	53.9806	0.0142	0.0000	54.3360
Total	0.0718	0.4996	0.4408	6.5000e-004		0.0308	0.0308		0.0291	0.0291	0.0000	53.9806	53.9806	0.0142	0.0000	54.3360

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3000e-003	0.0361	9.8900e-003	8.0000e-005	1.9300e-003	2.3000e-004	2.1500e-003	5.6000e-004	2.2000e-004	7.7000e-004	0.0000	7.6520	7.6520	5.1000e-004	0.0000	7.6647
Worker	7.1500e-003	5.9600e-003	0.0648	1.7000e-004	0.0157	1.4000e-004	0.0158	4.1600e-003	1.3000e-004	4.2800e-003	0.0000	15.0419	15.0419	5.2000e-004	0.0000	15.0549
Total	8.4500e-003	0.0421	0.0747	2.5000e-004	0.0176	3.7000e-004	0.0179	4.7200e-003	3.5000e-004	5.0500e-003	0.0000	22.6939	22.6939	1.0300e-003	0.0000	22.7196

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.3 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2473	1.7772	1.6622	2.5000e-003		0.1026	0.1026		0.0971	0.0971	0.0000	205.0500	205.0500	0.0533	0.0000	206.3831
Total	0.2473	1.7772	1.6622	2.5000e-003		0.1026	0.1026		0.0971	0.0971	0.0000	205.0500	205.0500	0.0533	0.0000	206.3831

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1278	0.0346	3.0000e-004	7.4300e-003	5.9000e-004	8.0200e-003	2.1400e-003	5.7000e-004	2.7100e-003	0.0000	29.2895	29.2895	1.8600e-003	0.0000	29.3360
Worker	0.0254	0.0205	0.2265	6.2000e-004	0.0603	5.1000e-004	0.0608	0.0160	4.7000e-004	0.0165	0.0000	56.1947	56.1947	1.7700e-003	0.0000	56.2390
Total	0.0297	0.1482	0.2611	9.2000e-004	0.0677	1.1000e-003	0.0688	0.0182	1.0400e-003	0.0192	0.0000	85.4842	85.4842	3.6300e-003	0.0000	85.5750

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.3 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2473	1.7772	1.6622	2.5000e-003		0.1026	0.1026		0.0971	0.0971	0.0000	205.0497	205.0497	0.0533	0.0000	206.3829
Total	0.2473	1.7772	1.6622	2.5000e-003		0.1026	0.1026		0.0971	0.0971	0.0000	205.0497	205.0497	0.0533	0.0000	206.3829

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1278	0.0346	3.0000e-004	7.4300e-003	5.9000e-004	8.0200e-003	2.1400e-003	5.7000e-004	2.7100e-003	0.0000	29.2895	29.2895	1.8600e-003	0.0000	29.3360
Worker	0.0254	0.0205	0.2265	6.2000e-004	0.0603	5.1000e-004	0.0608	0.0160	4.7000e-004	0.0165	0.0000	56.1947	56.1947	1.7700e-003	0.0000	56.2390
Total	0.0297	0.1482	0.2611	9.2000e-004	0.0677	1.1000e-003	0.0688	0.0182	1.0400e-003	0.0192	0.0000	85.4842	85.4842	3.6300e-003	0.0000	85.5750

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.4 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.0600e-003	0.0214	0.0210	3.0000e-005		1.1800e-003	1.1800e-003		1.0800e-003	1.0800e-003	0.0000	2.8153	2.8153	9.1000e-004	0.0000	2.8381
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.0600e-003	0.0214	0.0210	3.0000e-005		1.1800e-003	1.1800e-003		1.0800e-003	1.0800e-003	0.0000	2.8153	2.8153	9.1000e-004	0.0000	2.8381

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555
Total	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.4 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.0600e-003	0.0214	0.0210	3.0000e-005		1.1800e-003	1.1800e-003		1.0800e-003	1.0800e-003	0.0000	2.8153	2.8153	9.1000e-004	0.0000	2.8381
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.0600e-003	0.0214	0.0210	3.0000e-005		1.1800e-003	1.1800e-003		1.0800e-003	1.0800e-003	0.0000	2.8153	2.8153	9.1000e-004	0.0000	2.8381

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555
Total	1.2000e-004	9.0000e-005	1.0300e-003	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2553	0.2553	1.0000e-005	0.0000	0.2555

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.5 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1196					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3300e-003	0.0370	0.0403	7.0000e-005		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	5.6172	5.6172	4.3000e-004	0.0000	5.6280
Total	0.1249	0.0370	0.0403	7.0000e-005		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	5.6172	5.6172	4.3000e-004	0.0000	5.6280

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	6.6000e-004	7.2400e-003	2.0000e-005	1.9300e-003	2.0000e-005	1.9500e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.7976	1.7976	6.0000e-005	0.0000	1.7990
Total	8.1000e-004	6.6000e-004	7.2400e-003	2.0000e-005	1.9300e-003	2.0000e-005	1.9500e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.7976	1.7976	6.0000e-005	0.0000	1.7990

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

3.5 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1196					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.3300e-003	0.0370	0.0403	7.0000e-005		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	5.6172	5.6172	4.3000e-004	0.0000	5.6280
Total	0.1249	0.0370	0.0403	7.0000e-005		2.4400e-003	2.4400e-003		2.4400e-003	2.4400e-003	0.0000	5.6172	5.6172	4.3000e-004	0.0000	5.6280

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.1000e-004	6.6000e-004	7.2400e-003	2.0000e-005	1.9300e-003	2.0000e-005	1.9500e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.7976	1.7976	6.0000e-005	0.0000	1.7990
Total	8.1000e-004	6.6000e-004	7.2400e-003	2.0000e-005	1.9300e-003	2.0000e-005	1.9500e-003	5.1000e-004	2.0000e-005	5.3000e-004	0.0000	1.7976	1.7976	6.0000e-005	0.0000	1.7990

4.0 Operational Detail - Mobile

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1806	0.8470	2.0308	6.0800e-003	0.4594	6.3800e-003	0.4658	0.1232	5.9800e-003	0.1291	0.0000	560.6270	560.6270	0.0335	0.0000	561.4648
Unmitigated	0.1806	0.8470	2.0308	6.0800e-003	0.4594	6.3800e-003	0.4658	0.1232	5.9800e-003	0.1291	0.0000	560.6270	560.6270	0.0335	0.0000	561.4648

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	175.12	175.12	175.12	598,412	598,412
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	448.99	448.99	448.99	611,893	611,893
Total	624.11	624.11	624.11	1,210,305	1,210,305

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	339.5632	339.5632	8.0200e-003	1.6600e-003	340.2581
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	342.1647	342.1647	8.0800e-003	1.6700e-003	342.8650
NaturalGas Mitigated	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131
NaturalGas Unmitigated	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	483040	2.6000e-003	0.0223	9.4700e-003	1.4000e-004		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	25.7769	25.7769	4.9000e-004	4.7000e-004	25.9300
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.77685e+006	9.5800e-003	0.0871	0.0732	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8196	94.8196	1.8200e-003	1.7400e-003	95.3831
Total		0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	483040	2.6000e-003	0.0223	9.4700e-003	1.4000e-004		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	25.7769	25.7769	4.9000e-004	4.7000e-004	25.9300
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.77685e+006	9.5800e-003	0.0871	0.0732	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8196	94.8196	1.8200e-003	1.7400e-003	95.3831
Total		0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	178360	99.3395	2.3500e-003	4.9000e-004	99.5428
Enclosed Parking with Elevator	96104	53.5262	1.2600e-003	2.6000e-004	53.6358
High Turnover (Sit Down Restaurant)	339878	189.2990	4.4700e-003	9.2000e-004	189.6864
Total		342.1647	8.0800e-003	1.6700e-003	342.8650

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	173689	96.7380	2.2800e-003	4.7000e-004	96.9360
Enclosed Parking with Elevator	96104	53.5262	1.2600e-003	2.6000e-004	53.6358
High Turnover (Sit Down Restaurant)	339878	189.2990	4.4700e-003	9.2000e-004	189.6864
Total		339.5632	8.0100e-003	1.6500e-003	340.2581

6.0 Area Detail

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1709	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Unmitigated	0.3151	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0120					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1451					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1441	0.0114	0.2797	7.1000e-004		0.0420	0.0420		0.0420	0.0420	4.6736	8.9811	13.6548	0.0139	3.2000e-004	14.0977
Landscaping	0.0139	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Total	0.3151	0.0167	0.7356	7.3000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0120					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1451					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0139	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Total	0.1709	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606

7.0 Water Detail**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	41.1983	0.1366	3.4000e-003	45.6259
Unmitigated	51.4978	0.1708	4.2500e-003	57.0323

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.86678 / 1.80732	32.8833	0.0942	2.3600e-003	35.9414
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.33721 / 0.149184	18.6145	0.0766	1.8900e-003	21.0909
Total		51.4978	0.1708	4.2500e-003	57.0323

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.29342 / 1.44585	26.3067	0.0753	1.8900e-003	28.7531
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.86977 / 0.119347	14.8916	0.0613	1.5100e-003	16.8727
Total		41.1983	0.1366	3.4000e-003	45.6259

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	5.6772	0.3355	0.0000	14.0649
Unmitigated	22.7086	1.3420	0.0000	56.2596

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	20.24	4.1085	0.2428	0.0000	10.1787
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	91.63	18.6001	1.0992	0.0000	46.0809
Total		22.7086	1.3420	0.0000	56.2596

1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	5.06	1.0271	0.0607	0.0000	2.5447
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	22.9075	4.6500	0.2748	0.0000	11.5202
Total		5.6772	0.3355	0.0000	14.0649

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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1st and Boyle Mixed-Use Project - Los Angeles-South Coast County, Annual

11.0 Vegetation

Greenhouse Gas Data

Soil Import Emissions

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

1st and Boyle Mixed-Use Project - Soil Import

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	7.70	1000sqft	0.04	7,700.00	0
Apartment Mid Rise	44.00	Dwelling Unit	0.22	32,150.00	126
Enclosed Parking with Elevator	41.00	Space	0.08	16,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Site is 0.34 acres.

Construction Phase - Soil import only.

Off-road Equipment - Soil import only.

Grading - 3,000 tons soil import.

Trips and VMT - Soil import phase only.

Construction Off-road Equipment Mitigation -

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	2.00	10.00
tblConstructionPhase	PhaseEndDate	10/8/2019	9/26/2019
tblConstructionPhase	PhaseStartDate	10/5/2019	9/13/2019
tblGrading	MaterialImported	0.00	3,000.00
tblLandUse	LandUseSquareFeet	44,000.00	32,150.00
tblLandUse	LotAcreage	0.18	0.04
tblLandUse	LotAcreage	1.16	0.22
tblLandUse	LotAcreage	0.37	0.08
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	0.00

2.0 Emissions Summary

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.6900e-003	1.7000e-004	2.8500e-003	7.2000e-004	1.6000e-004	8.8000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839
Maximum	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.6900e-003	1.7000e-004	2.8500e-003	7.2000e-004	1.6000e-004	8.8000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.6100e-003	1.7000e-004	2.7800e-003	7.1000e-004	1.6000e-004	8.7000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839
Maximum	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.6100e-003	1.7000e-004	2.7800e-003	7.1000e-004	1.6000e-004	8.7000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	2.97	0.00	2.46	1.39	0.00	1.14	0.00	0.00	0.00	0.00	0.00	0.00

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-20-2019	9-30-2019	0.0234	0.0234
		Highest	0.0234	0.0234

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3170	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583
Energy	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	462.7612	462.7612	0.0104	3.8800e-003	464.1781
Mobile	0.3692	1.7117	4.0422	0.0120	0.8978	0.0126	0.9104	0.2407	0.0118	0.2525	0.0000	1,102.2627	1,102.2627	0.0666	0.0000	1,103.9272
Waste						0.0000	0.0000		0.0000	0.0000	22.7086	0.0000	22.7086	1.3420	0.0000	56.2596
Water						0.0000	0.0000		0.0000	0.0000	1.6510	49.8468	51.4978	0.1708	4.2500e-003	57.0323
Total	0.6984	1.8378	4.8604	0.0134	0.8978	0.0655	0.9633	0.2407	0.0647	0.3054	29.0332	1,624.5943	1,653.6275	1.6044	8.4500e-003	1,696.2555

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3170	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583
Energy	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	462.7612	462.7612	0.0104	3.8800e-003	464.1781
Mobile	0.3692	1.7117	4.0422	0.0120	0.8978	0.0126	0.9104	0.2407	0.0118	0.2525	0.0000	1,102.2627	1,102.2627	0.0666	0.0000	1,103.9272
Waste						0.0000	0.0000		0.0000	0.0000	22.7086	0.0000	22.7086	1.3420	0.0000	56.2596
Water						0.0000	0.0000		0.0000	0.0000	1.6510	49.8468	51.4978	0.1708	4.2500e-003	57.0323
Total	0.6984	1.8378	4.8604	0.0134	0.8978	0.0655	0.9633	0.2407	0.0647	0.3054	29.0332	1,624.5943	1,653.6275	1.6044	8.4500e-003	1,696.2555

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	9/13/2019	9/26/2019	5	10	

Acres of Grading (Site Preparation Phase): 0

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

Acres of Grading (Grading Phase): 0**Acres of Paving: 0.08****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Concrete/Industrial Saws	0	0.00	81	0.73
Grading	Rubber Tired Dozers	0	0.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	0.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	0	0.00	0.00	297.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

3.2 Grading - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.3000e-004	0.0000	1.3000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	1.3000e-004	0.0000	1.3000e-004	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.5500e-003	1.7000e-004	2.7200e-003	7.0000e-004	1.6000e-004	8.6000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.5500e-003	1.7000e-004	2.7200e-003	7.0000e-004	1.6000e-004	8.6000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

3.2 Grading - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	6.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.5500e-003	1.7000e-004	2.7200e-003	7.0000e-004	1.6000e-004	8.6000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4100e-003	0.0470	9.9800e-003	1.2000e-004	2.5500e-003	1.7000e-004	2.7200e-003	7.0000e-004	1.6000e-004	8.6000e-004	0.0000	11.5635	11.5635	8.2000e-004	0.0000	11.5839

4.0 Operational Detail - Mobile

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3692	1.7117	4.0422	0.0120	0.8978	0.0126	0.9104	0.2407	0.0118	0.2525	0.0000	1,102.2627	1,102.2627	0.0666	0.0000	1,103.9272
Unmitigated	0.3692	1.7117	4.0422	0.0120	0.8978	0.0126	0.9104	0.2407	0.0118	0.2525	0.0000	1,102.2627	1,102.2627	0.0666	0.0000	1,103.9272

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	292.60	281.16	257.84	977,305	977,305
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	979.06	1,219.45	1015.17	1,388,119	1,388,119
Total	1,271.66	1,500.61	1,273.01	2,365,425	2,365,425

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Enclosed Parking with Elevator	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
High Turnover (Sit Down Restaurant)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	342.1647	342.1647	8.0800e-003	1.6700e-003	342.8650
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	342.1647	342.1647	8.0800e-003	1.6700e-003	342.8650
NaturalGas Mitigated	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131
NaturalGas Unmitigated	0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	483040	2.6000e-003	0.0223	9.4700e-003	1.4000e-004		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	25.7769	25.7769	4.9000e-004	4.7000e-004	25.9300
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.77685e+006	9.5800e-003	0.0871	0.0732	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8196	94.8196	1.8200e-003	1.7400e-003	95.3831
Total		0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	483040	2.6000e-003	0.0223	9.4700e-003	1.4000e-004		1.8000e-003	1.8000e-003		1.8000e-003	1.8000e-003	0.0000	25.7769	25.7769	4.9000e-004	4.7000e-004	25.9300
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	1.77685e+006	9.5800e-003	0.0871	0.0732	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8196	94.8196	1.8200e-003	1.7400e-003	95.3831
Total		0.0122	0.1094	0.0826	6.6000e-004		8.4200e-003	8.4200e-003		8.4200e-003	8.4200e-003	0.0000	120.5964	120.5964	2.3100e-003	2.2100e-003	121.3131

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	178360	99.3395	2.3500e-003	4.9000e-004	99.5428
Enclosed Parking with Elevator	96104	53.5262	1.2600e-003	2.6000e-004	53.6358
High Turnover (Sit Down Restaurant)	339878	189.2990	4.4700e-003	9.2000e-004	189.6864
Total		342.1647	8.0800e-003	1.6700e-003	342.8650

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	178360	99.3395	2.3500e-003	4.9000e-004	99.5428
Enclosed Parking with Elevator	96104	53.5262	1.2600e-003	2.6000e-004	53.6358
High Turnover (Sit Down Restaurant)	339878	189.2990	4.4700e-003	9.2000e-004	189.6864
Total		342.1647	8.0800e-003	1.6700e-003	342.8650

6.0 Area Detail

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3170	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583
Unmitigated	0.3170	0.0167	0.7356	7.4000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1451					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1441	0.0114	0.2797	7.1000e-004		0.0420	0.0420		0.0420	0.0420	4.6736	8.9811	13.6548	0.0139	3.2000e-004	14.0977
Landscaping	0.0139	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Total	0.3170	0.0167	0.7356	7.3000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0139					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1451					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1441	0.0114	0.2797	7.1000e-004		0.0420	0.0420		0.0420	0.0420	4.6736	8.9811	13.6548	0.0139	3.2000e-004	14.0977
Landscaping	0.0139	5.2700e-003	0.4559	2.0000e-005		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	0.7424	0.7424	7.3000e-004	0.0000	0.7606
Total	0.3170	0.0167	0.7356	7.3000e-004		0.0445	0.0445		0.0445	0.0445	4.6736	9.7235	14.3972	0.0147	3.2000e-004	14.8583

7.0 Water Detail**7.1 Mitigation Measures Water**

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	51.4978	0.1708	4.2500e-003	57.0323
Unmitigated	51.4978	0.1708	4.2500e-003	57.0323

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.86678 / 1.80732	32.8833	0.0942	2.3600e-003	35.9414
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.33721 / 0.149184	18.6145	0.0766	1.8900e-003	21.0909
Total		51.4978	0.1708	4.2500e-003	57.0323

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.86678 / 1.80732	32.8833	0.0942	2.3600e-003	35.9414
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	2.33721 / 0.149184	18.6145	0.0766	1.8900e-003	21.0909
Total		51.4978	0.1708	4.2500e-003	57.0323

8.0 Waste Detail

8.1 Mitigation Measures Waste

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	22.7086	1.3420	0.0000	56.2596
Unmitigated	22.7086	1.3420	0.0000	56.2596

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	20.24	4.1085	0.2428	0.0000	10.1787
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	91.63	18.6001	1.0992	0.0000	46.0809
Total		22.7086	1.3420	0.0000	56.2596

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	20.24	4.1085	0.2428	0.0000	10.1787
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	91.63	18.6001	1.0992	0.0000	46.0809
Total		22.7086	1.3420	0.0000	56.2596

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

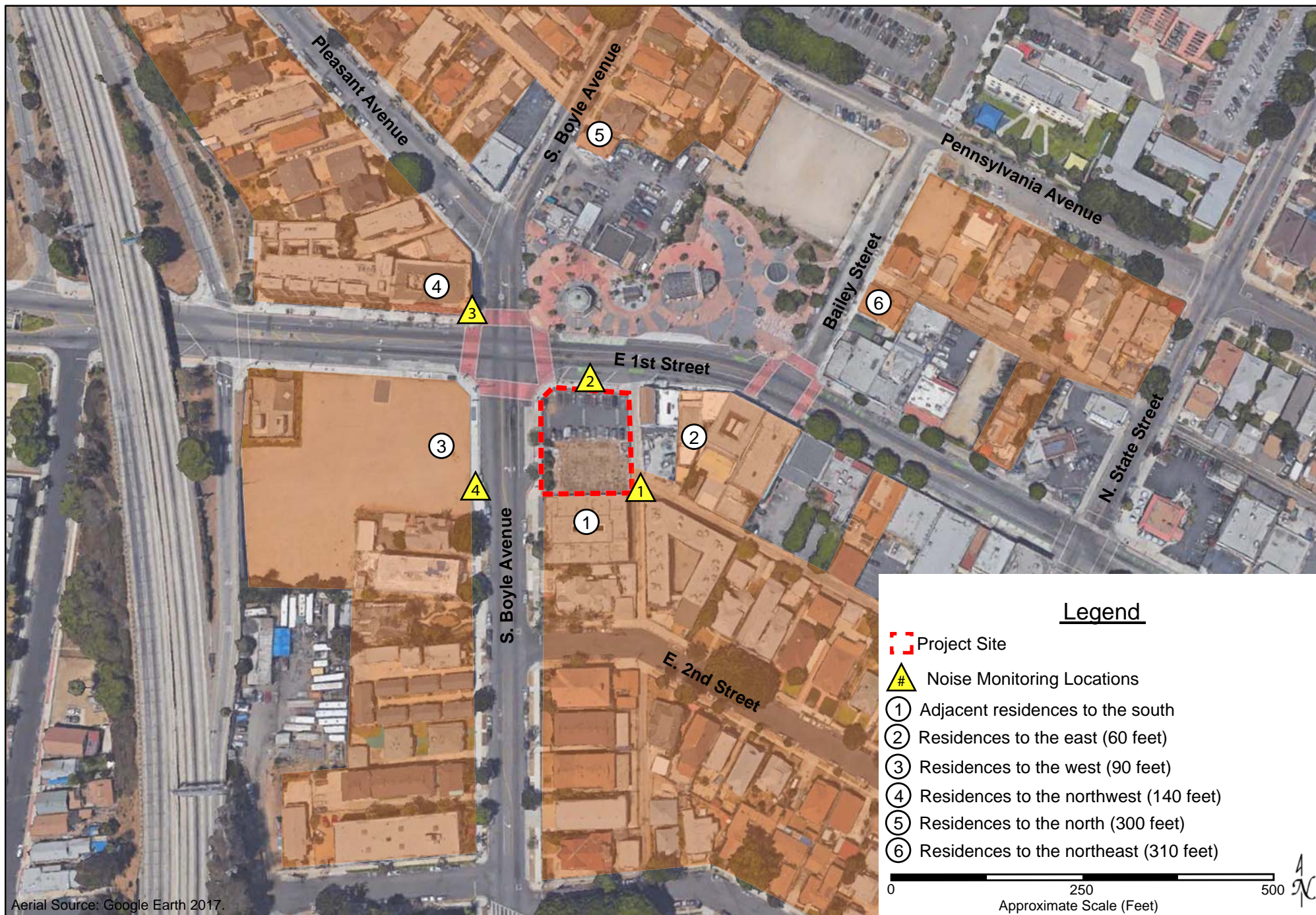
Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

1st and Boyle Mixed-Use Project - Soil Import - Los Angeles-South Coast County, Annual

11.0 Vegetation



1st and Boyle - 1

Information Panel

Name	1st and Boyle - 1
Start Time	8/18/2017 1:26:35 PM
Stop Time	8/18/2017 1:41:35 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

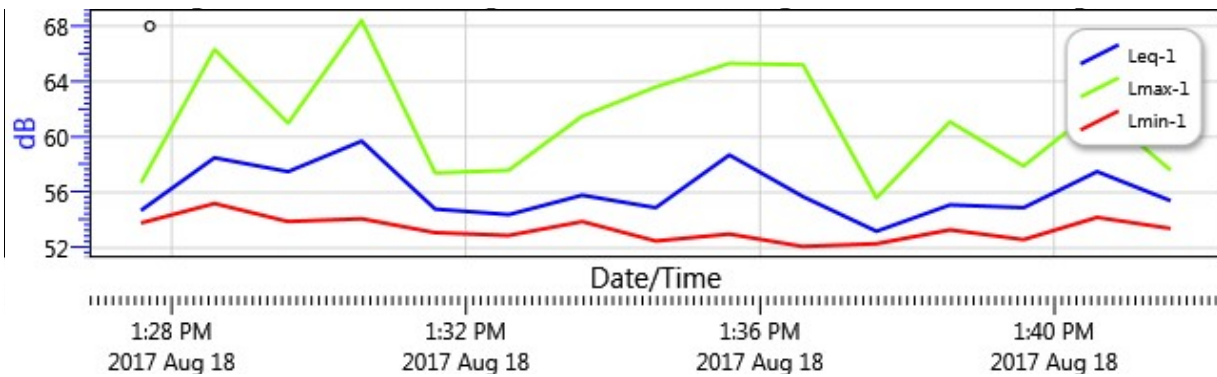
Description	Meter	Value	Description	Meter	Value
Lmin	1	52.1 dB	Lmax	1	68.4 dB
Leq	1	56.4 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
8/18/2017 1:27:35 PM	54.7	56.7	53.8
1:28:35 PM	58.5	66.3	55.2
1:29:35 PM	57.5	61	53.9
1:30:35 PM	59.7	68.4	54.1
1:31:35 PM	54.8	57.4	53.1
1:32:35 PM	54.4	57.6	52.9
1:33:35 PM	55.8	61.5	53.9
1:34:35 PM	54.9	63.6	52.5
1:35:35 PM	58.7	65.3	53
1:36:35 PM	55.7	65.2	52.1
1:37:35 PM	53.2	55.6	52.3
1:38:35 PM	55.1	61.1	53.3
1:39:35 PM	54.9	57.9	52.6
1:40:35 PM	57.5	62.1	54.2
1:41:35 PM	55.4	57.6	53.4

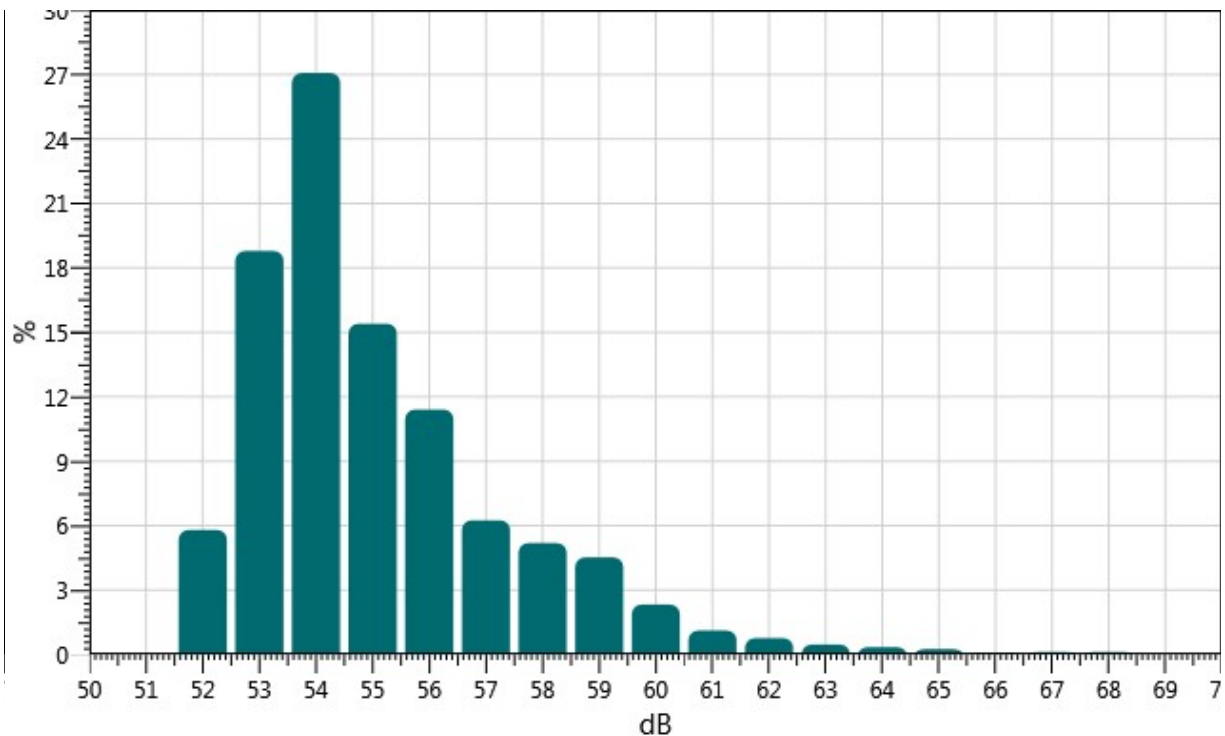
Logged Data Chart

1st and Boyle - 1: Logged Data Chart



Statistics Chart

1st and Boyle - 1: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
8/18/2017 1:25:48 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 1st and Boyle Project

Monitoring Address: 110-114 S. Boyle Ave

Date: 8/18/17 Site Number: 1

Measured By: Holly Galbreath

Weather Conditions: 82°, 0% cloud

Wind Speed: 9 mph Wind Direction: From WSW

Measurement Start Time: 1:26 pm

Measurement End Time: 1:41 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: 5022

Primary Noise Sources: Residential, parking - Alley

Data Summary

Noise Scale	Noise Level (dBA)
<u>Leq</u>	<u>56.4</u>
<u>Lmax</u>	<u>68.4</u>
<u>Lmin</u>	<u>52.1</u>

Other Noise Sources During Monitoring

- Dog barking - alley way Time: 1:30
- _____ Time: _____
- _____ Time: _____
- _____ Time: _____
- _____ Time: _____

Additional Notes:

1st and Boyle - 2

Information Panel

Name	1st and Boyle - 2
Start Time	8/18/2017 2:26:43 PM
Stop Time	8/18/2017 2:41:43 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

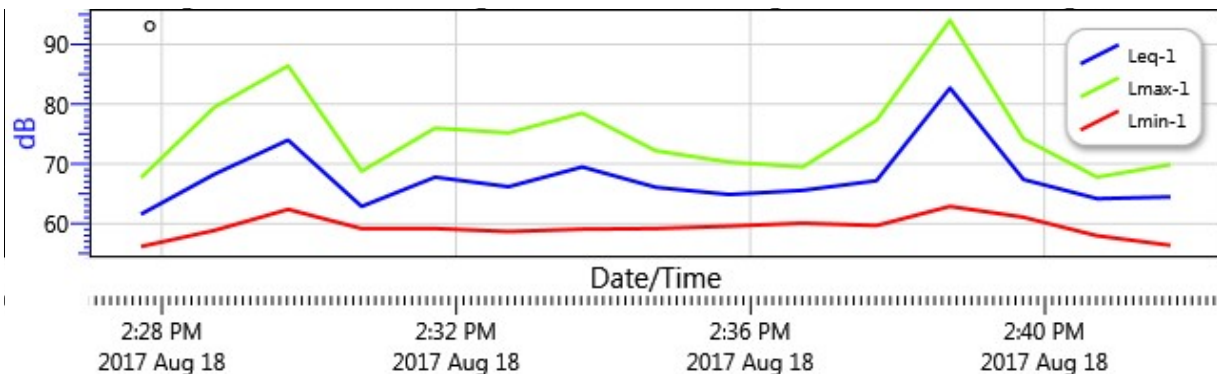
Description	Meter	Value	Description	Meter	Value
Lmin	1	56.2 dB	Lmax	1	94 dB
Leq	1	72.4 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
8/18/2017 2:27:43 PM	61.6	67.7	56.2
2:28:43 PM	68.3	79.5	58.9
2:29:43 PM	74	86.4	62.4
2:30:43 PM	62.9	68.8	59.2
2:31:43 PM	67.8	76	59.2
2:32:43 PM	66.2	75.2	58.7
2:33:43 PM	69.5	78.5	59.1
2:34:43 PM	66.1	72.2	59.2
2:35:43 PM	64.9	70.3	59.6
2:36:43 PM	65.6	69.5	60.1
2:37:43 PM	67.2	77.3	59.7
2:38:43 PM	82.7	94	62.9
2:39:43 PM	67.4	74.2	61.1
2:40:43 PM	64.2	67.8	58
2:41:43 PM	64.5	69.9	56.4

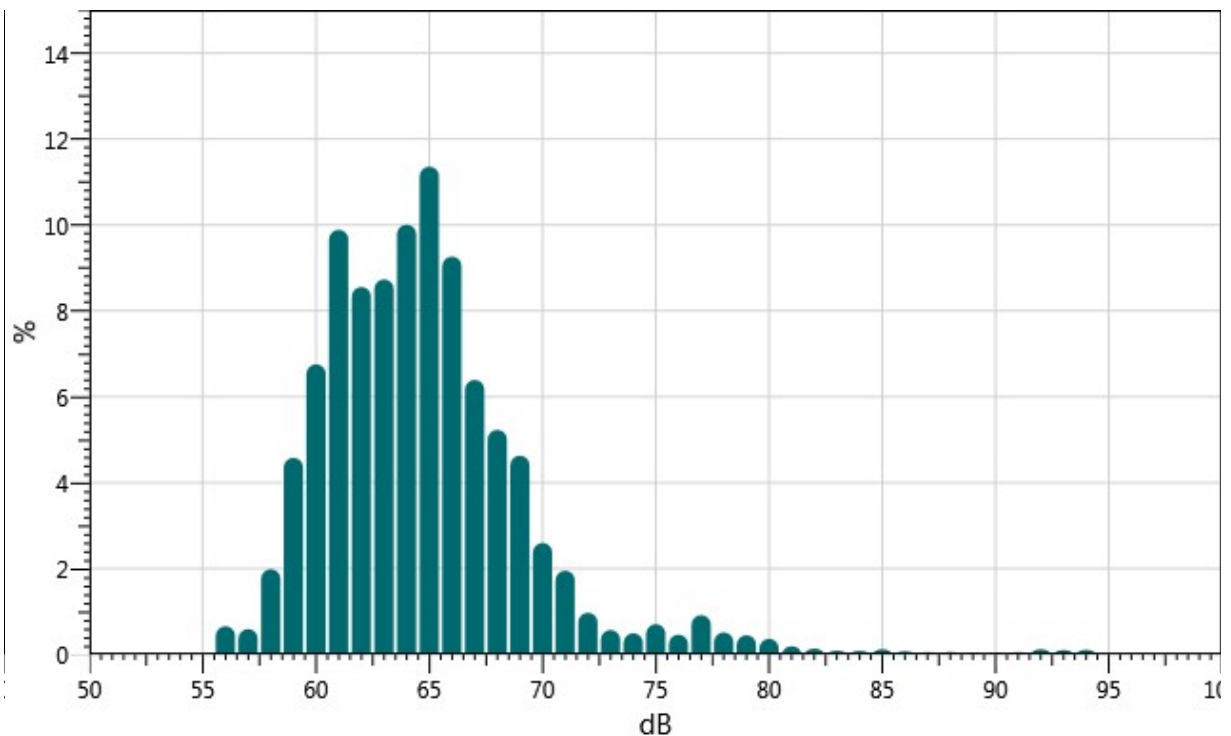
Logged Data Chart

1st and Boyle - 2: Logged Data Chart



Statistics Chart

1st and Boyle - 2: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
8/18/2017 2:26:23 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 1st and Boyle Project

Monitoring Address: 110-114 S. Boyle Ave

Date: 8/18/17 Site Number: 2

Measured By: Holly Galbreath

Weather Conditions: 81° 0% cloud

Wind Speed: 8 mph Wind Direction: From WSW

Measurement Start Time: 2:26 pm

Measurement End Time: 2:41 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: S025

Primary Noise Sources: Traffic, pedestrian - 1st St. & Boyle Ave

Data Summary

Noise Scale	Noise Level (dBA)
<u>Leq</u>	<u>72.4</u>
<u>Lmax</u>	<u>94.0</u>
<u>Lmin</u>	<u>56.2</u>

Other Noise Sources During Monitoring

- Metro Bus Stop - 1st St. Time: 2:29
- Fire truck siren - 1st St. Time: 2:38
- _____ Time: _____
- _____ Time: _____
- _____ Time: _____

Additional Notes:

1st and Boyle - 3

Information Panel

Name	1st and Boyle - 3
Start Time	8/18/2017 1:47:34 PM
Stop Time	8/18/2017 2:02:34 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

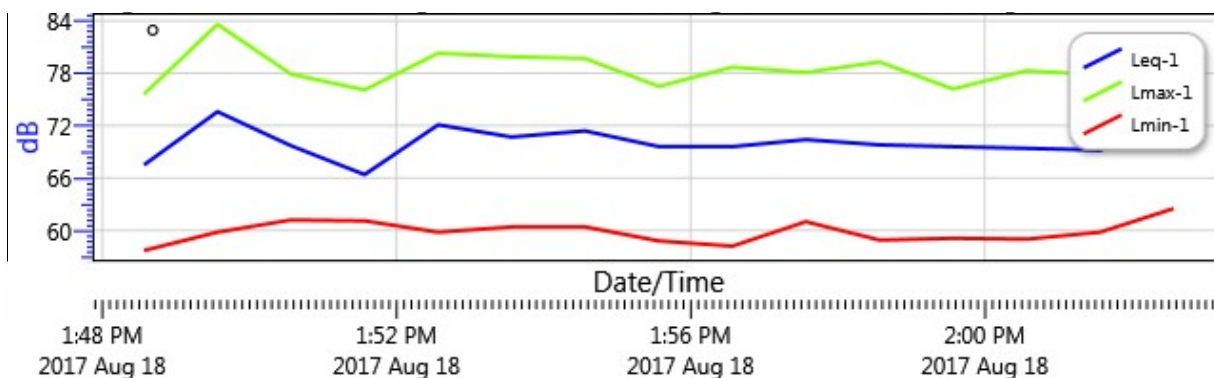
Description	Meter	Value	Description	Meter	Value
Lmin	1	57.7 dB	Lmax	1	83.6 dB
Leq	1	70.4 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
8/18/2017 1:48:34 PM	67.5	75.6	57.7
1:49:34 PM	73.6	83.6	59.8
1:50:34 PM	69.7	77.9	61.2
1:51:34 PM	66.4	76.1	61.1
1:52:34 PM	72.1	80.3	59.8
1:53:34 PM	70.7	79.9	60.4
1:54:34 PM	71.4	79.7	60.4
1:55:34 PM	69.6	76.5	58.8
1:56:34 PM	69.6	78.7	58.2
1:57:34 PM	70.4	78.1	61
1:58:34 PM	69.8	79.3	58.9
1:59:34 PM	69.6	76.2	59.1
2:00:34 PM	69.4	78.3	59
2:01:34 PM	69.2	77.8	59.8
2:02:34 PM	72.5	80.7	62.5

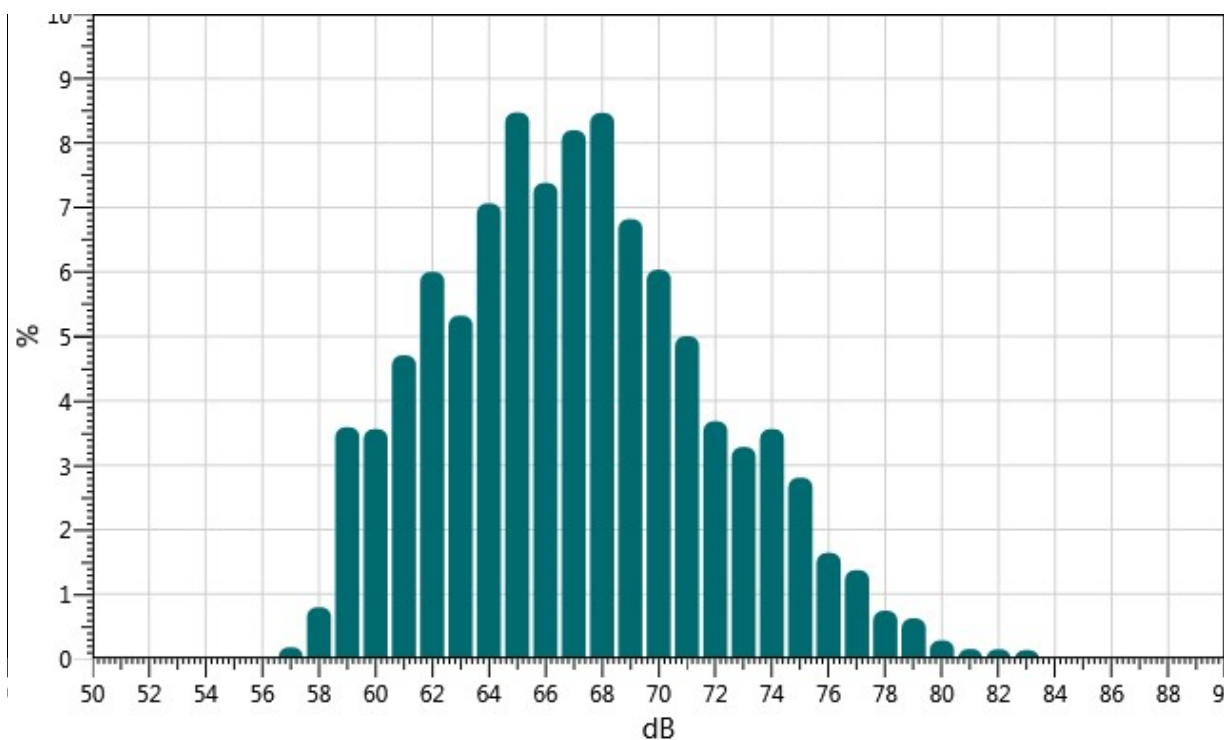
Logged Data Chart

1st and Boyle - 3: Logged Data Chart



Statistics Chart

1st and Boyle - 3: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
8/18/2017 1:47:03 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 1st and Boyle Project

Monitoring Address: 110-114 S. Boyle Ave

Date: 8/18/17 Site Number: 3

Measured By: Holly Galbreath

Weather Conditions: 82°, 0% cloud

Wind Speed: 9 mph Wind Direction: From WSW

Measurement Start Time: 1:47 pm

Measurement End Time: 2:02 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: S023

Primary Noise Sources: Traffic, pedestrian - 1st St. & Boyle Ave.

Data Summary

Noise Scale	Noise Level (dBA)
L _{eq}	70.4
L _{max}	83.6
L _{min}	57.7

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

1st and Boyle - 4

Information Panel

Name	1st and Boyle - 4
Start Time	8/18/2017 2:07:24 PM
Stop Time	8/18/2017 2:22:24 PM
Model Type	SoundPro DL
Run Time	00:15:00

Summary Data Panel

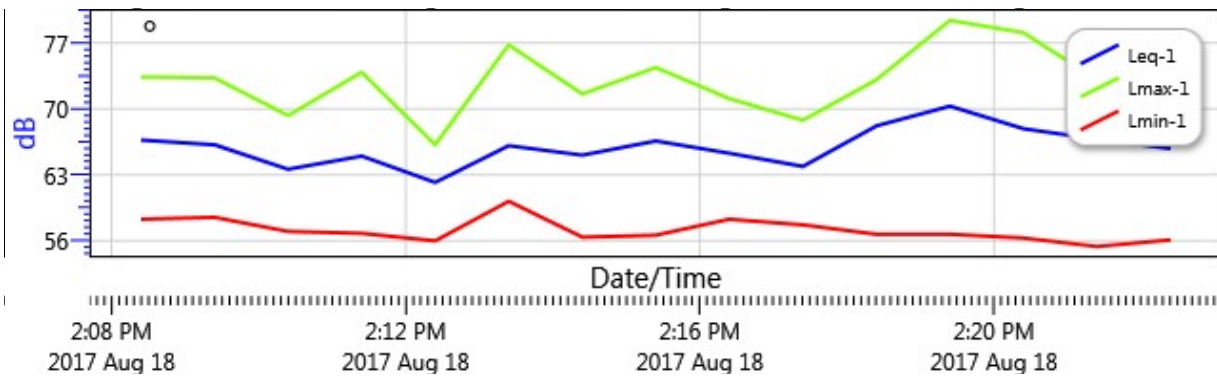
Description	Meter	Value	Description	Meter	Value
Lmin	1	55.4 dB	Lmax	1	79.4 dB
Leq	1	66.4 dB			
Exchange Rate	1	3 dB	Log Rate	1	60 s
Weighting	1	A	Response	1	SLOW

Logged Data Table

Date/Time	Leq-1	Lmax-1	Lmin-1
8/18/2017 2:08:24 PM	66.7	73.4	58.3
2:09:24 PM	66.2	73.3	58.5
2:10:24 PM	63.6	69.3	57
2:11:24 PM	65	73.9	56.8
2:12:24 PM	62.2	66.2	56
2:13:24 PM	66.1	76.8	60.2
2:14:24 PM	65.1	71.6	56.4
2:15:24 PM	66.6	74.4	56.6
2:16:24 PM	65.3	71.1	58.3
2:17:24 PM	63.9	68.8	57.7
2:18:24 PM	68.2	73.1	56.7
2:19:24 PM	70.3	79.4	56.7
2:20:24 PM	67.9	78.1	56.3
2:21:24 PM	66.8	73.1	55.4
2:22:24 PM	65.8	71.5	56.1

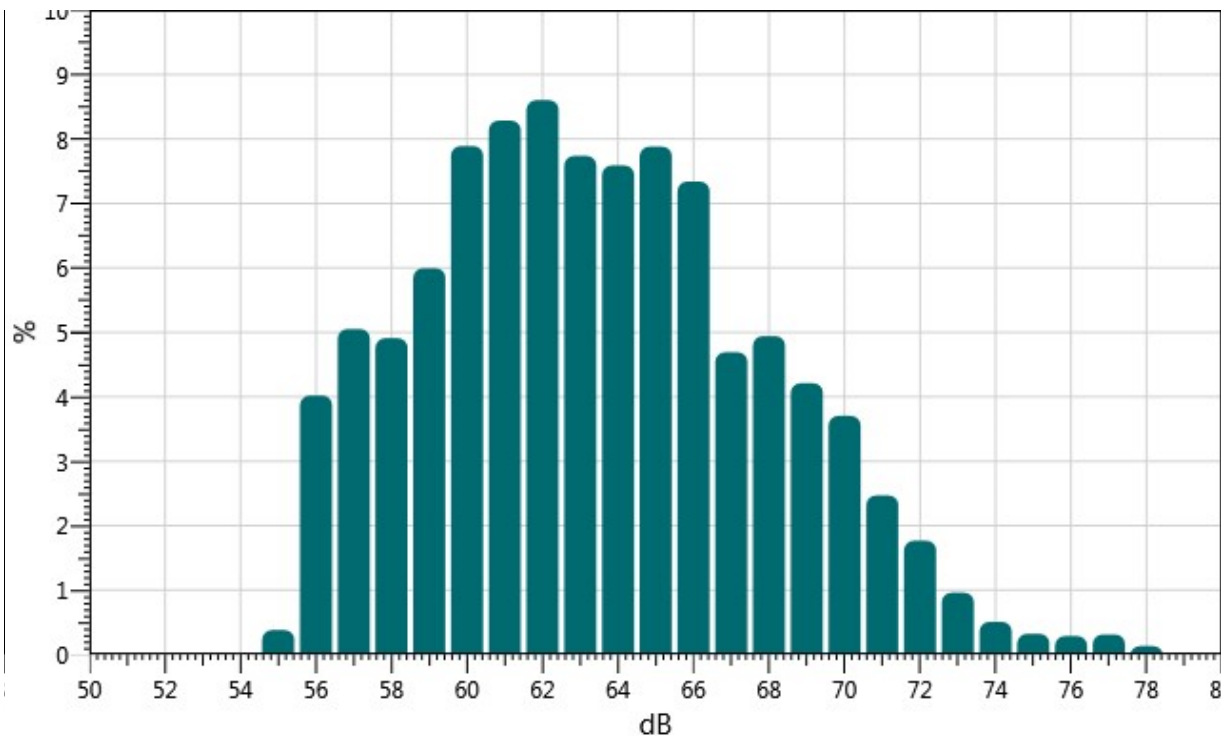
Logged Data Chart

1st and Boyle - 4: Logged Data Chart



Statistics Chart

1st and Boyle - 4: Statistics Chart



Calibration History

Date	Calibration Action	Level	Cal. Model Type	Serial Number	Cert. Due Date
8/18/2017 2:06:39 PM	Calibration	114.0			

NOISE MONITORING FIELD REPORT

Site Map

Project Name: 1st and Boyle Project

Monitoring Address: 110-114 S. Boyle Ave

Date: 8/18/17 Site Number: 4

Measured By: Holly Galbreath

Weather Conditions: 82°, 0% cloud

Wind Speed: 8 mph Wind Direction: From WSW

Measurement Start Time: 2:07 pm

Measurement End Time: 2:22 pm



Total Measurement Time: 15 min

Noise Meter Model: 3M SoundPro SP DL-1 Calibration: 114.0 (dBA)

Meter Setting: A-Weighted Sound Level (SLOW) Session File Name: S024

Primary Noise Sources: Traffic, pedestrian - Boyle St

Data Summary

Noise Scale	Noise Level (dBA)
<u>Leq</u>	<u>66.4</u>
<u>Lmax</u>	<u>79.4</u>
<u>Lmin</u>	<u>55.4</u>

Other Noise Sources During Monitoring

1. _____ Time: _____
2. _____ Time: _____
3. _____ Time: _____
4. _____ Time: _____
5. _____ Time: _____

Additional Notes:

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

110 S Boyle Av
DOT Case No. CEN 18-47090

Date: January 3, 2019

To: Heather Bleemers, Senior City Planner
Department of City Planning

CPC-2018-998-DB-CU
EXHIBIT C1f - DOT Letter

From: Wes Pringle, Transportation Engineer
Department of Transportation

Subject: **TRANSPORTATION STUDY ASSESSMENT FOR MIXED-USE PROJECT 110
SOUTH BOYLE AVENUE**

The Department of Transportation (DOT) has reviewed the technical memorandum, dated November 2018, prepared by Santec Consulting Services Inc, for the proposed mixed-use project located at 110 South Boyle Avenue. Based on DOT's traffic impact criteria¹, the traffic study included the detailed analysis of three (3) intersections. The traffic study determined that none of the study intersections would be significantly impacted by the project related traffic. The results of the traffic analysis, which accounted for other known development projects in evaluating potential cumulative impacts and adequately evaluated the project's traffic impacts on the surrounding community, are summarized in **Attachment 1**.

DISCUSSION AND FINDINGS

A. Project Description

The Project proposes to build a 4-story building with 44 affordable multi-family units and 7,700 square feet of high-turnover restaurant use. The proposed project would provide approximately 41 parking spaces. The existing site is currently vacant. Vehicular access to the Project's parking area is proposed via new driveway on Boyle Avenue and public alley off 1st street. The driveway on Boyle Avenue shall be limited to right turn in and right-turn out operation only. The project is expected to be completed by 2020.

B. Trip Generation

The proposed project is expected to generate approximately 624 net new daily trips, 58 net trips in the a.m. peak hour and 53 net new trips in the p.m. peak hour. These estimates were derived using trip generation rates from the Institute of Transportation Engineers (ITE) "Trip Generation Handbook, 10th Edition." A copy of the trip generation estimates table from the traffic study is attached and identified as **Attachment 2**.

C. Freeway Analysis

The traffic study included a freeway impact analysis that was prepared in accordance

¹Per the DOT Traffic Study Policies and Procedures, a significant impact is identified as an increase in the Critical Movement Analysis (CMA) value, due to project related traffic, of 0.010 or more when the final ("with project") Level of Service (LOS) is LOS E or F; an increase of 0.020 or more when the final LOS is LOS D; or an increase of 0.040 or more when the final LOS is LOS C.

with the State-mandated Congestion Management Program (CMP) administered by the Los Angeles County Metropolitan Transportation Authority (MTA). According to this analysis, the project would not result in significant traffic impacts on any of the evaluated freeway mainline segments. To comply with the Freeway Analysis Agreement executed between Caltrans and DOT in December 2015, the study also included a screening analysis to determine if additional evaluation of freeway mainline and ramp segments was necessary beyond the CMP requirements. Exceeding one of the four screening criteria would require the applicant to work directly with Caltrans to prepare more detailed freeway analyses. However, the project did not meet or exceed any of the four thresholds defined in the agreement; therefore, no additional freeway analysis was required.

PROJECT REQUIREMENTS

A. Construction Impacts

DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we-do/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction related truck traffic be restricted to off-peak hours

B. Highway Dedication and Street Widening Requirements

On January 20, 2016, the City Council adopted the Mobility Plan 2035 which represents the new Mobility Element of the General Plan. A key feature of the updated plan is to revise street standards in an effort to provide a more enhanced balance between traffic flow and other important street functions including transit routes and stops, pedestrian environments, bicycle routes, building design and site access, etc. Per the new Mobility Element: **Boyle Avenue** has been designated as a Modified Avenue II which would require a 26-foot half-width roadway within a 43-foot half-width right-of-way. **1st Street** has been designated an Avenue II which would require a 28-foot half-width roadway within a 43-foot half-width right-of-way. The applicant should check with BOE's Land Development Group to determine if there are any other applicable highway dedication, street widening and/or sidewalk requirements for this project.

C. Parking Analysis

The proposed project would provide approximately 41 parking spaces. Vehicular access to the Project's parking area is proposed via new driveway on Boyle Avenue and public alley off 1st street. Driveway on Boyle Avenue shall be limited to right turn in and right-turn out operation only. The applicant should check with the Department of Building and Safety on the number of Code-required parking spaces needed for this project.

D. Site Access and Circulation Plan

The conceptual site plan is acceptable to DOT; however, the review of this study does not constitute approval of the [driveway dimensions](#), access and circulation scheme.

Those require separate review and approval and should be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 5th Floor, Station 3, @ 213-482-7024). In order to minimize and prevent last minute building design changes, the applicant should contact DOT early in the design process for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways should be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively. All delivery truck loading and unloading should take place on site with no vehicles having to back into the project via any of the project driveways. A copy of the site plan from the traffic study is included as **Attachment 3**.

E. Development Review Fees

An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to DOT for permit issuance activities was adopted by the Los Angeles City Council in 2009. This ordinance identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this ordinance.

If you have any questions, please contact Russell Hasan at (213) 972-8628.

Attachments

N:\letters\CEN 18-47090_110 S Boyle Ave_MixedUse_Tech Memo

c: Shawn Kuk, Council District 14
Mehrdad Moshkar, Central District, DOT
Taimour Tanavoli, Citywide Planning Coordination Section, DOT
Mathew Masuda, Central District, BOE
Evette Gonzalez, Azure Development
Cathy Lawrence, Santec

110 BOYLE AVENUE MIXED USE DEVELOPMENT TRANSPORTATION IMPACT STUDY – DRAFT

November 2018

Table 3 Study Intersection CMA Analysis Results Summary

Intersection	2018 Existing Traffic Conditions		Existing Plus Project		Project Impact	2020 Base Conditions		2020 Plus Project		Project Impact
	V/C	LOS	V/C	LOS		V/C	LOS	V/C	LOS	
AM Peak Hour										
1. US 101 NB Ramps & 1st	.526	A	.531	A	.005	.703	C	.708	C	.005
2. Boyle & 1st	.391	A	.400	A	.009	.567	A	.576	A	.009
3. State & 1st	.453	A	.456	A	.003	.631	B	.636	B	.005
PM Peak Hour										
1. US 101 NB Ramps & 1st	.482	A	.487	A	.005	.681	B	.686	B	.005
2. Boyle & 1st	.653	B	.669	B	.016	.855	D	.870	D	.015
3. State & 1st	.560	A	.564	A	.004	.770	C	.774	C	.004
LOS ranges: <u>LOS</u> <u>V/C</u> A 0.000 – 0.600 B 0.601 – 0.700 C 0.701 – 0.800 D 0.801 – 0.900 E 0.901 – 1.00 F Greater than 1.00										

Table 4 Significant Transportation Impact Thresholds

Level of Service	Final V/C Ratio	Project-Related Increase in V/C
C	0.701 – 0.800	≥ 0.040
D	0.801 – 0.900	≥ 0.020
E	0.901 - 1.000	≥ 0.010
F	Greater than 1.000	≥ 0.010



110 BOYLE AVENUE MIXED USE DEVELOPMENT TRANSPORTATION IMPACT STUDY – DRAFT

November 2018

Table 2 summarizes the trips generated by the proposed apartments and restaurants. As this table shows, with the transit-friendly trip reduction, restaurant pass-by reduction, and internal capture trip reduction the proposed project will add 58 AM peak hour trips, 53 PM peak hour trips, and 624 daily trips to the surrounding street system.

Table 2 Proposed Project Trip Generation Summary

	Units	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Trip Generation								
High Turnover Restaurant	7.7 TSF	42	35	77	47	28	75	864
Affordable Housing Apartments	44 DU	9	13	22	8	7	15	180
Subtotal		51	48	99	55	35	90	1,044
Trip Generation Adjustments	Rate							
Transit Friendly Reduction ¹	25%							
Metro Gold Line (Mariachi Station)		-11	-9	-20	-12	-7	-19	-216
Pass-By Reduction ¹	20%							
Pass-By Trips		-8	-7	-15	-9	-6	-15	-173
Internal Trip Capture ²		5%	6%	6%	3%	4%	3%	3%
Internal Trips		-3	-3	-6	-2	-1	-3	-31
Project Total		29	29	58	32	21	53	624
Net Adjacent Trips		37	36	73	41	27	68	797
Trip Rates								
High Turnover Restaurant (ITE 932)	TSF	5.47	4.47	9.94	6.06	3.71	9.77	112.18
Affordable Housing: Family	DU	0.20	0.30	0.50	0.19	0.15	0.34	4.08
Source:								
¹ City of Los Angeles Transportation Impact Study Guidelines (High Turnover Restaurant land use)								
² ITE's NCHRP Report 684 Estimator								
TSF = 1,000 square feet								
DU = Dwelling units								

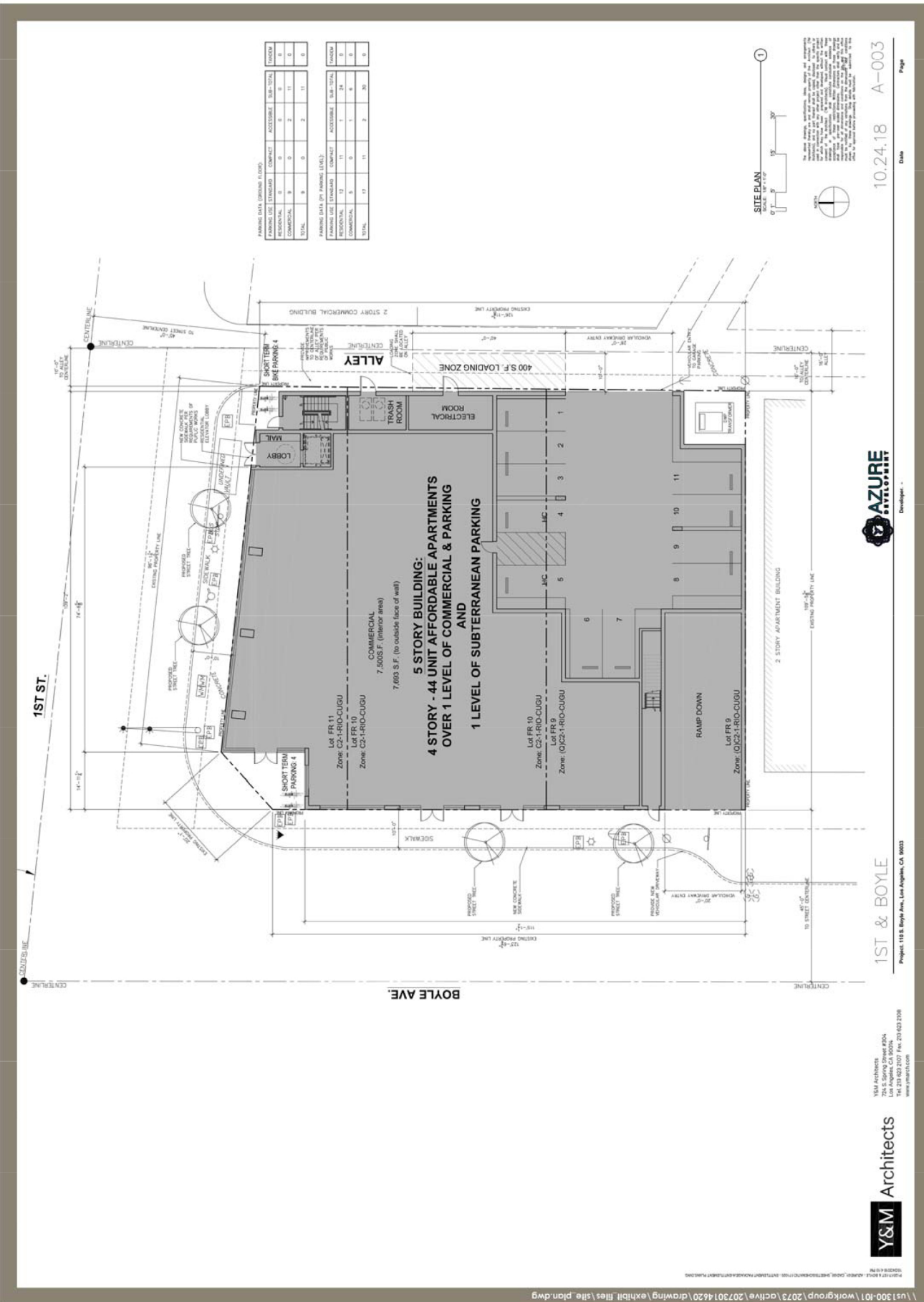
4.3 TRAFFIC COUNTS

Three signalized intersections along 1st Street were identified as study intersections.

1. US 101 NB Ramps at 1st Street
2. Boyle Avenue at 1st Street
3. State Street at 1st Street

Existing AM and PM peak period intersection traffic counts were collected per LADOT requirements on Tuesday November 13, 2018 by Transportation Studies, Inc. at these study intersections. Intersection turning movement volumes, as well as pedestrians and bicycles, were counted from 7 to 10 AM and from 3 to 6 PM, and the volumes during the highest one-hour AM and PM periods were utilized in the intersection analyses.







**110 Boyle Avenue Mixed Use
Development Transportation
Impact Study – Draft**

City of Los Angeles

November 30, 2018

Prepared for:

Azure Development

Prepared by:

Stantec Consulting Services Inc.



110 BOYLE AVENUE MIXED USE DEVELOPMENT TRANSPORTATION IMPACT STUDY – DRAFT

This document entitled 110 Boyle Avenue Mixed Use Development Transportation Impact Study – Draft was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of Azure Development (the “Client”).

Prepared by _____
(signature)

Cathy Lawrence, PE
(949) 923-6064

Reviewed by _____
(signature)

Keith Rutherford, PE
(949) 923-6952



Table of Contents

1.0	INTRODUCTION.....	1
2.0	PROJECT DESCRIPTION.....	1
3.0	PROJECT CONTEXT	1
3.1	CUMULATIVE PROJECTS	5
4.0	ANALYSIS AND DISCUSSION	8
4.1	TRIP GENERATION ANALYSIS.....	8
4.2	ADJUSTMENTS TO TRIP GENERATION RATES.....	8
4.3	TRAFFIC COUNTS	9
4.4	TRIP DISTRIBUTION.....	10
4.5	SELECTED HORIZON YEAR AND AMBIENT GROWTH RATE	10
4.6	RELATED PROJECTS LIST	10
4.7	TRANSPORTATION ANALYSIS	16
4.8	RESULTS AND IMPACTS	16
5.0	ALIGNMENT WITH VISION ZERO	21
6.0	CONCLUSIONS.....	21
7.0	REFERENCES.....	23



LIST OF TABLES

Table 1 Related Project Trip Generation Summary	7
Table 2 Proposed Project Trip Generation Summary	9
Table 3 Study Intersection CMA Analysis Results Summary	20
Table 4 Significant Transportation Impact Thresholds.....	20

LIST OF FIGURES

Figure 1 Project Site Plan	2
Figure 2 Project Location	3
Figure 3 Related Projects Location Map	6
Figure 4 Existing Peak Hour Intersection Volumes.....	11
Figure 5 Project Distribution.....	12
Figure 6 Proposed Project Peak Hour Trips	13
Figure 7 Related Projects Peak Hour Trips	14
Figure 8 2020 Horizon Year (No-Project) Peak Hour Intersection Volumes	15
Figure 9 Existing Plus Project Peak Hour Intersection Volumes	17
Figure 10 2020 Plus Project Peak Hour Intersection Volumes	18
Figure 11 Intersection Lane Configurations	19

LIST OF APPENDICES

APPENDIX A	APPROVED MOU	A.1
APPENDIX B	COUNT DATA.....	B.1
APPENDIX C	CMA ANALYSIS WORKSHEETS	C.1
APPENDIX D	RESIDENTIAL AND RESTAURANT PROJECT TRIPS	D.1
APPENDIX E	CASE LOGGING AND TRACKING SYSTEM (CLATS) RELATED PROJECTS.....	E.1



November 2018

1.0 INTRODUCTION

This report summarizes the analysis of the proposed mixed use development, consisting of affordable housing and restaurant space, for submittal to the City of Los Angeles. This analysis has been prepared in accordance with the requirements outlined in the “2016 LADOT Transportation Impact Study Guidelines.” A memorandum of understanding (MOU) outlining the analysis procedures and traffic-related assumptions has been approved by LADOT (**Appendix A**).

2.0 PROJECT DESCRIPTION

The proposed project is located at 110 Boyle Avenue in the Boyle Heights District Neighborhood Council area of the City of Los Angeles. The project site is on the southeast corner of Boyle Avenue and 1st Street in City Council District 14 of the City of Los Angeles, Assessors ID number 5174-018-900. Zoning for the site is C2-1-RIO-CUGU, and the General Plan designation is Neighborhood Office Commercial.

The project consists of 44 affordable rental units and 7,700 square feet of high-turnover restaurant space. Parking for 24 vehicles will be provided for the apartments in the underground parking lot, and 17 spaces will be provided for the restaurant uses in both the street level and underground parking lots. The driveway to the underground parking lot is located on Boyle Avenue and access to the street level parking lot is from a public alley off 1st Street.

The site is currently vacant. An apartment building is adjacent to the site to the south on Boyle Avenue, and commercial businesses are adjacent to the east on 1st Street. Apartment buildings are opposite the project site across Boyle Avenue. The Metro Gold Line Mariachi Station is located immediately north of the project site on the north side of 1st Street.

Figure 1 illustrates the project site plan and shows the locations of the building on the site and the driveways, and **Figure 2** illustrates the location of the project site, surrounding street network, street classifications, modal priorities, and study intersections.

3.0 PROJECT CONTEXT

The primary streets in the study area include Boyle Avenue, 1st Street, and State Street. There are no Congestion Management Program (CMP) roadways in the study area.

Boyle Avenue

Boyle Avenue extends from north of Bridge Street north of the project site to Olympic Boulevard in the south. Boyle Avenue is generally oriented north-south. Boyle Avenue is designated a Modified Avenue II



Y&M Architects

Y&M Architects
724 S. Spring Street #304
Los Angeles, CA 90014
Tel: 213 423 2707 Fax: 213 423 2708
www.yamarch.com

1ST & BOYLE

Project: 110 S. Boyle Ave., Los Angeles, CA 90033



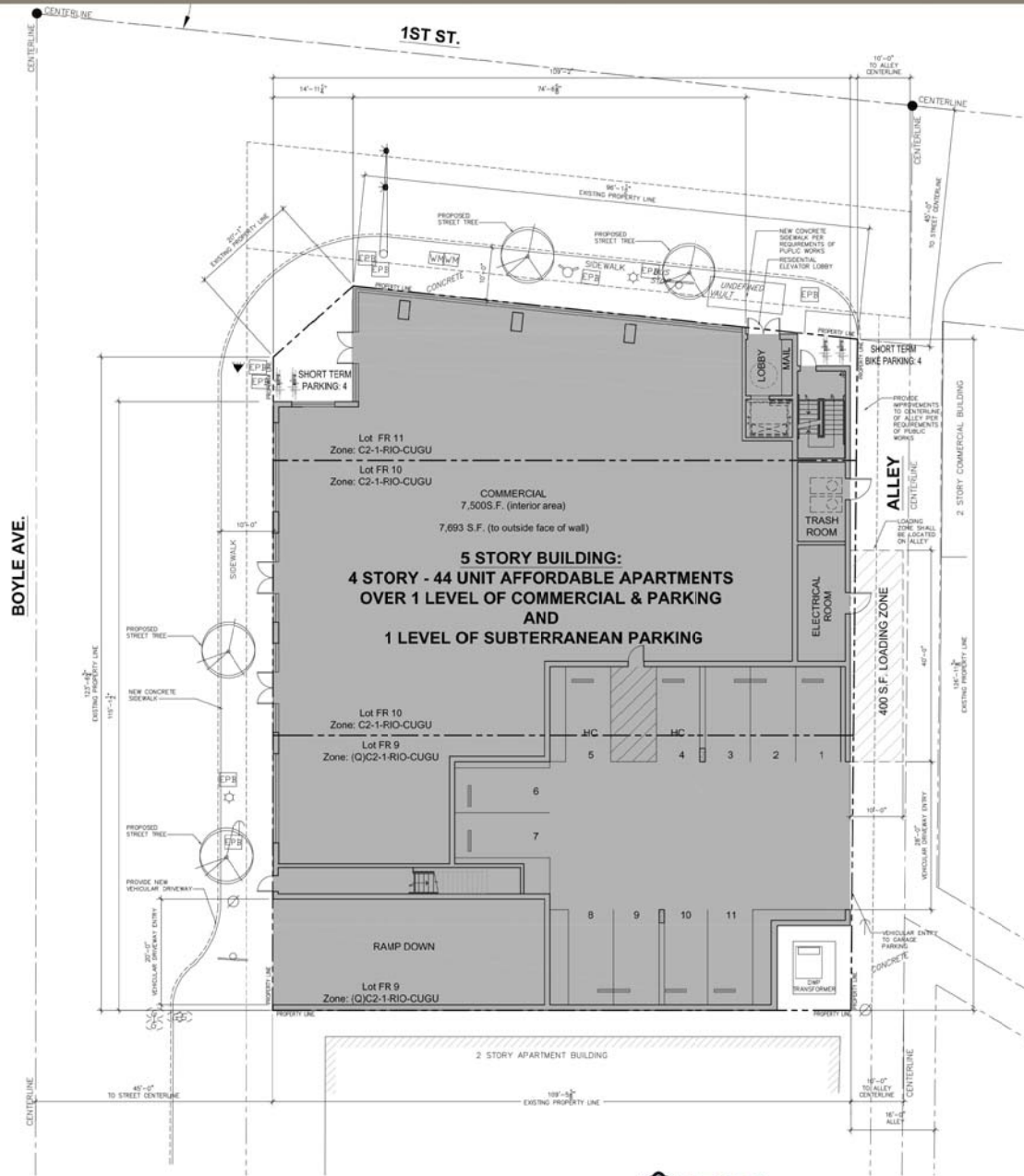
Developer: -

10.24.18

A-003

Date

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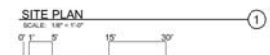


PARKING DATA (GROUND FLOOR)

PARKING USE	STANDARD	COMPACT	ACCESSIBLE	SUB-TOTAL	TOTAL
RESIDENTIAL	0	0	0	0	0
COMMERCIAL	9	0	2	11	0
TOTAL	9	0	2	11	0

PARKING DATA (ON PARKING LEVEL)

PARKING USE	STANDARD	COMPACT	ACCESSIBLE	SUB-TOTAL	TOTAL
RESIDENTIAL	12	11	1	24	0
COMMERCIAL	5	0	1	6	0
TOTAL	17	11	2	30	0



The above drawings, specifications, data, designs and arrangements represented hereby are not the separate property of the Architect (Y&M Architects), but are joint property and are hereby declared to be used in connection with any other project after that the specific project to which they have been prepared and intended solely for the use of the client. The Architect shall remain responsible for the design and construction of the project and shall not be responsible for any errors or omissions in the drawings or specifications. The client shall be responsible for the design and construction of the project and shall not be responsible for any errors or omissions in the drawings or specifications. The client shall be responsible for the design and construction of the project and shall not be responsible for any errors or omissions in the drawings or specifications.



Figure 2
Project Location

November 2018

north of Whittier Boulevard in the City of Los Angeles General Plan Mobility Plan 2035 Circulation System (Map A5). North of 1st Street, Boyle Avenue is a two-lane street with on-street parking. South of 1st Street, Boyle Avenue is a two-lane arterial in the study area with left-turn lanes at intersections and a two-way left-turn lane mid-block. On-street parking is allowed, and there are no peak period tow-away lanes. Boyle Avenue currently carries approximately 9,000 ADT. Within approximately one quarter mile of the project site, signals are located at Cesar E. Chavez Avenue, 1st Street, and 4th Street. Development along Boyle Avenue is a mixture of single family and multi-family residences in the study area.

The Los Angeles County Metropolitan Transportation Authority (Metro) provides Transit Route 106 along Boyle Avenue between 1st Street and Whittier Boulevard in the study area and runs from 6:00 AM to 9:00 PM Monday through Friday with approximately 50-minute headways during peak hours. The Metro Light Rail Gold Line travels through the study area and can be accessed at the Mariachi Station on the northeast corner of Boyle Avenue and 1st Street. There are no City of Los Angeles bus routes in the study area.

Boyle Avenue is identified on the Neighborhood Enhanced Network – Central, East, and South Subarea (Map C4) in Mobility Plan 2035. North of 1st Street, Boyle Avenue is identified with Tier 2 Bicycle Lanes on the Bicycle Lane Network Map (Map D2). The section of Boyle Avenue in the study area is identified as a Pedestrian Segment on the Pedestrian Enhanced Districts Map (Map F). Boyle Avenue is not identified on the Transit Enhanced Network (Map B), Bicycle Enhanced Network (Map D1), Vehicle Enhanced Network (Map E), Goods Movement (Map G), or the Vision Zero High Injury Network (HIN).

1st Street

1st Street is generally oriented east-west and is designated as an Avenue II in Mobility Plan 2035. 1st Street provides one through lane with turn lanes at the intersections and provides an interchange with US 101 approximately 500 feet west of the project site. 1st Street carries approximately 11,000 ADT in the vicinity. The roadway width is designated 56 feet. Development along 1st Street includes multi-family residential and commercial uses. On-street parking is allowed, and there are no peak period tow-away zones. Class II bike lanes are provided east of US 101. Metro provides Transit Route 30/330 along 1st Street. This route runs seven days a week with approximately five- to ten-minute headways during the weekday peak hours. Metro Transit Route 106 runs along the segment of 1st Street between Boyle Avenue and State Street.

1st Street is identified as a Moderate Plus Transit Enhanced Street on the Transit Enhanced Network, as Tier 1 Protected Bicycle Lanes on the Bicycle Enhanced Network (Low Stress Network), and with Pedestrian Segments on the Pedestrian Enhanced Districts within the study area. 1st Street is not identified on the Neighborhood Enhanced Network, Vehicle Enhanced Network, or Goods Movement Network. The portion of 1st Street within the study area is not identified on Vision Zero HIN.



November 2018

State Street

State Street is a north-south Collector in Mobility Plan 2035. State Street has two travel lanes and no turn lanes. On-street parking is allowed. Development along State Street is residential. Metro Transit Route 106 travels on State Street north of 1st Street. State Street is identified on the Neighborhood Enhanced Network, and is not identified on the Transit Enhanced Network, Bicycle Enhanced Network, Bicycle Lane Network, Vehicle Enhanced Network, Pedestrian Enhanced Districts, or Goods Movement Network. State Street is not identified on the Vision Zero HIN.

3.1 CUMULATIVE PROJECTS

LADOT provided a list of 69 development projects within approximately 1.5 mile of the project site. Based on the locations of the development projects in relation to the study area, there are 16 projects that will potentially add traffic to the study intersections. These 16 development projects are identified as related projects to be included in the “cumulative base” scenario. Two of the related projects are located north of the project site, three are located east of the project site, and 11 related projects are located west of the project site. **Figure 3** illustrates the locations of these related projects, and **Table 1** summarizes the 16 related projects and their trip generation (the complete list of the development projects provided by LADOT is included in **Appendix E**).





Figure 3
Related Projects Location Map

110 BOYLE AVENUE MIXED USE DEVELOPMENT TRANSPORTATION IMPACT STUDY – DRAFT

November 2018

Table 1 Related Project Trip Generation Summary

Project Title	Project ID	Location	Description	Net Trips						
				AM Peak Hour			PM Peak Hour			ADT
				In	Out	Total	In	Out	Total	
1. 1902-1901 Marengo Mixed Use	35556	1902 Marengo St	Mixed Use	70	41	111	52	67	119	1,637
2. Bus Maintenance & Inspection Facility	32784	454 E. Commercial St	Transit Facility	22	8	30	9	1	10	
3. Medical Office Expansion	35849	1828 E. Cesar Chavez Ave	Medical Office	58	16	74	30	82	112	1,168
4. LA Civic Center Office	40338	150 N. Los Angeles St	Office/Retail	930	118	1,048	435	942	1,377	13,534
5. Santa Fe Freight Yard	41295	950 E. 3rd St	Freight Yard Redevelopment	162	177	339	245	213	458	6,372
6. Metro Emergency Security Operations Center	42151	410 N. Center St	Office	87	0	89	0	79	79	1,165
7. Mixed Use	42208	2407 E. 1st St	Mixed Use	12	14	26	16	19	35	354
8. Apartments	42715	118 S. Astronaut/ Onizuka St	Residential	-1	20	19	19	6	25	97
9. Medallion Phase 2	43247	300 S. Main St	Mixed Use	143	243	386	257	153	410	4,691
10. Challenge Cream & Butter Bldg – Exclusive Club	44072	929 E. 2nd St	Retail	68	12	80	105	96	201	2,153
11. La Veranda Mixed Use	44340	2420 E. Cesar Chavez Ave	Mixed Use	25	36	61	54	44	98	1,087
12. Restaurant/Bar	45530	806 E. 3rd St	Restaurant	1	-1	0	13	7	20	253
13. Mixed Use	46041	810 E. 3rd St	Mixed Use	37	32	69	87	48	135	1,487
14. Mixed Use	46412	220 N. Center St	Mixed Use	33	119	152	121	79	200	2,166
15. Terasaki Budokan (Little Tokyo Sports Complex)	46413	237 S. Los Angeles St	Other	79	50	129	161	98	259	1,869
16. Los Lirios - East LA Community Corp (ELACC)	46417	119 S. Soto St	Retail	7	19	26	23	16	40	433



November 2018

4.0 ANALYSIS AND DISCUSSION

Project impacts are determined under existing and horizon year conditions based on the amount of traffic added to the study intersections from the proposed project.

4.1 TRIP GENERATION ANALYSIS

The proposed mixed use project consists of 44 apartments and high-turnover restaurant space. Trip generation for the high-turnover restaurant space was obtained from Institute of Transportation Engineers (ITE) Trip Generation 10th Edition High-Turnover Restaurant (Category 932) peak hour and daily trip rates. These rates are based on the square footage of the restaurant space. The proposed restaurant space is 7,700 square feet and generates 77 AM peak hour trips, 75 PM peak hour trips, and 864 daily trips.

Trip generation rates for affordable housing developments are provided in the City's TIS guidelines. These affordable housing (family) rates are based on the number of units proposed. The proposed 44 affordable apartment units will generate 22 AM peak hour trips, 15 PM peak hour trips, and 180 daily trips.

4.2 ADJUSTMENTS TO TRIP GENERATION RATES

The project site is currently vacant; therefore, no credit for existing active land uses or for terminated land uses was applied to the proposed project trips.

The Metro Gold Line Mariachi Station is located immediately opposite the project site on the northeast corner of Boyle Avenue and 1st Street. The project is a transit-friendly development which will take advantage of the proximity to regional transit. A 25 percent trip generation adjustment was applied to the project trip generation for its transit-friendly nature. The trip generation adjustment for transit does not apply to the affordable housing component of the project.

The proposed restaurant space is a use that will be patronized by customers that are already driving on the street to another destination and enter the site as they pass by it. Adjustments to the trip generation for pass-by trips were obtained from the Pass-by Trip Discount Rate (Attachment D) from LADOT Transportation Impact Study Guidelines. The high-turnover restaurant space has a 20 percent pass-by discount rate.

The mixed use nature of the project will encourage residents of the project to patronize or find employment with the on-site restaurants, which will reduce the total amount of traffic generated by the site. ITE's NCHRP Report 684 Estimator tool was utilized to estimate the amount of internal trip capture between the residential and restaurant uses. Based on the results of the internal capture estimator tool, the total trip generation will be reduced by approximately six percent during the AM peak hour, three percent during the PM peak hour, and three percent daily.



November 2018

Table 2 summarizes the trips generated by the proposed apartments and restaurants. As this table shows, with the transit-friendly trip reduction, restaurant pass-by reduction, and internal capture trip reduction the proposed project will add 58 AM peak hour trips, 53 PM peak hour trips, and 624 daily trips to the surrounding street system.

Table 2 Proposed Project Trip Generation Summary

	Units	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
Trip Generation								
High Turnover Restaurant	7.7 TSF	42	35	77	47	28	75	864
Affordable Housing Apartments	44 DU	9	13	22	8	7	15	180
Subtotal		51	48	99	55	35	90	1,044
Trip Generation Adjustments	Rate							
Transit Friendly Reduction ¹	25%							
Metro Gold Line (Mariachi Station)		-11	-9	-20	-12	-7	-19	-216
Pass-By Reduction ¹	20%							
Pass-By Trips		-8	-7	-15	-9	-6	-15	-173
Internal Trip Capture ²		5%	6%	6%	3%	4%	3%	3%
Internal Trips		-3	-3	-6	-2	-1	-3	-31
Project Total		29	29	58	32	21	53	624
Net Adjacent Trips		37	36	73	41	27	68	797
Trip Rates								
High Turnover Restaurant (ITE 932)	TSF	5.47	4.47	9.94	6.06	3.71	9.77	112.18
Affordable Housing: Family	DU	0.20	0.30	0.50	0.19	0.15	0.34	4.08
Source:								
¹ City of Los Angeles Transportation Impact Study Guidelines (High Turnover Restaurant land use)								
² ITE's NCHRP Report 684 Estimator								
TSF = 1,000 square feet								
DU = Dwelling units								

4.3 TRAFFIC COUNTS

Three signalized intersections along 1st Street were identified as study intersections.

1. US 101 NB Ramps at 1st Street
2. Boyle Avenue at 1st Street
3. State Street at 1st Street

Existing AM and PM peak period intersection traffic counts were collected per LADOT requirements on Tuesday November 13, 2018 by Transportation Studies, Inc. at these study intersections. Intersection turning movement volumes, as well as pedestrians and bicycles, were counted from 7 to 10 AM and from 3 to 6 PM, and the volumes during the highest one-hour AM and PM periods were utilized in the intersection analyses.



November 2018

Figure 4 illustrates the existing 2018 AM and PM peak hour intersection volumes. Count data is included in **Appendix C**.

4.4 TRIP DISTRIBUTION

The project trips are distributed to the surrounding streets based on the locations and levels of development in relation to the project site. **Figure 5** illustrates the distribution of project trips at the study intersections. Since access to the parking for the residential component of the project is from Boyle Avenue and driveways for the restaurant parking are located on both 1st Street and Boyle Avenue, the trips for each component were distributed separately and then combined into project trips. Approximately 20 percent of project trips are estimated on 1st Street west of US 101, approximately 15 percent north on Boyle Avenue, 10 percent north on State Street, 15 percent east on 1st Street, 30 percent south on Boyle Avenue, and 10 percent on US 101 with approximately 5 percent of these trips to the north and 5 percent to the south.

The adjusted project trips were assigned to the study intersections based on the trip distribution presented here. The net adjacent trips were applied to the Boyle Avenue/1st Street intersection, while the project total trips were applied to the US 101 northbound ramps/1st Street and State Street/1st Street intersections. **Figure 6** illustrates the combined AM and PM peak hour project-generated trips at the study intersections (separate residential and restaurant project trips are presented in **Appendix D**).

4.5 SELECTED HORIZON YEAR AND AMBIENT GROWTH RATE

The estimated completion date of the proposed project is 2020. A one-percent per year ambient growth rate was applied to the 2018 intersection counts for two years to provide background traffic volumes for project horizon year 2020. This ambient growth rate accounts for general traffic growth in the area as well as regional growth.

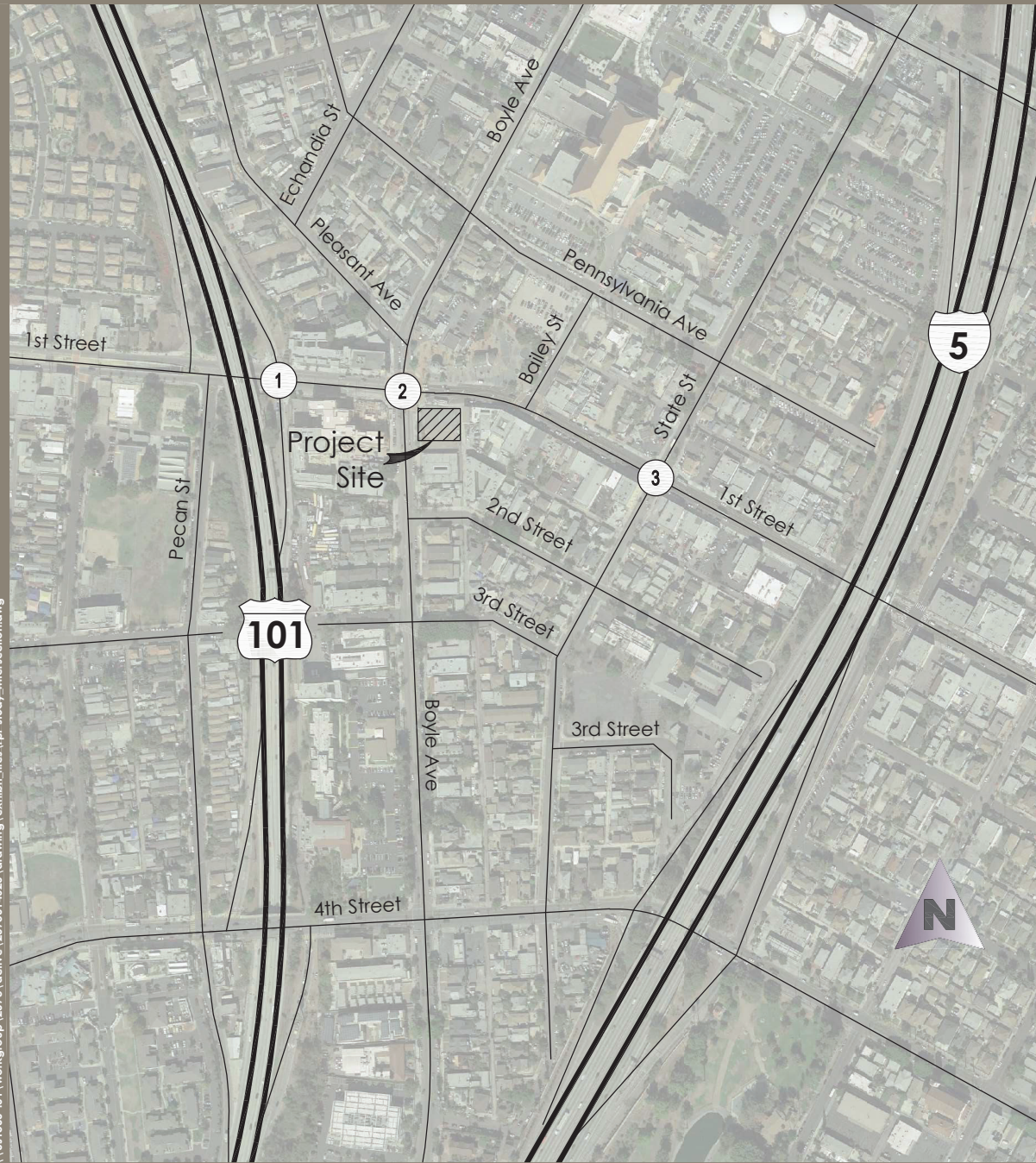
4.6 RELATED PROJECTS LIST

Out of the list of 69 development projects identified by LADOT within 1.5 miles of the project site, there are 16 development projects in the vicinity of the proposed project that are located where they might add traffic to the study intersections. The locations and trip generation for these 16 related projects was presented previously in Section 3.1.

The 16 related projects are assumed to be 100 percent built out by the horizon year. The trips generated by these related projects were distributed and assigned to the surrounding arterial system. **Figure 7** illustrates the related projects peak hour trips at the study intersections. The related projects trips shown here were added to the background 2020 traffic volumes. **Figure 8** illustrates the resulting 2020 horizon year (without project) intersection volumes.



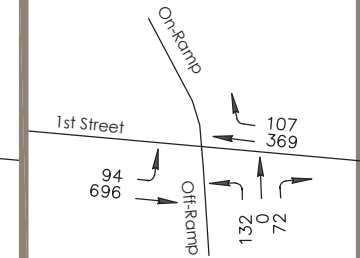
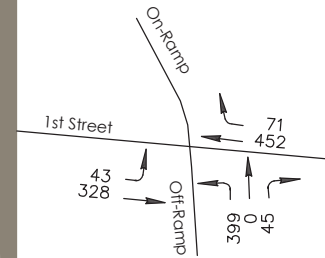
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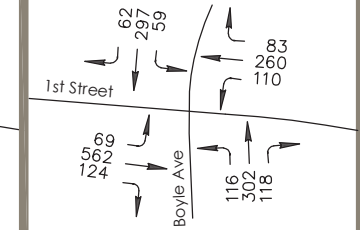
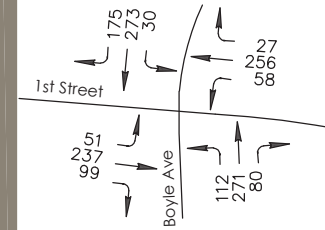
AM PEAK HOUR

PM PEAK HOUR

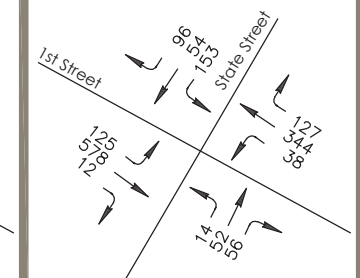
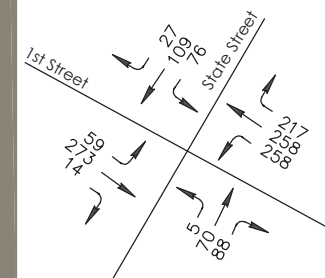
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street



3. State Street & 1st Street



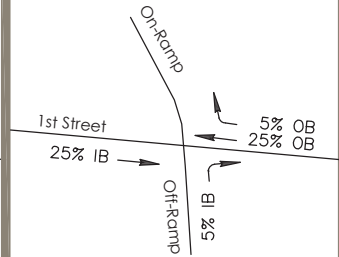
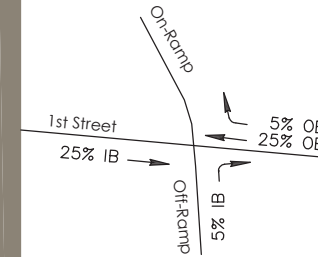
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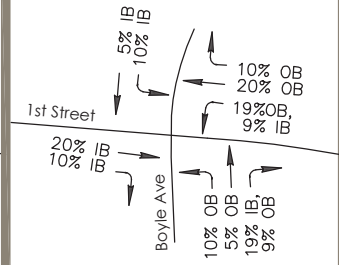
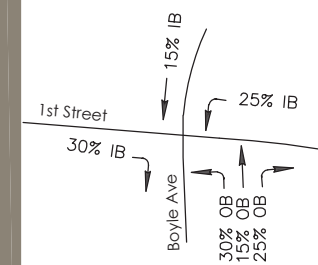
Residential

Commercial

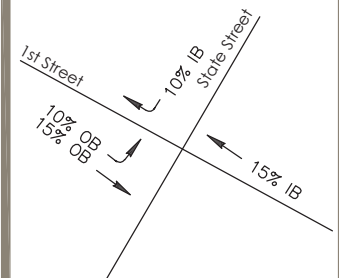
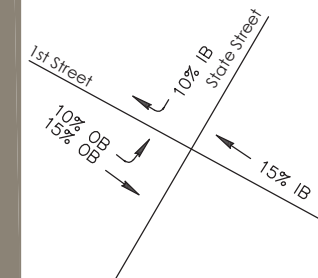
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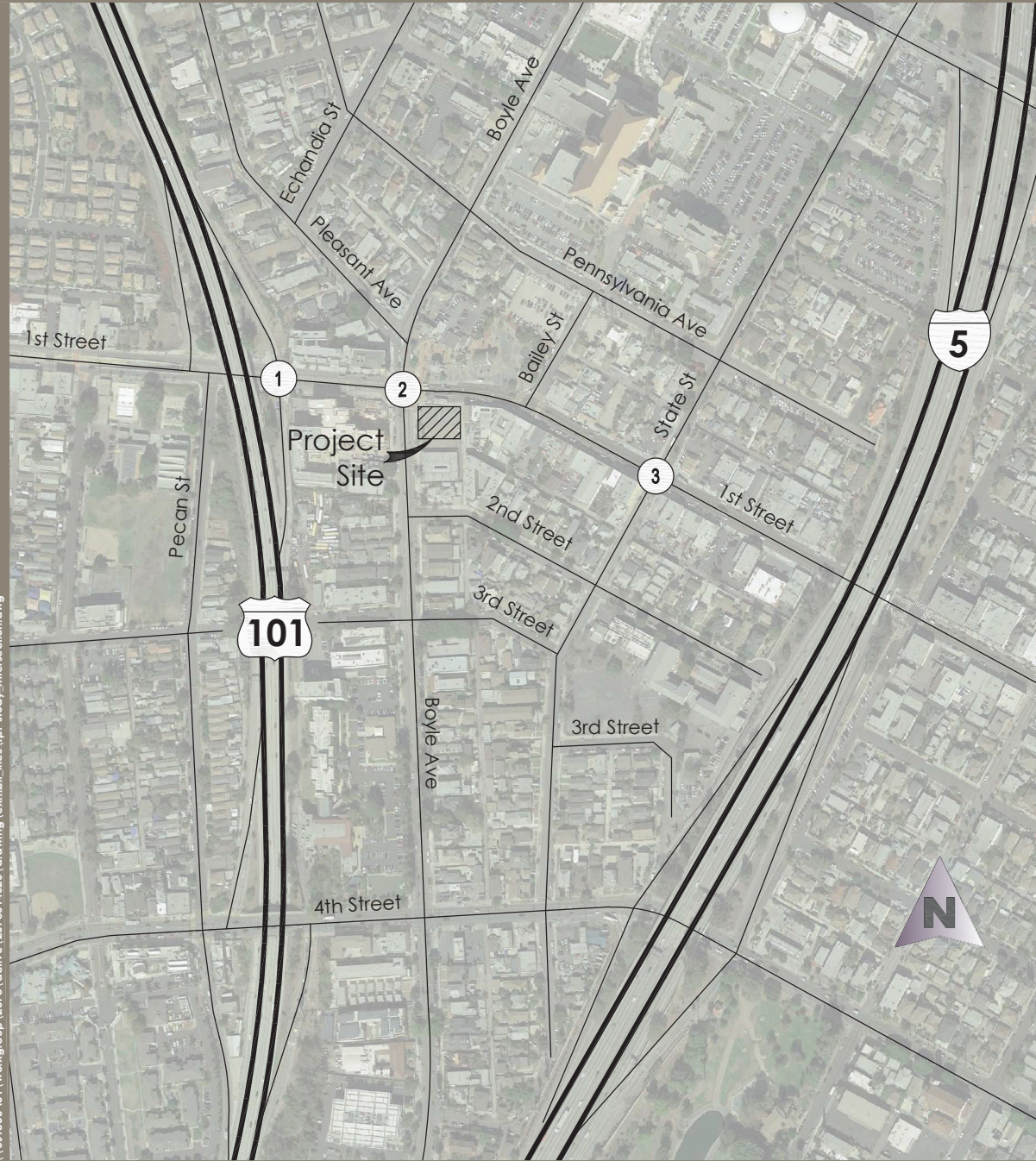
2. 1st Street & Boyle Ave



3. 1st Street & State Street



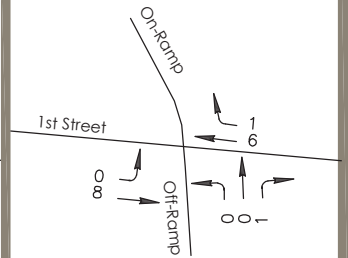
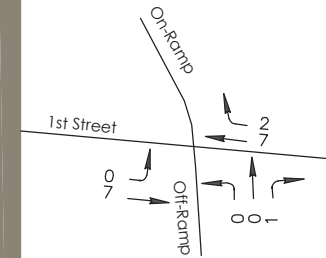
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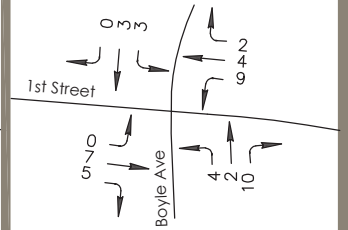
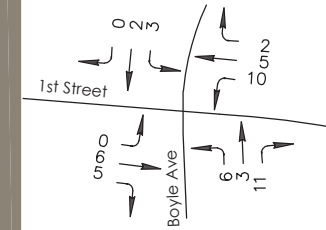
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PM PEAK HOUR

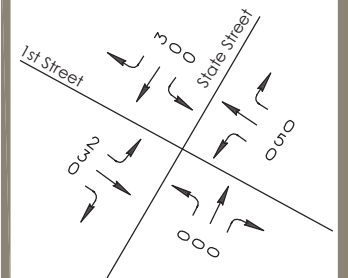
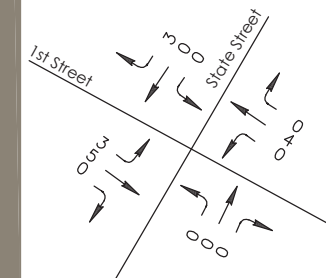
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2. Boyle Ave & 1st Street



3. State Street & 1st Street



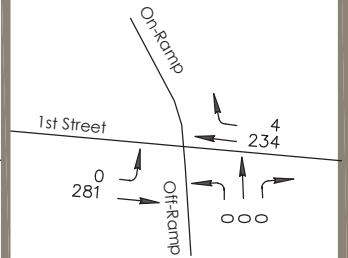
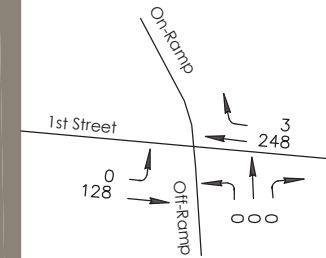
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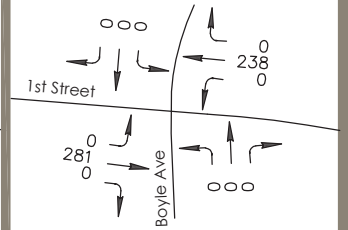
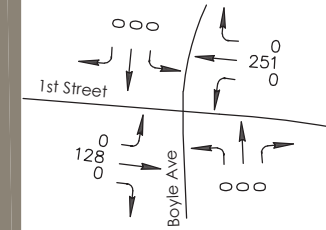
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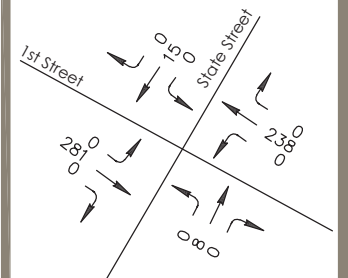
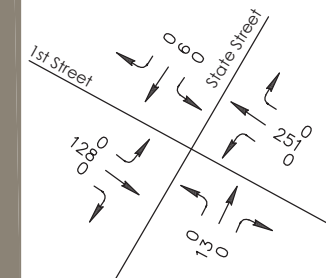
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street



3. State Street & 1st Street



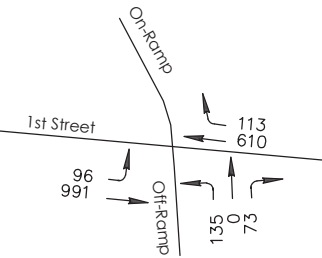
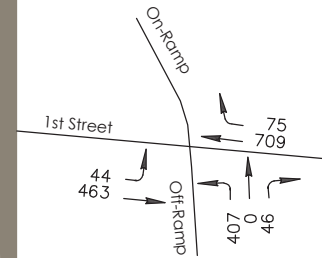
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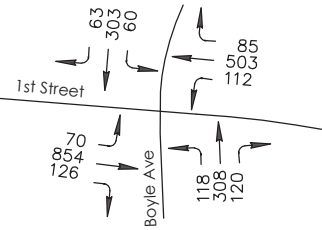
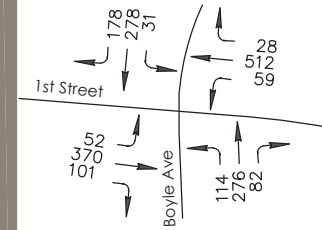
AM PEAK HOUR

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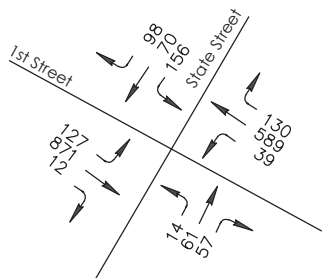
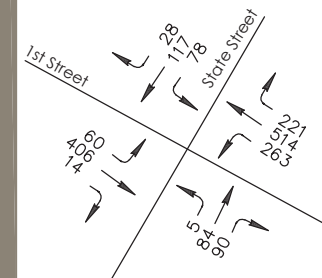
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street



3. State Street & 1st Street



November 2018

4.7 TRANSPORTATION ANALYSIS

The adjusted project peak hour trips were added to the existing 2018 intersection volumes to obtain existing-with-project volumes, shown in **Figure 9**. Similarly, the adjusted project peak hour trips were added to the 2020 horizon year volumes to obtain future-with-project volumes as illustrated in **Figure 10**.

The study intersections are analyzed using the Circular 212 Critical Movement Analysis (CMA) Planning Method to identify project impacts. The CMA methodology calculates the volume/capacity (V/C) ratio on a critical lane basis, and this V/C value is used to determine the intersection level of service (LOS). LOS ranges from “A” to “F” with “A” representing free flow conditions and LOS “F” representing severe traffic congestion. Lane configurations at the study intersections are shown in **Figure 11**. Printouts of the calculations for each intersection are included in **Appendix C**, and digital copies of the calculation spreadsheets are provided to LADOT.

4.8 RESULTS AND IMPACTS

Table 3 summarizes the results of the CMA at the study intersections. This table shows the project impact under existing conditions, as well as under 2020 conditions. The impact levels are summarized in **Table 4**.

Under existing conditions, the study intersections of US 101 northbound ramps at 1st Street and State Street at 1st Street operate at LOS A during the AM and PM peak hours without and with the addition of project traffic. The intersection of Boyle Avenue at 1st Street operates at LOS A during the AM peak hour and LOS B during the PM peak hour without and with the addition of project traffic. The project has less than a significant impact at these study intersections under existing conditions.

Under 2020 horizon year conditions, the study intersection of US 101 northbound ramps at 1st Street operates at LOS C during the AM peak hour and LOS B during the PM peak hour. With the proposed project trips, the intersection of US 101 northbound ramps at 1st Street continues to operate at LOS C during the AM peak hour and LOS B during the PM peak hour. The project has less than 0.040 impact on the intersection at LOS C during the AM peak hour; therefore, the project has no significant impact on US 101 northbound ramps at 1st Street.

The study intersection of Boyle Avenue at 1st Street operates at LOS A during the AM peak hour and LOS D during the PM peak hour under 2020 horizon year conditions without the project. With the project, the intersection continues to operate at LOS A during the AM peak hour and LOS D during the PM peak hour. The project has less than 0.020 impact on the intersection at LOS D during the PM peak hour; therefore, the project has no significant impact on the Boyle Avenue at 1st Street study intersection.

Under 2020 horizon year conditions without the project, the intersection of State Street and 1st Street operates at LOS B during the AM peak hour and LOS C during the PM peak hour. With the project, the intersection continues to operate at LOS B during the AM peak hour and LOS C during the PM peak hour. The project has less than 0.040 impact at LOS C during the PM peak hour; therefore, the project has no significant impact on the intersection of State Street and 1st Street.



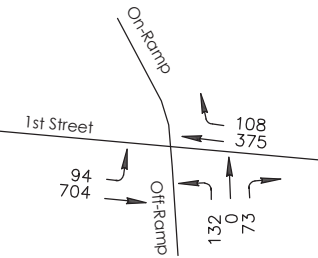
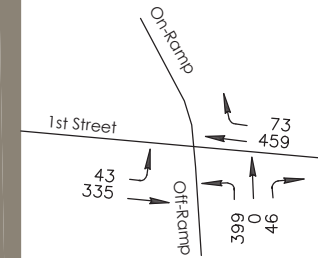
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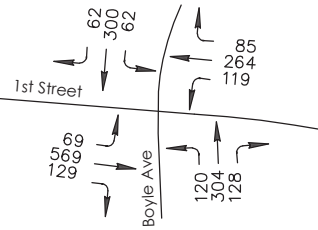
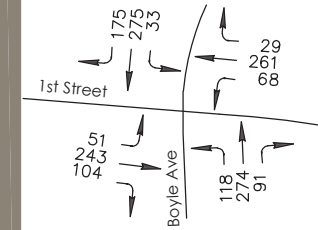
AM PEAK HOUR

PM PEAK HOUR

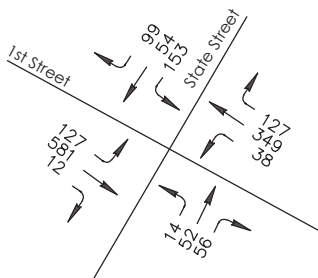
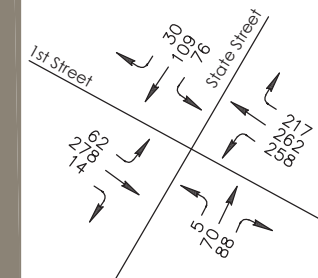
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street



3. State Street & 1st Street



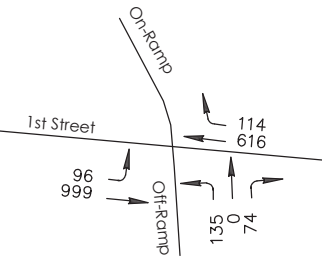
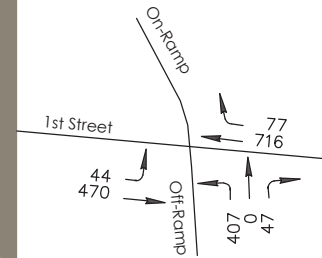
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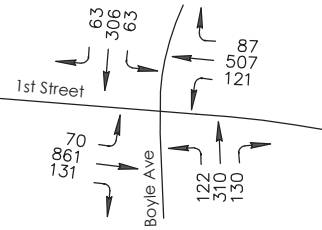
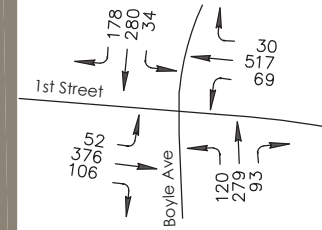
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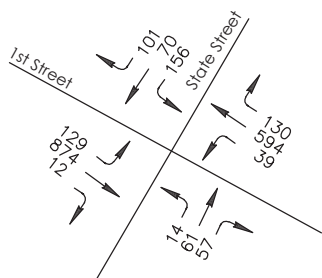
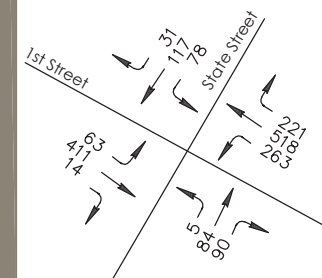
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street

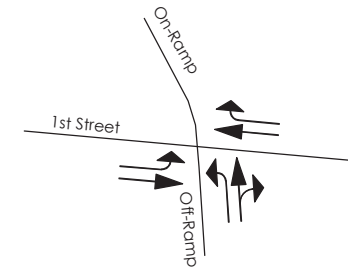


3. State Street & 1st Street

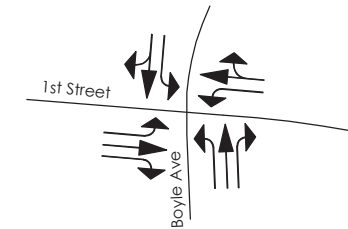




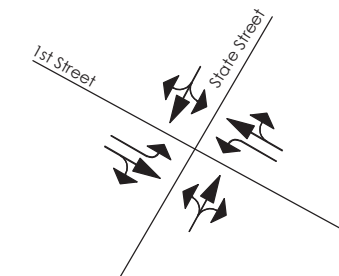
1. 1st Street & Route 101 NB On/Off Ramp



2. 1st Street & Boyle Ave



3. 1st Street & State Street



November 2018

Table 3 Study Intersection CMA Analysis Results Summary

Intersection	2018 Existing Traffic Conditions		Existing Plus Project		Project Impact	2020 Base Conditions		2020 Plus Project		Project Impact
	V/C	LOS	V/C	LOS		V/C	LOS	V/C	LOS	
AM Peak Hour										
1. US 101 NB Ramps & 1st	.526	A	.531	A	.005	.703	C	.708	C	.005
2. Boyle & 1st	.391	A	.400	A	.009	.567	A	.576	A	.009
3. State & 1st	.453	A	.456	A	.003	.631	B	.636	B	.005
PM Peak Hour										
1. US 101 NB Ramps & 1st	.482	A	.487	A	.005	.681	B	.686	B	.005
2. Boyle & 1st	.653	B	.669	B	.016	.855	D	.870	D	.015
3. State & 1st	.560	A	.564	A	.004	.770	C	.774	C	.004
LOS ranges: <u>LOS</u> <u>V/C</u> A 0.000 – 0.600 B 0.601 – 0.700 C 0.701 – 0.800 D 0.801 – 0.900 E 0.901 – 1.00 F Greater than 1.00										

Table 4 Significant Transportation Impact Thresholds

Level of Service	Final V/C Ratio	Project-Related Increase in V/C
C	0.701 – 0.800	≥ 0.040
D	0.801 – 0.900	≥ 0.020
E	0.901 -1.000	≥ 0.010
F	Greater than 1.000	≥ 0.010



November 2018

The study intersections along Boyle Avenue and 1st Street are operating at LOS D or better, and traffic would not be diverted to parallel residential streets as a result of traffic from the proposed project. A residential streets analysis is not required for this project.

There are no CMP arterials in the project vicinity, and the project will add less than 50 peak hour trips to any CMP arterial monitoring intersection; therefore, a CMP Transportation Impact Analysis is not required for this project. Furthermore, based on the freeway impact analysis screening criteria, the project will have no impact on the US 101 Freeway or I-5 Freeway mainline or ramps.

5.0 ALIGNMENT WITH VISION ZERO

Boyle Avenue, 1st Street, and State Street are not identified on the City's High Injury Network (HIN). A new driveway on Boyle Avenue at the southern boundary of the project site will replace an existing driveway located within 25 feet of the intersection at 1st Street. Furthermore, the proposed project will take access to 1st Street from an existing alley to minimize site access along 1st Street. No new driveways will be provided on 1st Street.

6.0 CONCLUSIONS

The proposed affordable housing and high-turnover restaurant mixed use project, located at the intersection of Boyle Avenue and 1st Street, would add approximately 58 AM peak hour trips and 53 PM peak hour trips to the surrounding street system. These trips were distributed to the three study intersections and added to existing and 2020 horizon year volumes. With the proposed project, the study intersections would operate at LOS B or better under existing conditions and LOS D or better under 2020 conditions. The project has no significant impact on the surrounding street system, and no mitigation measures are necessary.



Appendix A Approved MOU
November 2018

Appendix A APPROVED MOU





Transportation Impact Study Memorandum of Understanding (MOU)

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

I. PROJECT INFORMATION

Project Name: 110 S. Boyle Avenue Mixed Use Development

Project Address: 110 S. Boyle Avenue, Los Angeles, CA

Project Description: 44 Affordable Apartment Units, 7,700 square feet High-Turnover Restaurant

LADOT Project Case Number: CPC-2018-998-DB-CU Project Site Plan attached? (Required) ☒ Yes ☐ No

II. TRIP GENERATION

Geographic Distribution: N 30 % S 35 % E 15 % W 20 %

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

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

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

Source of Trip Generation Rate(s)? ☒ ITE 9th Edition ☐ Other: Affordable Housing - City of Los Angeles Transportation Study Guidelines

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

	IN	OUT	TOTAL
AM Trips	<u>27</u>	<u>26</u>	<u>53</u>
PM Trips	<u>30</u>	<u>19</u>	<u>49</u>

III. STUDY AREA AND ASSUMPTIONS

Project Buildout Year: 2020 Ambient or CMP Growth Rate: 1.0 % Per Yr.

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

Subject to Freeway Impact Analysis, in addition to CMP Analysis? (Freeway analysis screening filter must be included in this MOU; selecting "yes" implies that at least one criteria was satisfied) ☐ Yes ☒ No

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

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

IV. CONTACT INFORMATIONCONSULTANT

Name: Keith Rutherford, Stantec
Address: 38 Technology Drive, Irvine 92618
Phone Number: 949-923-6952
E-Mail: keith.rutherford@stantec.com

DEVELOPER

Evette Gonzalez, Azure Development
6055 E. Washington Blvd, Ste. 495, Commerce 90040
310-612-3594
evette@azuredevelopmentco.com

Approved by: x

Consultant's Representative

x

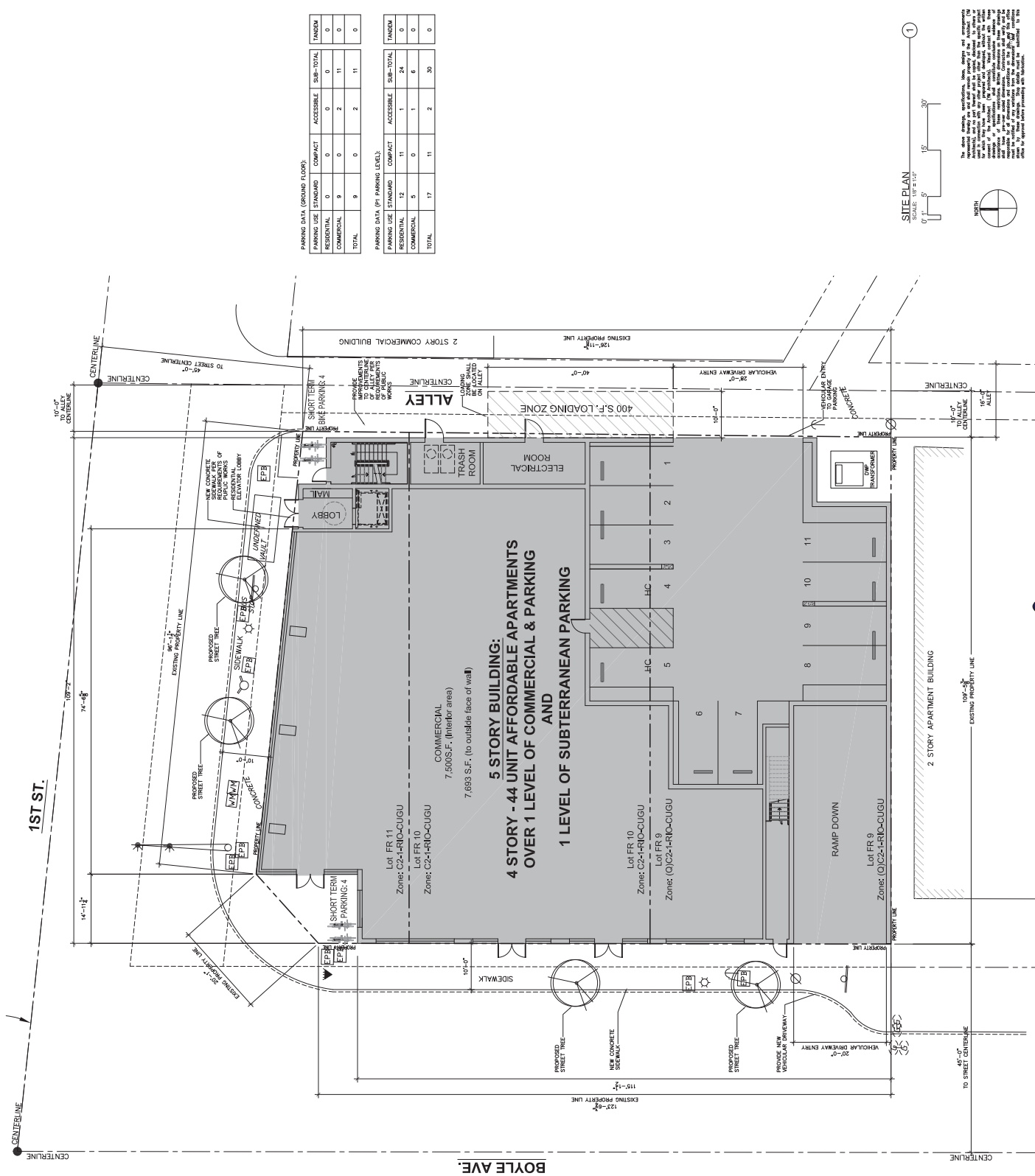
Date



LADOT Representative

11/6/18

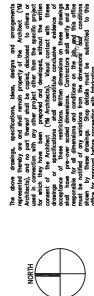
Date



PARKING DATA (GROUND FLOORS)					
PARKING USE	STANDARD	COMPACT	ACCESSIBLE	SUB-TOTAL	TOTAL
RESIDENTIAL	0	0	0	0	0
COMMERCIAL	9	2	11	11	0
TOTAL	9	0	2	11	0

PARKING DATA (P1 PARKING LEVEL)					
PARKING USE	STANDARD	COMPACT	ACCESSIBLE	SUB-TOTAL	TOTAL
RESIDENTIAL	12	11	1	24	0
COMMERCIAL	5	0	1	6	0
TOTAL	17	11	2	30	0

SITE PLAN
SCALE: 1/8" = 1'-0"



The above drawings, specifications, notes, and appendices are intended to provide a complete and accurate description of the proposed project. It is the responsibility of the client to ensure that the project is completed in accordance with the drawings and specifications. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the project is completed in accordance with all applicable laws and regulations.

10.24.18 A-003

Date

Page



Developer

1ST & BOYLE

Project, 118 & Boyle Ave., Los Angeles, CA 90033

Y&M Architects
118 & Boyle Ave., Suite 200
Los Angeles, CA 90033
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Y&M Architects



Legend

- Study Intersection ID No.

XX% - General Project Trip Distribution

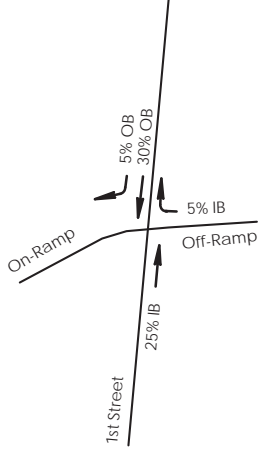
Figure 2
Project Trip Distribution

110 S. Boyle Avenue Mixed-Use Development
Traffic Impact Study
Los Angeles, CA

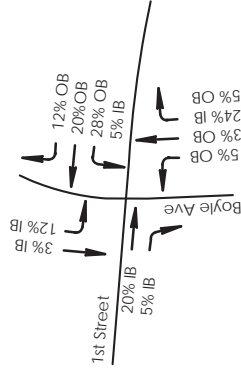


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1. 1st Street & Route 101 NB On/Off Ramp



2. 1st Street & Boyle Ave



3. 1st Street & State Street

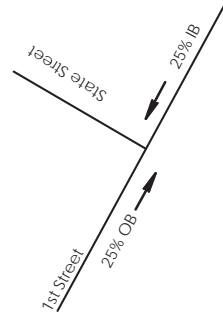


Table 1
Project Trip Generation
Mixed-Use Development
110 S Boyle Avenue, Los Angeles

Trip Generation Rates*

<u>Land Use</u>	<u>Unit</u>	<u>ITE Land Code</u>	<u>Quantity</u>	<u>Daily Rate</u>	<u>AM Peak Hour Split</u>			<u>PM Peak Hour Split</u>		
					<u>Rate</u>	<u>In</u>	<u>Out</u>	<u>Rate</u>	<u>In</u>	<u>Out</u>
High Turnover Restaurant	1000 SQFT	932	7.7	112.18	9.94	55%	45%	9.77	62%	38%
Affordable Housing: Family**	DU	-	44	4.08	0.5	40%	60%	0.34	55%	45%

Project Trip Generation

<u>Land Use</u>	<u>Unit</u>	<u>Quantity</u>	<u>ADT</u>	<u>AM Peak Hour Volume</u>			<u>PM Peak Hour Volume</u>		
				<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
High Turnover Restaurant	1000 SQFT	7.7	864	77	42	35	75	47	28
Affordable Housing: Family	DU	44	180	22	9	13	15	8	7
Subtotal			1,043	99	51	48	90	55	35

Credits

<u>Land Use</u>	<u>Rate**</u>	<u>ADT</u>	<u>AM Peak Hour Volume</u>			<u>PM Peak Hour Volume</u>		
			<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
Metro Gold Line (Mariachi Station)	25%	261	25	13	12	23	14	9
Transit Trips			25	13	12	23	14	9
High Turnover Restaurant	20%	173	15	8	7	15	9	6
Pass-By Trips			15	8	7	15	9	6
Internal Trip Capture***	3%		6%	5%	6%	3%	3%	4%
Internal Trips			31	6	3	3	2	1

	<u>ADT</u>	<u>AM Peak Hour Volume</u>			<u>PM Peak Hour Volume</u>		
		<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>
Project Total	578	53	27	26	49	30	19
Net Adjacent Trips	751	68	35	33	64	39	25

* Source: ITE Trip Generation Manual, 10th Edition

**Source: City of Los Angeles Transportation Impact Study Guidelines

***Source: ITE's NCHRP Report 684 Estimator

V:\2073\active\2073014620\report\Tables\table_6-trip_generation-azure_7700sqft_restaurant-20181030.xls\Sheet1

CLATS
Case Logging and Tracking System
RELATED PROJECTS

Centroid Info:

PROJ ID: 47090
Address: 110 S BOYLE AV
LOS ANGELES, CA 90033
Lat/Long: 34.0469, -118.22

Buffer Radius:

7920

feet

▼

Search

Record Count: 69 | Record Per Page:

All Records ▼

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Distance (feet)
35556	Metro	MTR	14	2010	1902-1901 Marengo Mixed-Use	Mixed-Use	1902 E Marengo St	03/23/2011	4899.6
31750	Metro	MTR	14	2004	USC Health Science Campus	585k & 765k sf academic & research facilities	1510 N SAN PABLO ST	01/27/2005	7743.8
32784	Metro	MTR	14	2005	Bus Maintenance & Inspection Facility	2 acres	454 E Commercial St	12/05/2005	5429.6
33305	Metro	MTR	1	2006	1101 N Main Condos	300 condos	1101 N MAIN ST	04/10/2006	7327.8
34450	Metro	MTR	14	2007	MTA Bus facility	Metro Bus Maint & Operations	920 N Vignes St	11/13/2008	5187.5
34582	Metro	MTR	14	2007	SPR-Industrial Park	94,849 SF Industrial Park	1005 S MATEO ST	09/28/2017	6937.7
35849	Metro	MTR	14	2011	Medical Office Expansion	49542 SF Medical Office Expansion	1828 E Cesar Chavez St	12/08/2011	2840.5

Welcome **wes!** | [Log Out](#) | [Profile](#) | [Admin](#)

☐ Include NULL "Trip info";

☐ Include NULL "FirstStudySubmittalDate" (latest)

☐ Include "Inactive" projects;

☐ Include "Do not show in Related Project";

Net_AM_Trips

-Select - ▼

Net_PM_Trips

-Select - ▼

Net_Daily_Trips

-Select - ▼

Results generated since: (5/3/2018 10:10:10 AM)

Trip Info

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Retail	S.F. Gross Area	4415								
Other	S.F. Gross Area	1500								fast food restaurant
Other	S.F. Gross Area	4500								high-turnover restaurant
Other	S.F. Gross Area	16820								medical office
Other	Other	111	119	1637	70	41	52	67	Net Total	
		111	119	1637	70	41	52	67	67	

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Office	S.F. Gross Area	12000/753	774	7715	613	140	161	613		Medical Office Bldg (Total net project)
Other	S.F. Gross Area	465000								Research & Development
		753	774	7715		613	140	161	613	

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Other	Acres	2 30	10		22	8	9	1		Bus Maintenance & Inspection Facility (trip credit for existing industrial use)
		30	10	0	22	8	9	1	1	

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Condominiums	Total Units	300 71	87	1102	-9	80	75	12		Credit given for transit & exist Uses
		71	87	1102	-9	80	75	12		

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Other	Other	85	88	2277	33	52	57	31		
		85	88	2277	33	52	57	31	31	

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Industrial	S.F. Gross Area	94849/49	49	426	40	9	10	39		Credit applied for existing uses.
		49	49	426	40	9	10	39	39	

Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments
Office	S.F. Gross Area	32300/74	112	1168	58	16	30	82		(Medical Office) Total reflects credit for existing medical office 16800 SF.

A.8

A.9

A.10

A.11

[illegible]

44980	Metro	MTR	1	2016	643-655 N Spring St MU	142 hotels, 281 apts, 17k sf commercial, 2.5k sf restaurant	09/28/2017	7189.9	Other	Total Units	142									trips
									Retail	S.F. Gross Area	17003									Hotel rms
									Other	S.F. Gross Area	2532									Restaurant
												183	229	2723		61	122	138	91	
45105	Metro	MTR	14	2016	MU (Little Tokyo Galleria)	258 dwelling units & 40ksf commercial	05/02/2017	5755.6	Land Use	Unit ID	size	Net AM Trips	Net PM Trips	Net Daily Trips	NetAMin	NetAMax	NetPMIn	NetPMOut	Comments	
									Apartment	Total Units	994	394	719	8445	134	260	390	329	Total net project trips	
									Retail	S.F. Gross Area	99000									
												394	719	8445		134	260	390	329	
45186	Metro	MTR	14	2016	1024 Mateo St MU	104 apts, 101983sf off, 16279sf restaurant, 5830sf ret, & 5519sf other	09/27/2017	7111.6	Land Use	Unit ID	size	Net AM Trips	Net PM Trips	Net Daily Trips	NetAMin	NetAMax	NetPMIn	NetPMOut	Comments	
									Apartment	Total Units	104	223	205	2095	144	79	82	123	Total net project trips	
									Office	S.F. Gross Area	101983								includes 2100 sf live/work office	
									Other	S.F. Gross Area	16279								Restaurant	
45337	Metro	MTR	14	2017	4th & Hewitt MU	255387 SF Office, 4995 SF Retail, 1000 sf restaurant	03/23/2018	4993.1	Retail	S.F. Gross Area	5830									
									Other	S.F. Gross Area	5519									Light Industrial (Arts & Production)
												223	205	2095		144	79	82	123	
									Land Use	Unit ID	size	Net AM Trips	Net PM Trips	Net Daily Trips	NetAMin	NetAMax	NetPMIn	NetPMOut	Comments	
45364	Metro	MTR	14	2017	Mixed-Use	320 Apartments, 46.67 KSF Retail, 224292 SF Office	09/27/2017	5855.0	Office	S.F. Gross Area	255387	441	424	3493	365	76	100	324	Credit for transit, pass-by, internal and existing uses applied.	
									Retail	S.F. Gross Area	4995									
									Other	S.F. Gross Area	10000								Restaurant	
												441	424	3493		365	76	100	324	
45418	Metro	MTR	14	2017	Hewitt & 4th MU	93 live/work units & 20,248 sf commercial	06/06/2017	4840.9	Land Use	Unit ID	size	Net AM Trips	Net PM Trips	Net Daily Trips	NetAMin	NetAMax	NetPMIn	NetPMOut	Comments	
									Apartment	Total Units	93	51	75	788	14	37	44	31	Total net project trips	
									Office	S.F. Gross Area	6000									
									Retail	S.F. Gross Area	14248									
45463	Metro	MTR	14	2017	ROW DTLA Mixed-Use	117,375 SF Restaurant, 66155 SF Retail, 850444 SF Office...see below	02/06/2017	7364.6	Land Use	Unit ID	size	Net AM Trips	Net PM Trips	Net Daily Trips	NetAMin	NetAMax	NetPMIn	NetPMOut	Comments	
									Office	S.F. Gross Area	850400	-306	-122	916	-134	-172	-157	35	Total net project trips	
									Other	S.F. Gross Area	117400								Restaurant	
									Retail	S.F. Gross Area	66200									
									Other	Rooms	125								Hotel rooms	
												-306	-122	916	-134	-172	-157	35		

45514	Metro	MTR	14	2017	Mixed-Use	236 Apartments, 12000 SF Retail	930 E 6th ST	05/25/2017	6971.8	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Apartment</td><td>Total Units</td><td>236</td><td>96</td><td>102</td><td>1074</td><td>17</td><td>79</td><td>70</td><td>32</td><td>Credits for internal, transit, pass-by and existing use applied.</td></tr><tr><td>Retail</td><td>Total Units</td><td>12000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td>96</td><td>102</td><td>1074</td><td>17</td><td>79</td><td>70</td><td>32</td><td></td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Apartment	Total Units	236	96	102	1074	17	79	70	32	Credits for internal, transit, pass-by and existing use applied.	Retail	Total Units	12000												96	102	1074	17	79	70	32																																																																			
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45530	Metro	MTR	14	2017	Restaurant/Bar	18327 SF Restaurant	806 E 3rd st	07/07/2017	4979.7	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>18327.0</td><td>20</td><td>253</td><td>253</td><td>1</td><td>-1</td><td>13</td><td>7</td><td>Est. trips by Mobility Group</td></tr><tr><td></td><td></td><td></td><td>0</td><td>20</td><td>253</td><td>1</td><td>-1</td><td>13</td><td>7</td><td></td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Other	S.F. Gross Area	18327.0	20	253	253	1	-1	13	7	Est. trips by Mobility Group				0	20	253	1	-1	13	7																																																																														
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45544	Metro	MTR	14	2017	6AM (6TH & ALAMEDA MU)	1736 Apts., 316632 SF Warehouse, 253514 SF Office, 82332 SF Retail...	1206 E 6th st	02/22/2018	6511.5	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Apartment</td><td>Total Units</td><td>1736</td><td>1022</td><td>1352</td><td>14258</td><td>437</td><td>585</td><td>710</td><td>642</td><td>Total includes credit for existing, internal, transit, and pass-by land use=warehouse</td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>316632</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Office</td><td>S.F. Gross Area</td><td>253514</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>22639</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=quality restaurant</td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>22639</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=high-turnover restaurant</td></tr><tr><td>Retail</td><td>S.F. Gross Area</td><td>82332</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>22429</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=art museum</td></tr><tr><td>Other</td><td>Rooms</td><td>514</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=hotel</td></tr><tr><td>School</td><td>Enrollment</td><td>300</td><td>1022</td><td>1352</td><td>14258</td><td></td><td>437</td><td>585</td><td>710</td><td>642</td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Apartment	Total Units	1736	1022	1352	14258	437	585	710	642	Total includes credit for existing, internal, transit, and pass-by land use=warehouse	Other	S.F. Gross Area	316632									Office	S.F. Gross Area	253514									Other	S.F. Gross Area	22639								land use=quality restaurant	Other	S.F. Gross Area	22639								land use=high-turnover restaurant	Retail	S.F. Gross Area	82332									Other	S.F. Gross Area	22429								land use=art museum	Other	Rooms	514								land use=hotel	School	Enrollment	300	1022	1352	14258		437	585	710	642
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45631	Metro	MTR	14	2017	82 Apartment Units	82 Apartment Units	656 S Stanford av	07/07/2017	7865.5	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Apartment</td><td>Total Units</td><td>82</td><td>42</td><td>51</td><td>1463</td><td>8</td><td>34</td><td>33</td><td>18</td><td>Est. trips by Mobility Group</td></tr><tr><td></td><td></td><td></td><td>42</td><td>51</td><td>1463</td><td>8</td><td>34</td><td>33</td><td>18</td><td></td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Apartment	Total Units	82	42	51	1463	8	34	33	18	Est. trips by Mobility Group				42	51	1463	8	34	33	18																																																																														
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45655	Metro	MTR	13	2017	Weingart Projects (Affordable Housing)	667 affordable housing units & 54.5ksf commercial space on 2 sites	554 S SAN PEDRO ST	03/14/2018	7739.1	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Other</td><td>Total Units</td><td>676</td><td>109</td><td>106</td><td>197</td><td>33</td><td>120</td><td>229</td><td>91</td><td>Affordable Housing; Total net project trips</td></tr><tr><td>Apartment</td><td>Total Units</td><td>9</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Retail</td><td>S.F. Gross Area</td><td>5450</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Office</td><td>S.F. Gross Area</td><td>36130</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>11463</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Dining Room/Flex Space</td></tr><tr><td></td><td></td><td></td><td>109</td><td>106</td><td>197</td><td>33</td><td>120</td><td>229</td><td>91</td><td></td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Other	Total Units	676	109	106	197	33	120	229	91	Affordable Housing; Total net project trips	Apartment	Total Units	9									Retail	S.F. Gross Area	5450									Office	S.F. Gross Area	36130									Other	S.F. Gross Area	11463								Dining Room/Flex Space				109	106	197	33	120	229	91																																		
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Other	S.F. Gross Area	11463								Dining Room/Flex Space																																																																																																														
			109	106	197	33	120	229	91																																																																																																															
45849	Metro	MTR	14	2017	MIXED-USE	310 DU (INC. 35 AFFORDABLE), 11,375 SF Retail, 11375 SF Artist Prod	527 S COLYTON ST	05/02/2017	5534.6	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Apartment</td><td>Total Units</td><td>275</td><td>152</td><td>195</td><td>2095</td><td>36</td><td>116</td><td>121</td><td>74</td><td>Includes 35 affordable Housing</td></tr><tr><td>Retail</td><td>S.F. Gross Area</td><td>11375</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Other</td><td>S.F. Gross Area</td><td>11375</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Artist Production</td></tr><tr><td></td><td></td><td></td><td>152</td><td>195</td><td>2095</td><td></td><td>36</td><td>116</td><td>121</td><td>74</td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Apartment	Total Units	275	152	195	2095	36	116	121	74	Includes 35 affordable Housing	Retail	S.F. Gross Area	11375									Other	S.F. Gross Area	11375								Artist Production				152	195	2095		36	116	121	74																																																							
Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments																																																																																																														
Apartment	Total Units	275	152	195	2095	36	116	121	74	Includes 35 affordable Housing																																																																																																														
Retail	S.F. Gross Area	11375																																																																																																																						
Other	S.F. Gross Area	11375								Artist Production																																																																																																														
			152	195	2095		36	116	121	74																																																																																																														
45850	Metro	MTR	14	2017	MIXED-USE	151 DWELLING UNITS	609 E 5TH ST	05/02/2017	6958.5	<table><tr><th>Land_Use</th><th>Unit_ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMin</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr><tr><td>Apartment</td><td>Total Units</td><td>151</td><td>77</td><td>94</td><td>1004</td><td>15</td><td>62</td><td>61</td><td>33</td><td></td></tr><tr><td></td><td></td><td></td><td>77</td><td>94</td><td>1004</td><td>15</td><td>62</td><td>61</td><td>33</td><td></td></tr></table>	Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments	Apartment	Total Units	151	77	94	1004	15	62	61	33					77	94	1004	15	62	61	33																																																																														
Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMIn	NetPMOut	Comments																																																																																																														
Apartment	Total Units	151	77	94	1004	15	62	61	33																																																																																																															
			77	94	1004	15	62	61	33																																																																																																															

45851	Metro	MTR	14	2017	RESIDENTIAL	51 DWELLING UNITS	713 E 5TH ST	05/02/2017	6718.8	Apartments	Units	51	25	17	208	15	10	9	8	housing rate	
												25	17	208	15	10	9	8			
											Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMin	NetPMOut	Comments
											Other	Total Units	220	198	207	2583	79	119	133	74	land use=live/work Credits applied for transit, internal, pass-by and existing use.
											Other	S.F. Gross Area	4350								land use=live/work office
											Office	S.F. Gross Area	15671								
											Other	S.F. Gross Area	19609								land use=restaurant
											Retail	S.F. Gross Area	9250								
													198	207	2583	79	119	133	74		
											Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMin	NetPMOut	Comments
											Other	Total Units	185	145	157	1990	50	95	106	51	land use=live/work Total includes credits for transit, internal, existing and pass-by.
											Other	S.F. Gross Area	3900								land use=live/work office
											Other	S.F. Gross Area	15005								land use=restaurant
											Retail	S.F. Gross Area	8375								
													145	157	1990	50	95	106	51		
											Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMin	NetPMOut	Comments
											Apartments	Total Units	4	69	135	1487	37	32	87	48	land use=live/work, Trip total includes credits for existing, internal, transit and pass-by.
											Other	S.F. Gross Area	3047								land use=drinking place
											Other	S.F. Gross Area	285								land use=quality restaurant
											Other	S.F. Gross Area	209								land use=high turnover restaurant
											Retail	S.F. Gross Area	6171								
													69	135	1487	37	32	87	48		
											Land_Use	Unit_ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMin	NetAMOut	NetPMin	NetPMOut	Comments
											Office	S.F. Gross Area	91185	98	157	1330	90	8	43	114	Trip total include credits for internal, existing, transit and pass-by trips.
											Retail	S.F. Gross Area	9430								
											Other	S.F. Gross Area	6550								land use=restaurant

45973	Metro	MTR	14	2017	Mixed-Use	220 Live/Work Units, 435 KSF live/work office, 15671 SF Office,	1100 E 5th st	09/27/2017	5648.5											
45974	Metro	MTR	14	2017	Mixed-Use	185 live/work units,3.9ksf live/work off, 15005sf Rest, & 8375sf ret	676 S MATEO ST	09/27/2017	5505.5											
46041	Metro	MTR	14	2017	Mixed-Use	4 Live/Work, 3,047 KSF Drinking Place, 285 SF Restaurant, ...	810 E 3rd st	10/12/2017	4858.7											
46046	Metro	MTR	14	2017	Mixed-Use	91185 SF Office, 9430 SF Retail, 6550 SF Restaurant	640 S Santa fe av	08/17/2017	4906.7											

A.16

Freeway Impact Screening Analysis

Project land use: Mixed Use Development

Distance to US 101 Freeway: 0.1 miles

Project Trip Generation:

AM In / Out 27 / 26

PM In / Out 30 / 19

US Route 101

	1% <u>LOS E/F</u>	2% <u>LOS D</u>
US Route 101 Mainline: 6 lanes x 2,000 vph/lane = 12,000 vph	120	240
US Route 101 NB Off-Ramp: 2 lanes x 850 vph/lane = 1,700 vph	17	34
US Route 101 NB On-Ramp: 2 lanes x 850 vph/lane = 1,700 vph	17	34

Project Distribution at US 101 Freeway: 10%

AM In / Out 3 / 3

PM In / Out 3 / 2

Project impact on Freeway Mainline? No

Project impact on Freeway Off-Ramp? No

Appendix B Count Data
November 2018

Appendix B COUNT DATA



City: LOS ANGELES
N-S Direction: US-101 NB RAMPS
E-W Direction: 1ST STREET

File Name : H1811011
Site Code : 00000000
Start Date : 11/13/2018
Page No : 1

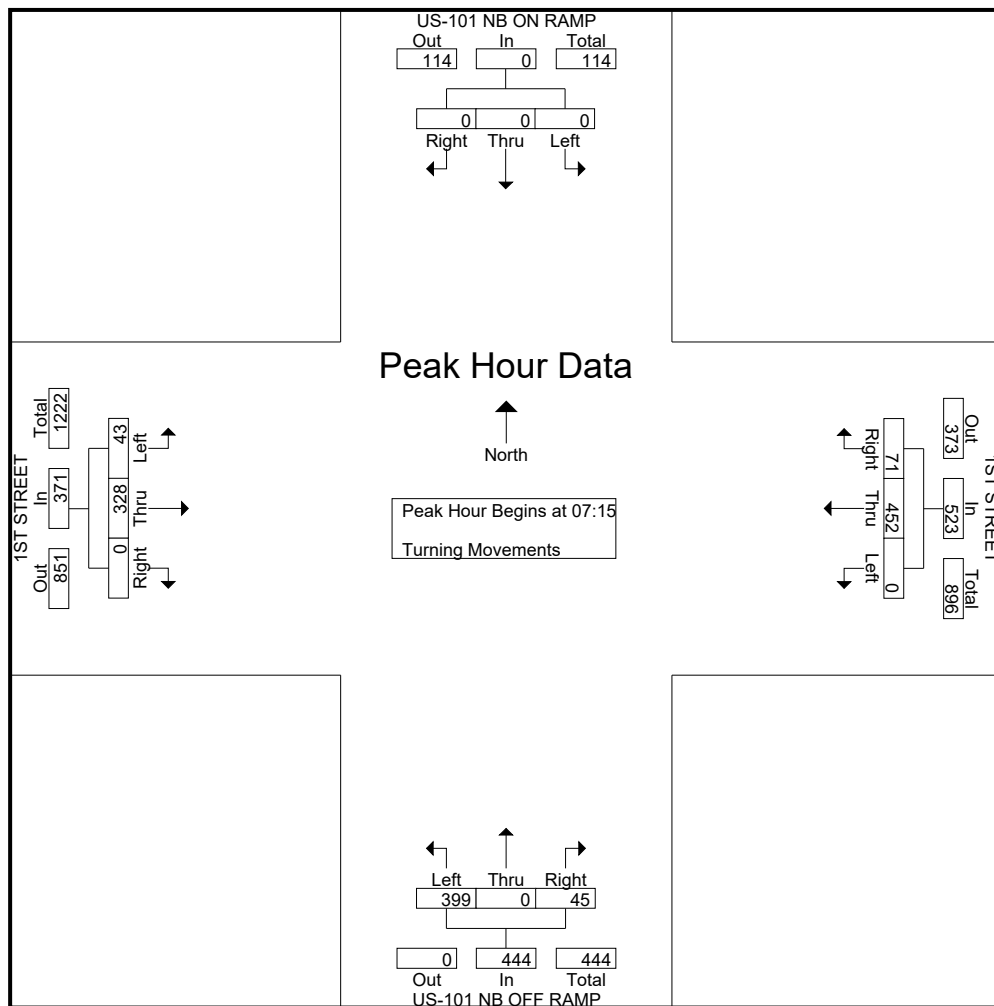
Groups Printed- Turning Movements

	US-101 NB ON RAMP Southbound			1ST STREET Westbound			US-101 NB OFF RAMP Northbound			1ST STREET Eastbound			
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Int. Total
07:00	0	0	0	23	129	0	11	0	97	0	44	10	314
07:15	0	0	0	20	108	0	8	0	104	0	63	13	316
07:30	0	0	0	11	104	0	18	0	95	0	94	15	337
07:45	0	0	0	10	100	0	15	0	110	0	92	8	335
Total	0	0	0	64	441	0	52	0	406	0	293	46	1302
08:00	0	0	0	30	140	0	4	0	90	0	79	7	350
08:15	0	0	0	23	108	0	15	0	96	0	51	7	300
08:30	0	0	0	25	122	0	12	0	83	0	57	6	305
08:45	0	0	0	25	118	0	7	0	81	0	52	6	289
Total	0	0	0	103	488	0	38	0	350	0	239	26	1244
09:00	0	0	0	29	124	0	6	0	89	0	51	3	302
09:15	0	0	0	17	117	0	9	0	82	0	31	6	262
09:30	0	0	0	18	108	0	8	0	74	0	55	6	269
09:45	0	0	0	20	93	0	9	0	77	0	57	2	258
Total	0	0	0	84	442	0	32	0	322	0	194	17	1091
*** BREAK ***													
15:00	0	0	0	23	86	0	25	0	28	0	124	16	302
15:15	0	0	0	26	70	0	11	0	20	0	134	12	273
15:30	0	0	0	30	71	0	16	0	20	0	136	16	289
15:45	0	0	0	36	69	0	21	0	23	0	134	11	294
Total	0	0	0	115	296	0	73	0	91	0	528	55	1158
16:00	0	0	0	29	67	0	13	0	22	0	136	17	284
16:15	0	0	0	22	61	0	17	0	35	0	138	20	293
16:30	0	0	0	34	89	0	17	0	26	0	143	11	320
16:45	0	0	0	19	105	0	13	0	26	0	171	14	348
Total	0	0	0	104	322	0	60	0	109	0	588	62	1245
17:00	0	0	0	24	110	0	15	0	52	0	173	30	404
17:15	0	0	0	20	75	0	19	0	22	0	180	20	336
17:30	0	0	0	44	79	0	25	0	32	0	172	30	382
17:45	0	0	0	18	68	0	26	0	40	0	158	30	340
Total	0	0	0	106	332	0	85	0	146	0	683	110	1462
Grand Total	0	0	0	576	2321	0	340	0	1424	0	2525	316	7502
Apprch %	0	0	0	19.9	80.1	0	19.3	0	80.7	0	88.9	11.1	
Total %	0	0	0	7.7	30.9	0	4.5	0	19	0	33.7	4.2	

City: LOS ANGELES
N-S Direction: US-101 NB RAMPS
E-W Direction: 1ST STREET

File Name : H1811011
Site Code : 00000000
Start Date : 11/13/2018
Page No : 2

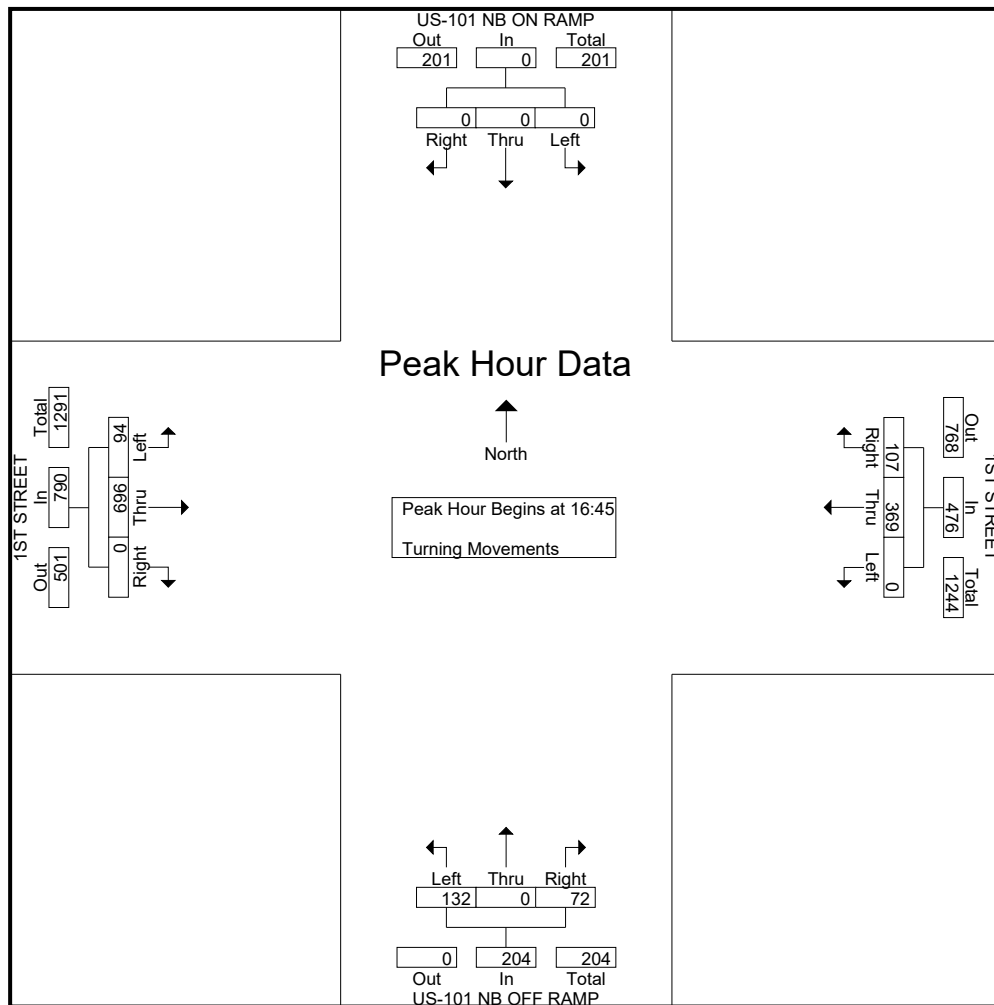
	US-101 NB ON RAMP Southbound				1ST STREET Westbound				US-101 NB OFF RAMP Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 09:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15																	
07:15	0	0	0	0	20	108	0	128	8	0	104	112	0	63	13	76	316
07:30	0	0	0	0	11	104	0	115	18	0	95	113	0	94	15	109	337
07:45	0	0	0	0	10	100	0	110	15	0	110	125	0	92	8	100	335
08:00	0	0	0	0	30	140	0	170	4	0	90	94	0	79	7	86	350
Total Volume	0	0	0	0	71	452	0	523	45	0	399	444	0	328	43	371	1338
% App. Total	0	0	0	0	13.6	86.4	0		10.1	0	89.9		0	88.4	11.6		
PHF	.000	.000	.000	.000	.592	.807	.000	.769	.625	.000	.907	.888	.000	.872	.717	.851	.956



City: LOS ANGELES
N-S Direction: US-101 NB RAMPS
E-W Direction: 1ST STREET

File Name : H1811011
Site Code : 00000000
Start Date : 11/13/2018
Page No : 3

	US-101 NB ON RAMP Southbound				1ST STREET Westbound				US-101 NB OFF RAMP Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 15:00 to 17:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 16:45																	
16:45	0	0	0	0	19	105	0	124	13	0	26	39	0	171	14	185	348
17:00	0	0	0	0	24	110	0	134	15	0	52	67	0	173	30	203	404
17:15	0	0	0	0	20	75	0	95	19	0	22	41	0	180	20	200	336
17:30	0	0	0	0	44	79	0	123	25	0	32	57	0	172	30	202	382
Total Volume	0	0	0	0	107	369	0	476	72	0	132	204	0	696	94	790	1470
% App. Total	0	0	0	0	22.5	77.5	0		35.3	0	64.7		0	88.1	11.9		
PHF	.000	.000	.000	.000	.608	.839	.000	.888	.720	.000	.635	.761	.000	.967	.783	.973	.910



TRANSPORTATION STUDIES, INC.

File H18110111
 Location US101 NB & 1st St
 Date 11-13-18
 City: Los Angeles

PEDS

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	2	11	2	0	0	0	0	0
7:15:00 AM	1	26	3	12	0	0	0	0
7:30:00 AM	1	44	3	15	0	0	0	0
7:45:00 AM	2	66	2	12	0	0	0	0
8:00:00 AM	3	11	6	4	0	0	0	0
8:15:00 AM	1	4	10	4	0	0	0	0
8:30:00 AM	2	8	2	6	0	0	0	0
8:45:00 AM	1	6	4	2	0	0	0	0
9:00:00 AM	0	3	2	0	0	0	0	0
9:15:00 AM	1	3	0	1	0	0	0	0
9:30:00 AM	0	3	2	3	0	0	0	0
9:45:00 AM	0	3	2	1	0	0	0	0

3:00:00 PM	3	6	15	5	0	0	0	0
3:15:00 PM	40	2	9	2	0	0	0	0
3:30:00 PM	19	2	17	5	0	0	0	0
3:45:00 PM	2	3	4	1	0	0	0	0
4:00:00 PM	7	2	10	5	0	0	0	0
4:15:00 PM	1	0	9	4	0	0	0	0
4:30:00 PM	1	2	7	6	0	0	0	0
4:45:00 PM	0	0	6	7	0	0	0	0
5:00:00 PM	10	9	5	11	0	0	0	0
5:15:00 PM	6	3	2	4	0	0	0	0
5:30:00 PM	14	6	11	7	0	0	0	0
5:45:00 PM	3	5	5	9	0	0	0	0

Bike

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	0	2	0	0	0	0	0	0
7:15:00 AM	0	0	0	0	0	0	0	0
7:30:00 AM	0	1	0	0	0	0	0	0
7:45:00 AM	0	0	0	0	0	0	0	0
8:00:00 AM	0	0	0	0	0	0	0	0
8:15:00 AM	0	0	1	0	0	0	0	0
8:30:00 AM	0	0	0	0	0	0	0	0
8:45:00 AM	0	1	0	1	0	0	0	0
9:00:00 AM	1	0	0	1	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	1	0	0	0	0

3:00:00 PM	0	0	1	0	0	0	0	0
3:15:00 PM	1	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0
4:00:00 PM	0	0	0	0	0	0	0	0
4:15:00 PM	0	0	0	0	0	0	0	0
4:30:00 PM	0	0	0	1	0	0	0	0
4:45:00 PM	0	0	0	0	0	0	0	0
5:00:00 PM	0	0	0	2	0	0	0	0
5:15:00 PM	0	0	0	1	0	0	0	0
5:30:00 PM	1	0	0	0	0	0	0	0
5:45:00 PM	0	0	0	0	0	0	0	0

City: LOS ANGELES
N-S Direction: BOYLE AVENUE
E-W Direction: 1ST STREET

File Name : h1811012
Site Code : 00000000
Start Date : 11/13/2018
Page No : 1

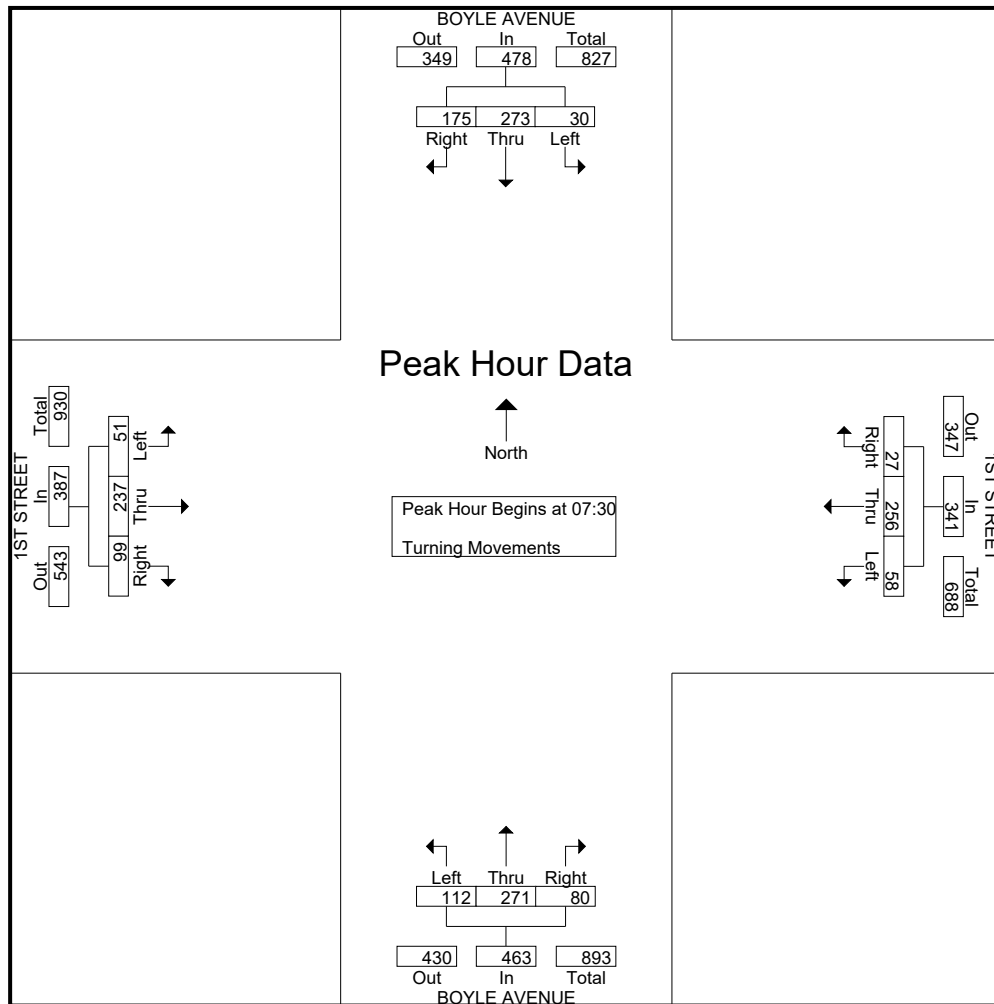
Groups Printed- Turning Movements

	BOYLE AVENUE Southbound			1ST STREET Westbound			BOYLE AVENUE Northbound			1ST STREET Eastbound			Int. Total
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	
07:00	17	60	10	21	93	23	14	40	33	20	31	10	372
07:15	35	83	7	8	58	20	18	60	38	20	35	5	387
07:30	55	74	8	2	41	5	20	76	33	26	71	14	425
07:45	47	57	10	2	36	5	25	84	29	38	67	16	416
Total	154	274	35	33	228	53	77	260	133	104	204	45	1600
08:00	45	72	6	3	95	19	27	60	22	19	58	11	437
08:15	28	70	6	20	84	29	8	51	28	16	41	10	391
08:30	24	54	13	11	100	24	17	32	21	15	52	6	369
08:45	32	47	15	11	74	24	11	46	32	7	39	4	342
Total	129	243	40	45	353	96	63	189	103	57	190	31	1539
09:00	31	42	5	10	100	11	13	29	23	8	45	4	321
09:15	17	51	9	5	102	32	20	23	13	12	28	3	315
09:30	14	49	11	13	93	41	9	33	15	18	43	3	342
09:45	15	48	8	11	74	16	4	34	13	15	47	8	293
Total	77	190	33	39	369	100	46	119	64	53	163	18	1271
*** BREAK ***													
15:00	9	51	18	14	54	19	19	74	34	24	111	14	441
15:15	10	45	15	14	76	29	28	69	22	25	105	10	448
15:30	10	52	14	11	64	25	17	57	33	30	106	19	438
15:45	13	55	17	12	66	21	15	65	23	32	109	12	440
Total	42	203	64	51	260	94	79	265	112	111	431	55	1767
16:00	9	48	17	17	73	13	17	71	18	40	104	14	441
16:15	10	63	14	16	65	24	27	71	18	25	107	18	458
16:30	11	77	14	14	70	20	24	57	28	29	117	13	474
16:45	14	91	13	19	77	16	22	77	34	30	129	10	532
Total	44	279	58	66	285	73	90	276	98	124	457	55	1905
17:00	16	60	15	14	79	28	20	72	31	40	140	17	532
17:15	18	80	15	28	56	22	29	76	24	29	148	13	538
17:30	14	91	16	17	64	27	33	77	33	31	134	21	558
17:45	14	66	13	24	61	33	36	77	28	24	140	18	534
Total	62	297	59	83	260	110	118	302	116	124	562	69	2162
Grand Total	508	1486	289	317	1755	526	473	1411	626	573	2007	273	10244
Apprch %	22.3	65.1	12.7	12.2	67.6	20.2	18.8	56.2	24.9	20.1	70.3	9.6	
Total %	5	14.5	2.8	3.1	17.1	5.1	4.6	13.8	6.1	5.6	19.6	2.7	

City: LOS ANGELES
N-S Direction: BOYLE AVENUE
E-W Direction: 1ST STREET

File Name : h1811012
Site Code : 00000000
Start Date : 11/13/2018
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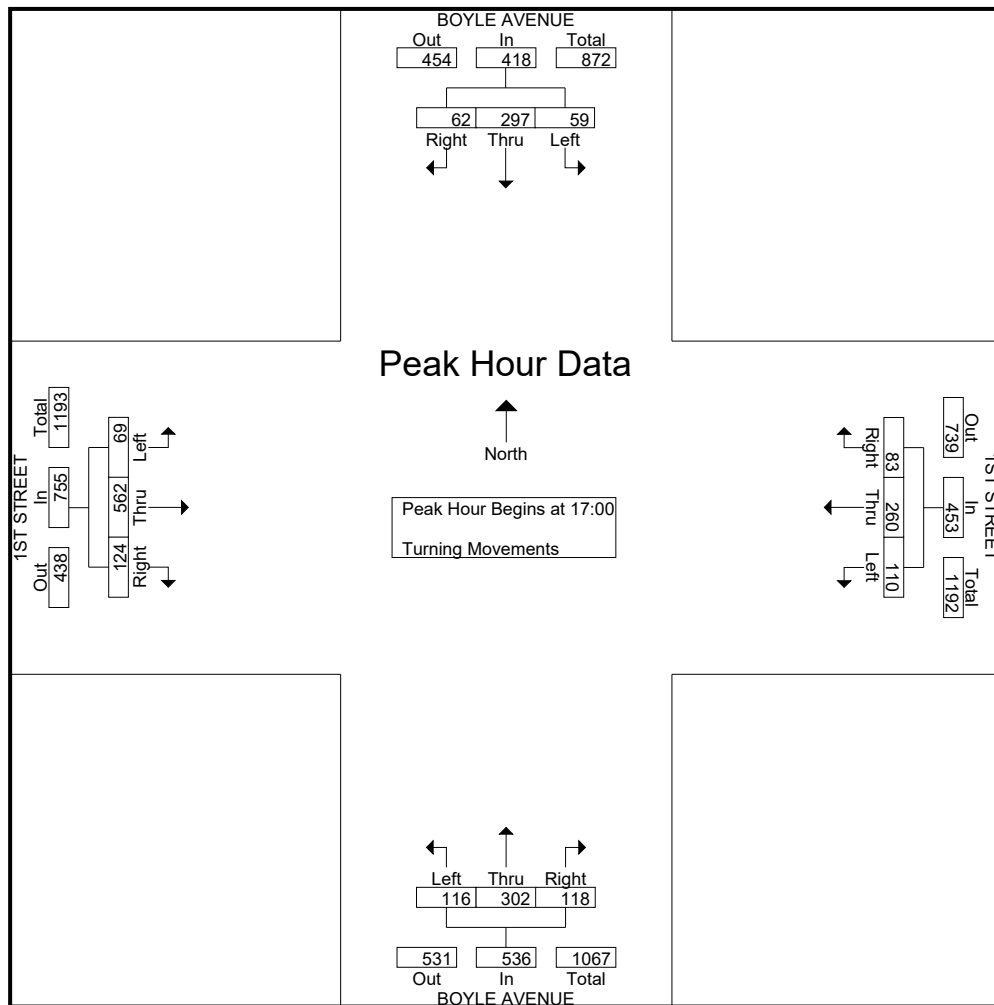
	BOYLE AVENUE Southbound				1ST STREET Westbound				BOYLE AVENUE Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 09:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30																	
07:30	55	74	8	137	2	41	5	48	20	76	33	129	26	71	14	111	425
07:45	47	57	10	114	2	36	5	43	25	84	29	138	38	67	16	121	416
08:00	45	72	6	123	3	95	19	117	27	60	22	109	19	58	11	88	437
08:15	28	70	6	104	20	84	29	133	8	51	28	87	16	41	10	67	391
Total Volume	175	273	30	478	27	256	58	341	80	271	112	463	99	237	51	387	1669
% App. Total	36.6	57.1	6.3		7.9	75.1	17		17.3	58.5	24.2		25.6	61.2	13.2		
PHF	.795	.922	.750	.872	.338	.674	.500	.641	.741	.807	.848	.839	.651	.835	.797	.800	.955



City: LOS ANGELES
N-S Direction: BOYLE AVENUE
E-W Direction: 1ST STREET

File Name : h1811012
Site Code : 00000000
Start Date : 11/13/2018
Page No : 3

	BOYLE AVENUE Southbound				1ST STREET Westbound				BOYLE AVENUE Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 15:00 to 17:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 17:00																	
17:00	16	60	15	91	14	79	28	121	20	72	31	123	40	140	17	197	532
17:15	18	80	15	113	28	56	22	106	29	76	24	129	29	148	13	190	538
17:30	14	91	16	121	17	64	27	108	33	77	33	143	31	134	21	186	558
17:45	14	66	13	93	24	61	33	118	36	77	28	141	24	140	18	182	534
Total Volume	62	297	59	418	83	260	110	453	118	302	116	536	124	562	69	755	2162
% App. Total	14.8	71.1	14.1		18.3	57.4	24.3		22	56.3	21.6		16.4	74.4	9.1		
PHF	.861	.816	.922	.864	.741	.823	.833	.936	.819	.981	.879	.937	.775	.949	.821	.958	.969



TRANSPORTATION STUDIES, INC.

File H1811012
 Location Boyle Ave & 1st St
 Date 11-13-18
 City: Los Angeles

PEDS

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	7	6	3	3	5	3	4	2
7:15:00 AM	4	8	6	8	2	1	2	1
7:30:00 AM	5	20	7	22	7	3	17	10
7:45:00 AM	11	24	5	11	7	14	8	5
8:00:00 AM	9	8	6	9	5	5	9	9
8:15:00 AM	2	6	4	4	4	2	3	3
8:30:00 AM	5	5	4	4	6	2	5	1
8:45:00 AM	2	7	6	4	7	3	7	4
9:00:00 AM	7	3	5	3	2	5	2	4
9:15:00 AM	6	5	2	1	8	3	4	0
9:30:00 AM	4	4	5	5	9	3	1	0
9:45:00 AM	4	5	3	2	6	5	3	3

3:00:00 PM	13	9	6	5	1	7	13	3
3:15:00 PM	26	2	11	4	3	8	3	8
3:30:00 PM	11	8	14	7	2	6	8	7
3:45:00 PM	7	6	3	1	4	4	5	2
4:00:00 PM	12	9	0	9	5	4	9	5
4:15:00 PM	6	11	5	8	5	9	5	5
4:30:00 PM	8	3	4	9	3	5	6	4
4:45:00 PM	2	2	5	4	2	2	4	4
5:00:00 PM	6	10	2	12	3	12	5	4
5:15:00 PM	4	9	1	2	4	1	6	3
5:30:00 PM	10	9	6	4	15	2	11	10
5:45:00 PM	4	13	3	8	4	1	4	7

Bike

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	0	3	0	0	0	0	0	0
7:15:00 AM	0	0	1	0	0	0	0	1
7:30:00 AM	0	1	0	0	0	0	0	1
7:45:00 AM	0	0	0	0	0	0	0	0
8:00:00 AM	0	0	0	0	0	1	0	0
8:15:00 AM	0	1	0	0	0	0	1	0
8:30:00 AM	0	0	0	0	0	0	0	0
8:45:00 AM	0	0	0	0	0	0	0	0
9:00:00 AM	1	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	1	0	0	0
9:30:00 AM	0	0	0	1	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0

3:00:00 PM	0	0	1	1	0	1	0	0
3:15:00 PM	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0
3:45:00 PM	1	0	0	0	0	1	0	2
4:00:00 PM	0	0	1	0	0	0	0	0
4:15:00 PM	0	0	0	0	0	1	0	0
4:30:00 PM	0	0	4	2	0	0	0	1
4:45:00 PM	0	0	3	0	0	0	0	0
5:00:00 PM	0	0	0	1	0	0	0	0
5:15:00 PM	0	0	0	1	0	0	0	0
5:30:00 PM	0	0	1	0	0	0	0	0
5:45:00 PM	0	0	0	3	1	0	0	0

City: LOS ANGELES
N-S Direction: STATE STREET
E-W Direction: 1ST STREET

File Name : H1811013
Site Code : 00000000
Start Date : 11/13/2018
Page No : 1

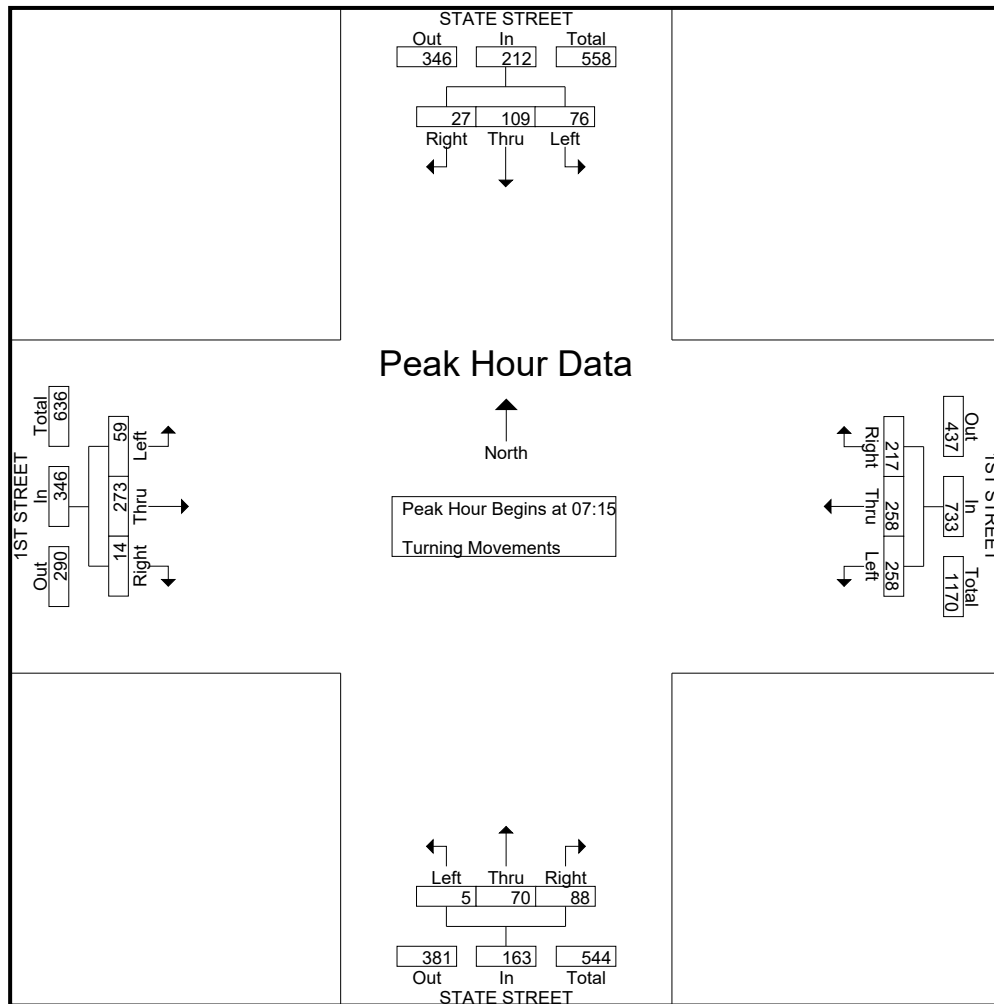
Groups Printed- Turning Movements

	STATE STREET Southbound			1ST STREET Westbound			STATE STREET Northbound			1ST STREET Eastbound			
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Int. Total
07:00	13	9	18	32	124	35	5	8	0	1	32	13	290
07:15	9	15	15	51	93	51	9	5	2	3	51	11	315
07:30	8	34	19	56	40	83	19	16	2	3	75	19	374
07:45	3	37	19	52	30	69	32	24	0	7	79	16	368
Total	33	95	71	191	287	238	65	53	4	14	237	59	1347
08:00	7	23	23	58	95	55	28	25	1	1	68	13	397
08:15	12	20	22	30	110	32	8	5	2	2	44	14	301
08:30	13	23	18	19	121	27	5	9	3	2	64	11	315
08:45	18	23	19	19	103	23	7	4	2	5	50	9	282
Total	50	89	82	126	429	137	48	43	8	10	226	47	1295
09:00	16	25	18	28	92	14	2	3	4	0	47	13	262
09:15	29	21	17	14	113	10	6	5	5	6	38	9	273
09:30	34	31	20	22	114	8	6	7	3	4	55	9	313
09:45	24	20	24	19	80	9	5	4	1	3	47	5	241
Total	103	97	79	83	399	41	19	19	13	13	187	36	1089
*** BREAK ***													
15:00	13	18	25	28	72	8	9	5	3	5	114	18	318
15:15	21	7	36	14	95	9	9	8	1	10	128	20	358
15:30	16	8	41	22	84	8	11	13	1	5	108	17	334
15:45	22	9	26	19	81	10	8	14	1	6	118	14	328
Total	72	42	128	83	332	35	37	40	6	26	468	69	1338
16:00	17	12	39	24	80	9	9	12	6	8	98	18	332
16:15	19	15	36	21	78	4	10	13	3	1	123	20	343
16:30	18	17	44	17	99	8	7	13	2	10	117	14	366
16:45	25	15	40	27	87	14	16	17	1	4	135	17	398
Total	79	59	159	89	344	35	42	55	12	23	473	69	1439
17:00	22	15	39	22	97	5	15	15	5	3	153	20	411
17:15	15	16	38	24	89	9	17	9	4	5	136	25	387
17:30	31	10	33	25	82	13	11	12	2	2	157	35	413
17:45	28	13	43	56	76	11	13	16	3	2	132	45	438
Total	96	54	153	127	344	38	56	52	14	12	578	125	1649
Grand Total	433	436	672	699	2135	524	267	262	57	98	2169	405	8157
Apprch %	28.1	28.3	43.6	20.8	63.6	15.6	45.6	44.7	9.7	3.7	81.2	15.2	
Total %	5.3	5.3	8.2	8.6	26.2	6.4	3.3	3.2	0.7	1.2	26.6	5	

City: LOS ANGELES
N-S Direction: STATE STREET
E-W Direction: 1ST STREET

File Name : H1811013
Site Code : 00000000
Start Date : 11/13/2018
Page No : 2

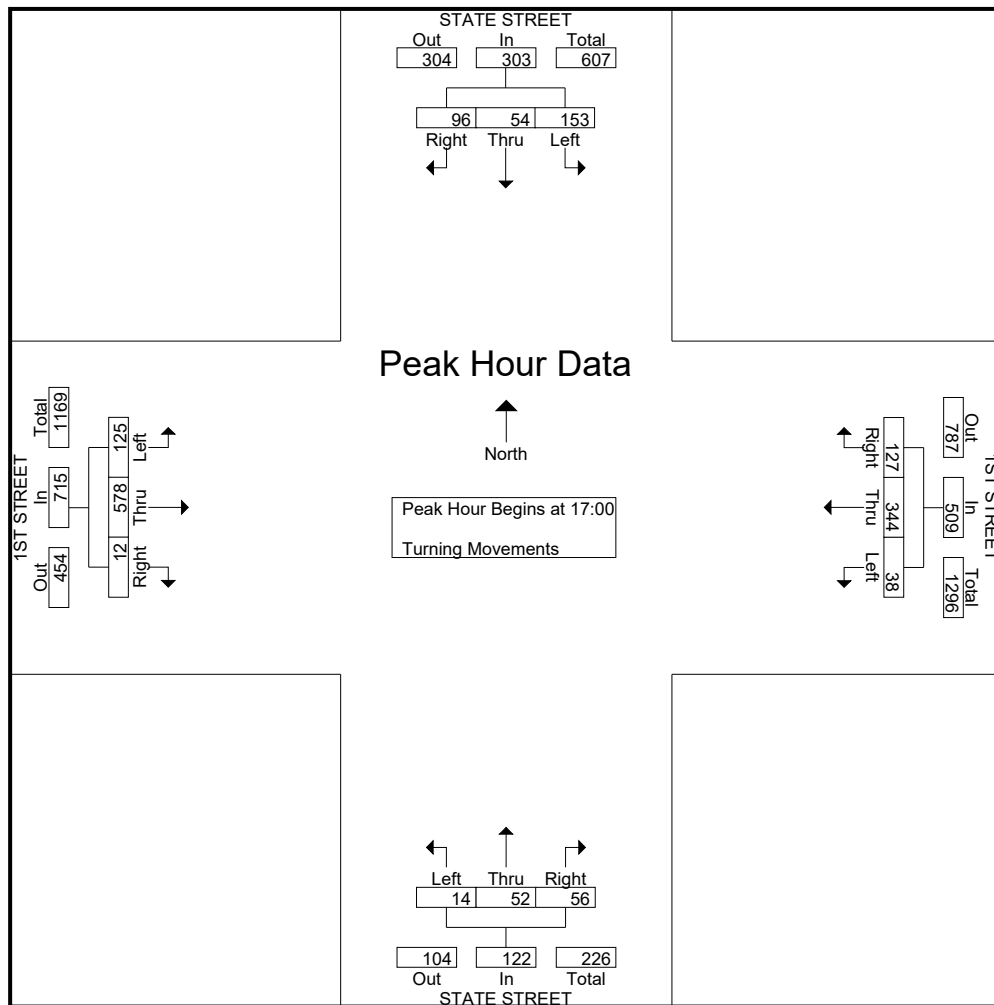
	STATE STREET Southbound				1ST STREET Westbound				STATE STREET Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 09:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15																	
07:15	9	15	15	39	51	93	51	195	9	5	2	16	3	51	11	65	315
07:30	8	34	19	61	56	40	83	179	19	16	2	37	3	75	19	97	374
07:45	3	37	19	59	52	30	69	151	32	24	0	56	7	79	16	102	368
08:00	7	23	23	53	58	95	55	208	28	25	1	54	1	68	13	82	397
Total Volume	27	109	76	212	217	258	258	733	88	70	5	163	14	273	59	346	1454
% App. Total	12.7	51.4	35.8		29.6	35.2	35.2		54	42.9	3.1		4	78.9	17.1		
PHF	.750	.736	.826	.869	.935	.679	.777	.881	.688	.700	.625	.728	.500	.864	.776	.848	.916



City: LOS ANGELES
N-S Direction: STATE STREET
E-W Direction: 1ST STREET

File Name : H1811013
Site Code : 00000000
Start Date : 11/13/2018
Page No : 3

	STATE STREET Southbound				1ST STREET Westbound				STATE STREET Northbound				1ST STREET Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 15:00 to 17:45 - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 17:00																	
17:00	22	15	39	76	22	97	5	124	15	15	5	35	3	153	20	176	411
17:15	15	16	38	69	24	89	9	122	17	9	4	30	5	136	25	166	387
17:30	31	10	33	74	25	82	13	120	11	12	2	25	2	157	35	194	413
17:45	28	13	43	84	56	76	11	143	13	16	3	32	2	132	45	179	438
Total Volume	96	54	153	303	127	344	38	509	56	52	14	122	12	578	125	715	1649
% App. Total	31.7	17.8	50.5		25	67.6	7.5		45.9	42.6	11.5		1.7	80.8	17.5		
PHF	.774	.844	.890	.902	.567	.887	.731	.890	.824	.813	.700	.871	.600	.920	.694	.921	.941



TRANSPORTATION STUDIES, INC.

File H1811013
 Location State St & 1st St
 Date 11-13-18
 City: Los Angeles

PEDS

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	1	5	4	0	2	3	0	0
7:15:00 AM	1	2	4	8	2	7	1	1
7:30:00 AM	8	19	3	14	0	12	1	2
7:45:00 AM	4	13	1	8	5	23	4	3
8:00:00 AM	9	7	4	11	11	9	6	4
8:15:00 AM	3	5	4	4	9	3	3	2
8:30:00 AM	5	6	6	6	3	5	1	2
8:45:00 AM	7	5	2	0	1	3	5	5
9:00:00 AM	5	3	1	5	4	6	4	3
9:15:00 AM	15	4	2	5	5	2	5	0
9:30:00 AM	1	7	3	2	0	4	0	3
9:45:00 AM	6	5	1	2	3	2	3	3

3:00:00 PM	8	10	5	12	0	1	8	2
3:15:00 PM	8	3	7	8	7	6	2	1
3:30:00 PM	20	12	21	4	2	2	3	1
3:45:00 PM	10	3	7	1	3	2	2	1
4:00:00 PM	6	6	2	3	1	3	3	3
4:15:00 PM	3	14	7	6	6	1	2	6
4:30:00 PM	10	5	5	15	1	2	6	4
4:45:00 PM	9	8	3	10	2	7	5	1
5:00:00 PM	5	4	11	9	4	4	0	5
5:15:00 PM	9	6	6	4	5	4	2	7
5:30:00 PM	12	11	6	7	3	5	3	8
5:45:00 PM	10	11	8	8	3	5	0	4

Bike

TIME	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00:00 AM	0	2	0	0	0	0	0	0
7:15:00 AM	0	0	0	0	0	0	0	0
7:30:00 AM	0	1	1	0	1	0	0	0
7:45:00 AM	0	3	0	0	0	0	0	0
8:00:00 AM	0	0	0	0	0	0	0	0
8:15:00 AM	2	0	2	0	0	0	0	1
8:30:00 AM	0	0	0	0	0	0	0	0
8:45:00 AM	0	0	0	1	0	0	1	0
9:00:00 AM	0	0	0	0	0	0	0	0
9:15:00 AM	0	1	1	0	0	0	0	0
9:30:00 AM	0	0	0	1	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0

3:00:00 PM	2	0	0	0	0	0	0	0
3:15:00 PM	4	1	1	0	0	0	0	0
3:30:00 PM	0	0	0	1	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	1
4:00:00 PM	3	0	1	0	0	0	0	0
4:15:00 PM	0	0	0	0	0	0	0	0
4:30:00 PM	0	3	4	3	0	0	1	0
4:45:00 PM	0	2	0	1	0	0	0	0
5:00:00 PM	0	1	1	1	0	0	0	0
5:15:00 PM	0	0	0	1	0	0	0	0
5:30:00 PM	0	0	0	0	0	0	0	0
5:45:00 PM	0	0	1	3	0	0	0	0

Appendix C CMA ANALYSIS WORKSHEETS



I/S #:	North-South Street:		US 101 SB Ramps			Year of Count: 2018			Ambient Growth: (%): 1			Conducted by:		Stantec		Date:		11/21/2018		
	1	East-West Street:		1st Street			Projection Year: 2020			Peak Hour: AM			Reviewed by:				Project: 110 Boyle Ave Mixed Use			
No. of Phases Opposed Ø'ing: N/S-1, E/W-2 or Both-3?						2			2			2			2			2		
Right Turns: FREE-1, NRTOR-2 or OLA-3?			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0		
ATSAC-1 or ATSAC+ATCS-2?			1			1			1			1			1			1		
Override Capacity			0			0			0			0			0			0		
MOVEMENT			EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
			Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	399	1	399	0	399	399	0	407	1	407	0	407	1	407	0	407	1	407	
	Left-Through		0							0				0				0		
	Through	0	0	45	0	0	46	0	0	0	46	0	0	0	47	0	0	0	47	
	Through-Right		1							1				1				1		
	Right	45	0	0	1	46	0	0	46	0	0	1	47	0	0	0	47	0	0	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0			0			
SOUTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Through		0							0				0				0		
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Through-Right		0							0				0				0		
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0			0			
EASTBOUND	Left	43	1	43	0	43	43	0	44	1	44	0	44	1	44	0	44	1	44	
	Left-Through		0							0				0				0		
	Through	328	1	328	7	335	335	128	463	1	463	7	470	1	470	0	470	1	470	
	Through-Right		0							0				0				0		
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0			0			
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Left-Through		0							0				0				0		
	Through	452	1	452	7	459	459	248	709	1	709	7	716	1	716	0	716	1	716	
	Through-Right		0							0				0				0		
	Right	71	1	71	2	73	73	3	75	1	75	2	77	1	77	0	77	1	77	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0			0			
CRITICAL VOLUMES			North-South: 399 East-West: 495 SUM: 894			North-South: 399 East-West: 502 SUM: 901			North-South: 407 East-West: 753 SUM: 1160				North-South: 407 East-West: 760 SUM: 1167				North-South: 407 East-West: 760 SUM: 1167			
VOLUME/CAPACITY (V/C) RATIO:			0.596			0.601			0.773				0.778				0.778			
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.526			0.531			0.703				0.708				0.708			
LEVEL OF SERVICE (LOS):			A			A			C				C				C			

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

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

I/S #:	North-South Street:	US 101 SB Ramps			Year of Count: 2018		Ambient Growth: (%)		1	Conducted by:		Stantec		Date:	11/21/2018				
	East-West Street:	1st Street			Projection Year: 2020		Peak Hour:		PM	Reviewed by:				Project:	110 Boyle Ave Mixed Use				
No. of Phases		2			2		2		2		2		2		2				
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0			0		0		0		0		0		0				
Right Turns: FREE-1, NRTOR-2 or OLA-3?		0			0		0		0		0		0		0				
ATSAC-1 or ATSAC+ATCS-2?		1			1		1		1		1		1		1				
Override Capacity		0			0		0		0		0		0		0				
MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	132	1	132	0	132	132	0	135	1	135	0	135	1	135	0	135	1	135
	Left-Through		0							0				0				0	
	Through	0	0	72	0	0	73	0	0	0	73	0	0	0	74	0	0	0	74
	Through-Right		1							1				1				1	
	Right	72	0	0	1	73	0	0	73	0	0	1	74	0	0	0	74	0	0
	Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0		
SOUTHBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0		
EASTBOUND	Left	94	1	94	0	94	94	0	96	1	96	0	96	1	96	0	96	1	96
	Left-Through		0							0				0				0	
	Through	696	1	696	8	704	704	281	991	1	991	8	999	1	999	0	999	1	999
	Through-Right		0							0				0				0	
	Right	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0		
WESTBOUND	Left	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Left-Through		0							0				0				0	
	Through	369	1	369	6	375	375	234	610	1	610	6	616	1	616	0	616	1	616
	Through-Right		0							0				0				0	
	Right	107	1	107	1	108	108	4	113	1	113	1	114	1	114	0	114	1	114
	Left-Through-Right		0							0				0				0	
Left-Right		0							0				0				0		
CRITICAL VOLUMES		North-South: 132 East-West: 696 SUM: 828			North-South: 132 East-West: 704 SUM: 836			North-South: 135 East-West: 991 SUM: 1126				North-South: 135 East-West: 999 SUM: 1134				North-South: 135 East-West: 999 SUM: 1134			
VOLUME/CAPACITY (V/C) RATIO:		0.552			0.557			0.751				0.756				0.756			
V/C LESS ATSAC/ATCS ADJUSTMENT:		0.482			0.487			0.681				0.686				0.686			
LEVEL OF SERVICE (LOS):		A			A			B				B				B			

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

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

I/S #:	North-South Street:		Boyle Avenue			Year of Count: 2018			Ambient Growth: (%): 1			Conducted by:		Stantec		Date: 11/21/2018				
	2	East-West Street:		1st Street			Projection Year: 2020			Peak Hour: AM			Reviewed by:		Project: 110 Boyle Ave Mixed Use					
No. of Phases Opposed Ø'ing: N/S-1, E/W-2 or Both-3?						2			2			2			2					
Right Turns: FREE-1, NRTOR-2 or OLA-3?			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0			NB-- 0 SB-- 0 EB-- 0 WB-- 0					
ATSAC-1 or ATSAC+ATCS-2?			1			1			1			1			1					
Override Capacity			0			0			0			0			0					
MOVEMENT			EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
			Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	112	1	112	6	118	118	0	114	1	114	6	120	1	120	0	120	1	120	
	Left-Through		0							0				0				0		
	Through	271	1	271	3	274	274	0	276	1	276	3	279	1	279	0	279	1	279	
	Through-Right		0							0				0				0		
	Right	80	1	51	11	91	57	0	82	1	53	11	93	1	59	0	93	1	59	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0				0		
SOUTHBOUND	Left	30	1	30	3	33	33	0	31	1	31	3	34	1	34	0	34	1	34	
	Left-Through		0							0				0				0		
	Through	273	1	273	2	275	275	0	278	1	278	2	280	1	280	0	280	1	280	
	Through-Right		0							0				0				0		
	Right	175	1	150	0	175	150	0	179	1	153	0	179	1	153	0	179	1	153	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0				0		
EASTBOUND	Left	51	1	51	0	51	51	0	52	1	52	0	52	1	52	0	52	1	52	
	Left-Through		0							0				0				0		
	Through	237	1	237	6	243	243	128	370	1	370	6	376	1	376	0	376	1	376	
	Through-Right		0							0				0				0		
	Right	99	1	43	5	104	45	0	101	1	44	5	106	1	46	0	106	1	46	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0				0		
WESTBOUND	Left	58	1	58	10	68	68	0	59	1	59	10	69	1	69	0	69	1	69	
	Left-Through		0							0				0				0		
	Through	256	1	256	5	261	261	251	512	1	512	5	517	1	517	0	517	1	517	
	Through-Right		0							0				0				0		
	Right	27	1	12	2	29	13	0	28	1	13	2	30	1	13	0	30	1	13	
	Left-Through-Right		0							0				0				0		
Left-Right		0								0				0				0		
CRITICAL VOLUMES			North-South: 385 East-West: 307 SUM: 692			North-South: 393 East-West: 312 SUM: 705			North-South: 392 East-West: 564 SUM: 956			North-South: 400 East-West: 569 SUM: 969			North-South: 400 East-West: 569 SUM: 969					
VOLUME/CAPACITY (V/C) RATIO:			0.461			0.470			0.637			0.646			0.646					
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.391			0.400			0.567			0.576			0.576					
LEVEL OF SERVICE (LOS):			A			A			A			A			A					

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project:	0.009	Δ v/c after mitigation:	0.009
Significant impacted?	NO	Fully mitigated?	N/A

I/S #:	North-South Street:		Boyle Avenue			Year of Count:		2018		Ambient Growth: (%)		1		Conducted by:		Stantec		Date:		11/21/2018	
	2	East-West Street:		1st Street			Projection Year:		2020		Peak Hour:		PM		Reviewed by:				Project:		110 Boyle Ave Mixed Use
No. of Phases			2			2			2			2			2			2			
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?			0			0			0			0			0			0			
Right Turns: FREE-1, NRTOR-2 or OLA-3?			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			NB-- 0 SB-- 0			
ATSAC-1 or ATSAC+ATCS-2?			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			EB-- 0 WB-- 0			
Override Capacity			1			1			1			1			1			1			
			0			0			0			0			0			0			
MOVEMENT			EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION				
			Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	
NORTHBOUND	Left	116	1	116	4	120	120	0	118	1	118	4	122	1	122	0	122	1	122		
	Left-Through		0							0				0				0			
	Through	302	1	302	2	304	304	0	308	1	308	2	310	1	310	0	310	1	310		
	Through-Right		0							0				0				0			
	Right	118	1	63	10	128	69	0	120	1	64	10	130	1	70	0	130	1	70		
	Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0				
SOUTHBOUND	Left	59	1	59	3	62	62	0	60	1	60	3	63	1	63	0	63	1	63		
	Left-Through		0							0				0				0			
	Through	297	1	297	3	300	300	0	303	1	303	3	306	1	306	0	306	1	306		
	Through-Right		0							0				0				0			
	Right	62	1	28	0	62	28	0	63	1	28	0	63	1	28	0	63	1	28		
	Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0				
EASTBOUND	Left	69	1	69	0	69	69	0	70	1	70	0	70	1	70	0	70	1	70		
	Left-Through		0							0				0				0			
	Through	562	1	562	7	569	569	281	854	1	854	7	861	1	861	0	861	1	861		
	Through-Right		0							0				0				0			
	Right	124	1	66	5	129	69	0	126	1	67	5	131	1	70	0	131	1	70		
	Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0				
WESTBOUND	Left	110	1	110	9	119	119	0	112	1	112	9	121	1	121	0	121	1	121		
	Left-Through		0							0				0				0			
	Through	260	1	260	4	264	264	238	503	1	503	4	507	1	507	0	507	1	507		
	Through-Right		0							0				0				0			
	Right	83	1	54	2	85	54	0	85	1	55	2	87	1	56	0	87	1	56		
	Left-Through-Right		0							0				0				0			
Left-Right		0							0				0				0				
CRITICAL VOLUMES			North-South: 413			North-South: 420			North-South: 421			North-South: 428			North-South: 428						
			East-West: 672			East-West: 688			East-West: 966			East-West: 982			East-West: 982						
			SUM: 1085			SUM: 1108			SUM: 1387			SUM: 1410			SUM: 1410						
VOLUME/CAPACITY (V/C) RATIO:			0.723			0.739			0.925			0.940			0.940						
V/C LESS ATSAC/ATCS ADJUSTMENT:			0.653			0.669			0.855			0.870			0.870						
LEVEL OF SERVICE (LOS):			B			B			D			D			D						

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

Change in v/c due to project:	0.015	Δ v/c after mitigation:	0.015
Significant impacted?	NO	Fully mitigated?	N/A

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:	State Street	Year of Count:	2018	Ambient Growth: (%):	1	Conducted by:	Stantec	Date:	11/21/2018									
3	East-West Street:	1st Street	Projection Year:	2020	Peak Hour:	AM	Reviewed by:		Project:	110 Boyle Ave Mixed Use									
No. of Phases		2	2		2		2		2										
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0		0		0										
Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0 SB-- 0	NB-- 0 SB-- 0		NB-- 0 SB-- 0		NB-- 0 SB-- 0		NB-- 0 SB-- 0										
ATSAC-1 or ATSAC+ATCS-2?		EB-- 0 WB-- 0	EB-- 0 WB-- 0		EB-- 0 WB-- 0		EB-- 0 WB-- 0		EB-- 0 WB-- 0										
Override Capacity		1	1		1		1		1										
		0	0		0		0		0										
MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	5	0	5	0	5	5	0	5	0	5	0	5	0	5	0	5	0	5
	Left-Through	70	0	163	0	70	163	13	84	0	179	0	84	0	179	0	84	0	179
	Through	88	0	0	0	88	0	0	90	0	0	0	90	0	0	0	90	0	0
	Through-Right		1							1				1				1	
	Left-Through-Right		0							0				0				0	
SOUTHBOUND	Left	76	0	76	0	76	76	0	78	0	78	0	78	0	78	0	78	0	78
	Left-Through	109	0	212	0	109	215	6	117	0	223	0	117	0	226	0	117	0	226
	Through	27	0	0	3	30	0	0	28	0	0	3	31	0	0	0	31	0	0
	Through-Right		1							1				1				1	
	Left-Through-Right		0							0				0				0	
EASTBOUND	Left	59	1	59	3	62	62	0	60	1	60	3	63	1	63	0	63	1	63
	Left-Through	273	0	287	5	278	292	128	406	0	420	5	411	0	425	0	411	0	425
	Through	14	0	0	0	14	0	0	14	0	0	0	14	0	0	0	14	0	0
	Through-Right		0							0				0				0	
	Left-Through-Right		0							0				0				0	
WESTBOUND	Left	258	1	258	0	258	258	0	263	1	263	0	263	1	263	0	263	1	263
	Left-Through	258	0	475	4	262	479	251	514	0	735	4	518	0	739	0	518	0	739
	Through	217	0	0	0	217	0	0	221	0	0	0	221	0	0	0	221	0	0
	Through-Right		0							0				0				0	
	Left-Through-Right		0							0				0				0	
CRITICAL VOLUMES		North-South: 239		North-South: 239		North-South: 257		North-South: 257		North-South: 257		North-South: 257		North-South: 257		North-South: 257		North-South: 257	
		East-West: 545		East-West: 550		East-West: 795		East-West: 795		East-West: 802		East-West: 802		East-West: 802		East-West: 802		East-West: 802	
		SUM: 784		SUM: 789		SUM: 1052		SUM: 1059		SUM: 1059		SUM: 1059		SUM: 1059		SUM: 1059		SUM: 1059	
VOLUME/CAPACITY (V/C) RATIO:		0.523		0.526		0.701		0.706		0.706		0.706		0.706		0.706		0.706	
V/C LESS ATSAC/ATCS ADJUSTMENT:		0.453		0.456		0.631		0.636		0.636		0.636		0.636		0.636		0.636	
LEVEL OF SERVICE (LOS):		A		A		B		B		B		B		B		B		B	

REMARKS:

Version: 1i Beta; 8/4/2011

PROJECT IMPACT

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

Level of Service Worksheet (Circular 212 Method)



I/S #:	North-South Street:	State Street	Year of Count:	2018	Ambient Growth: (%):	1	Conducted by:	Stantec	Date:	11/21/2018									
3	East-West Street:	1st Street	Projection Year:	2020	Peak Hour:	PM	Reviewed by:		Project:	110 Boyle Ave Mixed Use									
No. of Phases		2	2		2		2		2										
Opposed Ø'ing: N/S-1, E/W-2 or Both-3?		0	0		0		0		0										
Right Turns: FREE-1, NRTOR-2 or OLA-3?		NB-- 0 SB-- 0	NB-- 0 SB-- 0		NB-- 0 SB-- 0		NB-- 0 SB-- 0		NB-- 0 SB-- 0										
ATSAC-1 or ATSAC+ATCS-2?		EB-- 0 WB-- 0	EB-- 0 WB-- 0		EB-- 0 WB-- 0		EB-- 0 WB-- 0		EB-- 0 WB-- 0										
Override Capacity		1	1		1		1		1										
		0	0		0		0		0										
MOVEMENT		EXISTING CONDITION			EXISTING PLUS PROJECT			FUTURE CONDITION W/O PROJECT				FUTURE CONDITION W/ PROJECT				FUTURE W/ PROJECT W/ MITIGATION			
		Volume	No. of Lanes	Lane Volume	Project Traffic	Total Volume	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NORTHBOUND	Left	14	0	14	0	14	14	0	14	0	14	0	14	0	14	0	14	0	14
	Left-Through		0							0				0				0	
	Through	52	0	122	0	52	122	8	61	0	132	0	61	0	132	0	61	0	132
	Through-Right		0							0				0				0	
	Right	56	0	0	0	56	0	0	57	0	0	0	57	0	0	0	57	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
SOUTHBOUND	Left	153	0	153	0	153	153	0	156	0	156	0	156	0	156	0	156	0	156
	Left-Through		0							0				0				0	
	Through	54	0	303	0	54	306	15	70	0	324	0	70	0	327	0	70	0	327
	Through-Right		0							0				0				0	
	Right	96	0	0	3	99	0	0	98	0	0	3	101	0	0	0	101	0	0
	Left-Through-Right		1							1				1				1	
	Left-Right		0							0				0				0	
EASTBOUND	Left	125	1	125	2	127	127	0	128	1	128	2	130	1	130	0	130	1	130
	Left-Through		0							0				0				0	
	Through	578	0	590	3	581	593	281	871	0	883	3	874	0	886	0	874	0	886
	Through-Right		1							1				1				1	
	Right	12	0	0	0	12	0	0	12	0	0	0	12	0	0	0	12	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
WESTBOUND	Left	38	1	38	0	38	38	0	39	1	39	0	39	1	39	0	39	1	39
	Left-Through		0							0				0				0	
	Through	344	0	471	5	349	476	238	589	0	719	5	594	0	724	0	594	0	724
	Through-Right		1							1				1				1	
	Right	127	0	0	0	127	0	0	130	0	0	0	130	0	0	0	130	0	0
	Left-Through-Right		0							0				0				0	
	Left-Right		0							0				0				0	
CRITICAL VOLUMES		North-South: 317 East-West: 628 SUM: 945		North-South: 320 East-West: 631 SUM: 951		North-South: 338 East-West: 922 SUM: 1260		North-South: 341 East-West: 925 SUM: 1266		North-South: 341 East-West: 925 SUM: 1266									
VOLUME/CAPACITY (V/C) RATIO:		0.630		0.634		0.840		0.844		0.844									
V/C LESS ATSAC/ATCS ADJUSTMENT:		0.560		0.564		0.770		0.774		0.774									
LEVEL OF SERVICE (LOS):		A		A		C		C		C									

REMARKS:

Version: 1i Beta; 8/4/2011

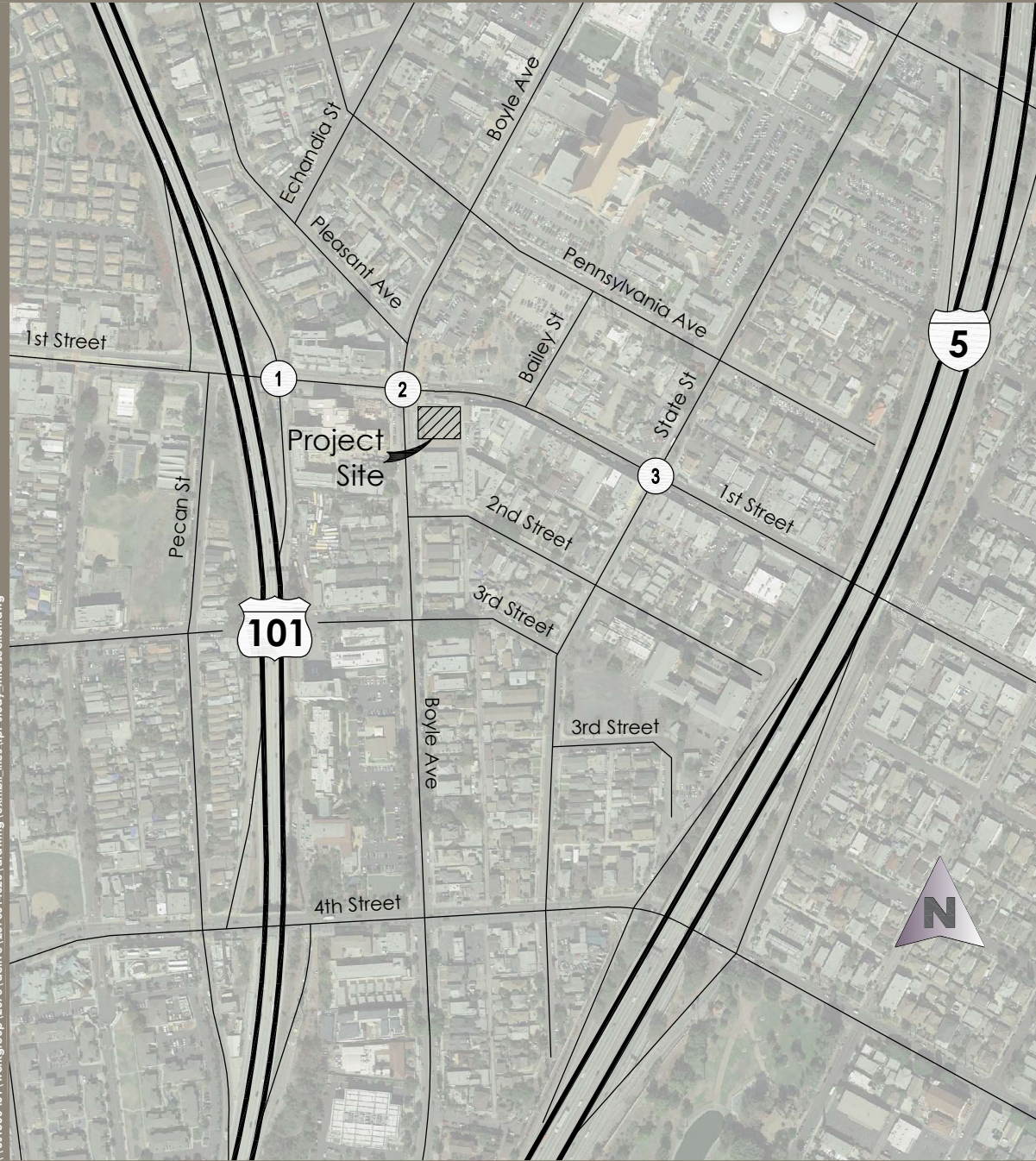
PROJECT IMPACT

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

Appendix D RESIDENTIAL AND RESTAURANT PROJECT TRIPS



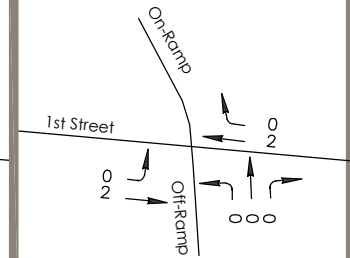
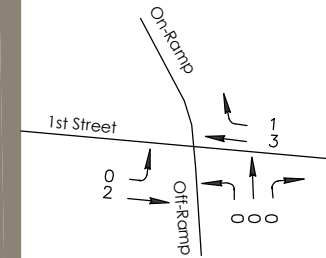
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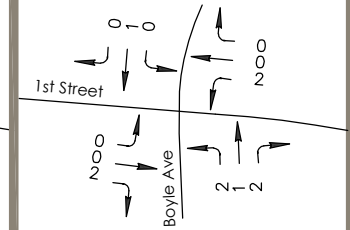
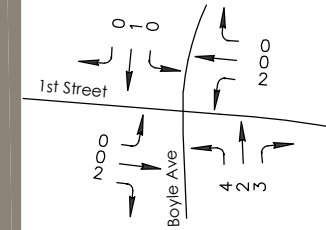
AM PEAK HOUR

PM PEAK HOUR

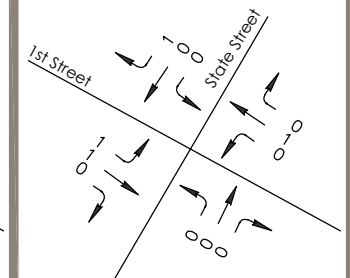
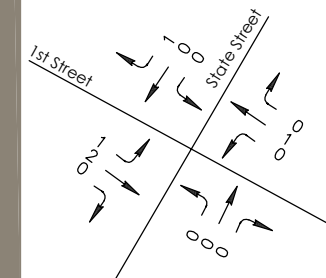
1. US 101 NB On/Off Ramp & 1st Street



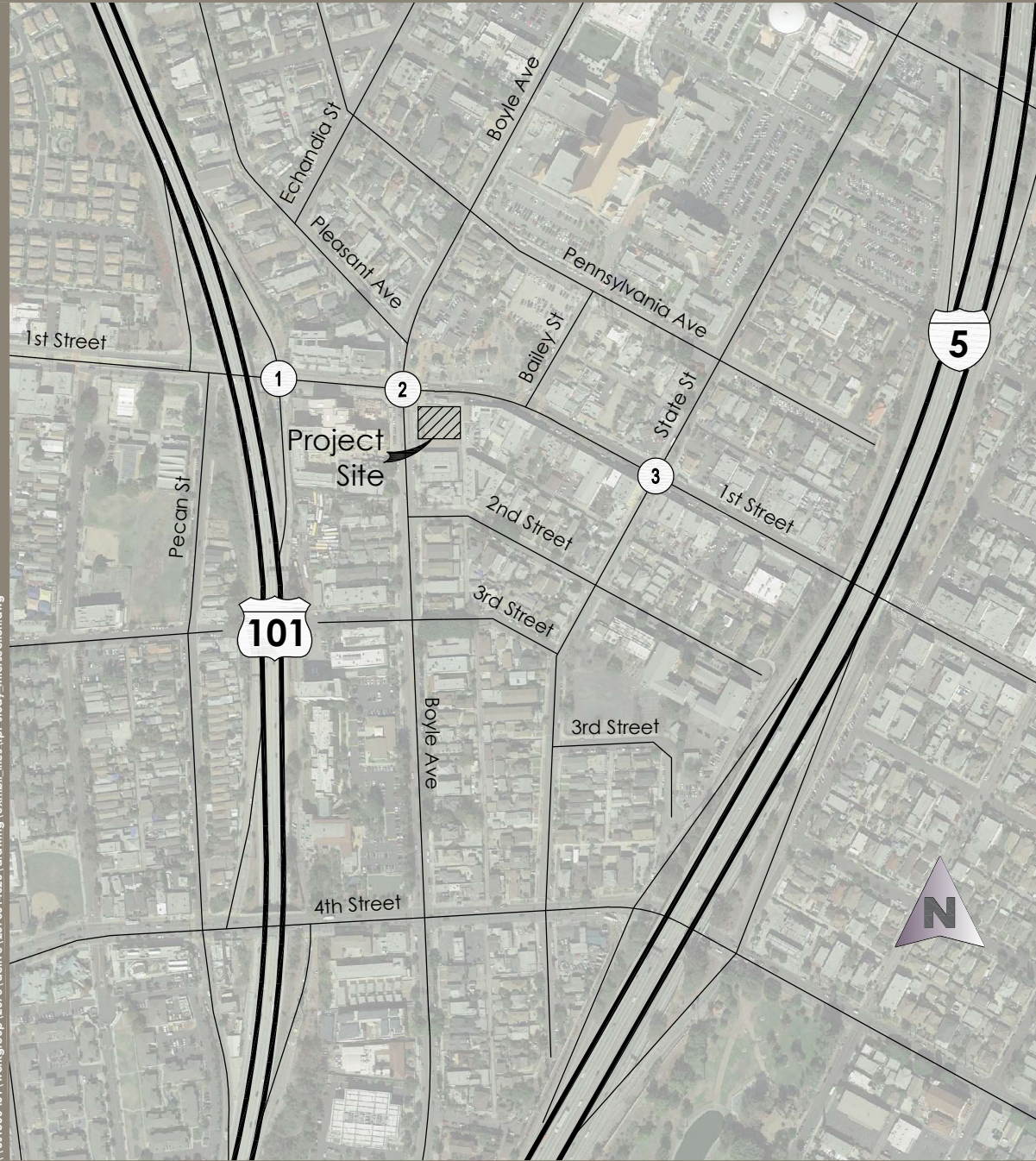
2. Boyle Ave & 1st Street



3. State Street & 1st Street



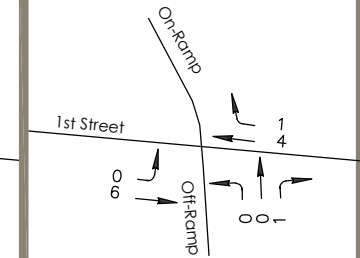
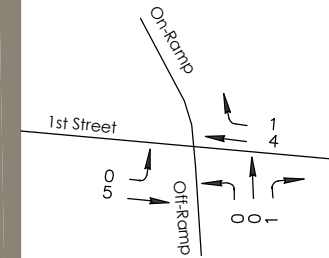
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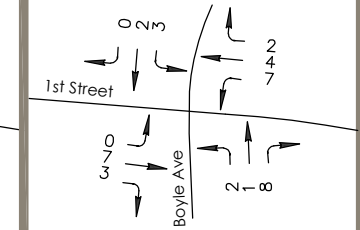
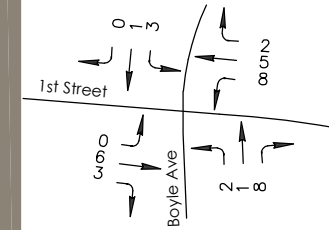
AM PEAK HOUR

PM PEAK HOUR

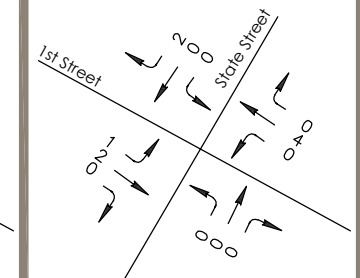
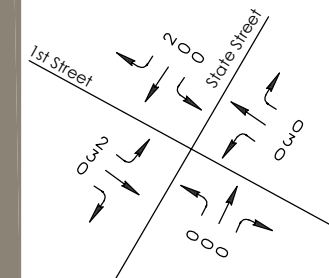
1. US 101 NB On/Off Ramp & 1st Street



2. Boyle Ave & 1st Street



3. State Street & 1st Street



Appendix E CASE LOGGING AND TRACKING SYSTEM (CLATS) RELATED PROJECTS



CLATS

Case Logging and Tracking System

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RELATED PROJECTS

Centroid Info:

PROJ ID: 47090
Address: 110 S BOYLE AV
LOS ANGELES, CA 90033
Lat/Long: 34.0469, -118.22

Buffer Radius:

7920

feet

▼

Search

Include NULL "Trip info": ☐

Include NULL "FirstStudySubmittalDate" (latest): ☐

Include "Inactive" projects: ☐

Include "Do not show in Related Project": ☐

Net_AM_Trips

- Select -

Net_PM_Trips

- Select -

Net_Daily_Trips

- Select -

Record Count: 69 | Record Per Page:

All Records

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Results generated since: (5/3/2018 10:10:10 AM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Distance (feet)	Trip Info											
35556	Metro	MTR	14	2010	1902-1901 Marengo Mixed-Use	Mixed-Use	1902 E Marengo St	03/23/2011	4899.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Retail	S.F. Gross Area	4415									
										Other	S.F. Gross Area	1500									fast food restaurant
										Other	S.F. Gross Area	4500									high-turnover restaurant
										Other	S.F. Gross Area	16820									medical office
										Other	Other		111	119	1637	70	41	52	67	Net Total	
			111	119	1637		70	41	52	67											
31750	Metro	MTR	14	2004	USC Health Science Campus	585k & 765k sf academic & research facilities	1510 N SAN PABLO ST	01/27/2005	7743.8	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Office	S.F. Gross Area	120000	753	774	7715	613	140	161	613	Medical Office Bldg (Total net project)	
										Other	S.F. Gross Area	465000								Research & Development	
													753	774	7715		613	140	161	613	
32784	Metro	MTR	14	2005	Bus Maintenance & Inspection Facility	2 acres	454 E Commercial St	12/05/2005	5429.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Other	Acres	2	30	10		22	8	9	1	Buss Maintenance & Inspection Facility (trip credit for existing industrial use)	
													30	10	0		22	8	9	1	
33305	Metro	MTR	1	2006	1101 N Main Condos	300 condos	1101 N MAIN ST	04/10/2006	7327.8	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Condominiums	Total Units	300	71	87	1102	-9	80	75	12	Credit given for transit & exist. Uses	
													71	87	1102		-9	80	75	12	
34450	Metro	MTR	14	2007	MTA Bus facility	Metro Bus Maint & Operations	920 N Vignes St	11/13/2008	5187.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Other	Other	85	88	2277	33	52	57	31			
												85	88	2277		33	52	57	31		
34582	Metro	MTR	14	2007	SPR-Industrial Park	94,849 SF Industrial Park	1005 S MATEO ST	09/28/2017	6937.7	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Industrial	S.F. Gross Area	94849	49	49	426	40	9	10	39	Credit applied for existing uses.	
													49	49	426		40	9	10	39	
35849	Metro	MTR	14	2011	Medical Office Expansion	49542 SF Medical Office Expansion	1828 E Cesar Chavez St	12/08/2011	2840.5	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	
										Office	S.F. Gross Area	32300	74	112	1168	58	16	30	82	(Medical Office) Total reflects credit for existing medical office 16800 SF.	

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Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43396	Metro	MTR	14	2015	Mixed-Use	81 Apartments, 5000 SF Retail	2407 E 1ST ST	06/26/2015	3341.0	
Apartment	Total Units	81	20	36	450	2	18	22	14	Credit for transit and existing uses
Retail	S.F. Gross Area	5000								
			20	36	450	2	18	22	14	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43414	Metro	MTR	14	2015	Arts District Center (Mixed-Use)	27ksf retail, 32ksf restaurant, 113 room hotel, 129 apt, 2.4ksf art, etc	1129 E 5th st	03/06/2018	5540.8	
Retail	S.F. Gross Area	26979	270	226	4674	130	140	157	69	Credits for transit, internal, pass-by and existing uses applied.
Other	S.F. Gross Area	31719								Land Use = restaurant
Other	Rooms	113								land use = hotel
Apartment	Total Units	129								
Other	S.F. Gross Area	2430								land use = art school
Other	S.F. Gross Area	10341								land use = art gallery
			270	226	4674	130	140	157	69	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43417	Metro	MTR	14	2015	Restaurant	12682 SF Hi-Turnover Restaurant	500 S Mateo st	09/02/2015	4430.1	
Other	S.F. Gross Area	12882	89	81	1052	48	41	50	31	Land use=hi-turnover restaurant. credit for existing & transit
			89	81	1052	48	41	50	31	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43538	Metro	MTR	14	2015	Camden Arts Mixed-Use	328 Apts, 27.3lsf office, 6.4ksf retail, & 5.7ksf restaurant	1525 E INDUSTRIAL ST	08/05/2015	6833.5	
Apartment	Total Units	328	131	155	2288	58	73	86	69	Total includes credits for existing use, transit, internal, and pass-by
Office	S.F. Gross Area	27300								
Retail	S.F. Gross Area	6400								
Other	S.F. Gross Area	5700								Restaurant
			131	155	2288	58	73	86	69	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43627	Metro	MTR	14	2015	Mixed-Use	84200 SF Office, 7450 SF Retail	2130 E Violet St	04/06/2016	5987.8	
Office	S.F. Gross Area	94000	167	161	1351	137	30	39	122	Total includes credit for internal, transit, pass-by & existing.
Retail	S.F. Gross Area	3500								
Other	S.F. Gross Area	4000								land use=restaurant
			167	161	1351	137	30	39	122	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43662	Metro	MTR	14	2015	Men's Central Jail Replacement	LA CO. Consolidated Correctional Treatment Facility	441 E BAUCHET ST	06/28/2016	5865.6	
Other	Beds	3885	9	29	242	0	9	0	29	From DEIR October 2017, Appendix M
			9	29	242	0	9	0	29	
Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
43662	Metro	MTR	14	2015	Men's Central Jail Replacement	LA CO. Consolidated Correctional Treatment Facility	441 E BAUCHET ST	06/28/2016	5865.6	
Other	S.F. Gross Area	14193	74	69	966	36	38	49	20	land use=market
Other	S.F. Gross Area	6793								land use=health club

43682	Metro	MTR	14	2015	Mixed-Use	10065 SF Restaurant...	1000 S Santa fe st	09/28/2017	6427.6	Other	S.F. Gross Area	10065								land use=restaurant
										Other										also music performance and film screening - no trips for these.
													74	69	966		36	38	49	20
43808	Metro	MTR	14	2015	Hillcrest MU - In Construction/Open 2018	From City Planning; former CA Walnut Grower's Assoc	1745 E 7TH ST	10/04/2017	6318.8	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	57	35	57	635	10	25	34	23	From City Planning
										Retail	S.F. Gross Area	6000								
													35	57	635		10	25	34	23
43871	Metro	MTR	14	2015	Mixed-Use	160 Apts & 7500 SF Retail	719 E 5th St	03/30/2016	6689.7	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	160	73	95	1033	15	58	59	36	Total net project trips
										Retail	S.F. Gross Area	7500								
													73	95	1033		15	58	59	36
44019	Metro	MTR	1	2016	College Station Mixed-Use	770 Apartments, 34520 SF Grocery, 8KSF restaurant, 5870 SF Retail	129 W College St	09/01/2016	7741.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	770	459	508	6583	169	290	307	201	Credit applied for transit, internal.
										Other	S.F. Gross Area	37520								Grocery
										Other	S.F. Gross Area	5000								Restaurant
										Other	Total Units	3000								Fast Food
										Retail	S.F. Gross Area	5870								
													459	508	6583		169	290	307	201
44072	Metro	MTR	14	2016	Challenge Cream & Butter Bldg - Exclusive Club	36955SF Retail, 1024SF Retail, 8157SF Event Space...see comments	929 E 2ND ST	05/05/2016	4380.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Retail	S.F. Gross Area	36955	80	201	2153	68	12	105	96	Total net project trips
										Retail	S.F. Gross Area	1024								Private Retail
										Other	S.F. Gross Area	8157								Event Space (private)
										Other	S.F. Gross Area	10784								Drinking Place (private)
										Office	S.F. Gross Area	45759								Private Offices
										Other	S.F. Gross Area	6378								Private Health Club
										Other	Seats	49								private movie theater
													80	201	2153		68	12	105	96
44340	Metro	MTR	14	2016	La Veranda Mixed-Use	77 Affordable Hsg, 4 KSF Bank, & 4 KSF Health Club	2420 E CESAR E CHAVEZ AV	07/26/2016	3842.3	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	77	61	98	1087	25	36	54	44	Total includes credit for affordable hsg, transit, internal and pass-by.
										Other	S.F. Gross Area	4000								walk-in bank
										Other	S.F. Gross Area	4000								health club
													61	98	1087		25	36	54	44
										Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Mixed Use	Total Units	600	377	497	4995	157	220	274	223	Apts; total net project trips
										Office	S.F. Gross Area	110000								

600 apts,120ksf

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44980	Metro	MTR	1	2016	643-655 N Spring St MU	142 hotels , 281 apts, 17k sf commercial, 2.5k sf restaurant	643 N SPRING ST	09/28/2017	7189.9	Other	Total Units	142								trips
										Retail	S.F. Gross Area	17003								Hotel rms
										Other	S.F. Gross Area	2532								Restaurant
													183	229	2723		61	122	138	91
45105	Metro	MTR	14	2016	MU (Little Tokyo Galleria)	258 dwelling units & 40ksf commercial	333 S ALAMEDA ST	05/02/2017	5755.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	994	394	719	8445	134	260	390	329	Total net project trips
										Retail	S.F. Gross Area	99000								
													394	719	8445		134	260	390	329
45186	Metro	MTR	14	2016	1024 Mateo St MU	104 apts, 101983sf off, 16279sf restaurant, 5830sf ret, & 5519sf other	1024 S Mateo st	09/27/2017	7111.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	104	223	205	2095	144	79	82	123	Total net project trips
										Office	S.F. Gross Area	101983								includes 2100 sf live/work office
										Other	S.F. Gross Area	16279								Restaurant
										Retail	S.F. Gross Area	5830								
										Other	S.F. Gross Area	5519								Light Industrial (Arts & Production)
													223	205	2095		144	79	82	123
45337	Metro	MTR	14	2017	4th & Hewitt MU	255387 SF Office, 4995 SF Retail, 1000 sf restaurant	405 S HEWITT AV	03/23/2018	4993.1	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Office	S.F. Gross Area	255387	441	424	3493	365	76	100	324	Credit for transit, pass-by, internal and existing uses applied.
										Retail	S.F. Gross Area	4995								
										Other	S.F. Gross Area	10000								Restaurant
													441	424	3493		365	76	100	324
45364	Metro	MTR	14	2017	Mixed-Use	320 Apartments, 46.67 KSF Retail, 224292 SF Office	2143 E Violet st	09/27/2017	5855.0	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	320	451	460	4477	329	122	130	330	Credits applied for internal, and pass-by.
										Retail	S.F. Gross Area	46670								
										Office	S.F. Gross Area	224292								
													451	460	4477		329	122	130	330
45418	Metro	MTR	14	2017	Hewitt & 4th MU	93 live/work units & 20,248 sf commercial	940 E 4TH ST	06/06/2017	4840.9	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Apartments	Total Units	93	51	75	788	14	37	44	31	Total net project trips
										Office	S.F. Gross Area	6000								
										Retail	S.F. Gross Area	14248								
													51	75	788		14	37	44	31
45463	Metro	MTR	14	2017	ROW DTLA Mixed-Use	117,375 SF Restaurant, 66155 Sf Retail, 850444 SF Office...see below	777 S Alameda st	02/06/2017	7364.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments
										Office	S.F. Gross Area	850400	-306	-122	916	-134	-172	-157	35	Total net project trips
										Other	S.F. Gross Area	117400								Restaurant
										Retail	S.F. Gross Area	66200								
										Other	Rooms	125								Hotel rooms
													-306	-122	916		-134	-172	-157	35

45514	Metro	MTR	14	2017	Mixed-Use	236 Apartments, 12000 SF Retail	930 E 6th ST	05/25/2017	6971.8	<table> <tr> <th>Land Use</th><th>Unit ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMIn</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr> <tr> <td>Apartments</td><td>Total Units</td><td>236</td><td>96</td><td>102</td><td>1074</td><td>17</td><td>79</td><td>70</td><td>32</td><td>Credits for internal, transit, pass-by and existing use applied.</td></tr> <tr> <td>Retail</td><td>Total Units</td><td>12000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td>96</td><td>102</td><td>1074</td><td></td><td>17</td><td>79</td><td>70</td><td>32</td></tr> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	Apartments	Total Units	236	96	102	1074	17	79	70	32	Credits for internal, transit, pass-by and existing use applied.	Retail	Total Units	12000												96	102	1074		17	79	70	32																																																																													
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45530	Metro	MTR	14	2017	Restaurant/Bar	18327 SF Restaurant	806 E 3rd st	07/07/2017	4979.7	<table> <tr> <th>Land Use</th><th>Unit ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMIn</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr> <tr> <td>Other</td><td>S.F. Gross Area</td><td>18327</td><td>0</td><td>20</td><td>253</td><td>1</td><td>-1</td><td>13</td><td>7</td><td>Est. trips by Mobility Group</td></tr> <tr> <td></td><td></td><td></td><td>0</td><td>20</td><td>253</td><td></td><td>1</td><td>-1</td><td>13</td><td>7</td></tr> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	Other	S.F. Gross Area	18327	0	20	253	1	-1	13	7	Est. trips by Mobility Group				0	20	253		1	-1	13	7																																																																																								
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45544	Metro	MTR	14	2017	6AM (6TH & ALAMEDA MU)	1736 Apts., 316632 SF Warehouse, 253514 SF Office, 82332 SF Retail...	1206 E 6th st	02/22/2018	6511.5	<table> <tr> <th>Land Use</th><th>Unit ID</th><th>size</th><th>Net_AM_Trips</th><th>Net_PM_Trips</th><th>Net_Daily_Trips</th><th>NetAMIn</th><th>NetAMOut</th><th>NetPMIn</th><th>NetPMOut</th><th>Comments</th></tr> <tr> <td>Apartments</td><td>Total Units</td><td>1736</td><td>1022</td><td>1352</td><td>14258</td><td>437</td><td>585</td><td>710</td><td>642</td><td>Total includes credit for existing, internal, transit, and pass-by.</td></tr> <tr> <td>Other</td><td>S.F. Gross Area</td><td>316632</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=warehouse</td></tr> <tr> <td>Office</td><td>S.F. Gross Area</td><td>253514</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Other</td><td>S.F. Gross Area</td><td>22639</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=quality restaurant</td></tr> <tr> <td>Other</td><td>S.F. Gross Area</td><td>22639</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=high-turnover restaurant</td></tr> <tr> <td>Retail</td><td>S.F. Gross Area</td><td>82332</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Other</td><td>S.F. Gross Area</td><td>22429</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=art museum</td></tr> <tr> <td>Other</td><td>Rooms</td><td>514</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>land use=hotel</td></tr> <tr> <td>School</td><td>Enrollment</td><td>300</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td>1022</td><td>1352</td><td>14258</td><td></td><td>437</td><td>585</td><td>710</td><td>642</td></tr> </table>	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut	NetPMIn	NetPMOut	Comments	Apartments	Total Units	1736	1022	1352	14258	437	585	710	642	Total includes credit for existing, internal, transit, and pass-by.	Other	S.F. Gross Area	316632								land use=warehouse	Office	S.F. Gross Area	253514									Other	S.F. Gross Area	22639								land use=quality restaurant	Other	S.F. Gross Area	22639								land use=high-turnover restaurant	Retail	S.F. Gross Area	82332									Other	S.F. Gross Area	22429								land use=art museum	Other	Rooms	514								land use=hotel	School	Enrollment	300												1022	1352	14258		437	585	710	642
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<http://dotplanning.dot.ci.la.ca.us/CLATS/FormViews/RelProjView.aspx?LAT=34.0469468909772&LON=-118.219698975756&...> 5/3/2018^{E.10}

<http://dotplanning.dot.ci.la.ca.us/CLATS/FormViews/RelProjView.aspx?LAT=34.0469468909772&LON=-118.219698975756&...> 5/3/2018^{E.11}



CPC-2018-998-DB-CU EXHIBIT C1g - Tribal Correspondence

Monique Acosta <monique.acosta@lacity.org>

Tribal Cultural Resources / CPC-2018-998-DB-CU

4 messages

Monique Acosta <monique.acosta@lacity.org>

Tue, Dec 11, 2018 at 2:29 PM

To: "Acosta, Monique" <monique.acosta@lacity.org>

Bcc: Administration Gabrieleno Indians <admin@gabrielenoindians.org>, gttribalcouncil@aol.com, sgoad@gabrielino-tongva.com, gtongva@gmail.com, lcadalaria1@gabrielinotribe.org, roadkingcharles@aol.com

Dear Tribal Representative,

I am the Planner assigned to a project in Boyle Heights at addresses that include 100, 110, 114 South Boyle Avenue and 1800 East First Street, Los Angeles CA 90033 (see attached photos). The project's associated case numbers are CPC-2018-998-DB-CU and ENV-2018-999-EAF. The project proposes the construction of a five-story, 44-unit affordable housing project with 8,000 square feet of ground floor commercial space and 40 parking spaces in an above ground parking garage and subterranean parking level. The project proposes the excavation of the site up to a depth of approximately 12 feet and the export of 6,000 cubic yards of soil. The project has prepared an Addendum to the Adelante Eastside Redevelopment Plan EIR and has included the Tribal Resources category. As part of the review of tribal resources, the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed and the results were "positive" as stated in the NAHC letter dated November 14, 2018. The NAHC has advised the City to contact your Tribe regarding information for known and recorded sites.

I am requesting written responses with supporting documents for any subsurface tribal cultural resources or artifacts within 0.5 mile of the project site. I am referring to tribal cultural resources that are currently listed or eligible to be listed in the national, state or local register of historical resources. Please send me a list showing the address and details of the resources or artifacts. Also, please clarify who is authorized to speak on behalf of the Tribe. The information for known or recorded tribal cultural resources should be provided by January 4, 2019.



Monique Acosta, City Planning Associate

Department of City Planning

T: (213) 978-1173 | F: (213) 978-1226

200 N. Spring St., Room 621

Los Angeles, CA. 90012



DB - Photo Exhibit.PDF

2739K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Tue, Dec 11, 2018 at 2:30 PM

To: monique.acosta@lacity.org



Address not found

Your message wasn't delivered to **lcadalaria1@gabrielinotribe.org** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

550 No Such User Here

Final-Recipient: rfc822; lcadelaria1@gabrielinotribe.org

Action: failed

Status: 5.0.0

Remote-MTA: dns; gabrielinotribe.org. (64.34.65.10, the server for the domain gabrielinotribe.org.)

Diagnostic-Code: smtp; 550 No Such User Here

Last-Attempt-Date: Tue, 11 Dec 2018 14:30:26 -0800 (PST)

----- Forwarded message -----

From: Monique Acosta <monique.acosta@lacity.org>

To: "Acosta, Monique" <monique.acosta@lacity.org>

Cc:

Bcc: lcadelaria1@gabrielinotribe.org

Date: Tue, 11 Dec 2018 14:29:08 -0800

Subject: Tribal Cultural Resources / CPC-2018-998-DB-CU

Dear Tribal Representative,

I am the Planner assigned to a project in Boyle Heights at addresses that include 100, 110, 114 South Boyle Avenue and 1800 East First Street, Los Angeles CA 90033 (see attached photos). The project's associated case numbers are CPC-2018-998-DB-CU and ENV-2018-999-EAF. The project proposes the construction of a five-story, 44-unit affordable housing project with 8,000 square feet of ground floor commercial space and 40 parking spaces in an above ground parking garage and subterranean parking level. The project proposes the excavation of the site up to a depth of approximately 12 feet and the export of 6,000 cubic yards of soil. The project has prepared an Addendum to the Adelante Eastside Redevelopment Plan EIR and has included the Tribal Resources category. As part of the review of tribal resources, the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed and the results were "positive" as stated in the NAHC letter dated November 14, 2018. The NAHC has advised the City to contact your Tribe regarding information for known and recorded sites.

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Monique Acosta <monique.acosta@lacity.org>
To: "Acosta, Monique" <monique.acosta@lacity.org>
Bcc: lcadelaria1@gabrielinotribe.org

Tue, Dec 11, 2018 at 2:36 PM

[Quoted text hidden]

[Quoted text hidden]



DB - Photo Exhibit.PDF

2739K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: monique.acosta@lacity.org

Tue, Dec 11, 2018 at 2:37 PM



Address not found

Your message wasn't delivered to **lcandelaria1@gabrielenotribe.org** because the domain gabrielenotribe.org couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 3880034 DNS type 'mx' lookup of gabrielenotribe.org responded with code NXDOMAIN Domain name not found: gabrielenotribe.org

Final-Recipient: rfc822; lcandelaria1@gabrielenotribe.org

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 3880034 DNS type 'mx' lookup of gabrielenotribe.org responded with code NXDOMAIN

Domain name not found: gabrielenotribe.org

Last-Attempt-Date: Tue, 11 Dec 2018 14:37:16 -0800 (PST)

----- Forwarded message -----

From: Monique Acosta <monique.acosta@lacity.org>

To: "Acosta, Monique" <monique.acosta@lacity.org>

Cc:

Bcc: lcandelaria1@gabrielenotribe.org

Date: Tue, 11 Dec 2018 14:36:38 -0800

Subject: Re: Tribal Cultural Resources / CPC-2018-998-DB-CU

Dear Tribal Representative,

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authorized to speak on behalf of the Tribe. The information for known or recorded tribal cultural resources should be provided by January 4, 2019.

[image: CitySeal.png] <<http://www.lacity.org>>

Monique Acosta, City Planning Associate

Department of City Planning

T: (213) 978-1173 | *F*: (213) 978-1226

200 N. Spring St., Room 621

Los Angeles, CA. 90012

On Tue, Dec 11, 2018 at 2:29 PM Monique Acosta <monique.acosta@lacity.org> wrote:

> Dear Tribal Representative,
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> include 100, 110, 114 South Boyle Avenue and 1800 East First Street, Los
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>
> [image: CitySeal.png] <<http://www.lacity.org>>
>
> *Monique Acosta, City Planning Associate*

----- Message truncated -----

1st and Boyle
110 S. Boyle Avenue
Los Angeles, CA
90003

Exhibit _____
Photo Index



View 1

Google Earth

© 2017 Google

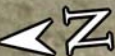
1.84 ft



View 2

Google Earth

© 2017 Google



6.67 ft

View 3

Google Earth

© 2017 Google



7.53 ft



View 4

Google Earth

© 2017 Google

Santa Ana Fwy
← North 101

7.86 ft



View 5

Google Earth

© 2017 Google

6.55 ft

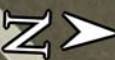


View 6

Google Earth

© 2017 Google

7.44 ft



View 7



View 8



STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

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



November 14, 2018

Brett Pomeroy
Pomeroy Environmental Services

VIA Email to: brett@pomeroyes.com

RE: 1st and Boyle Mixed-Use Project (110-114 S. Boyle Avenue), Los Angeles County.

Dear Mr. Pomeroy:

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 positive. Please contact the Gabrieleno Band of Mission Indians-Kizh Nation on the attached list for more information. 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 me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: katy.sanchez@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez
Associate Environmental Planner

Attachment

**Native American Heritage Commission
Native American Contacts List
11/14/2018**

Gabrieleno Band of Mission Indians - Kizh Nation Andrew Salas, Chairperson P.O. Box 393 Covina ,CA 91723 admin@gabrielenoindians.org (626) 926-4131	Gabrielino	Gabrielino-Tongva Tribe Charles Alvarez, Councilmember 23454 Vanowen St. West Hills ,CA 91307 roadkingcharles@aol.com (310) 403-6048	Gabrielino
Gabrieleno/Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson P.O. Box 693 San Gabriel ,CA 91778 GTTribalcouncil@aol.com (626) 483-3564 Cell (626) 286-1262 Fax	Gabrielino Tongva		
Gabrielino /Tongva Nation Sandonne Goad, Chairperson 106 1/2 Judge John Aiso St., #231 Los Angeles ,CA 90012 sgoad@gabrielino-tongva.com (951) 807-0479	Gabrielino Tongva		
Gabrielino Tongva Indians of California Tribal Council Robert F. Dorame, Chairman P.O. Box 490 Bellflower ,CA 90707 gtongva@gmail.com (562) 761-6417 Voice/Fax	Gabrielino Tongva		
Gabrielino-Tongva Tribe Linda Candelaria, Chairperson 80839 Camino Santa Juliana Indio ,CA 92203 lcandelaria1@gabrielinotribe.org	Gabrielino		

This list is current as of the date of this document and is based on the information available to the Commission on the date it was produced.

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 Resources Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed: 1st and Boyle Mixed-Use Project, (110-114 S. Boyle Avenue), Los Angeles County.



CPC-2018-998-DB-CU
EXHIBIT C1h - SCG Service Letter



October 18, 2017

Westland Group, Inc.
4150 Concourses, S. 100
Ontario, Ca 91764

RE: Will Serve Letter Request for – South-East corner of Boyle Ave and 1st St, Los Angeles, CA

To whom it may concern:

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (Commission) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

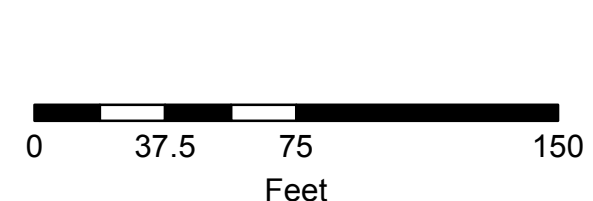
If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Sincerely,

Gamaliel Vazquez

Gamaliel Vazquez
Planning Associate
Compton Headquarters



Notes:



CENTRAL DISTRICT SEWER WYE MAP

- Sewer Structures**
- Clean Out
 - Manhole
 - Catch Basin
 - Other Structure
 - Physical Structure Abandoned
 - Water Maintenance Hole
 - Gate Valve
 - Other Valve
 - Outfall
 - Relief Valve
 - Stop
 - Transition Non Structure
 - Other Maintenance Hole
 - Siphon
 - Special Structure
 - Special Structure
 - Terminus Maintenance Structure

- Wyses**
- In Service
 - As Bld
 - Inactive
 - Proposed
 - Abandoned
 - Labels



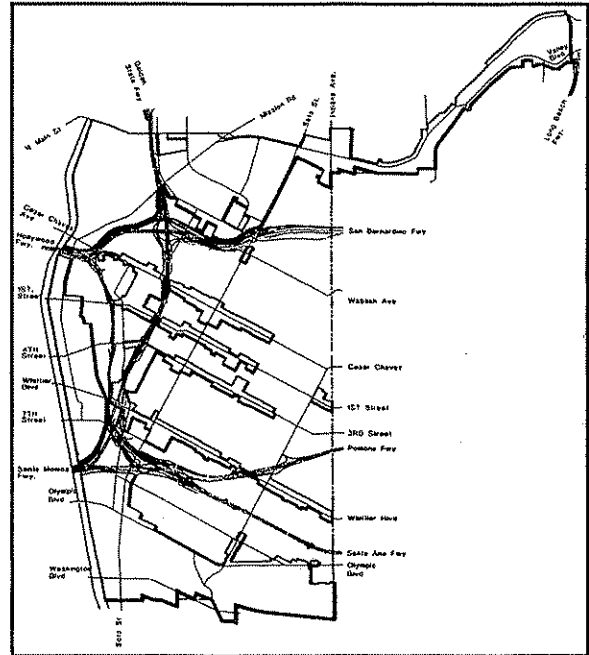
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Adelante Eastside Redevelopment Project

Final Environmental Impact Report

SCH# 9706165



Prepared for
The Community Redevelopment Agency of the City of Los Angeles

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TABLE OF CONTENTS

ADELANTE EASTSIDE REDEVELOPMENT PROJECT PROGRAM FEIR

EXECUTIVE SUMMARY	S-1
S.1 INTRODUCTION	S-1
S.2 DESCRIPTION OF THE PROPOSED PROJECT	S-4
S.3 AREAS OF CONTROVERSY	S-6
S.4 SUMMARY OF ENVIRONMENTAL EFFECTS	S-6
 CHAPTER 1 INTRODUCTION	1-1
1.1 INTRODUCTION AND BACKGROUND	1-1
1.2 THE CEQA ENVIRONMENTAL REVIEW PROCESS	1-2
1.3 INTENDED USES OF THE EIR AND PUBLIC AGENCY ACTIONS	1-4
1.4 FORMAT OF THE ANALYSIS	1-4
 CHAPTER 2 DESCRIPTION OF THE REDEVELOPMENT PROJECT	2-1
2.1 PROJECT LOCATION	2-1
2.2 GOALS AND OBJECTIVES	2-4
2.3 PROJECT CHARACTERISTICS	2-6
2.4 ALTERNATIVES TO BE CONSIDERED	2-7
 CHAPTER 3 ENVIRONMENTAL SETTING, IMPACTS, MITIGATION	3-1
3.1 INTRODUCTION	3-1
3.2 LAND USE	3-1
3.3 HOUSING, POPULATION, AND EMPLOYMENT	3-12
3.4 URBAN DESIGN/VISUAL QUALITY	3-20
3.5 CULTURAL RESOURCES	3-37
3.6 TRAFFIC AND CIRCULATION	3-56
3.7 AIR QUALITY	3-95
3.8 NOISE	3-116
3.9 PUBLIC SERVICES	3-121
3.10 UTILITIES	3-139
3.11 ENERGY CONSUMPTION AND CONSERVATION	3-153
3.12 GEOLOGY AND SEISMICITY	3-159
3.13 HYDROLOGY	3-170
3.14 HAZARDOUS MATERIALS	3-174
3.15 BIOLOGICAL RESOURCES	3-183
 CHAPTER 4 OTHER DISCUSSIONS REQUIRED BY CEQA	4-1
4.1 CUMULATIVE IMPACTS	4-1
4.2 GROWTH INDUCING IMPACTS	4-10
4.3 IRREVERSIBLE ENVIRONMENTAL CHANGES	4-11
 CHAPTER 5 ALTERNATIVES TO THE PROJECT	5-1
5.1 INTRODUCTION	5-1
5.2 NO PROJECT ALTERNATIVE	5-1
5.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE	5-4

CHAPTER 6	PERSONS AND ORGANIZATIONS CONSULTED	6-1
CHAPTER 7	LIST OF PREPARERS	7-1
CHAPTER 8	RESPONSES TO COMMENTS ON THE DEIR	8-1
APPENDIX A	BIBLIOGRAPHY	A-1
APPENDIX B	NOTICE OF PREPARATION AND RESPONSES	B-1
APPENDIX C	HISTORIC RESOURCES IN OR NEAR SUBAREAS	C-1
APPENDIX D	TRAFFIC STUDY TABLES AND FIGURES	D-1
APPENDIX E	HAZARDOUS WASTE SITES	E-1
APPENDIX F	AIR QUALITY WORKSHEETS	F-1

LIST OF FIGURES

Figure S-1: Regional Location of Adelante Eastside Redevelopment Project Area	S-2
Figure S-2: Redevelopment Project Area Subareas	S-3
Figure 2-1: Regional Location of Adelante Eastside Redevelopment Project Area	2-2
Figure 2-2: Redevelopment Project Area Subareas	2-3
Figure 2-3: Proposed Metro Red Line East Side Stations in Project Area	2-10
Figure 3-1: Subarea 1 Visual Resources	3-23
Figure 3-2: Sears Roebuck Site and Building	3-27
Figure 3-3: Subarea 4 Visual Setting	3-29
Figure 3-4: Significant Views	3-32
Figure 3-5: San Antonio Winery and Lincoln Heights Neighborhood	3-40
Figure 3-6: USC Medical Center	3-42
Figure 3-7: Lattice Power Pole and Street Light Standard	3-44
Figure 3-8: Fourth Street Bridge	3-46
Figure 3-9: Sears Complex	3-47
Figure 3-10: Wyvernwood and Olympic Boulevard Bridge	3-49
Figure 3-11: Lambourn and Turner Grocery and St. Mary's Church	3-51
Figure 3-12: Analyzed Intersections and Freeway Segments	3-58
Figure 3-13: Public Transit	3-63
Figure 3-14: Locations of Cumulative Projects	3-70
Figure 3-15: SCAQMD Air Monitoring Network (LA County)	3-100
Figure 3-16: Noise-Sensitive Receptor Locations	3-119
Figure 3-17: Public Services Within the Proposed Project Area	3-123
Figure 3-18: Geologic Map	3-160
Figure 3-19: Fault Map	3-164

LIST OF TABLES

Table S-1:	New Development by Alternative	S-7
Table S-2:	Summary of Environmental Impacts	S-8
Table 2-1:	New Development by Alternative	2-13
Table 3-1:	Planned Land Uses	3-4
Table 3-2:	Proposed Project Consistency With SCAG Regional Comprehensive Plan (RCP) Goals, Policies, and Guide	3-9
Table 3-3:	Existing Housing and Population	3-13
Table 3-4:	Housing, Population, and Employment Generated by Proposed Project Alternatives	3-15
Table 3-5:	Study Intersections and Freeway Segments	3-57
Table 3-6:	Level of Service Definitions for Signalized Intersections	3-60
Table 3-7:	Level of Service Definitions for Two-Way Stop-Controlled Intersections	3-61
Table 3-8:	Existing Intersections Levels of Service	3-62
Table 3-9:	Trip Generation Estimates for Cumulative Projects	3-69
Table 3-10:	Trip Generation Summary by Alternative	3-72
Table 3-11:	Year 2015 Cumulative Base and Cumulative Plus Project (Minimum Alternative) - Intersection Levels of Service	3-75
Table 3-12:	Year 2015 Cumulative Base and Cumulative Plus Project (Moderate Alternative) - Intersection Levels of Service	3-77
Table 3-13:	Year 2015 Cumulative Base and Cumulative Plus Project (Maximum Alternative) - Intersection Levels of Service	3-79
Table 3-14:	CMP Freeway Impact Analysis - Maximum Development Alternative	3-84
Table 3-15:	Year 2015 Cumulative Base and Cumulative Plus Project W/ Mitigation (Minimum Alternative) - Level of Service	3-91
Table 3-16:	Year 2015 Cumulative Base and Cumulative Plus Project W/Mitigation (Moderate Alternative) - Intersection Levels of Service	3-92
Table 3-17:	Year 2015 Cumulative Base and Cumulative Plus Project W/ Mitigation (Maximum Alternative)	3-93
Table 3-18:	Ambient Air Quality Standards	3-98
Table 3-19:	Summary of Air Quality Data Central Los Angeles Source/Receptor Area Air Monitoring Station	3-101
Table 3-20:	Emission Thresholds of Significance	3-102
Table 3-21:	Total Peak Day Construction Emissions	3-104
Table 3-22:	Total Operational Emissions	3-107
Table 3-23:	Peak 1-Hour PM Carbon Monoxide Concentrations	3-109
Table 3-24:	Peak 8-Hour AM Carbon Monoxide Concentrations	3-110
Table 3-25:	Peak 8-Hour PM Carbon Monoxide Concentrations	3-111
Table 3-26:	Peak 1-Hour AM Carbon Monoxide Concentrations	3-112
Table 3-27:	Total Peak Day Construction Emissions After Mitigation	3-115
Table 3-28:	Traffic Noise Levels With and Without the Proposed Project (CNEL, dBA)	3-120
Table 3-29:	Additional Police Officers Potentially Needed	3-128
Table 3-30:	LAUSD K 12 (R3) Enrollment, FY 1991/92 TO FY 1993/94	3-131
Table 3-31:	LAUSD Public Schools Serving the Proposed Project Area	3-133

Table 3-32: Increase in Student Enrollment Due to Additional Residential Units	3-134
Table 3-33: Increased Student Enrollment Due to Additional Employment	3-135
Table 3-34: Libraries in the Proposed Project Area	3-137
Table 3-35: Parks and Recreational Centers in the Proposed Project Area	3-138
Table 3-36: Additional Water Demand for Each Alternative	3-142
Table 3-37: Additional Sewage Generation for Each Alternative	3-146
Table 3-38: Class III Landfills in Los Angeles County	3-150
Table 3-39: Additional Solid Waste Generated for Each Development Alternative	3-151
Table 3-40: Electrical Consumption	3-156
Table 3-41: Natural Gas Consumption	3-156
Table 3-42: Gasoline Consumption Due to Additional Automobile Trips Generated	3-157
Table 3-43: Diesel Fuel Consumption Due to Additional Truck Trips Generated	3-157
Table 3-44: Historically Active and Active Faults in the Region	3-163
Table 3-45: Historic Earthquakes	3-166
Table 3-46: Summary of Potentially Contaminated Sites	3-178
Table 4-1: Cumulative Land Use Analysis	4-2

EXECUTIVE SUMMARY

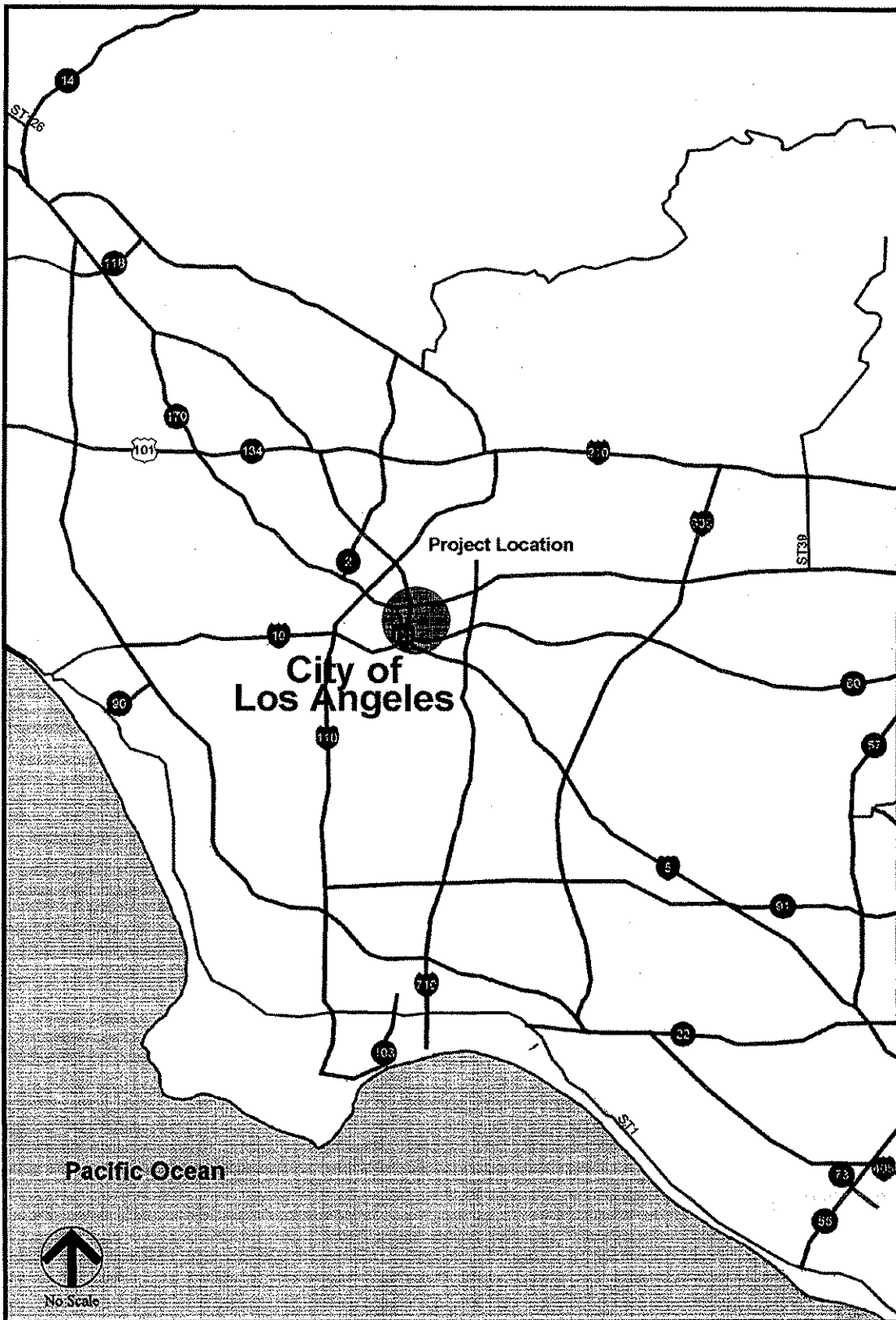
S.1 INTRODUCTION

The proposed Adelante Eastside Redevelopment Project is the culmination of a 6-year effort by community residents, property owners, business operators, community leaders, Councilman Richard Alatorre's office (Council District 14), the Eastside Community Advisory Committee (CAC), the Project Area Committee (PAC), and the Community Redevelopment Agency of the City of Los Angeles (CRA or Agency) to address revitalization opportunities in the Boyle Heights community and along the Valley Boulevard/Alhambra Avenue industrial corridor in El Sereno.

In 1992 Councilman Alatorre initiated a study to examine existing physical and economic conditions and assess the potential for economic revitalization on the eastside. That study, the *Eastside Neighborhoods Revitalization Study*, was completed in June 1993. The study area covered a 10-square mile area generally bounded by the Los Angeles River on the west, North Main Street and Mission Road/Huntington Drive on the north, and the city limits on the east and south. One of the recommendations in that study was that the Agency initiate a feasibility study of the redevelopment potential of Boyle Heights and the Valley Boulevard industrial corridor in El Sereno. In August 1993, the Los Angeles City Council acted on this recommendation and approved preparation of a feasibility study. The *Eastside Redevelopment Feasibility Study* (April 1995) assessed and confirmed indications of physical and economic blight. The area addressed in the *Feasibility Study* covered approximately 3.9 square miles (2,500 acres) and included the industrial and commercial areas of Boyle Heights and a portion of El Sereno. The larger residential areas of the community were excluded from the study area. On September 29, 1995, the City Council authorized the Agency to initiate the redevelopment plan adoption process for the proposed Adelante Eastside Redevelopment Project Area.

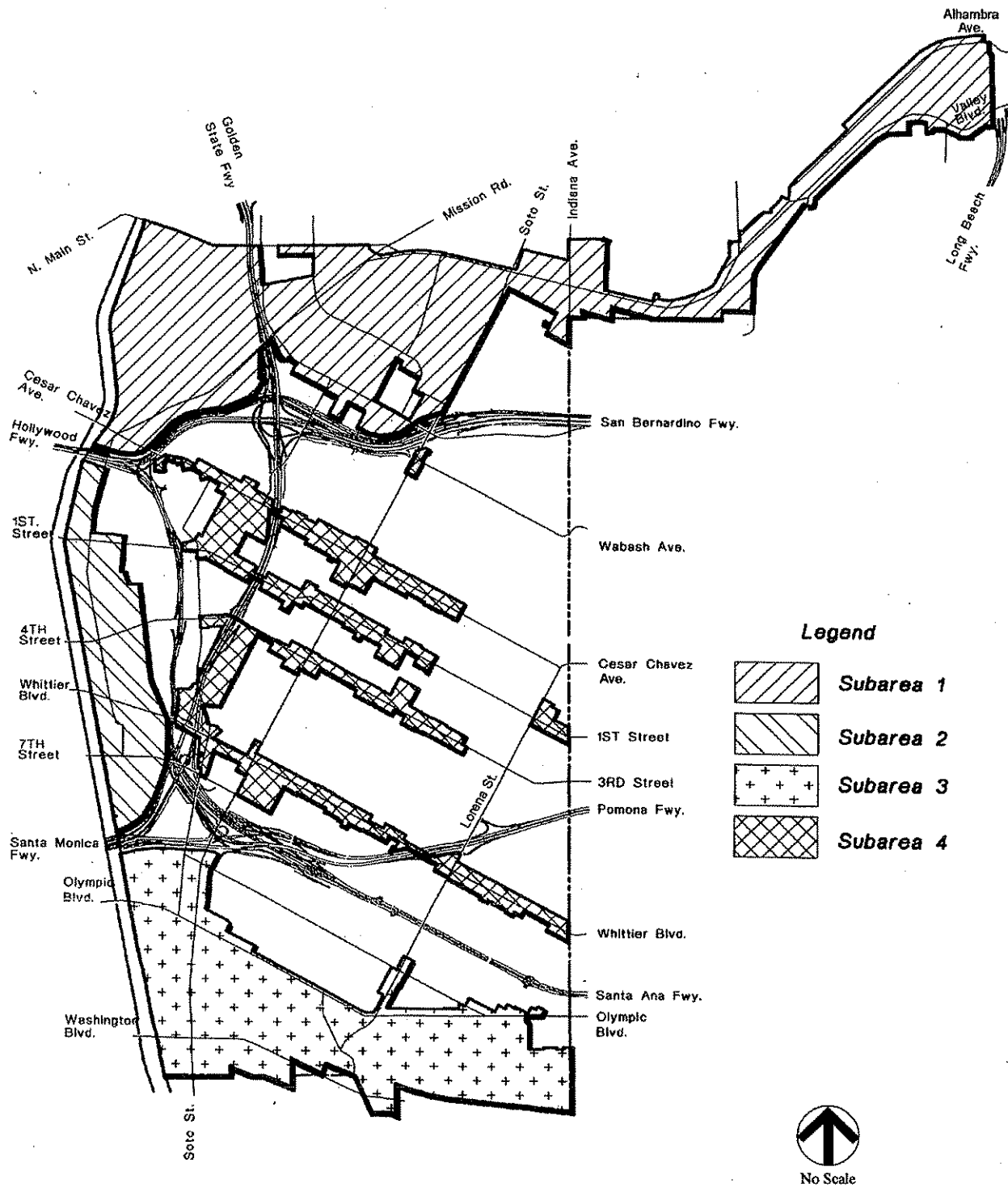
The proposed Adelante Eastside Redevelopment Project Area (Project Area) covers approximately 2,200 acres in the City of Los Angeles and encompasses several major commercial and industrial corridors in the Boyle Heights, Lincoln Heights, and El Sereno communities in the City. The proposed Project Area is just east of downtown Los Angeles and the Los Angeles River, and is surrounded by the Los Angeles city communities of Lincoln Heights on the north and Central City North on the west, by the Cities of Alhambra and Monterey Park and unincorporated East Los Angeles on the east, and the Cities of Commerce and Vernon on the south. Figure S-1 shows the regional location of the proposed Redevelopment Project. The proposed Project Area is divided into four subareas as shown on Figure S-2. The subareas are designed to capture those sites on the eastside where economic change is most likely to occur based on community revitalization goals and market development potential.

The objective of the proposed Adelante Eastside Redevelopment Project is to improve the physical, social, and economic environment of the proposed Project Area through actions that would result in new development and through adoption of a comprehensive revitalization strategy that would provide opportunities and services for area residents and businesses.



*Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles*

*Figure S-1
Regional Location of Adelante Eastside
Redevelopment Project Area*



Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles

Figure S-2
Redevelopment Project Area Subareas

The California Environmental Quality Act (CEQA) and the California Community Redevelopment Law require the preparation of an Environmental Impact Report (EIR) on any proposed redevelopment plan. The *State CEQA Guidelines* state that all public and private activities that would be implemented under a redevelopment plan constitute a single project and that the appropriate type of EIR is a Program EIR. A Program EIR is not project-specific, but instead addresses policy interventions and overall revitalization strategies that may be incorporated into and implemented under a redevelopment plan. Under CEQA, specific projects may rely on a Program EIR as the base document for environmental review. This reduces and expedites environmental review processing time when actual projects to stimulate revitalization and redevelopment are proposed by private and/or public entities.

S.2 DESCRIPTION OF THE PROPOSED PROJECT

The proposed project is the adoption of a Redevelopment Plan for the proposed Adelante Eastside Redevelopment Project Area (Project Area). The activities that the Agency may undertake include:

- The execution of agreements with existing owners and tenants located in the proposed Project Area, subject to the limitations and requirements provided by law and established rules governing owner and tenant participation adopted by the Agency;
- The acquisition of property (by eminent domain if necessary) as necessary to carry out the Redevelopment Plan throughout the Project Area;
- The management of property under the ownership and control of the Agency until resold;
- The relocation and rehousing of displaced occupants of acquired property;
- The demolition or removal of buildings and improvements;
- The installation, construction, expansion, addition, maintenance, or reconstruction of streets, utilities, and other public facilities and improvements;
- The rehabilitation and preservation of buildings and structures;
- The disposition and redevelopment of land by private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
- The provision for low- and moderate-income housing; and
- The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan.

The proposed project embodies three build-out scenarios that could occur under the Redevelopment Plan.

The proposed Redevelopment Project alternatives do not represent any particular site-specific project or projects. The alternatives serve as a means to assess various levels of development that may be stimulated throughout the proposed Project Area. The levels of development proposed under each alternative are intended to bracket the range of possible environmental consequences. It is also important to note that the levels of development evaluated do not represent a worst-case scenario. The alternatives encompass minimum, moderate, and maximum levels of development. The proposed alternatives represent what are believed to be the most probable levels of development over the next 5 to 15 years under each of these scenarios.

MINIMUM/INFILL DEVELOPMENT ALTERNATIVE

This alternative is intended to address the minimum probable level of change that would be necessary to support, stimulate, and result from reinvestment and revitalization in the proposed Adelante Eastside Redevelopment Project Area. It focuses on opportunity sites that have a near-term development potential. This alternative would provide a minimum amount of infill development on existing vacant residential, commercial, and industrial sites and reuse of a limited number of vacant commercial and industrial buildings. A net total of 107,000 square feet of commercial development and 751,200 square feet of industrial development could occur under this alternative. In addition, 2,800 square feet of community facility uses (e.g., child care and youth centers) and 30 residential units could be developed. These actions could be complemented with streetscape improvements along major corridors and repairs to public areas, as well as landscaping and other improvements (e.g. new signage, awnings, and paint) to participating private properties in order to upgrade the appearance of businesses. Additionally, existing off-street parking areas could be upgraded by resurfacing, lighting, landscaping, and new signage. This alternative would not require displacement of businesses or residences.

MODERATE DEVELOPMENT ALTERNATIVE

The Moderate Development Alternative is intended to address the probable level of development that could occur assuming a greater level of development on vacant sites and the reuse of more sites with vacant buildings than would occur under the Minimum/Infill Development Alternative. A net total of 296,400 square feet of commercial development, 1,541,900 square feet of industrial development, and 5,500 square feet of community uses could be provided under this alternative. In addition, 120 new residential units could be developed. Improvements to streetscapes, building facades, and public parking would be similar to those provided under the Minimum/Infill Development Alternative. No displacements of industrial, commercial, or residential uses would occur under this alternative.

MAXIMUM PROBABLE DEVELOPMENT ALTERNATIVE

The Maximum Probable Development Alternative is intended to address the maximum probable level of change that could be achieved within 10 to 15 years or by the year 2015 (the build-out year for EIR analysis purposes) given the land use capacity established in the Boyle Heights Community Plan and Northeast Los Angeles District Plan. A net total of ~~581,600~~ 2,001,600 square feet of commercial development, 2,577,400 square feet of industrial development, and

11,000 square feet of community uses could occur under the Maximum Probable Development Alternative. Additionally, a net total of 130 new residential units could be developed. Improvements to streetscapes, building facades, and public parking would be similar to those provided under the other two alternatives. In addition to the proposed infill development and building reuse, the Maximum Probable Development Alternative also proposes new development on underutilized though currently improved property.

Because this alternative could require acquisition of underutilized sites, it could result in displacement of residences, commercial uses, and industrial uses. For analysis purposes, prototypical underutilized sites were considered for redevelopment. This alternative when applied to prototypical underutilized sites, could result in the displacement of 40 residential units in Subarea 2 and 25 units in Subarea 3. All of these residential uses are located in predominantly industrial areas. Commercial displacement was assumed to affect a 3.5-acre site in Subarea 3. Displacement of industrial uses on the former Bethlehem Steel site, which encompasses about 3.8 acres, and on several scattered underutilized industrial properties, was assumed for analysis purposes for this alternative.

The development levels associated with each of the alternatives are summarized in Table S-1.

S.3 AREAS OF CONTROVERSY

Implementation of the proposed Adelante Eastside Redevelopment Project could result in the displacement of an estimated 65 residential units under the Maximum Probable Development Alternative. These units tend to be isolated, scattered residential structures located on industrially zoned land in predominantly industrial areas of Subareas 2 and 3. ~~Although the CRA will not use its eminent domain powers to acquire properties dedicated exclusively to residential uses, it is recognized that these~~ These units are likely to convert over time to industrial uses as a result of the proposed Redevelopment Plan and market forces. The majority of these units probably are affordable housing occupied by low-income residents. Although the proposed Adelante Eastside Redevelopment Project is expected to result in the development of new housing (an estimated 30, 120, and 195 new units under the Minimum, Moderate, and Maximum Alternatives, respectively) the potential displacement of existing housing may be considered controversial. The Maximum Probable Development may also result in the displacement of a small amount of commercial and industrial development on underutilized parcels.

Another potentially controversial issue results from adjacency impacts (e.g. truck traffic, noise, air quality and other land use effects) of new industrial development on nearby residential uses.

S.4 SUMMARY OF ENVIRONMENTAL EFFECTS

A summary of the potential environmental effects of the project alternatives and measures to mitigate those effects is provided in Table S-2

Table S-1: New Development by Alternative

Subarea	Residential (dwelling units)			Commercial (sq. ft.)				Industrial (sq. ft.)				Other (sq. ft.)	
	Infill	Displace-ment	Net Develop-ment	Infill	Vacant Bldg Reuse	Displace-ment	Net Develop-ment	Infill	Vacant Bldg Reuse	Displace-ment	Net Develop-ment	Infill	Net Develop-ment
MINIMUM/INFILL DEVELOPMENT ALTERNATIVE													
1	0	0	0	3,200	5,800	0	9,000	544,500	20,700	0	565,200	2,800	2,800
2	0	0	0	0	0	0	0	0	93,000	0	93,000	0	0
3	0	0	0	0	0	0	0	0	93,000	0	93,000	0	0
4	30	0	30	34,800	63,200	0	98,000	0	0	0	0	0	0
Total	30	0	30	38,000	69,000	0	107,000	544,500	206,700	0	751,200	2,800	2,800
MODERATE DEVELOPMENT ALTERNATIVE													
1	0	0	0	6,400	11,500	0	17,900	580,800	41,400	0	622,200	5,500	5,500
2	0	0	0	0	0	0	0	36,300	186,200	0	222,500	0	0
3	0	0	0	0	0	0	0	511,000	186,200	0	697,200	0	0
4	120	0	120	152,000	126,500	0	278,500	0	0	0	0	0	0
Total	120	0	120	158,400	138,000	0	296,400	1,128,100	413,800	0	1,541,900	5,500	5,500
MAXIMUM PROBABLE DEVELOPMENT ALTERNATIVE													
1	0	0	0	82,600	23,000	0	105,600	726,000	62,000	0	788,000	11,000	11,000
2	0	40	(40)	0	0	0	0	214,200	279,300	0	493,500	0	0
3	0	25	(25)	92,600	0	20,600	72,000	1,061,400	279,300	44,800	1,295,900	0	0
4	195	0	195	152,000	252,000	0	404,000	0	0	0	0	0	0
Total	195	65	130	327,200	275,000	20,600	581,600	2,001,600	620,600	44,800	2,577,400	11,000	11,000
Source: Community Redevelopment Agency, 1997.													

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-2 LAND USE					
Consistency with Local Plans and Zoning	Maximum Probable	Residential uses on industrially zoned land in Subareas 2 and 3 could convert to or be replaced with industrial uses.	Not Significant	None required; consistent with local plans and zoning.	Not Significant
	All Alternatives	Specific development projects may require zone changes, zoning variances, conditional use permits or other actions necessary to comply with the City's Planning and Zoning Code.	Potentially Significant	LU-4 Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.	Not Significant
	All Alternatives	New industrial development that is located within close proximity of the Los Angeles River Master Plan (LARMP) could conflict with goals of the LARMP to beautify the river corridor.	Not Significant	LU-6 The Agency shall coordinate with the County regarding LARMP and Redevelopment Plan consistency.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Land Use Conflicts	All Alternatives	New commercial and industrial development has the potential to result in land use conflicts (noise, visual, air quality, traffic impacts, etc.) with existing residential land uses. Land use conflicts would be greater under the Moderate and Maximum Probable Development Alternatives than under the Minimum/Infill Alternative.	Potentially Significant	<p>LU-1 Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate improvements to selected intersections and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.</p> <p>LU-2 Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.</p> <p>LU-3 Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed use situations).</p> <p>LU-5 Truck routes shall be posted and trucks shall be prohibited from residential areas.</p>	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-3 HOUSING, POPULATION, & EMPLOYMENT					
Displacement of Housing, People, Businesses, or Employees	Minimum/Infill	No displacements.	Not Significant	None required.	Not Significant
	Moderate	No displacements.	Not Significant	None required.	Not Significant
	Maximum Probable	Displacement of an estimated 65 residential units; 270 residents; 20,600 sq. ft. of commercial space; 41 commercial jobs; 44,800 sq. ft. of industrial space; and 149 industrial jobs.	Residential displacements-significant; business displacements-not significant	<p>HPE-1 Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:</p> <ul style="list-style-type: none"> - provide the standard per-unit relocation assistance fee for private development (\$2,000 to each tenant and \$5,000 per unit for units occupied by children, disabled or elderly.) - provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants. - provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development. <p>HPE-2 Replace affordable housing on a 1:25:1 ratio basis at least a one-for-one basis.</p>	Potentially Significant
Creates demand for housing	All Alternatives	The additional employment generated under each alternative could create additional pressure on an already tight housing market.	Potentially Significant	See above.	Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-4 URBAN DESIGN/VISUAL QUALITY					
Substantial Demonstrable Negative Aesthetic Impact	All Alternatives	New development, especially along historic corridors in Boyle Heights, could be inconsistent with the visual character of the existing streetscape and incompatible in size, scale, massing, use, or architectural style.	Not Significant	<p>V-1 New development shall be reviewed by CRA to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.</p> <p>V-2 Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.</p> <p>V-3 New developments along commercial corridors shall be coordinated with adjacent developments by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.</p> <p>V-4 New development shall incorporate community focal points and neighborhood identity into building plans.</p> <p>V-5 To the extent feasible, existing urban design, architectural, historical resources shall be retained.</p> <p>V-6 Street trees shall be replaced on a at least a 1:1 basis; new development shall adhere to the Landscaping Ordinance.</p> <p>V-7 Off-street parking shall be incorporated into building plans.</p> <p>V-8 New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.</p> <p>V-9 Future development near Metro stations shall harmonize with adjacent land uses.</p>	Not Significant
Substantial Disruption of Significant Views	All Alternatives	New development may slightly impede the existing line of sight along the street corridors that provide important viewsheds.	Not Significant	V-10 Future development shall consider significant views and ensure they are protected or enhanced.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Casting of Shade or Shadows	All Alternatives	New commercial and industrial development, which would be generally 1 to 2 stories (3 stories near Metro Rail Red Line stations), could cast shadows on adjacent residential uses.	Not Significant	V-11 New development shall <i>should</i> adhere to height district and building setback restrictions. New building designs shall <i>should</i> harmonize with existing development patterns. Building stepbacks should be considered in the design of new multi-story developments adjacent to residences.	Not Significant
Light or Glare	All Alternatives	Given the shallow lot depths and density of development, potential light and glare impacts from ornamental or security lighting could affect adjacent residential properties.	Not Significant	V-12 New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent residential properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.	Not Significant
3-5 CULTURAL RESOURCES					
Archaeological Resources	All Alternatives	Construction grading or excavation could disturb, scatter, or relocate archaeological resources.	Potentially Significant	CR-1 A qualified archaeologist should be contacted if cultural remains are encountered during construction.	Not Significant
Historic/ Architectural Resources	All Alternatives	<p>Construction could adversely affect historic buildings if new development were incompatible or if construction substantially diminished the integrity of a property's historic setting.</p> <p>Reuse of vacant historic buildings would create adverse impacts if it involved the removal or alteration of character-defining features.</p> <p>Streetscape improvements could adversely affect historic streetlight standards and power poles.</p>	Potentially Significant	<p>CR-2 To the extent feasible, historic resources shall be incorporated into future development and not be demolished.</p> <p>CR-4 Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.</p> <p>CR-5 New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.</p> <p>CR-6 New developments adjacent to historic resources shall be compatible in size, scale, materials, fenestration, and massing.</p> <p>CR-7 The Bureau of Street Lighting, with assistance from project developers, shall consider retaining upgrading and refurbishing historic streetlamps.</p> <p>CR-8 Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.</p>	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Historic/ Architectural Resources (continued)	Maximum Probable	Demolition of historic resources by new industrial development in Subareas 2 and 3 may result in the loss of significant historic resources.	Potentially Significant	<p>CR-3 An historic resources move-on program should be established to mitigate demolition.</p> <p>CR-9 Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.</p> <p>Also see CR-2, CR-5, and CR-6.</p>	Potentially Significant
3-6 TRAFFIC & CIRCULATION					
Surface Streets	Minimum/Infill	There would be significant impacts to the levels of service at 9 of the 37 study intersections during one or both peak hour periods.	Significant	<p>TC-1 Measures to reduce travel demand include (1) providing a DASH shuttle bus system during midday and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation system is complete and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.</p> <p>TC-2 Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.</p>	Significant impacts are projected to remain at 2 of the 9 affected intersections.

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Surface Streets (continued)	Moderate	There would be significant impacts to the levels of service at 19 of the 37 study intersections during one or both of the peak hour periods. The magnitude of the impacts would be greater under this alternative than under the Minimum/Infill Alternative at each of the 19 intersections.	Significant	<p>TC-1 Measures to reduce travel demand include (1) providing a DASH shuttle bus system during midday and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation system is complete and (2) developing a TDM program to reduce AVO and AVR in which large business owners and developers prepare, submit, and implement TDM plans.</p> <p>TC-2 Measures to increase capacity should be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements would include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.</p>	Significant impacts are projected to remain at 13 of the 19 affected intersections.
	Maximum Probable	There would be significant impacts to the levels of service at 20 of the 37 study intersections during one or both of the peak hour periods. The magnitude of the impacts would be greater under this alternative than under either of the other two alternative at each of the 20 intersections.	Significant	<p>TC-1 Measures to reduce travel demand include (1) providing a DASH shuttle bus system during midday and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation system is complete and (2) developing a TDM program to reduce AVO and AVR in which large business owners and developers prepare, submit, and implement TDM plans.</p> <p>TC-2 Measures to increase capacity should be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements would include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.</p>	Significant impacts are projected to remain at 15 of the 20 affected intersections.
Congestion Management Program Freeways Segments	All Alternatives	No significant impacts are expected at either of the two CMP freeway monitoring locations under any of the three project alternatives.	Not Significant	None required.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
CMP Intersections	All Alternatives	No significant impacts are expected at the single CMP arterial monitoring station located in the proposed Project Area under any of the three project alternatives.	Not Significant	None required.	Not Significant
3-7 AIR QUALITY					
Construction Phase Emissions	All Alternatives	Reactive organic compounds (ROCs), carbon monoxide (CO), nitrogen oxides (NO _x), sulfur oxides (SO _x), and particulate matter (PM10) would be emitted by diesel-operated construction equipment during demolition, excavation, and construction phases. Under the worst-case construction scenario for each alternative (i.e., peak construction day occurring in the middle of the 15-year development period with 50% of development occurring on 50% of acreage slated for development), construction emissions would exceed the SCAQMD thresholds for NO _x and PM10 under all three alternatives.	Potentially Significant	<p>AQ-1 Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113 and provide documentation of compliance. Specific measures to be followed include:</p> <ul style="list-style-type: none"> - Moisten soil/debris before grading. - Water exposed surfaces at least twice a day. - Treat areas that will be exposed for extended periods. - Wash tires and under-carriages of departing trucks. - Street sweep as needed. - Securely cover trucks loaded with dirt. - Cease grading under windy conditions. - Seal graded areas as soon as possible. - Keep debris piles wet after demolition. <p>AQ-2 Contractors shall:</p> <ul style="list-style-type: none"> - Maintain equipment in peak condition. - Use low-sulfur diesel fuel in equipment. - Use electric equipment if possible. - Shut engines off when not in use. - Recommend that construction workers wear masks during demolition to avoid breathing lead particles. 	Not significant for individual projects; potentially significant for NO _x and PM10 under worst-case scenario in which many projects are constructed simultaneously
	Maximum Probable	Demolition could result in the release of both asbestos and lead from paint.	Potentially Significant	Same as above	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Air Quality (continued) Operational Phase Emissions	All Alternatives	Regional emissions due to new trips associated with the proposed project could result in emissions that exceed SCAQMD thresholds for NO _x (all 3 alternatives) and CO and ROC (Moderate and Maximum Alternatives). The project is within the overall growth forecasts for the subregion. Therefore, the project is consistent with the 1997 Air Quality Management Plan (AQMP) and all regional air quality impacts are considered by SCAG to be mitigated by the AQMP.	Not Potentially Significant based on SCAQMD criteria	Implementation of the traffic mitigation measures identified in TC-1 above would also reduce pollutant emissions.	Not Potentially Significant based on SCAQMD criteria
	All Alternatives	Local carbon monoxide concentrations in the vicinity of the proposed Project Area would be below state and national standards SCAQMD thresholds.	Not Significant	See measures above.	Not Significant
3-8 NOISE					
Construction Noise	All Alternatives	Demolition and construction activities could temporarily raise community noise levels. The significance of the impact would depend on the duration of the construction period.	Potentially Significant for larger projects	<p>NO-1 The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.</p> <p>NO-2 For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.</p> <p>NO-3 During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.</p> <p>NO-4 During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.</p>	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Traffic Noise	All Alternatives	Traffic generated by the project alternatives would increase ambient noise at sensitive receptors by less than 1 decibel.	Not Significant	None required.	Not Significant
Noise Adjacent to Public Schools	All Alternatives	Changes in noise levels that would result from project-generated traffic would be less than 1 decibel, which is less than the 3-decibel threshold of discernable change.	Not Significant	None required	Not Significant
Operational Noise	All Alternatives	Activities at new commercial and industrial properties including truck loading and trash pickup could result in noise levels that are annoying to nearby residents.	Potentially Significant	NO-5 Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.	Not Significant
3-9 PUBLIC SERVICES					
Fire Protection Services	All Alternatives	<p>Additional development and increased water consumption could reduce fire-flow below required levels resulting in the need for improvements to the local water delivery system.</p> <p>Increased traffic at intersections may affect initial response time.</p> <p>Additional development under each of the alternatives could result in an increase in the number of fire emergencies, which could place additional demands on existing fire protection services.</p>	Not Significant	<p>PS-1 Fire-flow levels shall should be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charged to developers of individual projects within the area.</p> <p>PS-2 Intersection improvement measures should shall be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.</p> <p>PS-3 New development shall comply with applicable fire regulations and codes for providing emergency access.</p> <p>PS-4 New development shall comply with LAFD measures to reduce the impact on fire protection services.</p>	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Police Protection Services	Minimum/Infill	An additional 9 police officers may be required to provide the same level of protection as currently exists.	Potentially Significant	<p>PS-5 Intersection improvements should be implemented as discussed in Section 3-6 to improve initial emergency response capabilities.</p> <p>PS-6 At the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.</p> <p>PS-7 Other measures that could be implemented on a project-to-project basis include: robbery/burglar alarms; parking areas open to public view; security lighting; review approval by LAPD of all businesses desiring to sell or allow consumption of alcoholic beverages within the Project Area; and providing the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers and any information that would facilitate police response.</p>	Not Significant
	Moderate	An additional 19 police officers may be required to provide the same level of protection.	Potentially Significant	Same as above.	Not Significant
	Maximum Probable	An additional 31 police officers may be required to provide the same level of protection.	Potentially Significant	Same as above.	Not Significant
	All Alternatives	Increased traffic at intersections may affect initial response time.	Not Significant	PS-5 Intersection improvements should shall be implemented as discussed in Section 3.6, Traffic and Circulation.	Not Significant
Schools	Minimum/Infill	New housing could directly generate an estimated 14 students. Additional employment could indirectly result in an estimated 587 students District-wide.	Not Significant	None required.	Not Significant
	Moderate	New housing could directly generate an estimated 53 students. Additional employment could indirectly result in an estimated 1,238 students District-wide.	Not Significant	None required.	Not Significant

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ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Schools (continued)	Maximum Probable	New housing could directly generate an estimated 58 students. Additional employment could indirectly result in an estimated 2,108 students District-wide.	Not Significant	None required.	Not Significant
	All Alternatives	On-site construction activities and construction vehicle traffic could pose safety hazards to students travelling to and from school.	Potentially Significant	PS-14 To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.	Not Significant
Libraries	All Alternatives	The incremental increase in the number of residents in the proposed Project Area would not substantially increase the demand for library services.	Not Significant	None required.	Not Significant
Recreational Facilities	All Alternatives	The incremental increase in the number of residents in the proposed Project Area would not substantially increase the demand for recreational facilities.	Not Significant	PS-15 Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use. PS-16 For commercial and industrial development in specific parts of the Project Area, design guidelines should require some open space and/or recreational features to be included in landscaped areas.	Not Significant
3-10 UTILITIES					
Water Supply	Minimum/Infill	Water consumption would increase by approximately 176,000 gallons per day.	Not Significant	UT-3 Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.	Not Significant
	Moderate	Water consumption would increase by approximately 393,000 gallons per day.			
	Maximum Probable	Water consumption would increase by approximately 655,000 gallons per day.			

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ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Infrastructure	All Alternatives	Replacement and repairs may be necessary to the local water delivery system in order to accommodate the demands of new development.	Not Significant	<p>UT-1 Individual developments may be required to make a fairshare contribution to repair and update water delivery infrastructure as determined by the Department of Water and Power.</p> <p>UT-2 Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.</p> <p>UT-3 Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.</p> <p>UT-4 DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of reclaimed water; that individual developments comply with LAFD fire-flow requirements.</p>	Not Significant
Wastewater & Sewage Treatment	Minimum/Infill	Wastewater generation would increase by approximately 92,000 gpd.	Not Significant	UT-5 All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004 165,615, 166,808, and any related subsequent subordinances.	Not Significant
	Moderate	Wastewater generation would increase by approximately 208,000 gpd.			
	Maximum Probable	Wastewater generation would increase by approximately 343,000 gpd.		UT-6 For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval of individual development projects, as required by law.	
	All Alternatives	Additional wastewater could adversely affect local sewer lines that are currently near or exceed 50% capacity.	Potentially Significant	UT-7 At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and the sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.	Not Significant

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ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Storm Drainage	All Alternatives	New development would result in a minor increase in pervious surfaces. Approximately the same amount and type of runoff would be generated by the proposed project for a 50-year frequency storm (Q50) as under the existing conditions.	Not Significant	UT-8 Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board. UT-9 Drainage plans shall be developed and approved by the City Engineer for large scale projects.	Not Significant
Solid Waste Disposal	Minimum/Infill	Solid waste generation would increase by 7.2 tons per day (approximately 14,000 lbs/day) of solid waste, 0.02 percent of that generated in the County.	Not Significant	UT-10 In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning. UT-11 The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.	Not Significant
	Moderate	Solid waste generation would increase by 16.0 tons per day (approximately 32,000 lbs/day) of solid waste, 0.04 percent of that generated in the County.		UT-12 To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposed layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.	
	Maximum Probable	Solid waste generation would increase by 27.4 tons per day (approximately 55,000 lbs/day) of solid waste, 0.07 percent of that generated in the County.			

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-11 ENERGY					
Electricity & Natural Gas Consumption	Minimum/Infill	This alternative would result in the consumption of an additional 5.8 million kWh of electricity and 35.2 million cubic feet of natural gas per year.	Not Significant	EN-1 During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.	Not Significant
	Moderate	This alternative would result in the consumption of an additional 13.0 million kWh of electricity and 77.8 million cubic feet of natural gas per year.	Not Significant	Same as above.	Not Significant
	Maximum Probable	This alternative would result in the consumption of an additional 23.4 million kWh of electricity and 129.8 million cubic feet of natural gas per year.	Not Significant	Same as above.	Not Significant
Gasoline and Diesel Fuel Consumption	Minimum/Infill	This alternative would result in the consumption of an additional 4,229 gallons of gasoline and 799 gallons of diesel fuel per day.	Not Significant	None required.	Not Significant
	Moderate	This alternative would result in the consumption of an additional 8,324 gallons of gasoline and 1,573 gallons of diesel fuel per day. This represents 0.015% of the gasoline and diesel fuel that would be consumed within the SCAG region in the year 2010.	Not Significant	None required.	Not Significant
	Maximum Probable	This alternative would result in the consumption of an additional 13,506 gallons of gasoline and 2,552 gallons of diesel fuel per day. This represents 0.025% of the gasoline and diesel fuel that would be consumed within the SCAG region in the year 2010.	Not Significant	None required.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-12 GEOLOGY & SEISMICITY					
Oil Fields	All Alternatives	The occurrence of improperly abandoned oil wells and/or methane gas in the Boyle Heights oil field area, located within Subarea 4, and nearby "wildcat wells" is a potentially significant, but mitigable impact.	Potentially Significant	GS-1 Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored and protective design measures should be identified.	Not Significant
Soils	All Alternatives	The corrosion potential in of native soil and bedrock is moderate to high for the Ramona-Placentia and Diablo-Altamont Associations, respectively, that underlie portions of the proposed Project Area.	Potentially Significant	GS-2 The impacts of corrosive soils shall be mitigated by use of a sulfate resistant cement in foundations sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from the impacts of corrosive soils.	Not Significant
Ground Shaking	All Alternatives	Strong earthquake-induced ground shaking could result in significant damage to unreinforced above-ground structures.	Significant	GS-3 Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.	Not Significant
Liquefaction	All Alternatives	Damage induced by lateral spreading and liquefaction is generally most severe when liquefaction occurs within 15 to 20 feet of the ground surface. Liquefaction potential is a significant, but mitigable impact.	Significant	GS-4 Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.	Not Significant
Seismically Induced Settlement	All Alternatives	Settlement may occur regionally due to earthquake shaking, withdrawal of ground water and/or withdrawal of hydrocarbons.	Potentially Significant	GS-4 Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-13 HYDROLOGY					
Groundwater	All Alternatives	If groundwater is encountered during the construction of future projects, special shoring installation techniques may be required. Building foundations, basement walls, and floor slabs could be affected if high groundwater levels are encountered, necessitating special remedial measures as part of the project design.	Potentially Significant	<p>H-1 A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.</p> <p>H-2 If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sandy soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.</p>	Not Significant
Surface Waters	All Alternatives	Construction impacts to surface water resources would be related to water runoff during storms and the resulting erosion of barren rock and soil surfaces exposed during construction-related excavation. This would result in sediment loadings on downstream storm water and/or surface water.	Potentially Significant	H-3 State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3-14 HAZARDOUS MATERIALS					
	All Alternatives	<p>Historic and current commercial land use activities within the proposed Project Area have resulted in localized areas of hazardous substance contamination.</p> <p>Leaking underground storage tank sites represent the most significant potential for environmental contamination and corresponding impacts to new development.</p> <p>Subareas 1 through 3 contain large industrial and/or manufacturing facilities suggesting that any contamination present may be widespread.</p> <p>There are a total of 55 92 low, 209 moderate, and 89 55 high potential sites of contamination in the proposed Project Area.</p> <p>The reuse of structures may involve highly specific environmental hazards such as asbestos-containing building materials (ACBMs), lead-based paints, asphalt-based tile, mercury vapor lamps, floors or concrete corroded with unknown substances, or other items that may pose environmental and health and safety hazards.</p>	Significant	<p>HM-1 If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.</p> <p>HM-2 If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (> 5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. Inactive underground storage tank sites should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will require remedial plans.</p> <p>HM-3 If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial plans.</p> <p>HM-4 Qualified personnel shall perform all work related to hazardous materials.</p>	Not Significant

Table S-2: Summary of Environmental Impacts

ENVIRONMENTAL IMPACT CATEGORY	ALTERNATIVE	POTENTIAL ENVIRONMENTAL EFFECTS	SIGNIFICANCE	MITIGATION	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Hazardous Waste (continued)	All Alternatives	See above.	See above	HM-5 At sites where underground storage tanks are suspected, the presence of such tanks must be proved.	See above
				HM-6 Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.	
				HM-7 Monitor development sites during demolition and excavation.	
				HM-8 If excavation of contaminated soil is required, an Excavation Management Plan shall be submitted to the SCAQMD and a permit shall be obtained.	
				HM-9 The Division of Oil, Gas and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.	
				HM-10 The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.	
				HM-11 The history of hazardous materials use on a site should be disclosed before the site is acquired.	
				HM-12 If unknown contamination at a site is encountered, the nature of the contamination should be determined and possible remediation plans developed before work on the site is permitted to continue.	
				HR-13 A source control program for facilities handling hazardous materials shall be developed.	
3-15 BIOLOGICAL RESOURCES					
	All Alternatives	Some landscaping and common urban vegetation may be removed during construction of specific projects.	Not Significant	None required.	Not Significant
Source: Myra L. Frank & Associates, Inc., 1998.					

CHAPTER 1 INTRODUCTION

1.1 INTRODUCTION AND BACKGROUND

The proposed Adelante Eastside Redevelopment Project grew out of concern from eastside Los Angeles residents over the lack of community investment, the deterioration of buildings and public infrastructure, and the impact of changing demographics in the communities of Boyle Heights and El Sereno. The Redevelopment Project is the culmination of a 6-year effort by community residents, property owners, business operators, community leaders, Councilman Richard Alatorre's office (Council District 14), the Eastside Community Advisory Committee (CAC), the Project Area Committee (PAC), and the Community Redevelopment Agency of the City of Los Angeles (CRA or Agency) to identify revitalization opportunities in the communities of Boyle Heights and El Sereno.

In 1992 Councilman Alatorre initiated a study to examine existing physical and economic conditions and to assess the potential for economic revitalization in the Boyle Heights and El Sereno communities of Los Angeles. The study area covered a 10-square mile area generally bounded by the Los Angeles River on the west, North Main Street and Mission Road/Huntington Drive on the north, and the city limits on the east and south. The *Eastside Neighborhoods Revitalization Study*, which was completed in June 1993, contained 11 recommendations that were developed in concert with Council District 14, the CAC, and the Agency. One of the recommendations was that the Agency initiate a feasibility study of the development potential of Boyle Heights and the Valley Boulevard industrial corridor in El Sereno. In August 1993, the Los Angeles City Council acted on this recommendation and approved preparation of a feasibility study. The study was to focus on the development potential of the commercial and industrial areas of Boyle Heights and El Sereno.

The *Eastside Redevelopment Feasibility Study* (April 1995) assessed and confirmed indicators of physical and economic blight; included a market feasibility analysis of the survey area; analyzed the tax increment financing potential of the study area; determined the feasibility of establishing a redevelopment project area; and evaluated strategies to accomplish some of the revitalization goals set forth in the *Eastside Neighborhoods Revitalization Study*. The area addressed in the *Feasibility Study* covered approximately 3.9 square miles (2,500 acres) and included the industrial and commercial areas of Boyle Heights and a portion of El Sereno. The larger residential areas of the community were excluded from the study area. On September 29, 1995, the City Council authorized the Agency to initiate the redevelopment plan adoption process for the proposed Adelante Eastside Redevelopment Project Area.

The proposed 2,200-acre Adelante Eastside Redevelopment Project Area, which was further refined subsequent to the *Feasibility Study*, covers the predominantly commercial and industrial areas of Boyle Heights, Lincoln Heights, and the commercial and industrial mixed-use section of Alhambra Avenue and Valley Boulevard in El Sereno. The proposed Project Area is located in the City of Los Angeles and is generally bounded by the Los Angeles River on the west, Main Street on the north, and the city limit on the south and east. From north to south, the proposed project encompasses the following major commercial and industrial corridors: Main Street; Alhambra

Avenue and Valley Boulevard; Mission Road; Marengo Avenue; Cesar E. Chavez Avenue; First, Third, and Fourth Streets; Whittier, Olympic, and Washington Boulevards; and the sections of Soto and Lorena Streets south of Olympic Boulevard. (See Figure 2-2.)

The objective of the proposed Adelante Eastside Redevelopment Project is to improve the physical, social, and economic environment of the project area through adoption and implementation of a comprehensive revitalization strategy for new development, employment opportunities, and services for area residents and businesses.

1.2 THE CEQA ENVIRONMENTAL REVIEW PROCESS

The California Environmental Quality Act (CEQA) of 1970, as amended, and the California Community Redevelopment Law require the preparation of environmental impact documentation on any proposed redevelopment plan. The *State CEQA Guidelines* state that all public and private activities that would be implemented under a redevelopment plan constitute a single project and the appropriate type of EIR is a Program EIR. A Program EIR is not project-specific, but instead addresses policy interventions and overall revitalization strategies that may be incorporated into and implemented under a redevelopment plan. Under CEQA, specific projects may rely on a Program EIR as the base document for environmental review. This reduces and expedites environmental review processing time when actual projects to stimulate revitalization and redevelopment are proposed by private and/or public entities.

The CRA is the "Lead Agency" for the preparation of the EIR pursuant to Section 15367 of the *State CEQA Guidelines*. On June 12, 1997, an EIR Notice of Preparation (NOP) was issued, and a 30-day period was begun. The NOP was transmitted to responsible and trustee agencies and interested persons and organizations, for comment on the scope and content of the Program EIR. The NOP briefly described the proposed Redevelopment Project alternatives and listed specific areas of possible environmental effects.

All responses to the NOP that were received by the CRA were taken into consideration during preparation of the Draft EIR (DEIR). The NOP and responses to the NOP can be found in Appendix A of this report.

The content and format of the DEIR are established by Article 9 (sections 15120 through 15132) of the *State CEQA Guidelines* (as amended January 1, 1997). This document has also been prepared in accordance with the Agency's CEQA Guidelines.

The DEIR was is now being circulated for public review and comment for a public review period of 45 days from March 2 to April 15, 1998. During this period, comments from the general public as well as organizations and agencies on the DEIR's accuracy and completeness were may be submitted to the CRA at the following address:

Mr. Donald Spivack
Deputy Administrator
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, 8th Floor
Los Angeles, California 90013

A public hearing on the DEIR for this project ~~was~~ will be held by the Agency on April 2, 1998 during the 45-day public review period. Written comments on the DEIR received during the formal public review period and testimony at the public hearing ~~are~~ will be included and addressed in Chapter 8 of this the Final EIR.

~~Prior to adoption of the proposed Redevelopment Plan, the CRA as the Lead Agency is required to certify that the Final EIR was completed in compliance with CEQA, that the CRA reviewed and considered the information in the EIR, and that the EIR reflects the independent judgement of the Agency. Certification of the EIR, in itself, does not ensure that the proposed Redevelopment Project will be approved.~~

~~According to CEQA, when an EIR determines that a project could cause significant impacts on the physical environment, those agencies with permit authority over the project are required to make one or more of the following findings before the project can be approved:~~

- ~~• The project has been altered to avoid or substantially lessen significant impacts identified in the Final EIR.~~
- ~~• The responsibility to implement or construct the proposed mitigation measure(s) that would avoid or substantially lessen the significant impacts is under the jurisdiction of another agency (e.g., another department, city, or county).~~
- ~~• Specific social, economic, legal, technological, or other considerations render the mitigation measures or alternatives to the project infeasible.~~

~~If the significant effects of a project on the environment cannot be eliminated or substantially lessened, then, in order to approve a project, CEQA requires the lead agency to adopt a "Statement of Overriding Considerations." This document is a public statement made by the lead agency that balances the benefits of a proposed project against its unavoidable environmental impacts. If the benefits are found to outweigh the unavoidable adverse effects, the adverse environmental impacts may be considered "acceptable."~~

~~In addition, CEQA requires that public agencies set up mitigation monitoring and reporting programs. Reporting and monitoring programs are designed to ensure compliance during project implementation.~~

1.3 INTENDED USES OF THE EIR AND PUBLIC AGENCY ACTIONS

According to Section 15121 of the *State CEQA Guidelines*, an EIR is a public document used by a public agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid possible environmental damage. As an information document, an EIR does not recommend for or against approving a project. The main purpose of an EIR is to inform governmental decision makers and the public about potential environmental impacts of the project.

Accordingly, this EIR will be used by the Agency and the City Council of the City of Los Angeles in making decisions for all implementation activities under the Redevelopment Plan, as well as the with regard to the adoption of the proposed Adelante Eastside Redevelopment Plan.

This Program EIR will also be used to assess in the processing of individual development projects, within the boundaries of the proposed Redevelopment Project Area. Individual projects will be reviewed by the Agency and/or appropriate departments of the City to determine, among other things, whether the project is consistent with the proposed Redevelopment Project, and to determine if potential impacts of the project have been addressed in the Program EIR. If the impacts were already addressed and appropriate mitigation measures incorporated into the project where needed, no further environmental review would be required. If it is determined that the project may have potential adverse impacts that were not addressed in the Program EIR, additional environmental review may be required to adequately evaluate these potential impacts and to establish additional mitigation measures.

This EIR will be used by the following public bodies:

- Community Redevelopment Agency of the City of Los Angeles
- City Council of the City of Los Angeles
- Planning Commission of the City of Los Angeles
- All City departments that must approve activities to be undertaken in implementation of the proposed Redevelopment Plan
- All other public agencies that must approve activities undertaken as a part of the proposed Redevelopment Project.

1.4 FORMAT OF THE ANALYSIS

Chapter 3 of this Program EIR describes the potential environmental effects of the proposed Redevelopment Project alternatives. The discussion in Chapter 3 is organized by impact category (e.g., land use; housing, population, and employment; visual quality and aesthetics; cultural resources; traffic and circulation; air quality; noise; etc.). For each impact category, the analysis and discussion is organized into four subsections as described below:

- **Environmental Setting** - This subsection provides information describing the existing environmental conditions in, or surrounding, the proposed Project Area that may be subject to change as a result of the development that could occur under the proposed Redevelopment Plan.
- **Environmental Impacts** - Each environmental category has identified criteria for determining whether an impact is considered significant. This subsection then provides information on the characteristics of the proposed Redevelopment Plan that would have an effect with regard to environmental concerns, the nature and extent to which the proposed Redevelopment Project is expected to change the environment, and whether or not the impacts of the proposed Redevelopment Plan meet or exceed the threshold levels of significance.
- **Mitigation Measures** - This subsection identifies measures that will be imposed to reduce significant adverse impacts and identifies whether or not the impacts would be reduced to a level of "not significant" with implementation of the mitigation measures.
- **Unavoidable Significant Adverse Impacts** - This subsection identifies any residual significant adverse effects of the proposed Redevelopment Project that would result even after mitigation measures have been applied.

Other impact analyses required by CEQA, such as cumulative impacts, growth inducing impacts, and irreversible environmental changes, are presented in Chapter 4 of this EIR. Chapter 5 includes a discussion of the effects of the No Project Alternative and identifies the "Environmentally Superior" Alternative.

CHAPTER 2 DESCRIPTION OF THE REDEVELOPMENT PROJECT

2.1 PROJECT LOCATION

The proposed Adelante Eastside Redevelopment Project Area (Project Area) covers approximately 2,200 acres in the City of Los Angeles and encompasses several major commercial and industrial corridors in the City's Boyle Heights, Lincoln Heights, and El Sereno communities. The proposed Project Area is just east of downtown Los Angeles and the Los Angeles River and is surrounded by the Los Angeles city communities of Lincoln Heights on the north and Central City North on the west, by the Cities of Alhambra and Monterey Park and unincorporated East Los Angeles on the east, and the Cities of Commerce and Vernon on the south. Figure 2-1 shows the regional location of the project. The proposed Project Area is divided into four subareas as shown on Figure 2-2 and described below.

SUBAREA 1

Subarea 1 encompasses the area generally bounded by the Los Angeles River on the west, Main Street and Valley Boulevard on the north, Soto Street on the east, and the San Bernardino Freeway (I-10) on the south. The corridor formed by Valley Boulevard and Alhambra Avenue between Soto Street on the west and the Long Beach Freeway (I-710) on the east is also part of Subarea 1.

SUBAREA 2

Subarea 2 covers the area generally bounded by the Los Angeles River on the west, the Hollywood/Santa Ana Freeway (U.S. 101) on the north, Mission Road and Clarence Street on the east, and the Santa Monica Freeway (I-10) on the south.

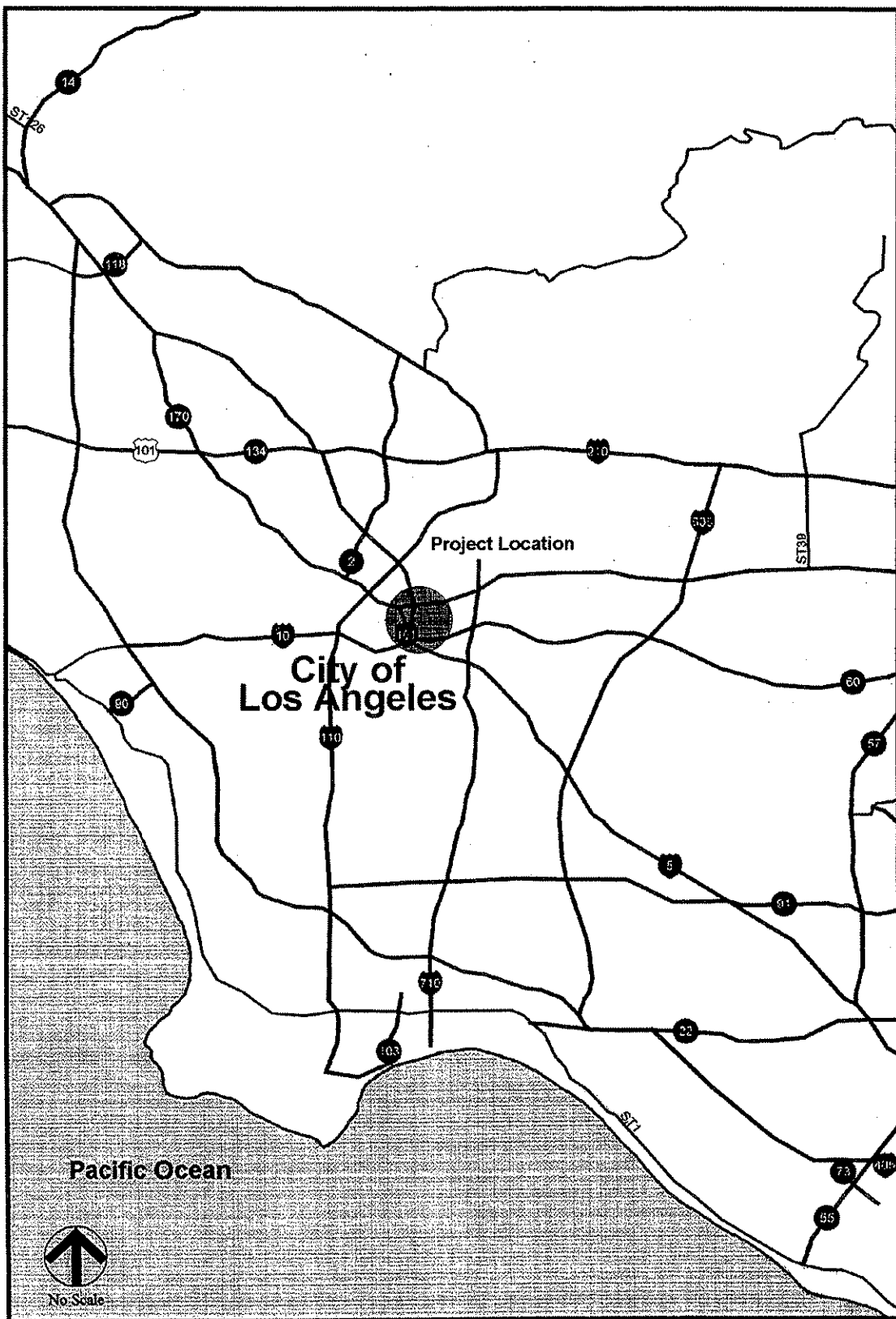
SUBAREA 3

Subarea 3 includes the area generally bounded by the Los Angeles River on the west; the Santa Monica Freeway (I-10), Golden State Freeway (I-5), and Olympic Boulevard on the north; Indiana Street on the east; and the city limit on the south.

SUBAREA 4

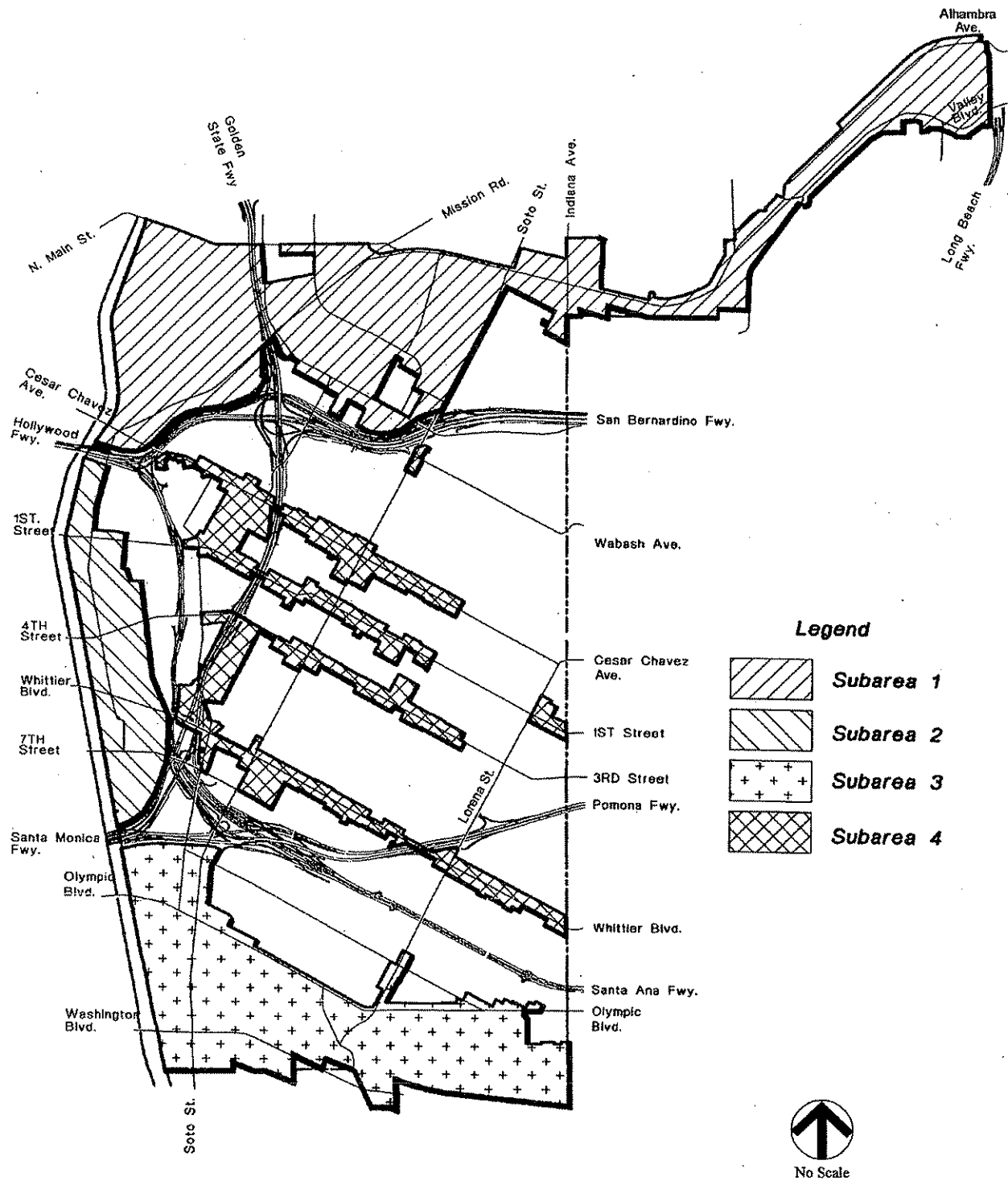
Subarea 4 includes several predominantly commercial and industrial corridors as follows:

- the Cesar E. Chavez Avenue corridor between the San Bernardino Freeway (I-10) and Evergreen Avenue;
- the First Street corridor between the Santa Ana Freeway (I-5) and Evergreen Avenue as well as a site at First and Lorena Streets;
- the Fourth Street corridor between Boyle Avenue and Fresno Street;



Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles

Figure 2-1
Regional Location of Adelante Eastside
Redevelopment Project Area



Adelante Eastside Redevelopment
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Community Redevelopment Agency
City of Los Angeles

Figure 2-2
Redevelopment Project Area Subareas

- the Whittier Boulevard corridor between the Golden State Freeway (I-5) and Indiana Avenue; and
- the Golden State Freeway (I-5) corridor between Fourth Street and Whittier Boulevard.

The subareas encompass those sites where economic change is most likely to occur, based on community revitalization goals and market development potential. For the purposes of this EIR, development potential is based on land use capacities, available sites (i.e., those that are vacant, economically underutilized, or occupied by vacant or damaged buildings), and market feasibility (as analyzed extensively in the *Eastside Redevelopment Feasibility Study*).

2.2 GOALS AND OBJECTIVES

The goals and objectives of the proposed Adelante Eastside Redevelopment Project are those that are specifically enumerated in the Redevelopment Plan, and generally include: 1) eliminating and preventing the spread of blight and deterioration, and promoting the economic well being of the Project Area through the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the proposed Redevelopment Plan; 2) encouraging the involvement and participation of property owners, residents, business owners, and community organizations in the implementation of the Redevelopment Plan; 3) coordinating the revitalization efforts with local, state, and federal agencies as well as employing other applicable programs in the City of Los Angeles; and 4) promoting sound redevelopment of the Project Area through mechanisms, programs, and other services necessary to enable property owners, residents, and business owners and employees to live and work in the Project Area.

The objectives of the proposed Adelante Eastside Redevelopment Project are as follows:

1. Eliminate and prevent the spread of blight and deterioration and promote the economic well being of the Project Area through the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the proposed Redevelopment Plan.
2. Encourage the involvement and participation of property owners, residents, business persons, and community organizations in the implementation of the Redevelopment Plan.
3. Coordinate the revitalization efforts with local, state, and federal agencies and take advantage of other programs in the City of Los Angeles.
4. Promote sound redevelopment of the Project Area through mechanisms such as land use, density and design standards, public improvements, property rehabilitation, seismic upgrades, property conservation, sensitive infill development, traffic and circulation programming, development and maintenance of recreational and public spaces, and other services necessary to enable residents, business owners, and employees to live and work in the Project Area.
5. Improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity through mechanisms such as:

- ~~adopting land use standards;~~
 - ~~promoting architectural and urban design standards;~~
 - ~~promoting landscape criteria and planting programs to improve existing landscaped areas or ensure additional open space;~~
 - ~~promoting sign and billboard standards;~~
 - ~~coordinating the provision of high quality public improvements within the public right-of way and railway corridors;~~
 - ~~promoting rehabilitation and conservation guidelines;~~
 - ~~integrating public safety concerns and site security measures into planning efforts;~~
 - ~~promoting educational, cultural, artistic, recreational, and entertainment facilities that reflect the ethnicity's of the community;~~
 - ~~developing safeguards and/or cleanup programs against noise, pollution, area dumping, and other detrimental nuisances.~~
6. ~~Recognize, promote, and support the retention, conservation, and appropriate reuse of existing buildings, groupings of buildings, and other physical features especially those having significant historic and/or architectural value.~~
7. ~~Promote the safety and security of residents, business, employees, and visitors and the reduction of crime and illegal activity in the community through planning and implementation, including police protection and community relations.~~
8. ~~Provide for an efficient circulation system coordinated with land uses and densities adequate to accommodate traffic. Also, encourage improvements of public transportation services and railway services in coordination with other Project Area planning activities and other public improvement projects.~~
9. ~~Promote and encourage the development of pedestrian friendly streets combined with a full range of amenities, where feasible.~~
- 10. ~~Promote partnerships among businesses, financial institutions, and adjacent neighborhoods to provide investment and impetus for new developments and community services.~~
- 11. ~~Encourage the employment of Project Area residents on all Project Area development projects to the greatest extent feasible, emphasizing job training and apprenticeship opportunities for local residents and youth.~~
- 12. ~~Promote education, literacy programs, and job training opportunities for Project Area residents by working with local public and private employers and institutions.~~
- 13. ~~Encourage the rehabilitation of housing within the Project Area and promote the development of housing in a wide range of types, prices, rent levels, and ownership options.~~

- ~~—14. Encourage home ownership programs, increase the supply and improve the quality of housing for Project Area residents.~~
- ~~—15. Attract new, retain existing, and improve commercial and industrial development within the Project Area.~~
- ~~—16. Promote the establishment of full service shopping areas and discourage the proliferation of uses that have a detrimental effect on the community (such as liquor stores, bars, adult entertainment, and other similar uses).~~
- ~~—17. Encourage the development of an industrial environment that positively relates to adjacent land uses and addresses the effects of railway corridors upon the community.~~
- ~~—18. Provide a basis for the location and programming of public service facilities and utilities for community residents and businesses, which include, but are not limited to, libraries, computer learning centers, youth centers, senior citizens centers, child care facilities, drug rehabilitation facilities, open space, parks and recreational facilities, street and alley lighting, and public parking facilities.~~
- ~~—19. Support and encourage the development of social services for the community, with special consideration given to projects involving community based organizations that serve senior citizens, provide child care services, provide gang prevention and intervention, counseling and programs for teenagers, health and education, and other social services.~~
- ~~—20. Support and promote the Project Area as a tourist destination through the retention, development, and expansion of unique community features and land uses appropriate to attract and support tourist facilities.~~

2.3 PROJECT CHARACTERISTICS

The proposed project is the adoption of a Redevelopment Plan for the proposed Adelante Eastside Redevelopment Project Area. The activities that the Agency may undertake include:

- The execution of agreements with existing owners and tenants located in the proposed Project Area, subject to the limitations and requirements provided by law and established rules governing owner and tenant participation adopted by the Agency;
- The acquisition of property (by eminent domain if necessary) as necessary to carry out the Redevelopment Plan throughout the Project Area;
- The management of property under the ownership and control of the Agency until resold;
- The relocation and rehousing of displaced occupants of acquired property;
- The demolition or removal of buildings and improvements;

- The installation, construction, expansion, addition, maintenance, or reconstruction of streets, utilities, and other public facilities and improvements;
- The rehabilitation and preservation of buildings and structures;
- The disposition and redevelopment of land by private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
- The provision for low- and moderate-income housing; and
- The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan.

2.4 ALTERNATIVES TO BE CONSIDERED

This Program EIR for the proposed Adelante Eastside Redevelopment Project is intended to be an Alternatives EIR for which a range of potential development scenarios is identified, each of which is evaluated in equal detail. The purpose of the alternatives approach is to provide decision makers and others with information on the environmental impacts associated with different levels of development that could occur under the Redevelopment Plan. It is also intended to bracket a range of probable options to ensure that the environmental review process at the Program EIR level can be used to its maximum extent to reduce administrative reviews when actual projects are proposed. Alternatives for the proposed Project Area have been based on the extensive planning and community participation efforts that have taken place and continue to take place in the Boyle Heights, Lincoln Heights, and El Sereno communities.

This Program EIR evaluates three alternatives and a No Project Alternative. Evaluation of the No Project Alternative, the option of doing nothing, is specifically required by the provisions of the California Environmental Quality Act (CEQA). The proposed Redevelopment Project alternatives do not represent a site-specific project or projects; instead they encompass three levels of development that may be stimulated in the proposed Project Area as a result of Agency actions and programs under the proposed redevelopment plan. The proposed alternatives represent a range of the most probable levels of development that could occur within the subareas over the next 5 to 15 years. The alternatives represent minimum, moderate, and maximum probable levels of development. It is important to note that the development levels under any of the three alternatives represent a percentage of the maximum level of development that could occur under the existing land use densities allowed in the community plans, i.e., community plan build-out. Full build-out is unlikely for a number of reasons, not the least of which is the existing pattern of development, much of which is likely to remain in the 5- to 15-year horizon.

Each of the alternatives may also include a number of programs to enhance the economic viability of the area. Such programs could include establishing new businesses and supporting existing local businesses by providing the following: marketing; business management assistance; residential, commercial, and industrial rehabilitation programs; loans for new business startup; financing programs; incubator business start-up assistance; grant programs for business expansion; parking;

facade improvements; street improvement programs in residential neighborhoods and within predominantly commercial and industrial area corridors; land writedowns; permit assistance; potential land use changes; job and skill training programs; school and business linkage programs; and participation of local residents in the job market. The following sections describe the alternatives within the proposed Project Area that are evaluated in this EIR.

In addition to the Minimum, Moderate, and Maximum Development Alternatives described below, this EIR also evaluates a No Project Alternative as required by CEQA (see Chapter 5 for a discussion of this alternative). Under the No Project Alternative, no redevelopment activities would be undertaken and changes in the proposed Project Area would be limited to the type and magnitude of growth and development that would be expected to occur in the area without ~~Agency~~ public intervention.

MINIMUM/INFILL DEVELOPMENT ALTERNATIVE

This alternative is intended to address the minimum probable level of change that would be necessary to support, stimulate, and result from reinvestment and revitalization in the proposed Adelante Eastside Redevelopment Project Area. It focuses on opportunity sites that have a near-term development potential, i.e., those that could likely be developed within the next 5 years. This alternative would provide a minimum amount of infill development on existing vacant residential, commercial, and industrial sites and reuse of a limited number of vacant commercial and industrial buildings. These actions could be complemented with streetscape improvements along major corridors, repairs to public areas, as well as landscaping and other improvements (e.g. new signage, awnings, and paint) to participating private properties in order to upgrade the appearance of businesses. Additionally, existing off-street parking areas could be upgraded by resurfacing, lighting, landscaping, and new signage. This alternative would not require displacement of businesses or residences. The development that could occur under this alternative is described below.

Residential

Infill development could result in a total of 30 new multi-family units on vacant parcels within Subarea 4.

Commercial

Based on market factors and the availability of vacant land, new commercial development under this alternative is anticipated to occur on a small percentage of the vacant commercial sites in the proposed Project Area. It is assumed that this redevelopment would occur mainly in Subarea 4 and to a lesser extent in Subarea 1. Infill development is anticipated to result in 38,000 square feet of new development while vacant building reuse could create an additional 69,000 square feet of commercial space. This alternative could therefore result in a net increase of 107,000 square feet of commercial space.

Industrial

Industrial space could increase by an estimated 751,200 square feet through a combination of infill development (544,500 square feet) and vacant building reuse (206,700 square feet). Infill development could occur entirely on the vacant United Parcel Service (UPS) site in Subarea 1. Vacant building reuse would likely be distributed among Subareas 1, 2, and 3.

Other (Community Related)

Infill development could result in approximately 2,800 square feet of community-related uses within Subarea 1. Possible uses within this category include child care facilities, community meeting facilities, and/or a youth center.

MODERATE DEVELOPMENT ALTERNATIVE

The Moderate Development Alternative is intended to address the probable level of development that could occur assuming a greater level of development on vacant sites and the reuse of more sites with vacant and blighted buildings than would occur under the Minimum Development/Infill Alternative. Improvements to streetscapes, building facades, and public parking would be similar to those provided under the Minimum Development/Infill Alternative. No displacements of industrial, commercial, or residential uses would occur under this alternative. The following describes the potential level of development under this alternative.

Residential

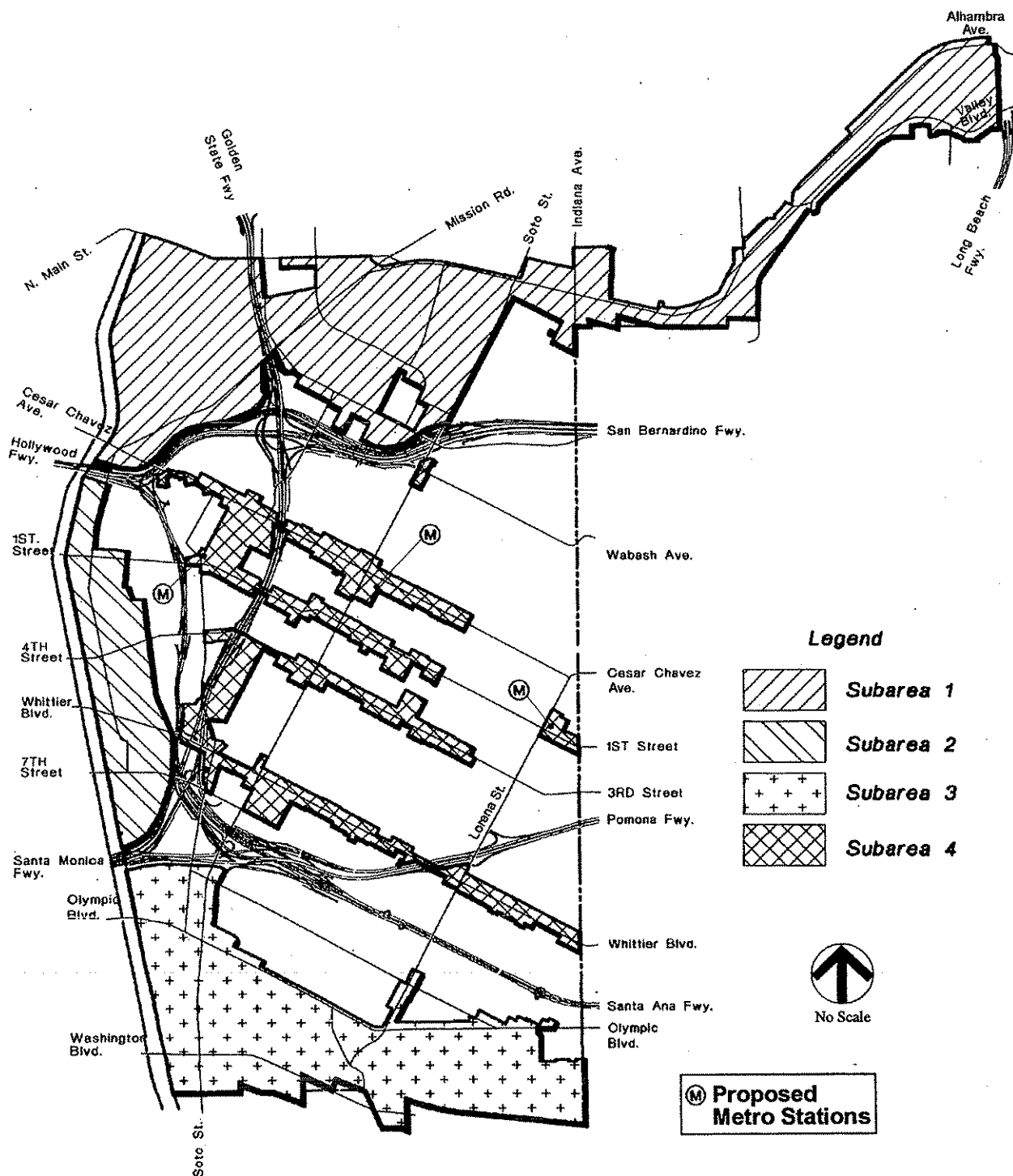
Up to 120 multi-family units of new housing could be developed in Subarea 4, which would include the areas in the vicinity of the proposed Metro Rail Red Line East stations in the proposed Project Area. Figure 2-3 shows the proposed Metro Rail Red Line East station sites in the proposed Project Area.

Commercial

Infill development could add 158,400 square feet of commercial space under this alternative. Much of this could be concentrated around Metro Rail Red Line East stations. Vacant building reuse could add 138,000 square feet of new commercial uses. With the exception of some new commercial development projected for Valley Boulevard (Subarea 1), it is assumed for this EIR that all commercial development under this alternative would occur in Subarea 4. A total of 296,400 square feet of commercial uses could be realized under this alternative.

Industrial

Industrial infill development is assumed in this alternative to occur primarily on two sites, both owned by UPS. One is located in Subarea 1 and the other in Subarea 3. A minimal amount of additional vacant industrial land in Subareas 1, 2, and 3 could also be developed. Total infill development is projected at 1,128,100 square feet. Reuse of vacant buildings could result in



413,800 square feet of new industrial development. A total of 1,541,900 square feet of industrial uses could be realized under this alternative.

Other (Community Related Uses)

Infill development could result in 5,500 square feet of new community related uses in Subarea 1. Possible uses in this category include child care facilities, community meeting facilities, and/or a youth center.

MAXIMUM PROBABLE DEVELOPMENT ALTERNATIVE

The Maximum Probable Development Alternative is intended to address the maximum probable level of change that could be achieved within 10 to 15 years given the land use capacity established in the Boyle Heights and Northeast Community Plans. Improvements to streetscapes, building facades, and public parking would be similar to those provided under the other two alternatives. In addition to the proposed infill development and building reuse, the Maximum Probable Development Alternative also proposes new development on underutilized property. New development on currently improved property could take the form of gradual conversion of existing uses over time or it could occur through land assembly, including the use of eminent domain, and the replacement of a limited number of existing buildings with new construction.

Because this alternative could include acquisition of underutilized sites, it could result in displacement of residences, commercial uses, and industrial uses. On sites assumed for the analysis of this alternative, there are 40 residential units in Subarea 2 and 25 units in Subarea 3 that could be displaced due to market forces (note: the Agency will not use its eminent domain powers to acquire property that is used exclusively for residential purposes, provided that the residential use is consistent with zoning requirements and is in good condition ~~properties dedicated exclusively to residential uses~~). All of these residential uses are located in predominantly industrial areas, and thus suffer from problems of incompatibility with such uses. Commercial displacement is assumed to affect a 3.5-acre site in Subarea 3 (an estimated 20,600 square feet). Industrial uses on the former Bethlehem Steel site, which encompasses about 3.8 acres, and on several scattered underutilized industrial properties, which total about 3 acres in Subarea 3, are also assumed to be displaced (approximately 44,800 square feet total). The following describes the development and improvement levels anticipated under this alternative.

Residential

This alternative could add an estimated 195 new multi-family residential units. Many of these units could be developed in combination with commercial facilities in the vicinity of Metro Rail Red Line East stations. It is assumed all housing development would occur in Subarea 4.

Commercial

Potential infill development, expected to result in 327,200 square feet of new commercial space, could occur at the Sears Department Store site, on portions of the Los Angeles County/USC Medical Center property, on sites adjacent to Metro Rail Red Line East stations, and on other vacant sites located throughout the proposed Project Area, but concentrated in Subarea 4. Reuse of existing structures could add 275,000 square feet of new commercial space. Reuse would occur primarily in Subarea 4 but also on Valley Boulevard in Subarea 1. All infill and reuse development together could constitute a net increase of 581,600 square feet of new commercial space.

Industrial

Under this alternative, all currently available vacant industrial properties are assumed as potential development sites. In addition, some underutilized sites could be developed. An estimated 2,577,400 net square feet of industrial development could occur under this alternative. Infill development could result in 2,001,600 square feet of new industrial uses and reuse of vacant industrial buildings could result in 620,600 square feet of new industrial development. Potential industrial redevelopment would occur in Subareas 1, 2, and 3.

Other (Community Related)

Infill development could result in 11,000 square feet of new community-related uses in Subarea 1. Possible uses include child care facilities, community meeting facilities, and/or youth center.

The development levels associated with each of the alternatives are summarized in Table 2-1.

Table 2-1: New Development by Alternative

Subarea	Residential (dwelling units)			Commercial (sq. ft.)				Industrial (sq. ft.)				Other (sq. ft.)	
	Infill	Displacement	Net Development	Infill	Vacant Bldg Reuse	Displacement	Net Development	Infill	Vacant Bldg Reuse	Displacement	Net Development	Infill	Net Development
MINIMUM/INFILL DEVELOPMENT ALTERNATIVE													
1	0	0	0	3,200	5,800	0	9,000	544,500	20,700	0	565,200	2,800	2,800
2	0	0	0	0	0	0	0	0	93,000	0	93,000	0	0
3	0	0	0	0	0	0	0	0	93,000	0	93,000	0	0
4	30	0	30	34,800	63,200	0	98,000	0	0	0	0	0	0
Total	30	0	30	38,000	69,000	0	107,000	544,500	206,700	0	751,200	2,800	2,800
MODERATE DEVELOPMENT ALTERNATIVE													
1	0	0	0	6,400	11,500	0	17,900	580,800	41,400	0	622,200	5,500	5,500
2	0	0	0	0	0	0	0	36,300	186,200	0	222,500	0	0
3	0	0	0	0	0	0	0	511,000	186,200	0	697,200	0	0
4	120	0	120	152,000	126,500	0	278,500	0	0	0	0	0	0
Total	120	0	120	158,400	138,000	0	296,400	1,128,100	413,800	0	1,541,900	5,500	5,500
MAXIMUM PROBABLE DEVELOPMENT ALTERNATIVE													
1	0	0	0	82,600	23,000	0	105,600	726,000	62,000	0	788,000	11,000	11,000
2	0	40	(40)	0	0	0	0	214,200	279,300	0	493,500	0	0
3	0	25	(25)	92,600	0	(20,600)	72,000	1,061,400	279,300	(44,800)	1,295,900	0	0
4	195	0	195	152,000	252,000	0	404,000	0	0	0	0	0	0
Total	195	65	130	327,200	275,000	(20,600)	581,600	2,001,600	620,600	(44,800)	2,577,400	11,000	11,000
Source: Community Redevelopment Agency, 1997.													

CHAPTER 3 ENVIRONMENTAL SETTING, IMPACTS, MITIGATION

3.1 INTRODUCTION

This chapter describes the environmental setting, evaluates potential impacts of the proposed Adelante Eastside Redevelopment Project alternatives, describes measures to mitigate those effects, and identifies whether there are unavoidable significant adverse effects after implementation of proposed mitigation measures. This EIR is a Program EIR (see the *State CEQA Guidelines*, Section 15168) and the impact analyses presented in this chapter focus on the effects of the overall levels of development that could occur in the Project Area under the proposed Redevelopment Plan. Future individual site-specific development projects will be examined in light of this Program EIR to determine whether a project and its effects are within the scope of the Program EIR or if additional environmental documentation must be prepared.

3.2 LAND USE

ENVIRONMENTAL SETTING

Existing Land Uses

The proposed Adelante Eastside Redevelopment Project Area encompasses approximately 2,200 acres or 3.4 square miles. The proposed Project Area contains approximately 1,640 1,760 net acres discounting the estimated 24 20 percent of the total area that is dedicated to public streets. Of the 1,640 1,760 acres, approximately 37 percent two-thirds of the proposed Project Area is developed with a variety of industrial uses. About 23 percent one-fifth of the area is developed with a range of commercial retail and office uses and about 30 percent one-seventh is developed with public or quasi-public land uses. A very small percentage, under 3 Approximately 4 percent, is developed with residential uses. The following subsections provide a detailed description of the various land uses.

Industrial. Industrial uses occupy several fairly well defined industrial corridors that developed south of Olympic Boulevard, east of the Los Angeles River and west of the Aliso-Pico residential community, north of the San Bernardino Freeway between the Los Angeles River and the Golden State Freeway, and adjacent to Valley Boulevard and Alhambra Avenue. Almost all of the industrial uses are contained within Subareas 1, 2, and 3.

The proposed Project Area contains developed, underdeveloped, and undeveloped industrial parcels. Developed parcels have been surveyed and the results indicate that there are 15.6 million square feet of industrial structures, of which 735,000 square feet were vacant at the time of the survey. In addition, there are approximately 2.3 million square feet of industrially zoned parcels that have minimal improvements for uses such as parking and storage, outdoor storage, and wrecking and recycling yards. These 2.3 million square feet are considered underdeveloped or underutilized.

Undeveloped industrial parcels amounted to 2.7 million square feet of land at the time of the survey.

Commercial. Commercial uses within the proposed Project Area are located along the street frontages of Whittier Boulevard, Fourth Street, First Street, and Cesar E. Chavez Avenue in Subarea 4. Smaller commercial nodes also exist on Marengo Street and Valley Boulevard in Subarea 1 and on Lorena Street and Soto Street, north of Olympic Boulevard, in Subarea 3. In Subarea 3, the Sears Department Store is located at Olympic Boulevard and Soto Street, and a new supermarket and drug store ~~are~~ is located at the intersection of Eighth Street and Olympic Boulevard.

In total, the proposed Project Area contains approximately 1,154 commercial businesses or business sites comprising approximately 3.0 million square feet of commercial space. Of this total amount, approximately 80 structures containing an estimated 275,000 square feet (9 percent) of commercial space are vacant. The commercial corridors within the proposed Project Area also contain approximately 17 vacant commercial parcels occupying approximately 206,000 square feet.

Certain commercial nodes within the proposed Project Area function as important community or neighborhood commercial centers. The future extension of the Metro Rail Red Line proposes stations at three of these commercial/neighborhood centers: First Street and Boyle Avenue, Cesar E. Chavez Avenue and Soto Street, and First and Lorena Streets. Other neighborhood commercial centers exist at Whittier Boulevard and Lorena Street, Olympic Boulevard and Soto Street, and at Valley Boulevard and Eastern Avenue.

Other Uses. The proposed Adelante Eastside Redevelopment Project Area contains a variety of public, quasi-public, and open space uses that constitute about ~~one-fourth~~ ~~one-seventh~~ of the total proposed Project Area. A large concentration of such uses is located in Subarea 1 within the area generally bounded by the San Bernardino Freeway on the south, Valley Boulevard on the north, Mission Road on the west, and Soto Street on the east. This area includes the Los Angeles County+USC Medical Center, USC Health Science Campus, Los Angeles County Juvenile Hall, Flood Control District, Department of Public Works, U.S. Armory, Hazard Community Park, Francisco Bravo Medical Magnet High School, and the East Los Angeles Occupational Center. Collectively, these facilities occupy 213 acres or ~~42~~ ~~approximately~~ 10 percent of the proposed Project Area.

Several other public facilities are located in Subarea 4 including: White Memorial Medical Center and the Social Security Administration Office on Cesar E. Chavez Avenue; the Hollenbeck Youth Center, Hollenbeck Police Station, and Benjamin Franklin Library on First Street; Hollenbeck Park and Evergreen Recreation Center on Fourth Street; and Salesian High School, Saint Isabel School, Boyle Heights Recreation Center, and YMCA on Whittier Boulevard. Subarea 3 includes the Department of Social Services on Olympic Boulevard.

Residential. The boundaries of the proposed Adelante Eastside Redevelopment Project Area were purposely drawn to focus on industrial areas and commercial corridors, and to avoid concentrated residential areas of the community. Consequently, although there is a total of 554 structures and 1,831 residential units within the proposed Redevelopment Plan boundaries, residential uses occupy less than 3 approximately 4 percent of the proposed Project Area.

The majority of the residential uses within the proposed Project Area are located in Subarea 4 along the street frontages of several commercial corridors. The residential uses exist as single- or multi-family units along the street frontage between commercial structures or behind commercial structures on the same parcel; also, many of the commercial buildings are two-story structures with commercial at ground level and apartment units on the second floor. In total, Subarea 4 contains approximately 1,500 residential units or 81 percent of all residential units within the proposed Project Area.

Subarea 1 contains approximately 250 residential units or 14 percent of all residential units in the proposed Project Area. Most of these lower density residential uses are located on industrially zoned parcels, along the frontages of Valley Boulevard and Alhambra Avenue, and between commercial and industrial uses. Residential uses are also intermixed with industrial uses just south of Main Street and north of Mission Road.

Subarea 2 is predominantly an industrial area but also contains 15 residential structures (38 residential units). These residential units tend to be scattered, isolated, and located on parcels zoned for industrial uses.

Subarea 3 contains approximately 50 residential units. Similar to Subarea 2, they are predominantly isolated residential units surrounded by industrial uses.

Local Land Use Plans and Policies

Land uses in the proposed Project Area are controlled by the provisions of the Boyle Heights Community Plan and Northeast Los Angeles District Plan (2 of 35 community plans that constitute the General Land Use Plan for the City of Los Angeles). The Northeast Los Angeles District Plan is currently being revised by the City of Los Angeles Department of City Planning. The revised plan is scheduled to be considered by the Planning Commission in September 1998. Approximately 32 percent of the proposed Project Area lies within the Northeast District Plan and the remaining 68 percent lies within the Boyle Heights Community Plan. These plans serve as an official guide to future development and indicate approximate locations, density, and intensity of land uses. The approximate distribution of planned land uses for the proposed Adelante Eastside Redevelopment Project Area are shown in Table 3-1.

The principal land use designation within the boundaries of the proposed Adelante Eastside Redevelopment Project Area is for industrial uses. A range of light to heavy industrial uses is designated for those areas generally located south of Olympic Boulevard; east of the Los Angeles River to Soto Street, Clarence Street, Mission Road, and the Golden State Freeway; and adjacent

Table 3-1: Planned Land Uses

Land Use Designation	Acres	Percent of Total Area	Percent of Net Area ¹
Industrial	1,160	53%	66%
Commercial	300	14%	17%
Quasi-Public/Open Space	250	11%	14%
Residential	50	2%	3%
Public Streets	440	20%	na
Total	2,200	100%	100%
Note: 1 Net area does not include public streets and highways.			
Source: Barrio Planners, Inc., 1998.			

to Valley Boulevard and Alhambra Avenue from Soto Street on the west to approximately the Long Beach Freeway on the east.

Commercial land use designations are primarily concentrated within the east-west corridors along Cesar E. Chavez Avenue, First Street, Fourth Street, and Whittier Boulevard. Portions of Soto Street, Olympic Boulevard, Lorena Street, Marengo Street, and Valley Boulevard are also designated for commercial land uses. In addition, portions of these corridors are designated as neighborhood or community commercial centers. Neighborhood Centers are designated for the general vicinity of Evergreen Avenue, First and State Streets, Fourth and Soto Streets, First and Mott Streets, and Eastern Avenue and Valley Boulevard. Community commercial centers are designated for First and Lorena Streets and for Cesar E. Chavez Avenue, just east of Soto Street. Two regional centers are also designated for Cesar E. Chavez Avenue, west of Soto Street and in the vicinity of Soto Street and Olympic Boulevard.

Open space or Quasi-Public land uses are designated for the Los Angeles County+USC Medical Center, other Los Angeles County-owned public facilities in close proximity, the White Memorial Medical Center, and existing parks within the proposed Project Area. Residential land uses are designated for a small percentage of the total proposed Project Area, generally within portions of the commercial corridors.

Citywide General Plan Framework. The General Plan Framework of the City of Los Angeles, which was adopted in December 1996, is a new element of the City's General Plan that sets forth a citywide comprehensive long range growth policy. The Framework establishes the broad overall policy and direction for the entire General Plan and defines citywide policies that will be implemented through subsequent amendments of the City's community plans, zoning ordinances, and other pertinent programs. Specific land use designations and precise alignment of uses are determined by the community plans.

Under the Framework, there is one Regional Center designation¹ at Olympic Boulevard and Soto Street. Four Community Center designations² are located at First and Lorena Streets, First and State Streets, Cesar E. Chavez Avenue and Soto Street, and at the Los Angeles County+USC Medical Center. Mixed Use Boulevard designations³ are also indicated along portions of Whittier Boulevard, First Street, and Cesar E. Chavez Avenue, all of which are within the proposed Adelante Eastside Redevelopment Project Area.

Regional Plans and Policies

Los Angeles River Master Plan. The Los Angeles River Master Plan (LARMP), coordinated by the County Departments of Regional Planning, Parks and Recreation, and Public Works, was adopted by the Board of Supervisors on June 13, 1996. The LARMP identified potential locations along the river corridor for beautification and joint-use projects, such as tree planting, pedestrian and bicycle trails and economic development. The Board of Supervisors has instructed the Department of Public Works to facilitate implementation of the plan by obtaining participation and support from communities and agencies to develop the river as a multi-purpose facility with flood control as the primary function. The LARMP proposes aesthetic enhancements such as tree planting, trails, economic development, and interpretive sites.

Southern California Association of Governments Regional Plans and Policies. In response to the Notice of Preparation for the proposed project, the Southern California Association of Governments (SCAG) outlined regional policies from the SCAG Regional Comprehensive Plan (RCP) and Guide that the agency considers to be pertinent to the Adelante Eastside Redevelopment Project. The following policies and goals are concerned with land use and focus on the need to coordinate land use and transportation decisions to manage travel demand:

- Promote Transportation Demand Management (TDM) programs along with transit and ridesharing facilities as a viable and desirable part of the overall mobility program while recognizing the particular needs of individual subregions (*Regional Mobility Element of the RCP*).
- Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies

¹ A Regional Center is a focal point of regional commerce, identity, and activity containing a diversity of uses such as corporate and professional offices, residential, retail commercial malls, government buildings, major health facilities, major entertainment and cultural facilities, and supporting services. Regional Centers are usually major transportation hubs with floor area ratios ranging from 1.5:1 to 6.0:1.

² A Community Center is a focal point for surrounding residential neighborhoods containing a diversity of uses such as small offices and overnight accommodations, cultural and entertainment facilities, schools and libraries, in addition to neighborhood oriented services. Community Centers range from floor area ratios of 1.5:1 to 3.0:1.

³ Mixed Use Boulevards connect the city's neighborhood districts and community, regional, and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density, and height of development compatible with surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.0:1. Mixed Use Boulevards are served by a variety of transportation facilities.

to mitigate travel demand if provided for as a part of the entire package (*Regional Mobility Element of the RCP*).

- Urban form, land use, and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit (*Regional Mobility Element of the RCP*).
- Encourage patterns of urban development and land use that reduce costs on infrastructure construction and make better use of existing facilities (*Growth Management Chapter of the RCP*).
- Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment (*Growth Management Chapter of the RCP*).
- Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers (*Growth Management Chapter of the RCP*).
- Support local jurisdictions' strategies to establish mixed-use clusters and other transit oriented developments around transit stations and along transit corridors (*Growth Management Chapter of the RCP*).
- Encourage developments in and around activity centers, transportation corridors, underutilized systems, and areas needing recycling and redevelopment (*Growth Management Chapter of the RCP*).

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this Program EIR, the proposed Adelante Eastside Redevelopment Project Area would have a significant land use impact if it results in new development that:

- is inconsistent with existing community plans or zoning codes or requires a change in the applicable local land use plans or zoning codes; or
- increases the potential for substantial land use conflicts and is therefore incompatible with adjacent land uses.

Impact Assessment

Plan and Zoning Consistency. Plan and zoning consistency includes consistency with the Boyle Heights and Northeast Los Angeles community/district plans, the General Plan Framework, the Regional Comprehensive Plan, and the Los Angeles River Master Plan.

- **Community Plans and Zoning.** It is anticipated that new industrial, commercial, mixed use, and residential development, under each of the proposed Redevelopment Project alternatives, would be consistent with the land use designations, provisions, policies, and objectives of the Boyle Heights Community Plan and Northeast Los Angeles District Plan. Potential commercial, industrial, mixed-use, and residential development under the proposed Redevelopment Plan would occur in areas that are designated for those land uses by the local community plans. It should also be noted that the level of development under any of the three Redevelopment Project Alternatives would be substantially less than the amount of development that would result if the proposed Project Area were “built-out” to the densities permitted by the community plans and zoning code.

The Redevelopment Project Alternatives do not propose, nor is it anticipated, that land zoned or designated for residential uses would be rezoned for industrial or commercial uses. Under the Maximum Probable Development Alternative, however, isolated, scattered residential uses in Subareas 2 and 3 that are located on industrially zoned parcels, surrounded by industrial development, could be converted to industrial uses over time due to market forces (see Section 3.3 for a discussion of residential displacement). Conversion of these residential uses as well as other uses on underutilized parcels would be consistent with the relevant policies and objectives of the local community plans. According to the Boyle Heights Community Plan, an objective of the plan is to preserve designated industrial lands for industrial uses. Also, it is the City’s policy, according to the community plan, that “medium density housing (apartments) be located in areas already developed to that density, on selected frontages along Major and Secondary Highways and adjacent to commercial centers.” Generally, it is the policy of the City’s General Plan as expressed in the local community/district plans to eliminate incompatible land uses where feasible and to separate residential and industrial uses.

The proposed Redevelopment Project would support the objective of the community/district plans to encourage the use of public and private resources to stimulate commercial rehabilitation and new commercial development and to stimulate industrial rehabilitation, intensification, and new development.

The primary land use objective of the General Plan Framework is to support the viability of the City’s stable residential neighborhoods and commercial districts and to encourage growth in a number of higher intensity commercial and mixed-use districts, centers, boulevards, and industrial districts, with an emphasis on the concentration of growth in proximity to transportation corridors and transit stations. The proposed Adelante Eastside Redevelopment Project anticipates that new development under the proposed development alternatives would occur within existing industrial and commercial districts and near proposed Metro Rail Red Line stations. Therefore, the distribution of development that could occur within the proposed

Adelante Eastside Redevelopment Project Area would be consistent with the focused and targeted growth policies of the General Plan Framework.

Although it is anticipated that most projects would be consistent with existing zoning, it is possible that specific individual development projects may require, prior to obtaining a development permit, a zone change, zoning variance, conditional use permit, or other action as necessary to comply with the ordinances of the City's Planning and Zoning Code. Changes to or variances from existing zoning regulations may be considered a potentially significant impact, although the number and scale of such potential changes is likely to be very small.

- **SCAG Regional Comprehensive Plan.** Table 3-2 presents the SCAG land use policies in the left column and the proposed project's consistency with those policies in the right column. As shown in Table 3-2, the proposed project would conform with regional policies, and no significant adverse impact is anticipated.
- **Los Angeles River Master Plan.** The Proposed Adelante Eastside Redevelopment Project would encourage industrial redevelopment in Subareas 1, 2, and 3. The Los Angeles River forms the western boundary of these three subareas. It is possible that the industrial development could occur along the western boundary and thus, within view of the Los Angeles River. New industrial development that is located within close proximity of the Los Angeles River Master Plan project area could conflict with the goals of the LARMP to beautify the river corridor and develop the river as a multi-purpose facility. However, the proposed Redevelopment Project also includes streetscape improvements along major corridors, repairs to public areas, and landscaping and other improvements to participating private properties in order to upgrade the appearance of businesses. These improvements are proposed both in the commercial and industrial corridors of the proposed Project Area. Implementation of proposed improvements in coordination with LARMP enhancement projects would have a beneficial effect on the river corridor.

Land Use Conflicts. As discussed above, new industrial, commercial, mixed-use, and residential development under the proposed Redevelopment Plan would conform with the existing community plan land use designations. Generally, under the community/district plan land use designations, sensitive residential areas are buffered from medium/heavy industrial areas by commercial corridors, major arterials and highways, or light industrial uses. Conformance with local plans and zoning would reduce the potential for land use conflicts created by noise, traffic, visual, or air quality impacts of new commercial and industrial development on nearby residential uses.

Table 3-2: Proposed Project Consistency With SCAG Regional Comprehensive Plan (RCP) Goals, Policies, and Guide

SCAG Goals, Policies, and Guides	Effects of Proposed Project
Promote Transportation Demand Management (TDM) programs along with transit and ridesharing facilities as a viable and desirable part of the overall mobility program while recognizing the particular needs of individual subregions (<i>Regional Mobility Element of the RCP</i>).	The proposed Redevelopment Project would encourage new commercial development to occur at three commercial intersections that are also the sites of three proposed rail stations for the Metro Rail Red Line extension. These commercial nodes are: First Street and Boyle Avenue, Cesar E. Chavez Avenue and Soto Street, and First and Lorena Streets. No significant impact is anticipated.
Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies to mitigate travel demand if provided for as a part of the entire package (<i>Regional Mobility Element of the RCP</i>).	The proposed Redevelopment Project would facilitate land use decisions that would complement existing public transportation decisions for the proposed Project Area. In addition, the proposed Redevelopment Project would encourage new public transportation systems to serve the community. The project would also encourage an appropriate mix of land uses that would serve the local community and, thus, reduce the number of trips in and out of the community. Approximately 20 percent of the new development would be community-serving commercial development that would occur along four commercial corridors in Boyle Heights. The four commercial corridors have high pedestrian activity and are served by the MTA bus system. The proposed Redevelopment Project's goal to encourage community-owned businesses and local employment would also reduce the number of work commute trips. As explained above, new commercial development would occur near three proposed Metro Rail Red Line station sites. These land use decisions would help mitigate travel demand and, thus, promote travel demand management goals of the Regional Mobility Element. No significant impact is anticipated.
Regional Mobility Element: Urban form, land use and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit (<i>Regional Mobility Element of the RCP</i>).	No elements of the proposed Redevelopment Project would be inconsistent with or preclude development of safe and convenient non-motorized transportation. No significant impact is anticipated.
Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities (<i>Growth Management Chapter of the RCP</i>).	The purpose of the proposed Redevelopment Project is to revitalize commercial and industrial areas in the proposed Project Area through development on infill sites, reuse of vacant buildings, and replacement of dilapidated and functionally obsolete buildings. Nonconforming residential units in industrial areas may be displaced and new housing would be built along four commercial corridors. Thus, the project would be consistent with the goal to encourage patterns of urban development and land use that reduce costs on infrastructure construction and make better use of existing facilities. No significant impact is anticipated.

Table 3-2: Proposed Project Consistency With SCAG Regional Comprehensive Plan (RCP) Goals, Policies, and Guide

SCAG Goals, Policies, and Guides	Effects of Proposed Project
Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment (<i>Growth Management Chapter of the RCP</i>).	The proposed Redevelopment Project would maximize the use of existing urbanized areas that are accessible to transit through infill and redevelopment. The proposed Redevelopment Project alternatives encompass three levels of development that represent what are believed to be the most probable levels of development that could occur in the subareas over the next 5 to 15 years. The alternatives range from a minimum level of development, to moderate and maximum probable levels of development. All of the new commercial and industrial development would occur through infill development, reuse of vacant buildings, and redevelopment of existing sites in an area of the City of Los Angeles that is heavily served by mass transit and has a population that is very transit dependent. Thus, the project would be consistent with the goal of the Growth Management Plan to maximize the use of existing urbanized areas that are accessible to transit through infill and redevelopment. No significant impact is anticipated.
Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers (<i>Growth Management Chapter of the RCP</i>).	Please see above and below.
Support local jurisdictions' strategies to establish mixed-use clusters and other transit oriented developments around transit stations and along transit corridors (<i>Growth Management Chapter of the RCP</i>).	As explained above, the proposed Redevelopment Project would encourage commercial development at three commercial intersections (First Street and Boyle Avenue, Cesar E. Chavez Avenue and Soto Street, and First and Lorena Street) that would also be served by three new stations for the Metro Rail Red Line extension. No significant impact is anticipated.
Encourage developments in and around activity centers, transportation corridors, underutilized systems, and areas needing recycling and redevelopment (<i>Growth Management Chapter of the RCP</i>).	The purpose of the proposed Redevelopment Project is to redevelop and revitalize the commercial and industrial areas in the Boyle Heights community, and in portions of the Lincoln Heights and El Sereno communities in the City of Los Angeles. Each of the project alternatives would include programs to enhance the economic vitality of the area (e.g., residential, commercial, and industrial rehabilitation programs). The areas targeted for redevelopment are near existing bus transit routes and three proposed rail stations for the Metro Rail Red Line extension. No significant impact is anticipated.
Source: Southern California Association of Governments, 1997; Myra L. Frank & Associates, Inc., 1998.	

It should also be recognized, however, that land use conflicts are a pre-existing condition in some parts of the proposed Project Area. For example, the commercial corridors in Subarea 4 contain a mix of uses including residential. There are also a small number of isolated, scattered residences in the predominantly industrial districts in Subareas 2 and 3. Existing land use conflicts are a consequence of the proximity of commercial and industrial development to these residential uses as well as those residential neighborhoods bordering the proposed Project Area. Similarly, new commercial and industrial development under the proposed project has the potential to result in land use conflicts with existing residential uses in close proximity to that development. The extent of potential impacts would depend upon the proposed land use, location, and size of individual development projects implemented under the Redevelopment Plan. The land use conflicts, however, are considered to be potentially significant. The greatest potential for significant impacts could occur under the Maximum Probable Development Alternative, which would result in more industrial and commercial development than either the Minimum or Moderate Development Alternatives. The Minimum/Infill Development Alternative would have the least potential for creating significant land use conflicts. (The reader is also referred to Sections 3-6, 3-7, and 3-8 for the discussions of potential traffic, air quality, and noise impacts).

MITIGATION MEASURES

The following measures are proposed to mitigate potential land use conflicts.

- LU-1 Commercial Development.** The development of sites within commercial corridors shall consider the effects of commercial or housing development on adjacent residential properties. Towards this end, screening, setbacks, landscaping, transitional building heights, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be designed to minimize adverse effects and/or nuisances.
- LU-2 Industrial Development.** The development on vacant sites within industrial areas shall consider the effects of industrial developments on nearby residential and sensitive public uses (e.g., schools and hospitals) within or next to the proposed Project Area. Similar to commercial development, design considerations shall be incorporated to minimize adverse effects on adjacent sensitive uses.
- LU-3 Mixed-Use Development.** Development siting criteria and design criteria shall be established for the location of residential uses within a commercial zone (e.g., mixed use situations), to minimize potential land use conflicts and nuisances.
- LU-4 Zoning Consistency.** All new development proposals shall be submitted to CRA for determination of conformance with the Redevelopment Plan and to the Building and Safety Department of the City of Los Angeles for a determination of consistency with the existing General Plan zoning designation for the site, unless the proposed development is otherwise exempted from the need for a consistency determination pursuant to the Planning and Zoning Code ordinances. Prior to the issuance of a building permit, new development that

is found to be inconsistent with existing zoning shall obtain the necessary zone change for the project site, conditional use permits, use variance, or other action as required by the ordinances of the City's Planning and Zoning Code.

LU-5 Truck Routes. Truck routes shall be identified and visible signs installed. Truck and employee parking prohibition signs shall be posted in adjacent residential neighborhoods or other sensitive land uses such as school sites, as needed to prevent intrusions into such sensitive areas.

LU-6 Los Angeles River Master Plan. The Community Redevelopment Agency shall review the LARMP and coordinate with the County of Los Angeles to ensure consistency between the Adelante Eastside Redevelopment Plan and the LARMP.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

With the implementation and enforcement of the mitigation measures identified above, it is anticipated that adverse land use impacts would be eliminated or mitigated to a less than significant level.

3.3 HOUSING, POPULATION, AND EMPLOYMENT

EXISTING CONDITIONS

Housing

The proposed Adelante Eastside Redevelopment Project Area encompasses several major commercial and industrial corridors, but also includes residential units in several locations: (1) between the I-5 freeway and Soto Street in Subarea 1; (2) scattered among industrial uses in Subareas 2 and 3; and (3) along commercial corridors in Subarea 4. In addition, residential neighborhoods are concentrated north and south of Subarea 1, north of Subarea 3, and adjacent to the commercial corridors in Subarea 4. As shown in Table 3-3, the total number of dwelling units in the proposed Project Area is 1,831.

In Subarea 1 housing is located between the I-5 freeway and Soto Street near commercial and industrial uses and the Los Angeles County+USC Medical Center. Housing is also located north and south of the commercial/industrial frontage along Valley Boulevard and Alhambra Avenue. Subarea 1 contains 253 residential units in 108 structures. (See Table 3-3.)

Subarea 2 contains primarily industrial, commercial, and transportation/utilities/public works related uses. There are 15 residential structures (38 units) scattered among the industrial areas in this subarea.

Table 3-3: Existing Housing and Population

Area	Housing Units	Persons Per Household	Population
City of Los Angeles	1,299,963	2.80	3,485,398
Subarea 1 (East of I-10)	253	4.63	1,171
Subarea 2	38	3.66	139
Subarea 3	54	4.82	260
Subarea 4 Cesar E. Chavez Ave.	617	4.29	2,647
First St.	410	4.15	1,702
Fourth St.	245	4.15	1,017
Whittier Blvd.	214	4.29	918
Subarea 4 Subtotal	1,486	4.23	6,284
Subarea Total	1,831	4.29	7,854
Note: Subarea 1 has no residential population west of the I-10 freeway.			
Source: U.S. Census of Population and Housing, 1990; <i>Eastside Redevelopment Feasibility Study</i> , April 1995.			

Subarea 3 is a predominantly industrial, commercial, and transportation/utilities/public works related area. However, scattered residential units are located among industrial uses south of Olympic Boulevard. Subarea 3 contains 54 residential units in 31 structures. (See Table 3-3.)

Subarea 4 occupies several commercial corridors that also contain residential units. Subarea 4 contains 1,486 dwelling units (400 structures) distributed along Cesar E. Chavez Avenue, First Street, Fourth Street, and Whittier Boulevard.

Population

The average household size in the proposed Project Area is 4.29 persons with an estimated population of 7,854 persons. The population density is approximately 3.6 persons per acre, which is substantially less than the citywide average density ratio of 12 persons per acre. The low population density is due to the fact that industrial and commercial uses are the predominant land uses in the proposed Project Area.

Employment

The proposed Adelante Eastside Redevelopment Project Area contains approximately 15.6 million square feet of industrial space (14.9 million square feet are occupied and 0.7 million square feet are vacant). There are an estimated 49,700 industrial jobs in the proposed Project Area, assuming one employee per 300 square feet of developed industrial space.

Commercial uses are concentrated along four commercial corridors in Subarea 4 but are also found in Subareas 1, 2, and 3. The commercial square footage in the proposed Project Area totals almost 3 million square feet of which approximately 300,000 square feet is vacant. There are an

estimated 6,000 commercial jobs in the proposed Project Area, assuming one employee per 500 square feet of commercial space.

Other types of employment in the proposed Project Area include public/quasi-public uses, predominantly medical hospital related. These uses account for 9.3 million square feet of building space and approximately 37,115 jobs, assuming one employee per 250 square feet of building space.

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purpose of this Program EIR, the proposed Adelante Eastside Redevelopment Project would have a significant impact on population, housing, or employment if it:

- displaces a large number of housing units, people, businesses, or employees,
- substantially increases the population or concentration of population,
- substantially increases the demand for housing in area where there is a shortage of safe, affordable housing.

Impact Assessment

Housing and Population

- **Minimum/Infill Development Alternative.** Since new infill development would occur on vacant parcels, the Minimum/Infill Development Alternative would not displace residential uses.

This alternative would result in an estimated 30 new residential units on infill sites in Subarea 4. This new residential development could provide housing for an estimated 127 people, assuming the Subarea 4 person per household size of 4.23 (see Table 3-4). The additional 127 persons would increase the existing population in the proposed Project Area by 1.6 percent. This incremental increase in the Project Area population would not exceed official regional or local population projections; therefore, the impact would not be significant.

The additional employment (2,504 jobs, see discussion below) generated under the Minimum/Infill Development Alternative could create additional pressure on an already tight housing market. It is the intent of the proposed Adelante Eastside Redevelopment Project to provide jobs that are targeted to meet community needs in an area where there is a high unemployment rate. Additionally, the California Community Redevelopment Law requires that 20 percent of the generated tax increment be set aside for development of affordable housing and also requires replacement of any low and moderate income housing removed as the result of projects receiving financial assistance from the Agency or subject to an agreement with the

Table 3-4: Housing, Population, and Employment Generated by Proposed Project Alternatives

Subarea	Residential						Commercial				Industrial				Other New Infill Jobs
	Infill Units	New Pop.	Displaced Units	Displaced Pop.	Net New Units	Net New Pop.	New Infill Jobs	New Reuse Jobs	Displaced Jobs	Net New Jobs	New Infill Jobs	New Reuse Jobs	Displaced Jobs	Net New Jobs	
Minimum Development/Infill Alternative															
1	0	0	0	0	0	0	6	12	0	18	1,815	69	0	1,884	11
2	0	0	0	0	0	0	0	0	0	0	0	310	0	310	0
3	0	0	0	0	0	0	0	0	0	0	0	310	0	310	0
4	30	127	0	0	30	127	70	126	0	196	0	0	0	0	0
Total	30	127	0	0	30	127	76	138	0	214	1,815	689	0	2,504	11
Moderate Development Alternative															
1	0	0	0	0	0	0	13	23	0	36	1,936	138	0	2,074	22
2	0	0	0	0	0	0	0	0	0	0	121	621	0	742	0
3	0	0	0	0	0	0	0	0	0	0	1,703	621	0	2,324	0
4	120	508	0	0	120	508	304	253	0	557	0	0	0	0	0
Total	120	508	0	0	120	508	317	276	0	593	3,760	1,380	0	5,140	22
Maximum Probable Development Alternative															
1	0	0	0	0	0	0	165	46	0	211	2,420	207	0	2,627	44
2	0	0	(40)	(150)	(40)	(150)	0	0	0	0	714	931	0	1,645	0
3	0	0	(25)	(120)	(25)	(120)	185	0	(41)	144	3,538	931	(149)	4,320	0
4	195	825	0	0	195	825	304	504	0	808	0	0	0	0	0
Total	195	825	(65)	(270)	130	555	654	550	(41)	1,163	6,672	2,069	(149)	8,592	44
Note: Employment numbers are based on the projected square footage for infill development, building reuse, and building displacements. Calculations assume 1 employee per 500 square feet of commercial development, one employee per 300 square feet of industrial development, and 1 employee per 250 square feet of other type of development.															
Source: Community Redevelopment Agency, 1998; Myra L. Frank & Associates, Inc., 1998.															

Agency. Nonetheless, this additional demand for housing in or near the proposed Project Area is considered potentially significant.

- **Moderate Development Alternative.** The Moderate Development Alternative is not expected to result in the displacement of residential uses. The Moderate Development Alternative would add approximately 120 dwelling units on infill land in Subarea 4, which would provide housing for approximately 508 people assuming the Subarea 4 average household size of 4.23 persons per household. These 508 persons would increase the existing population in the proposed Project Area by 6.5 percent. This incremental increase in the Project Area population would not exceed official regional or local population projections; therefore, the impact would not be significant.

The additional employment (5,140 jobs, see discussion below) generated under the Moderate Development Alternative could create additional pressure on an already tight housing market. It is the intent of the proposed Adelante Eastside Redevelopment Project to provide jobs that are targeted to meet community needs in an area where there is a high unemployment rate. Additionally, Community Redevelopment Law requires that 20 percent of the generated tax increment be set aside for development of affordable housing and also requires replacement of any low and moderate income housing removed as the result of projects receiving financial assistance from the Agency or subject to an agreement with the Agency. Nonetheless, this additional demand for housing in or near the proposed Project Area is considered potentially significant.

- **Maximum Probable Development Alternative.** The Maximum Probable Development Alternative may result in the displacement of an estimated 65 residential units in Subareas 2 and 3. These units are isolated and scattered units located on industrially zoned land in industrial corridors. ~~Although the CRA will not use its power of eminent domain to acquire properties dedicated exclusively to residential uses, it is recognized that these~~ These units are likely to convert over time to industrial uses as a result of the proposed Redevelopment Plan and market forces. Based on the existing person per household data shown in Table 3-3 and assuming all of the housing units are occupied, an estimated 270 people would be displaced by the loss of this housing. These 65 residential units are also likely to be renter-occupied and have relatively low rents due to their location in industrial areas. Although the removal of the estimated 65 housing units from the industrial corridors would be consistent with health and safety standards and City of Los Angeles building codes for nonconforming residential housing, the impact on the housing supply would be significant given the low vacancy rate and existing shortage of housing in the eastside communities. This alternative, however, could also result in 195 new units on infill sites in Subarea 4 or a net increase of 130 residential units in the proposed Project Area. Nonetheless, the potential displacement of existing housing is considered a significant impact because it is not known when the new units would be constructed.

Assuming the new housing would accommodate approximately 825 people based on the Subarea 4 average of 4.23 persons per household, and 270 people would be displaced by the loss of the 65 units in Subareas 2 and 3, the net population increase due to this alternative

would be 555 persons. The 555 persons would increase the population in the proposed Project Area by 7 percent. This incremental increase in the Project Area population would not exceed official regional or local population projections; therefore, the impact would not be significant.

The additional employment (8,592 jobs, see discussion below) generated under the Maximum Probable Development Alternative could create additional pressure on an already tight housing market. It is the intent of the proposed Adelante Eastside Redevelopment Project to provide jobs that are targeted to meet community needs in an area where there is a high unemployment rate. Also, the Community Redevelopment Law requires that 20 percent of the generated tax increment be set aside for development of affordable housing and also requires replacement of any low and moderate income housing removed as the result of projects receiving financial assistance from the Agency or subject to an agreement with the Agency. Nonetheless, this additional demand for housing in or near the proposed Project Area is considered potentially significant.

Businesses and Employment

- **Minimum/Infill Development Alternative.** Since new infill development would occur on vacant parcels, the Minimum/Infill Development Alternative would not displace commercial or industrial uses.

The Minimum/Infill Development Alternative would add approximately 107,000 new square feet of commercial development and an estimated 214 new jobs. This new commercial development would occur through infill development and vacant building reuse. Approximately 92 percent of this commercial development would occur in Subarea 4. The Minimum/Infill Development Alternative would add approximately 751,200 square feet of net new industrial development and an estimated 2,504 new industrial jobs. This industrial development would occur through infill development (72 percent) in Subarea 1 and through vacant building reuse (28 percent) in Subarea 1 (10 percent), Subarea 2 (45 percent), and Subarea 3 (45 percent).

The Minimum/Infill Development Alternative would also add 2,800 square feet of other types of development on infill sites and an estimated 11 net new jobs. As explained in the project description these other jobs could include positions at child care facilities, community meeting facilities, and youth centers.

- **Moderate Development Alternative.** This alternative is not expected to result in the displacement of commercial or industrial uses.

The Moderate Development Alternative would result in a total of 296,400 square feet of new commercial development and 593 new jobs. This new commercial development would occur on infill sites and through the reuse of vacant commercial buildings in Subareas 1 and 4. Approximately 93 percent of this new development would occur along the commercial corridors in Subarea 4.

The Moderate Development Alternative would result in the development of 1.5 million square feet of new industrial space and an estimated 5,140 industrial jobs. This new industrial space would occur through infill development (73 percent) and reuse of vacant buildings (27 percent). The majority of the infill development would occur in Subareas 1 and 3 and the majority of the reuse development would occur in Subareas 2 and 3. The Moderate Development Alternative would also result in an estimated 5,500 square feet of other development and 22 new jobs. This other development would occur in Subarea 1.

- **Maximum Probable Development Alternative.** The Maximum Probable Development Alternative would result in 327,200 square feet of new commercial development on infill property in Subareas 1, 3, and 4 and 275,000 square feet of new commercial development through the reuse of vacant buildings in Subareas 1 and 4. This alternative could also result in the displacement of an estimated 20,600 square feet of commercial space and the displacement of an estimated 41 jobs in Subarea 3. Thus, the net new development would total 581,600 net square feet of new commercial space and 1,163 net new jobs. Approximately 70 percent of this net new commercial development would occur in Subarea 4.

The Maximum Probable Development Alternative would result in the development of 2 million square feet of new industrial development on infill properties in Subareas 1, 2, and 3 and 620,600 square feet of new industrial development through the reuse of vacant industrial buildings. This new development would result in 8,741 new industrial jobs. The Maximum Development Probable Alternative could also displace an estimated 44,800 square feet of industrial space and 149 jobs in industrial Subarea 3. Thus, the net new development would total approximately 2.6 million square feet of new industrial space and 8,592 new industrial jobs. The Maximum Probable Development Alternative would also result in 11,000 square feet of other development and 44 new jobs. This other development would occur in Subarea 1.

The displacement of the commercial and industrial development and businesses would not be significant because it would represent less than 1 percent each of the existing commercial and industrial development. Likewise, the displacement would represent less than 1 percent each of the existing commercial and industrial jobs in the proposed Project Area. Table 3-4 shows the number of residential, commercial, and industrial displacements by alternative as well as the net new development.

MITIGATION MEASURES

- HPE-1 Relocation Assistance.** Displaced residential and business property owners and tenants shall receive assistance under the established state and local relocation assistance procedures as explained below:

Residential Displacement. Housing displacement would occur in situations where a residential property on industrially zoned land located adjacent to an industrial area is needed for industrial expansion. Such displacement could occur through private initiative with or without assistance from the CRA.

In instances where a private developer purchases the property without CRA assistance, the private developer would be required, in accordance with the City of Los Angeles Municipal Code and state law, to provide relocation assistance to tenants displaced by the purchase, in addition to compensating the property owner for the sale of the property. In general, the City of Los Angeles Planning and Zoning Code states that the party responsible for the displacement would pay a standard per-unit relocation assistance fee of ~~\$2,000~~ to each household, in order to assist such tenants in meeting costs of relocation, higher rents for replacement housing, and related expenses of moving. ~~A per-unit fee of \$5,000 would be paid for any units that are occupied by children, handicapped persons, disabled persons, or persons age 62 or older.~~

In cases where the CRA provides financial assistance to the developer, the displaced tenant would receive relocation assistance pursuant to city and state relocation policies and CRA relocation policies developed specifically for the proposed Redevelopment Project Area. In cases where a public entity is involved in the acquisition, the State of California Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1974, revised effective January 1, 1991, (California Government Code, Chapter 16, Sections 7260–7277) would apply. This state law establishes a uniform policy for the fair and equitable treatment of persons, as well as businesses, displaced as a direct result of programs or projects undertaken by a public entity. The Relocation Assistance Act shall be administered in a manner that is consistent with fair housing requirements and that assures all persons their rights under Title VIII (Public Law 90-284), commonly known as the Civil Rights Act of 1968 and Title VI of the Civil Rights Act of 1964. Efforts will be made to find suitable replacement housing within the proposed Redevelopment Project Area when the tenant desires to remain in the community.

In all residential acquisitions, attempts would be made by the potential developer and CRA to purchase the residential property from the property owner through a negotiated agreement. If a purchase agreement could not be reached between the parties, the CRA could, as a last resort, acquire the property through eminent domain proceedings. It is anticipated that the Agency would carry out eminent domain proceedings only in extreme cases where an agreement could not be reached with the property owner; the property is zoned for nonresidential uses; the property is used, in part, for nonresidential uses; and is needed to further the Redevelopment Project goal of commercial and industrial expansion. The Agency will not use its power of eminent domain to acquire properties that are used exclusively for residential purposes, provided that the residential uses are consistent with zoning requirements and in good condition.

Business Displacement. In cases where the CRA provides funding or assists in assembling land for the development of a site, the CRA may provide businesses displaced on the project site with assistance in finding a suitable replacement facility, with preference to relocating within the proposed Redevelopment Project Area. Displaced businesses would also be provided relocation assistance in accordance with the requirements of the State of California Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1974 which, as explained above, applies to

businesses, as well as residential units. In order to encourage displaced businesses to relocate within the proposed Project Area, the proposed Redevelopment Project contains financial mechanisms and financial incentives to encourage displaced businesses to move their facilities to new developments constructed as a result of the proposed Redevelopment Project. New businesses that are established under the Redevelopment Project would be encouraged to hire from the local job market.

HPE-2 Replacement of Affordable Housing. Many of the dwelling units that would be displaced may provide affordable housing. These units shall be replaced on a 1.25:1 ratio basis (1.25 new replacement units for each unit displaced) ~~one-for-one basis at a minimum~~, so as to assure no net loss in affordable housing.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

It is anticipated that every effort will be made to relocate displaced residents, businesses, and/or employees in the proposed Project Area. However, to the extent that displaced residents, businesses, and/or employees cannot be re-incorporated into the proposed Project Area when they so desire, the impacts would be considered significant. Construction of replacement housing that would add decent, safe, sanitary, and adequately sized affordable housing to the area's housing stock would mitigate the loss of affordable housing stock to a level of insignificance.

The demand for new housing due to the additional employment generated under the proposed alternatives would be partially mitigated by construction of new housing under the proposed Redevelopment Plan. However, given the number of new jobs, and the shortage of decent, safe, sanitary, and adequately sized affordable housing in or near the proposed Project Area, it is expected that the impact on housing demand would remain significant after mitigation.

3.4 URBAN DESIGN/VISUAL QUALITY

ENVIRONMENTAL SETTING

Overview

The proposed Adelante Eastside Redevelopment Project Area includes portions of the Boyle Heights, El Sereno, and Lincoln Heights communities of the City of Los Angeles. Much of Boyle Heights and Lincoln Heights, which are two of the City's earliest suburbs, were subdivided into residential tracts prior to 1910. The subdivision of these communities relatively early in the City's history greatly influenced the size of individual blocks and parcels and the character of subsequent residential and commercial development in the area. The subdivision of El Sereno occurred later due to the challenges and physical constraints presented by the natural topography.

~~While homes were built in the 1880s in Boyle Heights and Lincoln Heights, the majority of the housing stock in El Sereno was developed in the 1920s. During and following World War II, in~~

~~fill residential development consisting primarily of public housing projects or apartment structures of varying densities also occurred.~~

The early subdivision also established the location of major streets within the proposed Project Area. By the 1930s, the major street bridges across the Los Angeles River had been constructed providing entry into the downtown area and the Boyle Heights and Lincoln Heights communities. The major east-west streets in Boyle Heights became primary corridors for commercial development in the 1920s in response to the major trolley car lines and the market demand generated by the residential neighborhoods. Residential developments and a variety of public services were created along those portions of Cesar E. Chavez Avenue, First Street, and Whittier Boulevard where commercial market demand did not exist. Much of the commercial development occurred prior to the adoption of the City's first Zoning Code in the 1920s.

Industrial development within Boyle Heights, Lincoln Heights, and El Sereno was influenced by the construction and location of major railroad lines. The railroad lines were built on flat topography parallel to Valley Boulevard, Washington Boulevard, and on the east and west sides of the Los Angeles River. These lines served railroad stations just east of downtown Los Angeles. The rail lines became the catalyst for the City's original industrial corridor on the west side of the Los Angeles River from roughly 1900 to the 1920s. In the 1920s industrial developments expanded east across the Los Angeles River, into the proposed Project Area. Industrial expansion reached its peak in the 1940s east of the Los Angeles River, south of Olympic Boulevard, and along the Valley Boulevard/Alhambra corridor. These areas constitute Subareas 1, 2, and 3, which are the three industrial subareas of the proposed Adelante Eastside Redevelopment Project Area.

Existing Visual Setting and Character

Subareas 1, 2, and 3 encompass the industrial corridors on the southern edge of the El Sereno community and northern edge of the Boyle Heights community, the western edge of the Boyle Heights community, and the southern edge of the Boyle Heights community, respectively. In contrast, Subarea 4 includes commercial corridors along four east-west streets in the Boyle Heights community. The following subsections describe the visual setting and character of each subarea.

Subarea 1. Subarea 1 is generally bordered by the Los Angeles River on the west, the San Bernardino Freeway on the south, North Main Street and Valley Boulevard on the north, and Soto Street on the east. This subarea also includes the property frontages along Valley Boulevard and Alhambra Avenue from Soto Street on the west to the Los Angeles city boundary on the east. This subarea includes three distinct zones: 1) east of Soto Street, 2) between Soto Street and the I-5 freeway, and 3) west of the I-5 freeway to the Los Angeles River.

East of Soto Street, the subarea is dominated by Valley Boulevard and a parallel railroad line that extends between Valley Boulevard and Alhambra Avenue, just beyond Druid Street. At a "Y" intersection east of Eastern Avenue, Valley Boulevard branches into Alhambra Avenue on the north and continues as Valley Boulevard on the south across the railroad tracks. Both streets roughly parallel each other to the City boundary. Aurant Railroad Yard is located between these two streets. The railroad yard includes as many as seven parallel tracks. The ADM corn syrup

unloading facility is located on railroad right-of-way along the north boundary of the yard. The properties along Valley Boulevard and Alhambra Avenue, which are zoned primarily for industrial uses, are generally shallow in depth and have narrow widths. Consequently, most structures are small in size and are primarily 1 to 1½ stories in height, except at the east end of this subarea where the topography rises to a hilly knoll and the industrial parcels and structures are much larger than along Valley Boulevard. East of Soto Street, Subarea 1 contains industrial manufacturing uses and some warehouses. Despite the industrial zoning, this portion of the subarea also includes residential and commercial uses intermixed between industrial uses. This area also includes a small neighborhood commercial hub near the intersection of Valley Boulevard and Eastern Avenue. Also, there are several minimarts and other retail businesses located along the south side of Valley Boulevard east of Marianna Avenue. Construction along this corridor began prior to 1910 and has continued up to the present. Most of the construction occurred during the 1920's and 30's west of Eastern Avenue and in the 1950's east of Eastern Avenue. Generally, the residential and commercial structures appear to have been built in the 1920s although there are more recent in-fill commercial developments. Industrial structures were generally built in the 1940s and 1950s with the exception of some recent in-fill industrial developments.

Overall the newer structures are in sound condition; however, most older structures need moderate rehabilitation, while a few structures require extensive heavy rehabilitation. Many of the smaller industrial parcels have minimal setbacks and minimal or no existing onsite parking. Street trees exist along portions of Valley Boulevard and Alhambra Avenue. Other street amenities are lacking. One important visual resource east of Soto Street in Subarea 1 is the set of historic street light standards on Alhambra Avenue between approximately Lowell and Endicott Streets in Emery Park (see Figure 3-1). These street light standards and potential project impacts are discussed further in Section 3.5, Cultural Resources. Sidewalks are lacking along major portions of Valley Boulevard and Soto Street including the area adjacent to the railroad right-of-way and on the north side of Valley Boulevard between Indiana Avenue and Vineburn Avenue. The Soto Street bridge across the railroad tracks and Valley Boulevard also contains no pedestrian sidewalks.

The area between Soto Street and the I-5 freeway is characterized by gently rolling topography and a high concentration of land-intensive public and institutional uses. Located on the south side of Valley Boulevard, the properties include very large parcels occupied by the Public Works Department and Flood Control Districts of Los Angeles County, a large industrial development, and one large vacant industrial site. A Union Pacific Southern Pacific (UPSP) railroad line parallels Valley Boulevard on the south. The railroad is located at-grade east of San Pablo Street and is depressed and grade-separated west of San Pablo Street.

South of Alcazar Street to Marengo Street, the area includes the USC Health Science Campus and related facilities, USC University Hospital, Hazard Community Park, Los Angeles County + USC Medical Center, and Los Angeles County Juvenile Justice Center. This portion of the proposed Adelante Eastside Redevelopment Project Area contains intensive development with the largest buildings in the proposed Project Area, ranging in height from 1 to 17 stories. The Los Angeles County General Hospital building is a very prominent visual landmark because it is situated on a hilly knoll and reaches 17 stories in height. Onsite landscape amenities are of good quality on the USC Health Science Campus and on portions of the Los Angeles County Medical Center. The



Historic Street Light Standards on Alhambra Avenue, Facing Southwest



Lincoln Park Setting Between Mission Road and Valley Boulevard, Facing Northeast

County Medical Center has several major structures and parking structures that are currently vacant and scheduled for demolition as a result of the Northridge Earthquake. South of Marengo Street, the area contains a mix of residential and commercial uses, the East Los Angeles Occupational Center, and a recently completed 7-story, 3,000-car parking structure for the County Medical Center. This area contains some street tree amenities and power poles along Marengo Street.

The area north of Mission Road to North Main Street is zoned primarily for industrial or public uses. Existing land uses include County hospital related uses, a variety of small industrial uses, and a scattering of 1920s residential structures. This area is bisected by the UPSP railroad line that continues east, parallel to Valley Boulevard. The physical condition of structures in this area ranges from sound to moderately or severely deteriorated. This area also includes one of the most significant streetscape improvements in the proposed Project Area; the railroad grade separation project that occurred near Valley Boulevard and Mission Road included street tree planting, the creation of Parque de Mexico, and improvements to several traffic islands adjacent to the proposed Project Area. The improvements also include a variety of statues that have been donated by the country of Mexico to the City of Los Angeles. Located immediately east and just north of the proposed Project Area is Lincoln Park/Plaza de la Raza, which provides a unique open space and recreational amenity to the community (see Figure 3-1).

The zone located between the I-5 freeway and the Los Angeles River is dominated by the UPSP/Los Angeles Transportation Center. This facility occupies approximately 150 acres between the river and freeway. Railroad lines enter and exit this facility from the east side of the Los Angeles River, along Alhambra Avenue, and beneath Mission Road. East of Mission Road is a concentration of automobile wrecking and recycling yards that are unsightly and lack street or public right-of-way amenities. This area also includes the MTA Division 10 bus maintenance facility, which is located farther east of Mission Road.

The area located south of North Main Street includes the San Antonio Winery and a facility commonly known as the Brewery, which is a mixed-use complex of light industrial uses, professional offices and studios, artist studios, and residences. The structures in this area vary from one to about four stories in height and are generally sound or in need of moderate rehabilitation. This area also includes a large 25-acre vacant parcel, which is scheduled for development as a United Parcel Service facility. Street trees in this area that might improve the visual character of this area are lacking except near the San Antonio Winery.

Subarea 2. Subarea 2 is generally bordered by the Los Angeles River and major railroad lines on the west, the U.S. 101 freeway on the north, the I-5/I-10 freeways on the south, and Mission Road and Clarence Street on the east. Immediately east of the proposed Project Area are the Aliso Village, Pico-Aliso, and Pico Gardens public housing projects, which were built in the early 1940s and expanded in the 1950s. Within the immediate future, Pico Aliso and Pico Gardens are scheduled to be demolished and replaced with new housing units under a federal grant through the Urban Revitalization Demonstration Program.

Subarea 2 consists primarily of industrial-zoned parcels. A majority of the industrial structures were developed in the late 1930s and 1940s; however, some modest in-fill commercial development

has occurred in the past 15 years. The industrial uses include manufacturing uses, food processing plants, and warehouses. Subarea 2 contains a number of inactive railroad spur lines that once served adjacent industrial properties. This area also contains smaller industrial parcels, developed mostly in the 1920s, which are generally located along Clarence Street. With few exceptions most of the industrial structures are one or two stories in height. Newer industrial structures vary from those in sound condition to those in need of moderate rehabilitation, while older structures need major rehabilitation. This area also contains several vacant warehouse structures and parcels that are used for parking or storage. This area is characterized by narrow streets, minimal onsite parking, and few street amenities. In addition, most streets lack curbs and gutters.

Subarea 3. Subarea 3 is generally bordered by the I-5/I-10/SR 60 interchange and Olympic Boulevard on the north, the Los Angeles River and railroad lines on the west, Indiana Street on the east, and the city boundary and railroad lines on the south. The Los Angeles River and railroad lines bordering this subarea on the west and south sides form a physical barrier that restricts access into this subarea.

East of Esperanza Street, this subarea includes some of the larger industrial parcels and structures in the entire proposed Project Area. The area, which generally developed during the period from 1940 to 1960, includes industrial manufacturing and warehouse related uses. Recently, a portion of the former Angelus furniture factory was converted to house an open market and drugstore. Some of these larger industrial parcels contain onsite parking while others contain minimal or no onsite parking. With a few exceptions, most industrial structures vary from those in sound condition to those in need of moderate rehabilitation.

The area between Grande Vista Avenue and Esperanza Street is an older industrial area characterized by smaller blocks and parcels, and smaller industrial structures with excessive lot coverage. Many of these structures were built in the 1920s and while some require moderate rehabilitation, many require heavy rehabilitation. This area contains industrial manufacturing uses and a few warehouses. The area near Washington Boulevard contains a concentration of metal recycling businesses. Onsite parking within Subarea 3 is very limited, in that loading and unloading of goods generally occurs on the street or in public rights-of-way. Scattered throughout this area, along the south side of Olympic Boulevard, are some remaining deteriorated residential uses and a few commercial uses.

There are several distinct land use patterns between Grande Vista Avenue and the Los Angeles River. Between Olympic Boulevard on the north and the east-west railroad lines on the south, the area includes small- to medium-sized industrial facilities and manufacturing uses. The structures are primarily one to two stories in height, in sound or moderately deteriorating condition. Lot coverage is excessive by current standards and onsite parking is limited. Many streets are lacking curbs, gutters, and landscaping. Further south of the railroad lines, along Washington Boulevard, the industrial parcels are much larger and the area is dominated by the United Parcel Service facility, parking areas, the former Bethlehem Steel facility, and several large parcels used for outdoor storage. This area contains one of the highest concentrations of underutilized industrial parcels in the proposed Project Area. Most other industrial buildings are sound or are in need of

moderate rehabilitation, except the former Bethlehem Steel facility, which needs heavy rehabilitation.

The street environment on Washington Boulevard and Soto Street is characterized by heavy truck traffic and by the many railroad lines that traverse the area. The area west of Soto Street and north of Pico Boulevard is dominated by Sears Roebuck properties, including the Sears Roebuck building and department store, surface parking areas, and vacant sites formerly used as Sears warehouses (see Figure 3-2). The Sears structure is a visually prominent building, a portion of which is about 14 stories in height, and functions as a visual landmark (see Figure 3-2 and Section 3.5, Cultural Resources). North of Olympic Boulevard, the area includes some well maintained and smaller industrial uses. One of the largest warehouse facilities in the proposed Project Area is situated east of the Los Angeles River and south of the Santa Monica Freeway; it measures 400 feet by 750 feet and is approximately nine stories in height. On the north side of Olympic Boulevard, recent new developments have included commercial uses and the Rio Vista Apartment Complex; future uses may include senior citizen housing and a child care facility.

Subarea 4. As stated above, Subarea 4 is characterized by commercial development along four east/west streets in the Boyle Heights community. The following describes the visual character of each corridor.

- **Cesar E. Chavez Avenue.** Cesar E. Chavez Avenue is the most dense commercial corridor of Subarea 4. It extends approximately 13 blocks from Evergreen Avenue on the east to Echandia Street on the west. Cesar E. Chavez Avenue is a four-lane roadway with approximately 10-foot sidewalks and utility power poles throughout the corridor. Historically, this avenue has been a community-serving commercial corridor. The area between Mott Street and the I-5 freeway contains a concentration of retail and service commercial uses and generates considerable pedestrian activity along the corridor.

Commercial structures were developed primarily in the 1920s when Cesar E. Chavez Avenue, formerly Brooklyn Avenue, was the commercial and social hub of the Jewish community. The one- and two-story structures have limited or no building setbacks and most commercial lots have little or no onsite parking. Several of the two-story commercial structures contain residential uses on the second floor. East of Mott Street, commercial uses are less concentrated and intermixed with residential uses. Some recent developments located in this corridor include McDonald's, the Social Security Administration Office, and a new Fire Station No. 2.

The majority of this corridor, east of the I-5 freeway, was previously targeted as a Commercial Area Revitalization Effort (C.A.R.E.) program area. Through this program, several blocks of facade improvements were implemented together with public improvements such as street trees, crosswalk enhancements, trash containers, and seating areas. However, the C.A.R.E. program is no longer operational. Other enhancements to the corridor include small public parking lots behind commercial uses and a significant alley enhancement known as Paseo de Las Flores, near Cesar E. Chavez Avenue and Soto Street. The proposed site of one of the three Metro Rail Red Line Stations to be constructed in the Boyle Heights community is located southeast of Chavez Avenue and Soto Street.



Vacant Sears Property on Rio Vista Street, Facing Northwest



Sears Roebuck Building

Cesar E. Chavez Avenue west of the I-5 freeway is very different from its east end. Commercial uses are less concentrated and are in transition from retail uses to primarily automotive repair uses. They are also intermixed with single- and multi-family units. The most significant land use is the White Memorial Medical Center, which includes the five-story White Memorial Church, five-story medical office structure, and hospital-related structures that vary from two to seven stories in height. Cesar E. Chavez Avenue is lined by numerous street trees that were planted in the 1960s by the City of Los Angeles and are an identifying feature of the corridor (see Figure 3-3).

- **First Street.** The First Street corridor encompasses approximately 11 blocks from Boyle Avenue on the east to Evergreen Avenue on the west, plus two blocks from Lorena Street to Indiana Street. First Street is a four-lane roadway with sidewalks approximately 10 feet in width and utility power poles throughout the corridor. While the majority of this corridor is zoned for commercial uses, existing uses are varied. Concentrated neighborhood-serving commercial uses are located from Boyle Avenue to approximately Soto Street. Most of these structures were built in the 1920s and are generally in need of moderate rehabilitation while a few structures require major rehabilitation. Onsite parking is provided to the rear or side of some commercial structures. This area also contains the historic Mt. Pleasant Hotel anchoring the west end of the corridor at Boyle Avenue and First Street. Also, there are several neighborhood-serving facilities such as the Hollenbeck Youth Center, Community Service Organization, Hollenbeck Police Station, and Benjamin Franklin Library. East of Soto Street, the corridor includes less concentrated small commercial structures, single- and multi-family residential uses and a supermarket at First and Mott Streets. East of Lorena Street, the corridor includes El Mercador commercial center and a small concentration of commercial and residential uses.

The First Street corridor is significant because two of the three Metro Rail Red Line Stations will be located in the corridor, one at First Street and Boyle Avenue and the other at First and Lorena Streets. Recently, a portion of First Street was targeted as a Los Angeles Neighborhood Initiative project area. Phase 1 of this project, from the I-5 freeway to Soto Street, included the transformation of a traffic island into a small park, new bus shelters, street trees, and the painting of existing street fixtures. This project may be expanded east and west along First Street, if funding becomes available. The remainder of the corridor has experienced limited street enhancements except for street trees along certain portions of First Street and a few facade improvements that were privately initiated.

- **Fourth Street.** The Fourth Street corridor is characterized by very dispersed commercial uses intermixed with single-family units and some apartment units. A medium sized supermarket is located at Fourth and Soto Streets but most other commercial uses are small one- and two-story structures providing neighborhood goods and services. In addition, this corridor contains important facilities such as Hollenbeck Community Park and Evergreen Recreation and Senior Citizen Center. Saint Mary's and Our Lady of Talpa Churches and Schools and Roosevelt High School are located outside the proposed Project Area but within this corridor. These facilities generate considerable pedestrian activity along the Fourth Street corridor.



Street Trees on Cesar E. Chavez Avenue at Chicago Avenue, Facing West



Commercial Uses on South Side of Whittier Boulevard Near Euclid Avenue

While many structures are sound or need moderate rehabilitation, several require extensive rehabilitation. Most of the residential structures provide 10- to 20-foot setbacks with fencing along the front yard while commercial structures abut the sidewalks. Fourth Street is a four-lane highway with a 10-foot sidewalk and parkway. While Fourth Street also has utility power poles, it has fairly continuous street trees. However, with the exception of street trees, very few other street enhancements have occurred along the Fourth Street corridor.

- **Whittier Boulevard.** The Whittier Boulevard corridor extends for about 14 blocks from Boyle Avenue on the west to Indiana Street on the east. ~~Until the early 1980s, Whittier Boulevard was zoned for industrial uses; however, the street~~ Whittier Boulevard developed with commercial, residential, and public uses in the 1920s. The introduction of the Pomona Freeway in the 1960s created a physical barrier dividing the communities east and west of the freeway. East of the Pomona Freeway, a concentration of neighborhood serving commercial uses exist from Lorena Street to Esperanza Avenue. This includes older, one- and two-story structures and new infill commercial developments. East of Esperanza, the corridor includes single-family residential uses with 20-foot or greater setbacks, small commercial and industrial uses, and some vacant structures. West of the Pomona Freeway, small commercial nodes exist at the cross streets of Euclid Street, Camulos Street, and Soto Street.

The remainder of the corridor contains small neighborhood-serving commercial uses, medical offices, and residential uses. South of Whittier Boulevard along both sides of Boyle Avenue is the Hollenbeck Impound facility. The Whittier corridor also includes neighborhood serving facilities such as the East Los Angeles Weingart YMCA, Boyle Heights Recreation Center, Salesian High School, and the Santa Isabel Church and school.

Most of the structures are one- or two-stories in height and in need of moderate rehabilitation. A few structures require extensive rehabilitation. Whittier Boulevard is a four-lane highway with sidewalks approximately 10 feet in width, utility power poles, and a fairly continuous pattern of street trees throughout the corridor (see Figure 3-3). With the exception of a few crosswalk enhancements, very few improvements have occurred along Whittier Boulevard. Most facade improvements have been self-initiated by the property owners of commercial structures.

Significant Views

Significant views from within the proposed Adelante Eastside Redevelopment Project Area were determined through a windshield survey conducted in June 1997. Most of the viewsheds are due to the gently rolling topography of the proposed Project Area, and the orientation and elevations along several street corridors. Generally, the Boyle Heights Community is about 40 to 60 feet higher in elevation than the Los Angeles downtown area to the west. The street elevations vary from about 190 feet to 440 feet above sea level.

Most of the structures within the proposed Project Area are one or two stories in height. However, several structures are much taller, creating visual landmarks within the community and the proposed Project Area. Some of these landmarks include the historic 13-story Sears Roebuck

building, the 4- to 7-story structures of White Memorial Medical Center, and the 4- to 17-story structures of the Los Angeles County+USC Medical Center. Smaller visual landmarks include the historic Mt. Pleasant Hotel at First Street and Boyle Avenue. Beyond the boundaries of the proposed Project Area but clearly visible is the Civic Center and Downtown Los Angeles skyline district (see Figure 3-4). Also, visible from the proposed Project Area is some of the hillside topography in the communities of Elysian Park, Lincoln Heights, and El Sereno.

Some of the significant views available to pedestrians and motorists going west on Olympic Boulevard starting at about Grande Vista Avenue include the Sears Roebuck building. Traveling west along Whittier Boulevard and Fourth Street, the significant views are of the downtown skyline starting at about Euclid Avenue. The significant view along First Street of the downtown skyline begins at about Boyle Avenue with the Mt. Pleasant Hotel in the foreground.

Several views exist along Mission Road while traveling northeast. These include the hillside communities of Elysian Park and Mt. Washington, the Los Angeles County General Hospital, and a significant view of Lincoln Park including the landscaped traffic islands. As Mission Road transitions to Valley Boulevard, significant views are provided of the hillside communities of El Sereno. Traveling southwest on Mission Road, near the intersection with Cesar E. Chavez Avenue, views of the Civic Center and downtown skyline are also significant.

Shade and Shadow

The majority of industrial and commercial structures within the proposed Adelante Eastside Redevelopment Project Area are one- and two-story structures, except for the cluster of health related facilities at the Los Angeles County-USC Medical Center, facilities at White Memorial Medical Center, and the Sears Roebuck building. Adjacent to the commercial corridors, and outside the proposed Project Area, the residential neighborhoods are predominantly one- and two-story structures. Given the low rise character of structures within and abutting the proposed Project Area, there are no significant shade or shadow effects in the proposed Project Area with one exception. Just south of Marengo Street, between Kingston and Britannia Streets is a seven-story Los Angeles County parking structure with adjacent one- and two-story residential uses. The parking structure is within the proposed Project Area and the residential uses are just outside of the proposed Project Area.

ENVIRONMENTAL IMPACTS

Significance Criteria

For purposes of this Program EIR, the proposed Adelante Eastside Redevelopment Project would have a significant visual impact if it:

- creates a substantial demonstrable negative aesthetic impact (e.g., new development results in the removal of important visual resources or introduces new structures that are visually incompatible with adjacent visual resources);



Downtown Skyline in Background and Mount Pleasant Hotel in Foreground, Facing West from First Street near Boyle Avenue



Looking West at Downtown Skyline along Whittier Boulevard near Euclid Avenue



Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles

Figure 3-4
Significant Views

- obstructs important views of or substantially alters a scenic vista;
- creates substantial shade or shadows on residential areas or other visually sensitive resources; or
- produces substantial levels of light or glare that are intrusive or annoying to residents, motorists, or pedestrians.

Impact Assessment

Creates a Substantial Demonstrable Negative Aesthetic Impact. The proposed Adelante Eastside Redevelopment Project anticipates that all new industrial development will occur within the industrial areas of Subareas 1, 2, and 3. New commercial development is anticipated to occur primarily within the commercial corridors of Subarea 4 and within commercially zoned portions of Subareas 1 and 3. Under the three development alternatives, new development would occur through the reuse of existing vacant commercial and industrial structures and through the development of existing vacant commercial and industrial parcels. New development opportunities would also occur on future vacant sites near the three proposed Metro Rail Red Line stations and the Los Angeles County-USC Medical Center. Under the Minimum/Infill Alternative and the Moderate Alternative, no displacement of uses is anticipated. Under the Maximum Probable Alternative, a modest 20,600 square feet of commercial uses and 44,800 square feet of industrial uses would be displaced by developing 6.8 acres of underutilized industrial properties.

Each of the alternatives could have a beneficial effect on the visual character of the proposed Adelante Eastside Redevelopment Project Area because each would include programs that would not only enhance the economic viability of the area, but would also improve the area's physical appearance. Such programs would include facade improvements, street improvement programs in residential neighborhoods and commercial and industrial corridors, and redevelopment of sites that are vacant, economically underutilized, or occupied by blighted or damaged buildings. The alternatives would include repairs to public areas, and landscaping and streetscape improvements (e.g., new signage, awnings, and paint) in order to upgrade the appearance of businesses. Parking areas could be upgraded by resurfacing, lighting, landscaping, and new signage.

In addition, the size, scale, and massing of new construction on vacant commercial and industrial properties would be required to adhere to provisions of the current Planning and Zoning Code of the City of Los Angeles. The City's code includes provisions and requirements that govern onsite parking, onsite loading and unloading areas, setbacks, trash storage areas, lighting, and landscaping. New construction would also have to adhere to a new Landscape Ordinance (No. 170,978) that became effective in January 1997 in the City of Los Angeles. One of the goals of this recently adopted ordinance is to increase the amount and quality of appropriate landscaping to all land uses in the City. The height and massing of new construction would also be governed by the height restrictions as stipulated in the Boyle Heights Community Plan and the Northeast Los Angeles District Plan. Both plan documents limit new developments to Height District No. 1, which allows a maximum height of 45 feet or approximately a three-story structure. This height limitation is in keeping with the general low-scale character of existing development.

It is possible that new development, particularly new development along the historic commercial corridors in Boyle Heights, could be inconsistent with the visual character of the existing streetscape and incompatible in size, scale, massing, use, or architectural style. Although the extent of specific effects can only be determined on a case-by-case basis as individual development projects are proposed, in general, none of the alternatives is anticipated to result in a substantial demonstrable negative aesthetic impact for several reasons. Changes in the proposed Project Area would be limited to development on vacant infill properties, reuse of existing vacant structures, and displacement of blighted, obsolete industrial and commercial buildings and nonconforming residential units in industrial areas. (For a discussion of potential displacement of historic resources, see Section 3.5 in this EIR.) New projects would be required to adhere to zoning, building, landscaping, and height requirements. Each alternative would include measures to improve the appearance of the area. However, because each alternative would result in varying levels of development, each alternative would offer varying levels of opportunity to improve the visual character of the proposed Project Area. The Minimum/Infill Development Alternative would present the least potential to improve the visual character of the proposed Project Area because it would result in primarily infill development and not in large-scale redevelopment of blighted areas. The Moderate Development Alternative would have a greater potential to improve the visual character of the proposed Project Area because it would provide for a greater level of development on vacant sites and reuse of more vacant buildings. The Maximum Probable Development Alternative would have the greatest potential to significantly improve the visual quality of the proposed Project Area because it would allow the maximum probable level of change that could occur by the year 2015 given the existing land capacity of the proposed Project Area, resulting in the redevelopment of more than twice as many vacant sites and buildings as the other two alternatives. The Maximum Probable Development Alternative would also provide slightly more public improvements than either of the other two project alternatives.

Substantial Disruption of Significant Views. Significant views within the proposed Adelante Eastside Redevelopment Project Area are of the downtown Los Angeles skyline, a few tall landmark structures such as the Sears Roebuck building and Los Angeles County General Hospital building, streetscape and open space amenities such as the Lincoln Park environment, and the views of certain hillside neighborhoods that are at elevations of at least 500 feet or greater above sea level.

The viewshed or line of sight to these significant views is generally provided along certain street corridors. The general existing scale of development is currently one- or two-story structures. New construction under the three development alternatives would also generally be developed at one to two stories in height with a maximum height of 45 feet. The scale of development for new construction is not expected to substantially impede the existing line of sight along the street corridors that provide important viewsheds. ~~Thus, under the three development alternatives, no major disruption of significant views is anticipated. Thus, no significant visual impacts to important views are anticipated.~~

Shade or Shadows. New industrial and commercial development is anticipated to be 1½ to 2 stories in height given the functional requirements of these building types. New commercial developments are anticipated to provide neighborhood or community serving goods or services. Three-story structures may occur, under the Moderate or Maximum Probable Development Alternatives for new construction near the Metro Rail Red Line Stations. These three-story developments could cast slightly larger shadows, which could result in adverse effects if the developments are located next to one-story residential uses; however, these impacts are not expected to be significant.

Light or Glare. Given the shallow lot depths throughout the proposed Project Area and the close proximity between land uses, potential light and glare from ornamental or security lighting, particularly from commercial uses, could affect adjacent residential properties. However, the Los Angeles Planning and Zoning Code requires that all lights used to illuminate parking areas in new development be designed, located, and arranged so as to reflect the light away from adjacent streets and properties. The recently adopted Landscape Ordinance of the City also requires that glare from solid walls be mitigated through the planting of vines or trees. Consequently, significant light and glare impacts are not anticipated.

MITIGATION MEASURES

- V-1 Urban Design Review and Guidelines.** If the proposed Adelante Eastside Redevelopment Project is adopted, the CRA shall review all new developments to ensure that all applicable Planning and Zoning Code provisions and Landscape Ordinance provisions are adhered to and implemented. Individual projects shall be reviewed on a case-by-case basis to ensure that proposed project plans incorporate appropriate building heights, setbacks, lot coverage, landscaping, and design. On a case-by-case basis, where appropriate, the CRA should also develop flexible design guidelines for certain areas to ensure that design and aesthetic mitigation measures are incorporated to enhance the visual character of the proposed Project Area.
- V-2 Design Standards.** Design Standards shall be developed and adopted to assure compatibility between new and pre-existing development in terms of scale and appearance.
- V-3 Commercial Corridors.** New developments along commercial corridors shall be coordinated with adjacent developments by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.
- V-4 Community Focal Points.** New development shall incorporate community focal points and design that encourage pedestrian activity into building plans (e.g., building arcades, pedestrian-friendly building entrances, building facades oriented toward the street, fountains and courtyards, and outdoor eating areas). New development along commercial corridors in Boyle Heights should incorporate neighborhood identity and places for socializing.

- V-5 Existing Visual Resources.** To the extent feasible, existing urban design, architectural, historical, or landscape resources in the proposed Project Area shall be retained.
- V-6 Landscaping Treatment.** Street trees or median street trees removed by new development shall be replaced on at least a one-for-one basis. New development shall also adhere to Landscape Ordinance (No. 170,978), effective January 1997 or ordinances adopted subsequent thereto.
- V-7 Curb-side Parking.** Off-street parking shall be incorporated into development plans to minimize onstreet parking and to improve the visual appearance of the streetscape in commercial areas of high pedestrian activity.
- V-8 Industrial Development.** New industrial developments shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines. Where new developments abut residential uses, landscape buffers and streetscape enhancements should be incorporated.
- V-9 Metro Rail Red Line Station.** Future commercial and/or residential developments near Metro stations shall harmonize with adjacent land uses in terms of the uses proposed, scale, height, and massing of new developments. Pedestrian linkages should be provided through enhanced public right-of-ways, streetscape designs, and pedestrian amenities.
- V-10** Future developments shall consider significant views, within the proposed Project Area, to ensure that they are protected and also enhanced in certain cases through proper site planning.
- V-11** All new developments shall adhere to the height district and building setbacks restrictions as noted in local community/district plans and harmonize with adjacent development patterns to avoid or minimize adverse shade and shadow-impacts. Building setbacks should be considered in the design of new multi-story developments that are to be built adjacent to residences.
- V-12** New development shall adhere to lighting standards and requirements of the City's Planning and Zoning Code and Landscape Ordinance to avoid adverse light or glare impacts.

Ornamental and security lighting associated with future developments shall be oriented to avoid or minimize illumination of adjacent residential properties. Illuminated signs shall be prohibited on the portion of the commercial building facades facing residences. Individual projects should be reviewed on a case-by-case basis to ensure that building signs and lighting do not cause objectionable levels of light or glare in adjacent residential areas.

Street lighting illumination, equipment, and spacing shall meet the standards adopted by the City of Los Angeles Bureau of Street Lighting of the Department of Public Works.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

No unavoidable significant adverse impacts are anticipated. Implementation of the mitigation measures above would minimize any adverse impacts.

3.5 CULTURAL RESOURCES

ENVIRONMENTAL SETTING

Archaeological Resources

An archaeological records search was conducted by the Regional Information Center for Los Angeles, Orange, and Ventura Counties at the South Central Coastal Information Center, UCLA Institute of Archaeology, Fowler Museum of Cultural History, on the proposed Adelante Eastside Redevelopment Project Area. The search included a review of all known historic and prehistoric archaeological sites within the proposed Project Area, as well as a review of all known cultural resource survey and excavation reports. The Regional Information Center replied that there are no known prehistoric archaeological sites identified within or adjacent to the proposed Project Area. One isolate (archaeological fragment) was previously identified in Subarea 4. That isolate was removed and was found not to be eligible for inclusion in the *National Register of Historic Places* (National Register).

Historic and Architectural Resources

Inventory Procedure. An architectural and historical document search of the proposed Project Area was undertaken in July 1997. Lists from various national, state, and local agencies were consulted for previously identified resources of known architectural or historical significance within the study area (the proposed Project Area and immediately surrounding area). These lists included the National Register of Historic Places, California Historical Landmarks, California Points of Historic Interest, the Historic Resources Inventory database of the State Office of Historic Preservation, and the list of Historic-Cultural Monuments from the Cultural Heritage Commission of the City of Los Angeles. In addition, previous architectural and historic resources surveys in the proposed Project Area were consulted, including: the *List of Previously Documented Historic Resources for the Northeast Los Angeles Sub-Regional Area* (with Leslie Heumann & Associates, 1990) prepared for the Planning Department of the City of Los Angeles, Historic Studies Section, Community Plan Revision Program Survey; Metro Rail Red Line East survey and Metro Rail Red Line East Side Extension, *Determination of Eligibility Report* (DOER, 1992 and 1996); Los Angeles Department of Planning 1989 Survey; the 1994 edition of David Gebhard and Robert Winter's, *Los Angeles: An Architectural Guide*, and the same authors' 1985 *Architecture in Los Angeles: A Compleat Guide*. Unless otherwise noted, the above cited surveys and the field survey for the proposed Redevelopment Project were performed by Myra L. Frank & Associates, Inc. Each previously documented resource within the study area was evaluated according to National and California Register criteria.

Definition of Significant Historic Resources. Section 5024.1 of the Public Resources Code establishes criteria for listing resources in the California Register of Historical Resources. According to Section 5024.1, a resource may be listed in the California Register if it:

- meets National Register of Historic Places criteria for evaluation (a) through (d) as explained below, or;
- has been determined eligible for, or listed in the National Register of Historic Places, or;
- is a State Historical Landmark designated after No. 770 and potentially if it was designated before No. 770, or;
- is a Point of Historical Interest, or;
- is properly nominated and determined to be significant by the State Historic Resources Commission, including: individual resources; resources contributing to historic districts; resources identified as significant in qualifying historical resources surveys; designated or listed as a local landmark, such as a City of Los Angeles Historic-Cultural Monument; or has been designated under any local ordinance, such as an historic preservation overlay zone.

The *Regulations for California Register of Historical Resources* were formally adopted by the State Historical Resources Commission on January 1, 1998. For the proposed Redevelopment Project Area, recommendations for eligibility to the California Register have been made in accordance with the criteria set forth in these regulations. These recommendations have been made in order to adequately comply with CEQA, which states that:

[the] fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to [a survey meeting specific] criteria...shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section [PRC 21084.1].

Survey Results. The results of the architectural and historic resources records search, which were verified by windshield surveys of the four subareas, identified a total of 134 properties within the proposed Project Area and 125 properties near the Project Area that have the potential to meet California Register criteria, and therefore could qualify as “significant” or “potentially significant” under CEQA. Please refer to Table C-1 in Appendix C for a complete list of individual resources in and near the proposed Project Area.

Within the proposed Project Area, the largest number of historic resources are in or near Subarea 4. The 85 historic properties in Subarea 4 constitute roughly two-thirds of all of the historic resources in the proposed Project Area. Another 80 historic resources are located nearby, or immediately adjacent to Subarea 4. Subarea 1 has considerably fewer resources, with 39 in the

proposed Project Area, 8 of which are part of the large Los Angeles County-USC Medical Center, and 35 historic properties near Subarea 1. Subareas 2 and 3 have the fewest historic resources, with 5 properties each. Some of the reasons for their comparatively lower totals are: 1) Subareas 2 and 3 are predominantly industrial, whereas Subarea 4 is commercial and residential, and 2) neither of these subareas was developed as early as Subareas 1 and 4. For additional information, refer to the individual descriptions of each subarea in the following section.

Architectural Character of Subareas. Each of the four subareas in the Adelante Eastside Redevelopment Project are briefly described in terms of development periods and general architectural character below.

- **Subarea 1.** Subarea 1 includes a section between Main Street and I-10, between the Los Angeles River and Soto Street, and an irregularly configured “leg” which stretches east along Valley Boulevard to the termination of I-710. The area between the channelized Los Angeles River and I-5 is predominantly industrial, encompassing railroad freight yards and large warehouse facilities. The Main and Macy Street Bridges connect Subarea 1 with downtown Los Angeles on the west side of the Los Angeles River. The Main Street Bridge was built in 1910, predating the ambitious Los Angeles River bridge program, and it was the first three-hinged concrete arch bridge to be erected in the nation. In 1926, the Macy Street Bridge was erected in a distinctive interpretation of the Spanish Colonial Revival style, with specially designed street light standards, which bear the City’s official seal. The Macy Street Bridge, which was erected as part of a group of 12 distinctive river bridges, has been determined eligible for inclusion in the National Register (refer to Subarea 2 discussion for more information on the Los Angeles River bridges). In addition to its National Register status, the Macy Street Bridge is a City of Los Angeles Historic-Cultural Monument (#224).

The center section of Subarea 1 is shaped by diagonally radiating streets and includes the major intersection of North Main Street and Mission Road located east of I-5. Southern Pacific Railroad (now Union Pacific) developed Taylor Junction on the west side of the subarea, east of I-5, and south of Alhambra Avenue. Taylor Junction was the original site of the Southern Pacific Shops between the 1910s and the 1950s, where the Coach Yard serviced passenger cars, and there were freight forwarding operations and locomotive maintenance activities. The original concrete Oil House dating from the 1910s remains in the yard; however, it has not been evaluated for historic significance. The yard’s freight forwarding operations were gradually converted to the piggyback or TOFC (Trailer on Flat Car) system as the century progressed. Taylor Junction was named after Taylor Yard, which is located on the east side of the Los Angeles River, and is currently the closest intermodal yard to downtown Los Angeles and the San Fernando Valley. Also known as the Los Angeles (formerly Southern Pacific) Transportation Center, Taylor Junction acts as the connector tracks tying the East Bank (of the Los Angeles River) Line into the Main Line tracks along Valley Boulevard. The other Southern Pacific yard in the area is at the eastern end of Subarea 1. On Mission Road, south of Taylor Junction, there are numerous automobile-related buildings and yards, most of which have been altered numerous times and possess little architectural distinction.



San Antonio Winery (737 Lamar St.), Artifacts display



South Avenue 21, Lincoln Heights



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Figure 3-5
San Antonio Winery and Lincoln Heights
Neighborhood

The area between North Main Street and Alhambra Avenue has a number of large-scale industrial buildings, including the San Antonio Winery, founded in 1917. San Antonio Winery is a City of Los Angeles Historic-Cultural monument (#042), and it is the last remaining winery in the City of Los Angeles (refer to Figure 3-5). This area also contains a number of vacant industrial parcels such as the 25-acre UPS site. The 1904 former Edison Power Plant is located within the proposed Project Area on Main Street. The former power plant was found to appear eligible for the National Register as a result of a City survey in 1989 and is a designated City of Los Angeles Historic-Cultural Monument (#388). There is a district of three 1880s vernacular residences on the 500 block of Avenue 21 just outside of Subarea 1, each of which was found to be a contributor to the Lincoln Heights Neighborhood District and, as a result, are probably eligible for the California Register (refer to Figure 3-5). In addition, there are 17 resources along Main Street that are part of the Lincoln Heights Neighborhood District, with uses ranging from a railroad station, to industrial and single-family building types. The buildings on Main Street include the Pabst Brewery and residences built between 1889 and 1926.

On the east side of the Golden State Freeway, there is a small neighborhood within the study area that is platted on a slightly diagonal, standard grid. The neighborhood is the southern border of Lincoln Heights, a community which was established around 1881 by German and Irish settlers. The study area consists of the 1700 and 1800 blocks of the following north-south streets: Daly, Workman, Sichel, Griffin, Johnson, Hancock, and Eastlake Streets, which are bisected by railroad tracks. Most of the buildings along these side streets are turn-of-the-century residences, ranging from Queen Anne to Eastlake and American Foursquare styles, with some later bungalows and Craftsman residences. Many of these houses have already been declared local landmarks, and others may be eligible to be designated City of Los Angeles Historic-Cultural Monuments. There are 36 residences and institutional buildings on those streets that are contributors to the Lincoln Heights Neighborhood District, and some of those have been found to appear eligible for the National Register. Along the main streets, there are single-family homes from the same period, although many have had stucco finishes applied over wood exteriors. Several have been converted to commercial use. Between Sichel Street and the Los Angeles River, Main Street was Route 99 between 1926 and 1934; there is a sign noting "Historic U.S. Highway 99." U.S. Highway 99 was recognized for its historic significance by a California Assembly resolution in 1993, and the linear resource may be eligible for the California Register.

South of Mission Road, the area between Soto Street, the Golden State Freeway, Valley Boulevard, and the San Bernardino Freeway is occupied, in large part by the sprawling Los Angeles County+USC Medical Center Historic District. It occupies the large parcel bounded by Mission Road, Zonal Avenue, Marengo, and Britannia Streets (see Figure 3-6). The medical complex includes eight historic buildings and one tunnel, which were determined eligible for the National Register as part of an historic district. Los Angeles County+USC Medical Center was founded in 1878 to provide care for the City's growing population of indigent residents. North of Los Angeles County+USC Medical Center, the USC School of Medicine and USC University Hospital are located on Zonal Avenue and Alcazar Street. The



County + USC General Hospital Building (1720 Zonal Ave.) View from entrance.



USC Medical Center

former site of California College of Medicine/Osteopathic Hospital (now USC Medicine West Campus) is on Mission Road.

The area surrounding Los Angeles County+USC Medical Center generally features low-scale development, dating from the 1950s and '60s. Most of the uses are fast food, convenience markets, parking lots and structures, and medical offices. East of Los Angeles County+USC Medical Center, on Marengo Street, there are noteworthy steel lattice power poles which may date from as early as the 1910s (see Figure 3-7). Although these power poles are not recognized landmarks, they may be eligible for the California Register. Hazard Recreation Center is located at 2230 Norfolk Street. This 25-acre park is bisected by a line of the former Southern Pacific Railroad, and the park's facilities include an auditorium, a gym, and a landscape park. Abutting Subarea 1, Lincoln Park occupies the intersection of Mission Road and Valley Avenue. Lincoln Park was established in 1874 and includes a lake, the Plaza de la Raza, and the site of an historic carousel, which was destroyed by fire.

To the east of Soto Street, the boundaries of Subarea 1 are narrowly configured, following Valley Boulevard and Alhambra Avenue. Two bridges, a railroad and a distinctive concrete vehicular bridge, carry Soto Street traffic over Valley Boulevard. The study area follows Valley Boulevard and Alhambra Avenue, as well as the railroad tracks immediately to the south. Most of the buildings along the main streets are large-scale, heavy industrial buildings and warehouses, with scattered single- and two-story retail buildings. Some of the stores and industrial buildings may date from the 1910s and '20s. Along Valley Boulevard, roughly between Dorchester Avenue and Haven Street, there are decorative metal street light standards (see Figure 3-7). These two-armed, single luminaire street lights are not designated, but may qualify as local landmarks, and therefore may be eligible for the California Register.

The eastern boundary of Subarea 1 is the border of the Cities of Los Angeles and Alhambra. The Aurant (railroad) Yard occupies the narrow area between Valley Boulevard and Alhambra Avenue, which fans out to a wide irregularly configured parcel at the Los Angeles/Alhambra line. Aurant is believed to be an old railroad name, although its origins are unknown. Aurant Yard was developed by the Southern Pacific Railroad, which was recently acquired by Union Pacific.

- **Subarea 2.** Subarea 2 is almost entirely industrial, with multiple railroad tracks running along the east side of the Los Angeles River. Short railroad "spur lines" run perpendicular to the main tracks serving the heavy industry occupying the area. The only exception to the industrial character is Aliso Village, a public housing project adjacent to the north side of the subarea, north of First Street and east of Mission Road. Aliso Village was built between 1941 and 1953, and it was designed and professionally landscaped by a talented group of well-known architects, including Lloyd Wright (the son of Frank Lloyd Wright). Aliso Village is not a designated local landmark, nor has it been evaluated for National Register eligibility, however, the complex may be eligible for the California Register because of its architecture and landscaping. The Spanish Colonial Revival style Dolores Mission is also directly across the street from the Project Area and may be eligible for the California Register, although it has been determined ineligible for the National Register.



Power poles at Mark Street & Marengo Avenue, view east



Street light standard, northeast corner of Covina Street & Valley Boulevard



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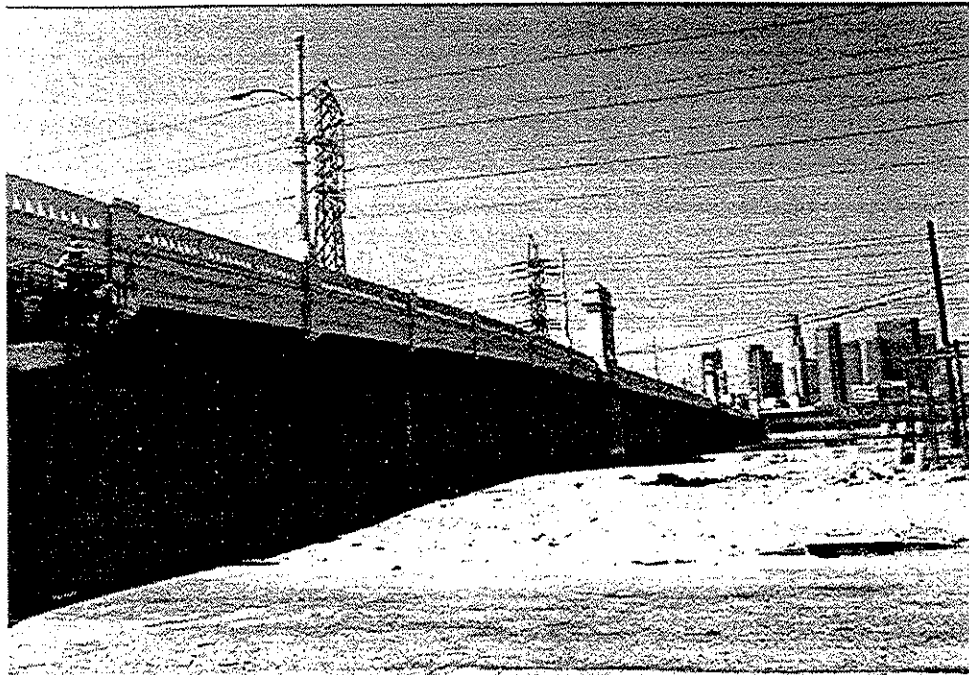
*Figure 3-7
Lattice Power Pole and Street Light Standard*

Most of the industrial buildings in the area were built during the 1920s, and later during the period between the 1940s through the 1960s. The buildings are generally Industrial/Utilitarian in style, and true to their type, the buildings have little ornamentation or decoration. A distinguished example of an industrial building in the area is the Greybar Electric Company Warehouse. Executed in an industrial adaptation of the International Style, this two-story building dating from the 1940s may be eligible for inclusion in the National Register, and consequently, the California Register.

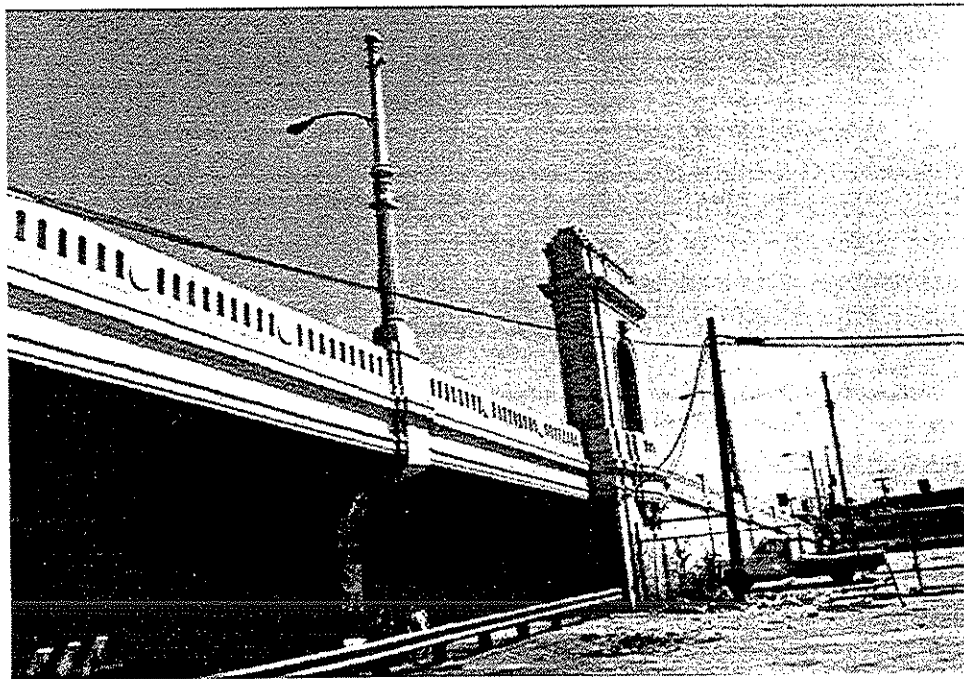
The most distinctive features of Subarea 2 are the Los Angeles River bridges. There are four vehicular bridges adjoining or within the proposed Project Area that cross the channelized river and have been determined eligible for inclusion in the National Register. These bridges were erected as part of an ensemble of 12 viaducts by the City of Los Angeles Bureau of Engineering. The Bureau designed these bridges to be practical, as well as being beautiful civic monuments. Of the four National Register Bridges within or adjoining the proposed Project Area, the First and Fourth Street Bridges were the first to be erected (in 1929 and 1931, respectively). These were part of an initial group of Period Revival style bridges to be built. First Street Bridge is Neoclassical in style and Fourth Street Bridge is a concrete arch executed in the Gothic Revival style (see Figure 3-8). The decorative street light standards on the Fourth Street Bridge had the first cast aluminum lanterns in the nation. The Sixth Street (Whittier Boulevard) Bridge was the last of the 12 bridges, built in 1932. The largest concrete bridge to be erected in California before 1945, the Sixth Street Bridge spans nearly 3,500 feet, and was designed in a classically influenced Streamline Moderne style. Seventh Street Bridge was erected in 1927, featuring two arched, reinforced concrete spans.

- **Subarea 3.** Subarea 3 is almost entirely industrial, with pockets of commercial uses, a few scattered residential lots and at least three notable housing developments that are located near the subarea. Union Pacific and Burlington Northern/Santa Fe railroad tracks cut diagonally through the subarea. All of the uses surrounding these tracks are industrial. Most of the industrial buildings were built between the 1920s and 1950s, they range from single- to multi-story, although the buildings are generally from one to three stories in height.

A significant commercial complex in Subarea 3 is the Sears Roebuck & Company Mail Order facility, at the southwest corner of Soto Street and Olympic Boulevard. This Art Deco style tower and warehouse building was built in 1929, designed by Nimmons [sic] Carr & Wright. An addition was added in 1936, and there is a later automotive satellite building at the opposite corner (see Figure 3-9). The Sears complex appears to be eligible for the National Register. A significant industrial building in this part of the proposed Project Area is the Shipman Manufacturing Co. Located at 1325 Lorena Street, this Depression era, Art Deco-influenced building may be eligible for the California Register. There are six single family residences within the block north of the subarea, located along Esperanza and Spence Streets that were built between 1910 and 1915, which may be eligible for inclusion in the California Register. Also in this subarea, there are decorative street light standards lining Olympic Boulevard between Lorena Street and the Los Angeles River. These ornamental street lights are not recognized landmarks; however, they may be eligible for the California Register.



Fourth Street Bridge, View west from east bank of Los Angeles River



Fourth Street Bridge, view north from east bank of Los Angeles River



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Community Redevelopment Agency
City of Los Angeles*

*Figure 3-8
Fourth Street Bridge*



Sears Complex, (2650 East Olympic Boulevard)



Sears Automotive (northeast corner of Soto Street & Olympic Boulevard)

Wyvernwood housing project is located at 2901 East Olympic Boulevard, between East Eighth Street and Olympic Boulevard, and Soto Street and South Grande Vista Avenue. Wyvernwood is adjacent to Subarea 3 and was the first low-cost housing project to be built in Los Angeles (see Figure 3-10). Although the complex is not a designated local landmark and it has not been evaluated for National Register eligibility, it may qualify for both, and thus the California Register. It was funded by a private developer who took advantage of special government loans. The complex was completed in 1939 and covers a 70-acre site with curved roads, generous greenswards, and playgrounds. The architecture of the complex is spare and contemporary for the Depression era, and the original concept for Wyvernwood is quite similar to that of the Village Green (5112-5595 Village Green, near Rodeo Road and La Cienega Boulevard).

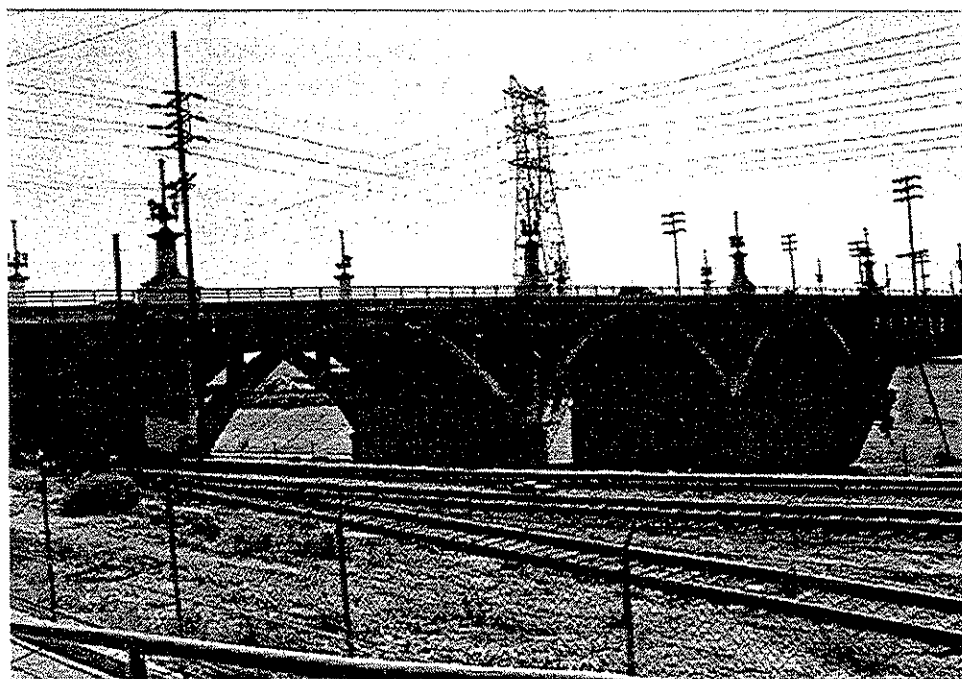
Estrada Courts is another public housing complex that is adjacent to Subarea 3, between Dakota Street and South Grande Vista Street. Estrada Courts was designed by Robert E. Alexander and completed in 1941; however it is less significant for its pleasant split level attached townhomes and walled rear yards than it is for the later murals. Beginning in 1974, ethnic pride was boosted by more than 80 murals that were painted on buildings and concrete block garden walls. Amateur painter Charles "Gato" Felix coordinated local youths and street gang members to paint fanciful images depicting scenes ranging from ancient South American culture to farmworkers and contemporary gang scenes. The murals at Estrada Courts are quite significant in the development of post-war Los Angeles, and may be eligible for the California Register.

There are two significant Los Angeles River bridges within Subarea 3, the Ninth Street Bridge and the Washington Boulevard Bridge. The Ninth Street (or Olympic Boulevard) structure is a three-arched reinforced concrete bridge, which is 1 of the 12 significant bridges described in the discussions of Subareas 1 and 2 (see Figure 3-10). The Washington Boulevard Bridge is a concrete girder viaduct, which is significant for the decoration on the four heroic scaled pylons. Both bridges have been determined eligible for the National Register.

- **Subarea 4.** Subarea 4 is the only noncontiguous area in the proposed Adelante Eastside Redevelopment Project Area. Most of the subarea is in Boyle Heights, an area named for Andrew A. Boyle, an Irish immigrant who moved to the area in 1858 and died in 1871. His son-in-law subdivided the land in 1876; the nearby Mount Pleasant Tract had been apportioned 1 year earlier by descendants of the original rancheros. Evergreen Cemetery, located at 204 North Evergreen Avenue, was established by the City Council in 1877, and the main municipal graveyard was moved to the area's more fashionable, picturesque, Victorian-era facility. A horse-drawn car line to downtown and a water system were established concurrently, making Boyle Heights one of the fastest growing residential suburbs by the 1880s. During this decade, increasing commercial development took place in Los Angeles as well as Boyle Heights. A combination of factors involving the arrival of the Santa Fe Railway (competition for Southern Pacific) and construction of additional bridges over the Los Angeles River spurred this business growth. Although scattered recent development has occurred throughout the area, the overall architectural character of Boyle Heights has not changed significantly since the Depression.



Leasing office for Wyvernwood (2901 Olympic Boulevard)



Olympic Boulevard Bridge, view south from east bank of Los Angeles River

Subarea 4 has more historic properties (85 historic resources with an additional 80 historic resources nearby) than any other subarea in the proposed Adelante Eastside Redevelopment Project Area. Given the large number of resources, only properties on the main thoroughfares of Boyle Heights will be described.

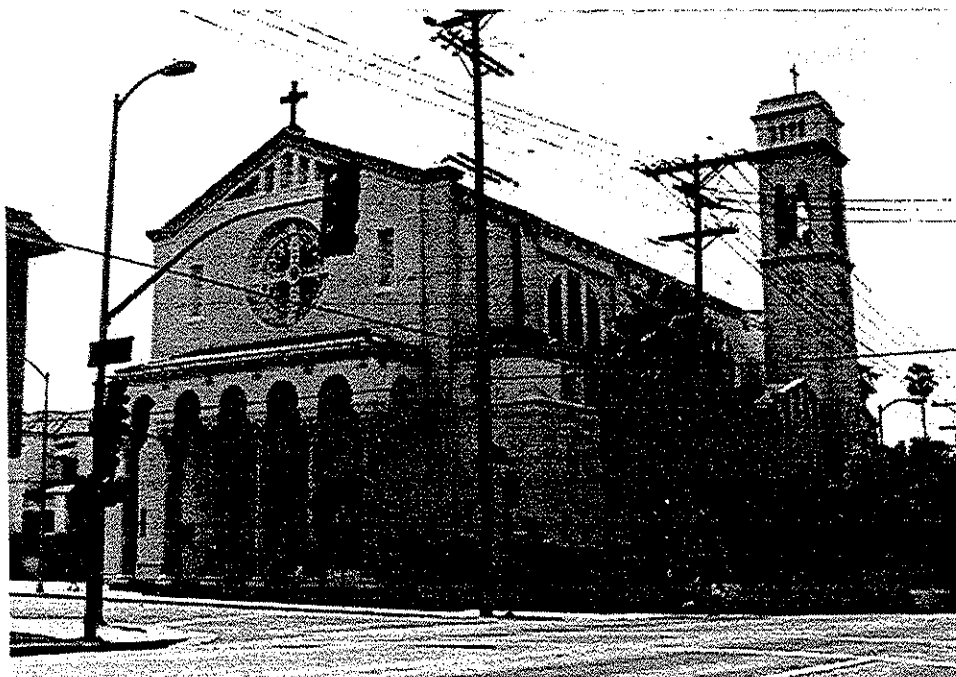
Reflecting the neighborhood's progression to a largely Hispanic population, the name of Brooklyn Avenue was changed in 1994 to Cesar E. Chavez Avenue. The Brooklyn Avenue Neighborhood is located between Mott and Cummings Streets on Cesar E. Chavez Avenue. The Corridor is City of Los Angeles Historic-Cultural Monument #590, and is thus eligible for the California Register. On Cesar E. Chavez Avenue, there are more than 20 historic properties, dating from the late 1880s to 1927. While many of these buildings are commercial, a large number of the buildings have residential units above, and eight of the buildings were built as single-family residences. These buildings range in style from Queen Anne to Renaissance, Classical, and Colonial Revival and are generally one to two stories in height. The west end of the Cesar E. Chavez Avenue corridor features the large White Memorial Medical Center complex, and although none of its buildings are listed in the National Register, some may be eligible for the California Register. On the east side of Cesar E. Chavez Avenue, Evergreen Cemetery is immediately adjacent to the proposed Project Area. Evergreen Cemetery, the Arthur Benton-designed Ivy Chapel (1903) and its gate posts were found to appear eligible for inclusion in the National Register. Within Evergreen Cemetery, there is a Chinese funeral shrine dating from 1888, which is an Historic-Cultural monument.

On the 1800 through the 2800 blocks of East First Street, there are more than 20 historic properties, 12 of which date from the 19th century. Most of the 1880s and 1890s buildings are Queen Anne one- and two-story residences. The non-residential buildings on the street are the J.S. Schrim Building (circa 1915), the Regency/Italianate style Fire Station Number 2 (circa 1923), the Neoclassical style Bagues Mortuary (circa 1930), and the PWA Moderne style First Street School (1930). Where Breed Street crosses East First Street, there are five buildings that are locally and/or nationally significant. These Breed Street buildings include the 1923 Congregation Talmud Torah, also known as the Breed Street Schul (Historic-Cultural Monument #359). All of these buildings may be eligible for the California Register.

On the west side of the proposed Project Area, Boyle Avenue serves as a major north-south connection between Cesar E. Chavez Avenue and East First Street. There are 4 historic properties located within this section of the proposed Project Area and 24 near the subarea. Of those 28 buildings, 9 were built before 1900. These include the Cummings Block (1889), Lambourn & Turner Grocery/Hotel Mount Pleasant (1876, see Figure 3-11), Jewish Home For the Aged/Andrew A. Boyle Residence (various dates), Francis S. Hutchins Residence (1894), and the Hollenbeck Home For the Aged (1896), a very significant grouping of 19th century buildings in Los Angeles. The Hollenbeck Home For the Aged was the first retirement home in the state. Each of these pre-1900 buildings may be eligible for the California Register. Hollenbeck Park, located between First Street and Boyle Avenue, was established on 21 acres of land donated in 1892 and was named for John E. Hollenbeck. Although Hollenbeck Park is not an established historic landmark, it may be eligible for the California Register.



Lambourn & Turner Grocery/Hotel Mt. Pleasant (105 N. Boyle Avenue)



Saint Mary's Catholic Church (401 S. Chicago Street)

The East Fourth Street portion of the proposed Project Area has a total of 17 historic resources, 6 of which date from the late 1800s. Contained within that group, there may be a potential historic district at the local level of significance. St. Mary's Roman Catholic Church, located on Chicago Street just south of Fourth Street and the proposed Project Area, was built in 1928 and ~~was found to appear eligible for inclusion in the~~ appears to meet National Register Criterion C and California Register Criterion 3 for the quality of its construction (see Figure 3-11).

There are 15 historic buildings within the proposed Project Area along the Whittier Boulevard Corridor, 2 of which are movie theaters designed in different interpretations of Spanish styles dating from the 1920s. Two of the residences on Whittier Boulevard were built more than a century ago, and most of the others are apartment or commercial buildings. In addition, there are decorative street light standards on Whittier Boulevard between Soto Street and Indiana Street, which are not established landmarks, but which may be eligible for the California Register.

ENVIRONMENTAL IMPACTS

Significance Criteria

According to the *State CEQA Guidelines*, Appendix G, a project will normally have a significant effect on the environment if it will:

...disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study.

By passage of Assembly Bill No. 2881 in September 1992, Section 21084 of the Public Resources Code (CEQA) was amended to categorize projects that may cause a substantial adverse change in the significance of an historical resource as those projects that may have a significant effect on the environment. "Substantial adverse change" means demolition, destruction, relocation, or alteration, such that the significance of an historical resource would be impaired.

Impact Assessment

Archaeological Resources. Construction activity that involves any major ground disturbance such as grading or excavation has the potential to disturb, scatter, or relocate archaeological resources. The level of significance for an effect is dependent on the existing integrity and the nature of the archaeological deposit. Since no known prehistoric archaeological or historic archaeological sites have been identified within the proposed Project Area, no significant effects can be predicted. However, the proposed Project Area has supported settlement activities since the mid-19th century. Historic archaeological resources, such as privies, middens, or fragments of earlier structures, could be exposed during demolition or construction activities.

Historic/Architectural Resources. Typical project impacts that may “disrupt or adversely affect...a property of historic or cultural significance” or cause a “substantial adverse change in the significance of an historical resource” may include: demolition; substantial alteration without consideration of historic features; incompatible massing, size, scale, or architectural style of neighboring properties; obstruction or extensive shading of significant views to and from properties; incompatible use of an existing structure; disruption of the integrity of a property’s setting; or long-term loss of access to a property. The level of significance of effects are dependent on the existing integrity and the nature of elements contributing to its historic or cultural significance, and the sensitivity of the current or historic use of the resource.

- **Minimum/Infill Development Alternative.** Under this alternative, new development would be limited to new construction on vacant sites and reuse of vacant commercial and industrial buildings. No demolition of historic buildings is anticipated. Most new industrial development (565,200 square feet) would occur in Subarea 1, which has a total of 90 significant historic resources (see-?). New infill commercial development and vacant commercial building reuse would occur predominantly in Subarea 4, which has the greatest number of historic resources (197) in the proposed Project Area.

New construction could adversely affect adjacent historic buildings if the design of the new development were incompatible in size, scale, massing, use, or architectural style, or if the new construction substantially diminishes the integrity of a property’s historic setting. Reuse of vacant historic buildings could also result in adverse impacts if proposed changes result in the removal of or alterations to character-defining historic features. Additionally, streetscape improvements have the potential to affect existing historic streetlight standards and power poles.

Although the extent and significance of specific effects can only be determined on a case-by-case basis as individual development projects are proposed, this alternative has the potential to result in significant adverse impacts to historic resources. However, since the Minimum/Infill Development Alternative would result in the least amount of new development, the potential for significant impacts would not be as great as for the other two alternatives.

- **Moderate Development Alternative.** Compared with the Minimum/Infill Development Alternative, this alternative could provide for a greater level of development of vacant sites, and the reuse of more sites with vacant buildings. Under this alternative, most new industrial development would occur in Subarea 1 (622,200 square feet) and Subarea 3 (697,200 square feet). These subareas contain 90 and 15 listed historic resources, respectively. Almost all new commercial development (278,500 square feet) would occur in Subarea 4, which has a total of 197 listed historic resources. No displacements of industrial, commercial, or residential uses would occur under this alternative; therefore, there is a very low probability of demolition of historic resources.

This alternative would include all of the impacts associated with the Minimum/Infill Development Alternative but to a greater extent because of the proposed increase in development. Although the extent and significance of specific effects can only be determined

on a case-by-case basis as individual development projects are proposed, this alternative has the potential to result in significant adverse impacts to historic resources.

- **Maximum Probable Development Alternative.** This alternative could entail the use of underutilized sites as well as vacant sites and reuse of vacant buildings. Most new industrial development would occur in Subarea 1 (788,000 square feet) and Subarea 3 (1,295,900 square feet), which have a total of 90 and 15 listed historic resources, respectively. Approximately 493,500 square feet of new industrial development could occur in Subarea 2, which has a total of 11 listed historic resources. Most new commercial development would be constructed in Subarea 4 (404,000 square feet), with smaller amounts in Subarea 1 (105,600 square feet) and Subarea 3 (72,000 square feet). Subarea 4 has the greatest number (197) of historic resources in the proposed Project Area.

This alternative would include all of the impacts associated with the Minimum/Infill Development and Moderate Development Alternatives, but to a much greater degree corresponding to the additional level of development possible under this alternative. It is also possible that demolition of historic resources could occur under this alternative as part of the reuse of underutilized properties. This would be a potentially significant impact. Should individual projects require demolition of historic resources, preparation of an EIR will be required.

Additionally, it is assumed that approximately 40 dwelling units in Subarea 2 and 25 units in Subarea 3 may be displaced by new industrial development. The records search of lists from various national, state, and local agencies identified no previously recorded significant historic residential uses in these subareas. However, a windshield survey conducted by Myra L. Frank & Associates, Inc. for this EIR identified one single-family residential building in Subarea 3 that may be eligible for local landmark status, and thus may be potentially eligible for the California Register. Further surveys and research may result in the identification of other significant historic resources in the subareas. Consequently, this alternative could result in the demolition of significant historic resources, a potentially significant impact.

MITIGATION MEASURES

Archaeological Resources

- CR-1** Although there are no known prehistoric archaeological sites identified within the Project Area, construction activity that involves any major ground disturbance has the potential to disturb, scatter, or relocate archaeological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist be contacted immediately should unanticipated cultural resource remains be encountered during development or construction-related activities within the limits of the proposed Project Area.

Historic/Architectural Resources

- CR-2** To the extent feasible, existing architectural and historic resources shall not be demolished and shall be incorporated into future development.
- CR-3** An historic resources move-on program should be established by the Agency or City, whereby a displaced historic residential building could be moved to more suitable vacant lots and rehabilitated. Such a program would mitigate demolition when incorporation of historic resources into new development is not feasible.
- CR-4** Rehabilitation of architecturally or historically significant buildings shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation.
- CR-5** New developments greater than one story shall be set back or stepped back from adjacent one-story significant architectural or historic resources to avoid or minimize adverse shade and shadow impacts.
- CR-6** New developments adjacent to significant historic or architectural resources shall be compatible in size, scale, materials, fenestration, and massing.
- CR-7** The City of Los Angeles Bureau of Street Lighting, with the assistance of future project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps in order to preserve the historic character of the community and to provide adequate lighting to motorists and pedestrians.
- CR-8** Vacant building reuse that could affect historic resources shall be undertaken with careful consideration given to finding compatible uses, protecting the integrity of properties' settings, ensuring long-term access to properties, and ensuring that there would not be substantial alteration without consideration of existing historic features.
- CR-9** Partial mitigation for demolition could include but not be limited to documentation of the resource, monetary contributions to preservation related activities or programs, or incorporation of character defining historic features into the new development.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

The mitigation measures provided above would reduce the potential effects on most historic and architectural resources to a level of insignificance. If historic resources are demolished, the impacts would remain significant after implementation of the mitigation identified above.

3.6 TRAFFIC AND CIRCULATION

This section summarizes the results of a Traffic Study (September 1997) prepared by Kaku Associates for this EIR. The complete Traffic Study is printed under separate cover and is available for review at the CRA Records Department, 354 S. Spring Street, Suite 500. All of the tables and figures from the Traffic Study, some of which are also reprinted here, are included as Appendix D of this EIR.

The scope for this study was developed in conjunction with the City of Los Angeles Department of Transportation (LADOT), County of Los Angeles, City of Vernon, and CRA. The base assumptions, technical methodologies and geographic coverage of the study were all discussed as part of the study approach.

Thirty-seven intersections have been identified for analysis as part of this study. These intersections are located within, or in the vicinity of the proposed Project Area, and include the key intersections along each of the primary and secondary streets located in the study area. The location of the 37 study intersections, which are listed in Table 3-5, are illustrated in Figure 3-12.

In accordance with requirements of the *1995 Congestion Management Program for Los Angeles County* (Los Angeles County Metropolitan Transportation Authority, 1995), the study also includes an analysis of project impacts at regionally-significant Congestion Management Program (CMP) monitoring locations. Table 3-5 indicates that 1 of the 37 intersections in the study area is also a CMP arterial intersection and that there are 2 CMP freeway monitoring locations within the study area.

ENVIRONMENTAL SETTING

A comprehensive data collection effort was undertaken to develop a detailed description of the existing conditions within the study area. The assessment of existing conditions relevant to this study includes an inventory of the street system, traffic volumes using the street system and the resultant operating conditions, and a summary of public transit services.

Existing Street System

As shown on Figure 3-12, regional access to the proposed Project Area is provided by the Hollywood Freeway (U.S. 101), Golden State Freeway (I-5), San Bernardino Freeway (I-10), Long Beach Freeway (I-710), and Pomona Freeway (SR 60). With the exception of the Long Beach Freeway (I-710), access to all freeways is provided at or near Soto Street. The other major streets serving the proposed Project Area are Mission Road, Boyle Avenue, Lorena Street, and Indiana Street in the north-south direction, and Main Street, Valley Boulevard, Alhambra Avenue, Marengo Street, Wabash Avenue, Cesar E. Chavez Avenue, First Street, Fourth Street, Whittier Boulevard, Eighth Street, Olympic Boulevard, and Washington Boulevard in the east-west direction.

Table 3-5: Study Intersections and Freeway Segments

Study Intersections	
1.	Mission Rd. & Cesar E. Chavez Av.
2.	Mission Rd. & 1st St.
3.	Boyle Av. & 1st St.
4.	Boyle Av. & 4th St.
5.	Mission Rd. & Zonal Av.
6.	Mission Rd. & Marengo St.
7.	San Pablo St. & Zonal Av.
8.	Soto St. & I-10 WB Ramps
9.	Soto St. & Marengo St.
10.	Soto St. & Wabash Av.
11.	Soto St. & Cesar E. Chavez Av.
12.	Soto St. & 4th St.
13.	Soto St. & Whittier Bl.
14.	Soto St. & 8th St.
15.	Soto St. & Olympic Bl.
16.	Soto St. & Washington Bl.
17.	Mott St. & Wabash Av.
18.	Evergreen Av. & Wabash Av.
19.	Lorena St. & 1st St.
20.	Lorena St. & Whittier Bl.
21.	Lorena St. & Olympic Bl.
22.	I-710 Off-Ramp & Valley Bl. *
23.	Indiana St. & Cesar E. Chavez Av. [a]
24.	Indiana St. & 1st St. [a]
25.	Indiana St. & 3rd St. [a]
26.	Indiana St. & Whittier Bl. [a]
27.	Indiana St. & Olympic Bl. [a]
28.	Herbert Av. & Medford St. [b]
29.	Herbert Av. & City Terrace [b]
30.	Marianna Av. & Medford St. [b]
31.	Eastern Av. & Medford St. [b]
32.	Eastern Av. & I-10 EB On-Ramp [b]
33.	Eastern Av. & Ramona Rd. [b]
34.	Eastern Av. & City Terrace [b]
35.	SR-60 WB Ramps & 3rd St. [b]
36.	Grande Vista & Washington Bl. [c]
37.	Soto St. & 26th St. [d]
CMP Freeway Monitoring Stations	
A.	San Bernardino Freeway at East L.A. City Limit
B.	Pomona Freeway at East of Indiana Street
Notes: Intersections located in City of Los Angeles, unless noted. * Denotes CMP arterial monitoring station. [a] Located in City and County of Los Angeles. [b] Located in County of Los Angeles. [c] Located in City of Los Angeles and City of Vernon. [d] Located in City of Vernon.	
Source: Kaku Associates, 1997.	

Physical characteristics of the major streets serving the proposed Project Area including number of lanes, median type, and on-street parking restrictions are presented in the Traffic Study (see Table 2 in Appendix D of this EIR).

Existing Traffic Volumes and Levels of Service

The following section provides the existing peak hour turning movement traffic volumes for each of the 37 intersections, a description of the methodology used to analyze the operating conditions at each location, and the resulting level of service at each.

Of the intersections in this analysis, 22 were identified by LADOT, 13 by the County of Los Angeles, and 2 by the City of Vernon. It should be noted that 1 of the 22 intersections identified and located within the City of Los Angeles, the I-710 off-Ramp and Valley Boulevard, is also a CMP arterial location.

It is also significant to note that 32 of the 37 intersections are signalized and 5 are two-way stop-controlled locations. The five non-signalized locations are:

- San Pablo Street & Zonal Avenue
- Mott Street & Wabash Avenue
- Indiana Street & Cesar E. Chavez Avenue
- Marianna Avenue & Medford Street
- SR 60 westbound ramps & Third Street

Existing Traffic Volumes. Current morning and evening peak hour traffic counts were obtained from the LADOT at the following four analyzed locations:

- Boyle Avenue & First Street
- Lorena Street & First Street
- Lorena Street & Whittier Boulevard
- Long Beach (I-710) Freeway Off-Ramp & Valley Boulevard

New peak hour turning movement traffic counts were conducted in mid-July of 1997 as part of this study by Kaku Associates for the remaining 33 locations. The existing peak hour traffic volumes for the analyzed intersections are shown on Figures 3a, 3b, and 3c of the Traffic Study (see Appendix D) and represent the Existing Base Conditions for 1997.

Level of Service Methodology. Level of service (LOS) is a qualitative measure used to describe the condition of traffic flow on the street system ranging from excellent conditions at LOS A to overloaded conditions at LOS F. LOS D is typically recognized as the minimum acceptable level of service in urban areas such as the proposed Project Area. The definition for each level of service is included in Table 3-6 for signalized intersections and in Table 3-7 for two-way stop-sign controlled intersections.

Table 3-6: Level of Service Definitions for Signalized Intersections

Level of Service	Volume/Capacity Ratio	Definition
A	0.000 - 0.600	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
B	>0.600 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	>0.700 - 0.800	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	>0.800 - 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	>0.900 - 1.00	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	>1.000	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.
Source: Transportation Research Board, <i>Transportation Research Circular No. 212, Interim Materials on Highway Capacity</i> , 1980.		

- **Signalized Intersections.** The “Critical Movement Analysis-Planning” (Transportation Research Board, 1980) method of intersection capacity analysis was used to determine the intersection volume-to-capacity (V/C) ratio and corresponding level of service for the 32 signalized intersections that were analyzed in the study area.

Discussions with LADOT staff indicated that five of the analyzed intersections are currently included in the City’s Automated Traffic Surveillance and Control (ATSAC) system. In accordance with standard procedures established by the LADOT, the capacity of these intersections should be increased by 7 percent when conducting volume-to-capacity analyses to reflect the system’s expected benefits. This adjustment was made to the following five locations:

- Boyle Avenue & Fourth Street
- Soto Street & Fourth Street
- Soto Street & Eighth Street
- Soto Street & Olympic Boulevard
- Soto Street & Washington Boulevard

- **Unsignalized Intersections.** At the five unsignalized intersections, which are two-way stop-controlled, the average vehicular delay and V/C ratio was determined using the “Two-Way Stop Control” method contained in Transportation Research Board, *Highway Capacity Manual, Special Report No. 209*, 1994. This methodology calculates the average vehicle delay (in seconds) for the intersection. As indicated in Table 3-7, the level of service is based on the reported average vehicle delay.

Table 3-7: Level of Service Definitions for Two-Way Stop-Controlled Intersections

Level of Service	Average Vehicle Delay (seconds)
A	0 to 5
B	6 to 10
C	11 to 20
D	21 to 30
E	31 to 45
F	>45

Source: Transportation Research Board, *Highway Capacity Manual, Special Report 209*, 1994.

Existing Peak Hour Levels of Service. Table 3-8 summarizes the results of the intersection capacity analysis under existing conditions for each of the 37 intersections in the study area. The table indicates the existing V/C ratio or delay during the morning and afternoon peak hours and the corresponding LOS at each of the 37 locations. As illustrated in the table, 4 of the 37 intersections are currently operating at LOS E or F during one or both of the peak hours. These four locations are:

- Mission Road & First Street (a.m. peak hour)
- Soto Street & Marengo Street (p.m. peak hour)
- Indiana Street & Cesar E. Chavez Avenue (p.m. peak hour)
- SR 60 westbound ramps & Third Street (p.m. peak hour)

The remaining 33 analyzed intersections operate at an acceptable level of service (LOS D or better) during both morning and afternoon peak hours.

Public Transit

The proposed Project Area is currently served by bus service provided by three agencies: Los Angeles County Metropolitan Transportation Authority (MTA), Foothill Transit (FT), and Montebello Bus (MTB) lines. Each of the bus lines serving the area is illustrated in Figure 3-13 and described below:

Table 3-8: Existing Intersections Levels of Service

Intersection	A.M. Peak Hour		P.M. Peak Hour	
	V/C	LOS	V/C	LOS
1. Mission Rd. & Cesar E. Chavez Av.	0.796	C	0.719	C
2. Mission Rd. & 1st St.	1.152	F	0.787	C
3. Boyle Av. & 1st St.	0.477	A	0.525	A
* 4. Boyle Av. & 4th St.	0.308	A	0.414	A
5. Mission Rd. & Zonal Av.	0.607	B	0.449	A
6. Mission Rd. & Marengo St.	0.695	B	0.768	C
7. San Pablo St. & Zonal Av. [a]	2	A	5	A
8. Soto St. & I-10 WB Ramps	0.899	D	0.861	D
9. Soto St. & Marengo St.	0.740	C	0.972	E
10. Soto St. & Wabash Av.	0.560	A	0.635	B
11. Soto St. & Cesar E. Chavez Av.	0.450	A	0.523	A
* 12. Soto St. & 4th St.	0.649	B	0.601	B
13. Soto St. & Whittier Bl.	0.584	A	0.627	B
* 14. Soto St. & 8th St.	0.533	A	0.713	C
* 15. Soto St. & Olympic Bl.	0.723	C	0.793	C
* 16. Soto St. & Washington Bl.	0.765	C	0.887	D
17. Mott St. & Wabash Av. [a]	1	A	2	A
18. Evergreen Av. & Wabash Av.	0.416	A	0.458	A
19. Lorena St. & 1st St.	0.467	A	0.715	C
20. Lorena St. & Whittier Bl.	0.641	B	0.771	C
21. Lorena St. & Olympic Bl.	0.396	A	0.538	A
22. I-710 Off-Ramp & Valley Bl. [b]	0.626	B	0.624	B
23. Indiana St. & Cesar E. Chavez Av. [a]	2	A	[c]	F
24. Indiana St. & 1st St.	0.285	A	0.510	A
25. Indiana St. & 3rd St.	0.549	A	0.633	B
26. Indiana St. & Whittier Bl.	0.672	B	0.733	C
27. Indiana St. & Olympic Bl.	0.765	C	0.717	C
28. Herbert Av. & Medford St.	0.355	A	0.290	A
29. Herbert Av. & City Terrace	0.452	A	0.371	A
30. Marianna Av. & Medford St. [a]	1	A	1	A
31. Eastern Av. & Medford St.	0.375	A	0.327	A
32. Eastern Av. & I-10 EB On-Ramp	0.271	A	0.309	A
33. Eastern Av. & Ramona Rd.	0.657	B	0.607	B
34. Eastern Av. & City Terrace	0.497	A	0.544	A
35. SR-60 WB Ramps & 3rd St. [a]	6	B	36	E
36. Grande Vista & Washington Bl.	0.730	C	0.821	D
37. Soto St. & 26th St.	0.724	C	0.861	D

Notes:

- * Intersection currently operating under ATSAC system.
- [a] Stop-controlled intersection. Reported value indicates average vehicle delay in seconds.
- [b] Denotes CMP arterial monitoring station.
- [c] The calculated delay exceeds the thresholds of the computer model.

Source: Kaku Associates, 1997.

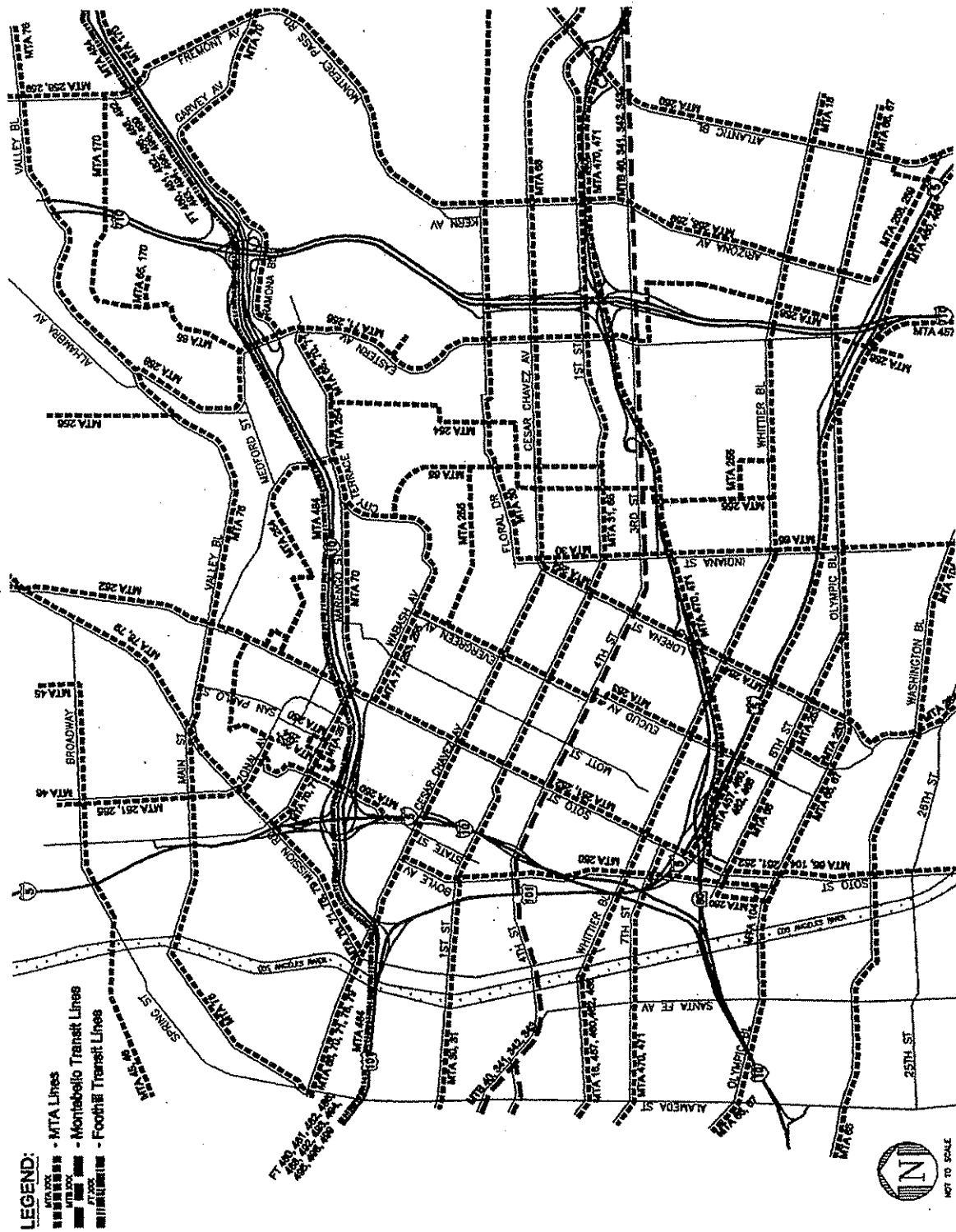


Figure 3-13
Public Transit

Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles



- MTA 18 - This route runs along Whittier Street in the Project Area.
- MTA 30, 31 - These lines run along First Street in the Project Area.
- MTA 45, 46 - These lines run along Broadway and provide service east of the Project Area.
- MTA 65 - Line 65 runs along Olympic Boulevard in the Project Area.
- MTA 66, 67 - Within the study area, these lines run along Olympic Boulevard.
- MTA 68 - MTA Route 68 runs along Cesar E. Chavez Avenue in the Project Area.
- MTA 70 - This line provides services in a north/south direction along Mission Road.
- MTA 71 - This line runs along Cesar E. Chavez Avenue, turns north on Mission Road and east on Marengo Street in the Project Area. Line 71 serves the Los Angeles County+USC Medical Center in the Project Area.
- MTA 76 - Route 76 runs along N. Main Street, and then travels on Valley Boulevard within the Project Area.
- MTA 78, 79 - These lines run along Cesar E. Chavez Avenue, and then turn north on Mission Road in the Project Area.
- MTA 104 - Within the study area, this line runs along Olympic Boulevard, turns south on Soto Street and east on Washington Boulevard.
- MTA 170 - This line serves areas to the east of the Project Area.
- MTA 250 - This line runs along Boyle Avenue and State Street in the Project Area, and serves the Los Angeles County+USC (LAC/USC) Medical Center Busway Station and Outpatient Clinic.
- MTA 251, 252 - Within the study area, MTA Lines 251/252 run along Soto Street and serve the LAC/USC Medical Center.
- MTA 253 - This line runs along Evergreen Avenue and Euclid Avenue in the Project Area, and serves the LAC/USC Medical Center Busway Station and Outpatient Clinic.
- MTA 254 - MTA 254 travels along Lorena Street and serves the LAC/USC Medical Center Station.
- MTA 255 - This line serves areas east of the Project Area and also provides service to the LAC/USC Medical Center and Outpatient Clinic.

- MTA 256 - MTA Line 256 runs mainly along Eastern Avenue, and serves the Cal State Los Angeles Busway Station and El Sereno Recreation Center.
- MTA 258, 259 - These lines serve areas east of the Project Area.
- MTA 260 - Within the study area, this line runs along Atlantic Boulevard east of the Project Area.
- MTA 457, 460, 466 - These lines run along Whittier Boulevard within the Project Area, and then travel on the Santa Ana (I-5) Freeway.
- MTA 470, 471 - These lines run along Seventh Street and then travel on the Pomona (SR 60) Freeway.
- MTA 484 - MTA Line 484 travels along the U.S. 101 freeway, and then travels on the San Bernardino (I-10) Freeway through the Project Area.
- FT 480, 481, 482, 486, 488, 492, 493, 494, 495, 498, 499 - The Foothill Transit lines within the study area run along the U.S. 101 freeway, and then travel on the I-10 freeway.
- MTB 40, 341, 342, 343 - These lines run along Fourth Street, and then travel on Third Street in the study area.
- El Sereno-City Terrace Shuttle - This shuttle travels along Alhambra Avenue within Subarea 1 and provides service every 10 minutes during peak times.

It should also be noted that three Metro Rail Red Line stations are planned in the study area: First Street/Boyle Avenue, Cesar E. Chavez Avenue/Soto Street, and First Street/Lorena Street.

Although not public transit, in Subarea 1, Union Pacific (UP) railroad runs parallel with Valley Boulevard and connects two nearby railroad yards, Aurant on the east and Taylor Junction on the west. Approximately 23 to 24 trains per day travel through Subarea 1 on the UP railroad right-of-way.

ENVIRONMENTAL IMPACTS

In order to properly evaluate potential impacts of the proposed Adelante Eastside Redevelopment Project on the local street system, it is necessary to develop estimates of future traffic conditions in the area both without and with the proposed project traffic. Future traffic volumes are first estimated for the study area without the project. These future forecasts reflect traffic increases due to general regional growth and development, and traffic that is expected to be generated by specific developments in the vicinity of the project. These traffic volumes represent the Cumulative Base conditions. The magnitude of traffic generated by each of the three proposed project development alternatives is then estimated and separately assigned to the surrounding street system. The sum

of the Cumulative Base and project-generated traffic represents the Cumulative Plus Project conditions for each of the three project alternatives.

The methodologies and key assumptions used in this analysis are described below. Cumulative Base transportation system improvements that are assumed to be implemented within the timeframe of the project's completion are also identified and described in this chapter.

Cumulative Base Transportation System Improvements

There are three transportation system improvements that are either under construction or planned within the study area and are expected to be completed and operational as part of the future base transportation system for this study. These improvements are:

- Construction of the East Side Metro Rail Red Line extension
- Alameda Corridor
- Completion of the City's ATSAC system within the proposed Project Area

East Side Metro Rail Red Line. The East Side Metro Rail Red Line extension is currently under final design and expected to begin construction in the near future. Based on the projected Metro Rail construction schedule contained in the Los Angeles County Metropolitan Transportation Authority's *Transportation for the 21st Century: A Plan for Los Angeles County, Staff Recommendation* (also referred to as the 20-Year Plan), completion of this segment of the Metro Rail Red Line is currently anticipated to occur by 2003.⁴ Using this schedule, it is anticipated that the East Side Metro Rail Red Line extension would be completed and operational under Cumulative Base conditions. The project would extend the current Metro Rail Red Line approximately 7 miles east of Union Station and provide three new stations in the Project Area. These stations would be located at First Street/Boyle Avenue, Cesar E. Chavez Avenue/Soto Street, and First Street/Lorena Street.

It is projected that the extension of the Metro Rail Red Line will attract new transit riders and result in the reduction of traffic within the proposed Project Area. Previous studies conducted for other segments (e.g., *Los Angeles Rail Rapid Transit Project - Metro Rail for the Mid-City Segment from Wilshire/Western to Pico/San Vicente in the City of Los Angeles with Stations at Olympic/Crenshaw and Pico/San Vicente, Final Supplemental Environmental Impact Statement and Final Supplemental Environmental Impact Report* (U.S. Department of Transportation, et al, 1992)) have estimated that the implementation of the rail line would reduce the traffic on major arterials in the area by up to 5 percent. Although these reductions in arterial traffic are also expected to occur within the proposed Adelante Redevelopment Project Area, as a means of ensuring that the analysis maintains a conservative base of assumptions, these reductions were not applied to the forecasts of future traffic.

⁴ The MTA Board of Directors recently decided to suspend activities on the East Side Metro Rail Red Line Project and other planned rail projects for 6 months. Based on conversations with MTA staff, the completion date for the East Side Metro Rail extension is now 2005.

Alameda Corridor. It is also recognized that the Alameda Corridor, located to the west and south of the proposed Project Area, could be completed by 2015. This would include the construction of an approximate 20 mile-highway/rail transportation corridor serving the Los Angeles and Long Beach Harbors. With the completion of the Corridor, it is expected that traffic volumes would shift from other routes to Alameda Street. However, similar to the assumptions regarding the Red Line, to maintain conservatism, no reductions in future background traffic volumes were applied.

Automatic Traffic Surveillance And Control System. The City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control (ATSAC) System is a centrally controlled computerized traffic signal control system which is designed to optimize the flow of traffic on those corridors controlled by the system. The system uses preset timing patterns that are implemented with the assistance of a series of monitors and sensors that detect changes in traffic volume and flow. As previously indicated, ATSAC is already operational at five of the study intersections. The City is planning to install ATSAC at each of the 20 signalized intersections located in the Project Area, by the year 2015. The following intersections would operate under the City of Los Angeles ATSAC system:

- Mission Road & Cesar E. Chavez Avenue
- Mission Road & First Street
- Boyle Avenue & First Street
- Mission Road & Zonal Avenue
- Mission Road & Marengo Street
- Soto Street & I-10 westbound ramps
- Soto Street & Marengo Street
- Soto Street & Wabash Avenue
- Soto Street & Cesar E. Chavez Avenue
- Soto Street & Whittier Boulevard
- Evergreen Avenue & Wabash Avenue
- Lorena Street & First Street
- Lorena Street & Whittier Boulevard
- Lorena Street & Olympic Boulevard
- I-710 Off-Ramp & Valley Boulevard
- Indiana Street & First Street
- Indiana Street & Third Street
- Indiana Street & Whittier Boulevard
- Indiana Street & Olympic Boulevard
- Grande Vista & Washington Boulevard

Based on this projection, 25 of the 37 analyzed intersections, each of which are located in the City of Los Angeles or under joint jurisdiction of the City and County (the intersection of Grande Vista & Washington Boulevard is under the joint jurisdiction of the Cities of Los Angeles and Vernon), would be included in the ATSAC system under future traffic conditions forecast for the Cumulative Base.

Cumulative Base Traffic Projections

The Cumulative Base traffic projections have increases in traffic derived from two sources: background or ambient growth in the existing traffic volumes which reflect the effects of overall regional growth and development both in and outside of the study area, and traffic generated by specific projects, i.e., the list of cumulative projects, located within or near the study area.

Areawide Traffic Growth. The existing traffic volumes were adjusted upward by an ambient growth rate of 1.188 to reflect year 2015 conditions. This growth factor was determined from information contained in the CMP for Los Angeles County. In the 1995 CMP, growth rates are supplied for various areas in the county up to the year 2010 using 1992 as the base year. Based on discussions with LADOT staff, it was determined that the 1992 to year 2010 growth rate of 18.8 percent would be applicable in this study using 1997 (1992 plus 5 years) as the base and year 2015 (year 2010 plus 5 years) as the forecast year.

Cumulative Development Projects. Using information obtained during discussions with LADOT, it was determined that the Cumulative List of Projects should include specific development projects of a size greater than 100,000 square feet and/or 100 dwelling units planned within 1 mile of the study area. It is assumed that the ambient growth rate described above should address the effect of these projects. Information regarding potential future projects that are either under construction, planned, or proposed for development within or near the study area was obtained from several sources including previous studies recently conducted within the area, the CRA, and LADOT. The List of Cumulative Projects is shown in Table 3-9 and their locations illustrated on Figure 3-14. The primary projects identified for this list include the First Street South Plaza, the Sunshine Pacific Center, and the Mangrove Estate, all of which are located outside the proposed Project Area. Several other projects are also listed but were not included in the trip generation calculation since they did not satisfy the minimum size threshold.

Traffic generation estimates for the cumulative projects were obtained from previous reports. As indicated in Table 3-9, the cumulative projects are projected to generate a total of approximately 58,370 daily trips, of which about 3,610 trips would occur during the morning peak hour and 5,795 trips would occur during the evening peak hour. It is estimated that the explicit addition of traffic generated by these cumulative projects in addition to the 1.188 adjustment factor of background traffic levels likely results in a potential double counting of and, therefore, a conservatively high projection of cumulative growth in traffic by the year 2015.

Cumulative Base Traffic Volumes. Forecasts of Cumulative Base traffic volumes were developed by adding the traffic expected to be generated by the cumulative development projects to the background existing volumes adjusted by areawide traffic growth. The resulting traffic volumes at the 37 analyzed intersections are shown on Figures 6a, 6b, and 6c of the Traffic Study (see Appendix D of this EIR) and represent the year 2015 Cumulative Base conditions, i.e., future conditions without the proposed redevelopment project.

Project Traffic Volumes

Table 3-9: Trip Generation Estimates for Cumulative Projects

Name	Land Use	Size	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
				In	Out	Total	In	Out	Total
1. First Street South Plaza [a]	Apartment	528 du	2,110	40	50	90	85	65	150
	Retail	75,750 sf	8,030	120	75	195	370	365	735
	Health Club	130,666 sf	2,240	20	20	40	335	225	560
	Condominium	626 du	3,660	45	230	275	230	115	345
	Office	615,866 sf	4,990	625	80	705	110	530	640
	Subtotal		21,030	850	455	1,305	1,130	1,300	2,430
2. Sunshine Pacific Center [b]	Retail	46,000 sf	4,040	70	30	100	185	190	375
	Condominium	300 du	1,760	20	115	135	115	55	170
	Exhibition	65,000 sf	840	10	0	10	10	70	80
	Office	10,000 sf	220	20	5	25	5	20	25
	Health Club	15,000 sf	600	15	10	25	35	20	55
	Restaurant	25,000 sf	1,200	10	0	10	60	30	90
	Food Court	21,000 sf	3,740	75	55	130	75	65	140
	Subtotal		12,400	220	215	435	485	450	935
3. Mangrove Estate [b]	Office	496,000 sf	4,100	620	95	715	105	565	670
	Retail	8,590 sf	8,590	140	60	200	335	350	685
	Hotel	5,220 rm	5,220	275	145	420	215	185	400
	Condominium	7,030 du	7,030	85	450	535	450	225	675
	Subtotal		24,940	1,120	750	1,870	1,105	1,325	2,430
4. LAC/USC Medical Center [c]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5. Mission Broadway Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6. Pico Gardens Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7. Aliso Extension Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL TRIP GENERATION			58,370	2,190	1,420	3,610	2,720	3,075	5,795

Notes:

[a] Obtained from "Traffic Study for the First Street South Plaza EIR", Kaku Associates, Inc. January, 1995.

[b] Obtained from "Draft Traffic Study for the Wilshire Center and Koreatown Redevelopment Project EIR", Kaku Associates, Inc. June, 1995.

[c] Negative net trips. Obtained from "Circulation Study for the L A County/USC Medical Center", Kaku Associates, Inc. December, 1993.

[d] Although included in the EIR, the following did not meet the threshold of 100 new dwelling units and/or 100,000 new square feet.

Source: Kaku Associates, 1997.

The development of traffic generation estimates for the proposed Adelante Eastside Redevelopment Project involves the use of a three-step process consisting of traffic generation, trip distribution, and traffic assignment. This process was used for each of the three alternative development scenarios.

Project Traffic Generation. For the purposes of trip generation and assignment, potential development areas within the proposed Project Area were identified. These development areas, which make up the subareas described in Chapter 2 of this EIR, include locations where both infill development and vacant building reuse could occur. Future trip generation estimates for the proposed project alternatives were then developed based on application of trip generation rates and equations from the Institute of Transportation Engineers' (ITE's) *Trip Generation, 5th Edition* (see Table 7 in Appendix D of this EIR).

In recognition of the specific characteristics of the proposed Redevelopment Project Area and the type of land uses included in the program, it was appropriate to make the following adjustments to the trip generation procedures:

- **Pass-By Trip Reductions** - All commercial uses attract a portion of patronage from "pass-by" traffic. This is traffic that is already on the street and diverted from its normal trip into the commercial activity. These patrons do not generate new vehicular trips to the area. Typically, the pass-by percentage is smaller for larger regional malls and increases substantially for smaller neighborhood-serving establishments. The *LADOT Policy on Pass-By Trips* recognizes these phenomena and was used to determine the appropriate pass-by reduction for commercial land uses in the proposed project. It was jointly determined with the LADOT that the appropriate pass-by reduction factor for the proposed project would be capped at 40 percent.
- **Metro Rail Red Line Transit Reductions** - For project areas located within walking distance (nominally one-quarter mile) of the three future Red Line stations of the East Side Extension, reductions based on increased transit usage were applied. For these areas near the First Street/Boyle Avenue, Cesar E. Chavez Avenue/Soto Street, and First Street/Lorena Street stations, reductions were applied that were consistent with the CMP guidelines for Transit Centers. Based on these guidelines, a transit reduction of 10 percent for residential uses and 15 percent for commercial uses were applied. In addition, a portion of Mission Road is identified as a Transit Corridor in the CMP. Therefore, CMP Transit Corridor reductions (7 percent reduction for commercial uses) were applied to the limited uses located within walking distance to Mission Road.
- **Displacement of Existing Uses** - Trip credits were also applied to various existing land uses that would be displaced under the proposed project. The displacement includes a portion of the Sears site at Olympic Avenue and Soto Street, some residential units in Subareas 2 and 3, and some industrial uses in located in Subarea 3.

The ITE trip generation rates were applied along with the adjustments described above to develop trip generation estimates for each of the alternative land use scenarios. The resulting traffic generation estimates are summarized for the Minimum/Infill Development, Moderate Development, and Maximum Probable Development Alternatives, in Tables 8, 9, and 10 respectively, in Appendix D of this EIR.

The Minimum/Infill Development Alternative is projected to generate a net total of approximately 10,780 daily trips, of which almost 810 trips would occur during the morning peak hour and about 1,240 trips during the evening peak hour. The Moderate Development Alternative is projected to generate about 21,220 daily trips, 1,670 trips during the morning peak hour and 2,485 trips during the evening peak hour. Proposed development under the Maximum Probable Development Alternative is projected to generate approximately 34,430 daily trips of which 2,710 trips would occur during the morning peak hour and 4,010 trips during the evening peak hour trips. Table 3-10 below summarizes the trip generation by alternative and location.

Table 3-10: Trip Generation Summary by Alternative			
Location	Daily Trips By Alternative		
	Minimum	Moderate	Maximum
Housing - Infill Development	200	720	1,160
Commercial - Vacant Building Reuse	3,330	5,130	7,930
Commercial - Infill Development	2,280	4,900	8,060
Commercial - Displacement	-	-	NA
Industrial - Vacant Building Reuse	1,440	2,890	4,330
Industrial - New Infill Development	3,530	7,580	13,680
Industrial - Displacement	-	-	-310
Other - New Infill Development	NA	NA	NA
Other - Displacement	-	-	-
Total Trip Generation	10,780	21,220	34,430
Source: Kaku Associates, 1997.			

Project Traffic Distribution. The geographic distribution of traffic generated by the proposed project is dependent on several factors including the type and density of the proposed land uses, the geographic distribution of the population from which the employees and residents will be drawn, the location of the various elements of the proposed development, the physical characteristics of the street system, and the level of congestion on the local and regional roadway network.

The distribution pattern used in this study was developed using the City of Los Angeles General Plan Framework (GPF) model. A select zone model assignment was run to determine the distribution of the trips entering/exiting the proposed Project Area. The GPF model runs provided data on the distribution patterns for both regional and local traffic (see Figure 7 in Appendix D). Based on the model results, 52 percent of total trips are projected to be local trips with 18 percent to the north, 10 percent to the east, 16 percent to the south, and 8 percent to the west. The remaining 48 percent are regional trips and have been distributed to the various freeways.

Project Traffic Assignment. The trip generation estimates and the distribution patterns developed above were used to develop traffic assignments for each of the proposed alternative development scenarios. Project traffic that was assigned to the street network represents the incremental increase in traffic expected to be generated by each of the three alternatives. (See Figures 8a-c, 9a-c and 10a-c in Appendix D for illustrations of the projected project-generated peak hour traffic volumes at each of the 37 analyzed intersections for the Minimum/Infill Development, Moderate Development and Maximum Probable Development Alternatives, respectively.)

Cumulative Plus Project Traffic Projections

The project-generated traffic volumes were then added to the Cumulative Base traffic projections for each of the proposed project alternatives. (See Figures 11a-c, 12a-c and 13a-c in Appendix D for the resulting Cumulative Plus Project peak hour traffic volumes for the Minimum/Infill Development, Moderate Development, and Maximum Probable Development Alternatives, respectively.)

Significance Criteria

LADOT has established threshold criteria that are used to determine if a project has a significant traffic impact at specific locations. Using the LADOT standard, a project impact would be considered significant if the following conditions are met:

Intersection Condition		Project-Related Increase in V/C Ratio
LOS	V/C Ratio	
C	0.701 - 0.800	equal to or greater than 0.040
D	0.801 - 0.900	equal to or greater than 0.020
E,F	> 0.900	equal to or greater than 0.010

Using these criteria, for example, the project would not have a significant impact on an intersection if it is operating at LOS C after the addition of project traffic and the incremental change in the V/C ratio is less than 0.040. However, if the intersection is operating at a LOS F after the addition of project traffic and the incremental change in the V/C ratio is 0.010 or greater the project would be considered to have a significant impact at this location. These criteria were applied to all of the analyzed intersections within the study area. It should be noted that the County of Los Angeles and City of Vernon, who have jurisdiction over 15 of the 37 intersections, also use these same criteria for determining significance.

Impact Assessment

The analysis of the potential impacts of the proposed Adelante Eastside Redevelopment Project on the local street system was conducted by comparing the traffic conditions under the Cumulative Base conditions with those projected for the Cumulative Plus Project conditions. This comparison is made using the significance criteria established by LADOT and is conducted for each of the project alternatives.

Cumulative Base Traffic Conditions. The projected year 2015 Cumulative Base peak hour traffic volumes were analyzed to determine the projected V/C ratio and level of service for each of the analyzed intersections. Table 3-11 summarizes these results. As indicated in the table, 9 of the 37 locations are projected to operate at LOS E or F during one or both peak hours under Cumulative Base conditions. These intersections are:

- Mission Road & First Street (a.m. peak hours)
- Soto Street & Charlotte Street (both peak hours)
- Soto Street & Marengo Street (p.m. peak hour)
- Soto Street & Olympic Boulevard (p.m. peak hour)
- Soto Street & Washington Boulevard (both peak hours)
- Indiana Street & Cesar E. Chavez Avenue (p.m. peak hour)
- SR 60 westbound ramps & Third Street (both peak hours)
- Downey Road/Grande Vista & Washington Boulevard (p.m. peak hour)
- Soto Street & 26th Street (p.m. peak hour)

A comparison of these results with the existing level of service analysis presented earlier (and restated in Table 3-11) indicates that the projected growth in traffic as represented by the Cumulative Base, i.e., future year 2015 without the proposed project, would have a significant impact on peak hour operating conditions, even without consideration of traffic generated by the proposed project. The number of intersections operating at LOS E or F during one or both peak hours is projected to increase from four under existing conditions to nine under Cumulative Base conditions.

Cumulative Plus Project Traffic Conditions. The Cumulative Plus Project peak hour traffic volumes for the Minimum/Infill Development Alternative, Moderate Development Alternative, and Maximum Probable Development Alternative, respectively, were analyzed to assess the future operating conditions with the addition of Adelante Redevelopment Project traffic. The results of the Cumulative Plus Project analyses for the three alternatives are presented in Table 3-11, Table 3-12, and Table 3-13, respectively.

Table 3-11: Year 2015 Cumulative Base and Cumulative Plus Project (Minimum Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar E. Chavez Av	AM	0.796	C	0.892	D	0.893	D	0.001	NO
	PM	0.719	C	0.807	D	0.813	D	0.006	NO
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.918	E	0.002	NO
	PM	0.787	C	0.853	D	0.866	D	0.013	NO
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.576	A	0.002	NO
	PM	0.525	A	0.625	B	0.631	B	0.006	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.470	A	0.009	NO
	PM	0.414	A	0.601	B	0.618	B	0.017	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.675	B	0.001	NO
	PM	0.449	A	0.525	A	0.527	A	0.002	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.776	C	0.005	NO
	PM	0.768	C	0.852	D	0.890	D	0.038	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	11	C	0	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.010	F	0.003	NO
	PM	0.861	D	0.975	E	0.988	E	0.013	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.873	D	0.037	YES
	PM	0.972	E	1.099	F	1.125	F	0.026	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.653	B	0.021	NO
	PM	0.635	B	0.726	C	0.754	C	0.028	NO
11. Soto St & Cesar E. Chavez Av	AM	0.450	A	0.527	A	0.538	A	0.011	NO
	PM	0.523	A	0.629	B	0.658	B	0.029	NO
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.794	C	0.017	NO
	PM	0.601	B	0.723	C	0.752	C	0.029	NO
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.693	B	0.023	NO
	PM	0.627	B	0.725	C	0.751	C	0.026	NO
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.639	B	0.007	NO
	PM	0.713	C	0.847	D	0.861	D	0.014	NO
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.873	D	0.009	NO
	PM	0.793	C	0.942	E	0.952	E	0.010	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	0.937	E	0.006	NO
	PM	0.887	D	1.084	F	1.096	F	0.012	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.462	A	0.000	NO
	PM	0.458	A	0.508	A	0.513	A	0.005	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.530	A	0.002	NO
	PM	0.715	C	0.829	D	0.835	D	0.006	NO
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.740	C	0.007	NO
	PM	0.771	C	0.886	D	0.914	E	0.028	YES

Table 3-11: Year 2015 Cumulative Base and Cumulative Plus Project (Minimum Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.445	A	0.006	NO
	PM	0.538	A	0.598	A	0.601	B	0.003	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.704	C	0.002	NO
	PM	0.624	B	0.716	C	0.716	C	0.000	NO
23. Indiana St & Cesar E. Chavez Av [a]	AM	2	A	6	B	7	B	1	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.320	A	0.000	NO
	PM	0.510	A	0.567	A	0.578	A	0.011	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.673	B	0.001	NO
	PM	0.633	B	0.746	C	0.755	C	0.009	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.803	D	0.005	NO
	PM	0.733	C	0.897	D	0.910	E	0.013	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.854	D	0.004	NO
	PM	0.717	C	0.796	C	0.799	C	0.003	NO
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.422	A	0.000	NO
	PM	0.290	A	0.344	A	0.346	A	0.002	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.538	A	0.001	NO
	PM	0.371	A	0.441	A	0.443	A	0.002	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.446	A	0.000	NO
	PM	0.327	A	0.389	A	0.392	A	0.003	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.323	A	0.001	NO
	PM	0.309	A	0.366	A	0.375	A	0.009	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.782	C	0.001	NO
	PM	0.607	B	0.722	C	0.725	C	0.003	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.591	A	0.001	NO
	PM	0.544	A	0.645	B	0.651	B	0.006	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	41	E	1	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista & Washington Bl	AM	0.730	C	0.833	D	0.839	D	0.006	NO
	PM	0.821	D	0.943	E	0.948	E	0.005	NO
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.879	D	0.019	NO
	PM	0.861	D	1.020	F	1.028	F	0.008	NO

Notes:

- [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.
- [b] Denotes CMP arterial monitoring station.
- [c] The calculated delay was greater than 999 seconds.

Source: Kaku Associates, 1997.

Table 3-12: Year 2015 Cumulative Base and Cumulative Plus Project (Moderate Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar E. Chavez Av	AM	0.796	C	0.892	D	0.897	D	0.005	NO
	PM	0.719	C	0.807	D	0.828	D	0.021	YES
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.921	E	0.005	NO
	PM	0.787	C	0.853	D	0.888	D	0.035	YES
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.579	A	0.005	NO
	PM	0.525	A	0.625	B	0.635	B	0.010	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.483	A	0.022	NO
	PM	0.414	A	0.601	B	0.637	B	0.036	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.677	B	0.003	NO
	PM	0.449	A	0.525	A	0.530	A	0.005	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.778	C	0.007	NO
	PM	0.768	C	0.852	D	0.895	D	0.043	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	12	C	1	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.017	F	0.010	YES
	PM	0.861	D	0.975	E	1.007	F	0.032	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.887	D	0.051	YES
	PM	0.972	E	1.099	F	1.148	F	0.049	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.664	B	0.032	NO
	PM	0.635	B	0.726	C	0.782	C	0.056	YES
11. Soto St & Cesar E. Chavez Av	AM	0.450	A	0.527	A	0.555	A	0.028	NO
	PM	0.523	A	0.629	B	0.686	B	0.057	NO
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.827	D	0.050	YES
	PM	0.601	B	0.723	C	0.790	C	0.067	YES
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.709	C	0.039	NO
	PM	0.627	B	0.725	C	0.783	C	0.058	YES
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.673	B	0.041	NO
	PM	0.713	C	0.847	D	0.902	E	0.055	YES
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.908	E	0.044	YES
	PM	0.793	C	0.942	E	0.996	E	0.054	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	0.988	E	0.057	YES
	PM	0.887	D	1.084	F	1.140	F	0.056	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.464	A	0.002	NO
	PM	0.458	A	0.508	A	0.517	A	0.009	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.541	A	0.013	NO
	PM	0.715	C	0.829	D	0.850	D	0.021	YES
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.762	C	0.029	NO
	PM	0.771	C	0.886	D	0.954	E	0.068	YES

Table 3-12: Year 2015 Cumulative Base and Cumulative Plus Project (Moderate Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.488	A	0.049	NO
	PM	0.538	A	0.598	A	0.619	B	0.021	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.704	C	0.002	NO
	PM	0.624	B	0.716	C	0.717	C	0.001	NO
23. Indiana St & Cesar E. Chavez Av [a]	AM	2	A	6	B	10	B	4	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.325	A	0.005	NO
	PM	0.510	A	0.567	A	0.592	A	0.025	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.678	B	0.006	NO
	PM	0.633	B	0.746	C	0.764	C	0.018	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.817	D	0.019	NO
	PM	0.733	C	0.897	D	0.932	E	0.035	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.876	D	0.026	YES
	PM	0.717	C	0.796	C	0.943	E	0.147	YES
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.422	A	0.000	NO
	PM	0.290	A	0.344	A	0.348	A	0.004	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.538	A	0.001	NO
	PM	0.371	A	0.441	A	0.444	A	0.003	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.447	A	0.001	NO
	PM	0.327	A	0.389	A	0.393	A	0.004	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.325	A	0.003	NO
	PM	0.309	A	0.366	A	0.375	A	0.009	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.785	C	0.004	NO
	PM	0.607	B	0.722	C	0.730	C	0.008	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.593	A	0.003	NO
	PM	0.544	A	0.645	B	0.657	B	0.012	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	46	F	6	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista & Washington Bl	AM	0.730	C	0.833	D	0.878	D	0.045	YES
	PM	0.821	D	0.943	E	0.969	E	0.026	YES
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.905	E	0.045	YES
	PM	0.861	D	1.020	F	1.044	F	0.024	YES

Notes:

- [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.
- [b] Denotes CMP arterial monitoring station.
- [c] The calculated delay was greater than 999 seconds.

Source: Kaku Associates, 1997.

Table 3-13: Year 2015 Cumulative Base and Cumulative Plus Project (Maximum Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar E. Chavez Av	AM	0.796	C	0.892	D	0.901	E	0.009	NO
	PM	0.719	C	0.807	D	0.845	D	0.038	YES
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.929	E	0.013	YES
	PM	0.787	C	0.853	D	0.917	E	0.064	YES
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.581	A	0.007	NO
	PM	0.525	A	0.625	B	0.639	B	0.014	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.510	A	0.049	NO
	PM	0.414	A	0.601	B	0.676	B	0.075	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.683	B	0.009	NO
	PM	0.449	A	0.525	A	0.541	A	0.016	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.782	C	0.011	NO
	PM	0.768	C	0.852	D	0.915	E	0.063	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	13	C	2	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.032	F	0.025	YES
	PM	0.861	D	0.975	E	1.033	F	0.058	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.901	E	0.065	YES
	PM	0.972	E	1.099	F	1.173	F	0.074	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.683	B	0.051	NO
	PM	0.635	B	0.726	C	0.806	D	0.080	YES
11. Soto St & Cesar E. Chavez Av	AM	0.450	A	0.527	A	0.567	A	0.040	NO
	PM	0.523	A	0.629	B	0.711	C	0.082	YES
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.860	D	0.083	YES
	PM	0.601	B	0.723	C	0.822	D	0.099	YES
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.728	C	0.058	YES
	PM	0.627	B	0.725	C	0.807	D	0.082	YES
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.720	C	0.088	YES
	PM	0.713	C	0.847	D	0.973	E	0.126	YES
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.946	E	0.082	YES
	PM	0.793	C	0.942	E	1.052	F	0.110	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	1.106	F	0.175	YES
	PM	0.887	D	1.084	F	1.200	F	0.116	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.465	A	0.003	NO
	PM	0.458	A	0.508	A	0.520	A	0.012	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.549	A	0.021	NO
	PM	0.715	C	0.829	D	0.860	D	0.031	YES
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.782	C	0.049	YES
	PM	0.771	C	0.886	D	0.980	E	0.094	YES

Table 3-13: Year 2015 Cumulative Base and Cumulative Plus Project (Maximum Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.512	A	0.073	NO
	PM	0.538	A	0.598	A	0.651	B	0.053	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.706	C	0.004	NO
	PM	0.624	B	0.716	C	0.718	C	0.002	NO
23. Indiana St & Cesar E. Chavez Av [a]	AM	2	A	6	B	14	C	8	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.324	A	0.004	NO
	PM	0.510	A	0.567	A	0.602	B	0.035	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.682	B	0.010	NO
	PM	0.633	B	0.746	C	0.778	C	0.032	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.837	D	0.039	YES
	PM	0.733	C	0.897	D	0.957	E	0.060	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.923	E	0.073	YES
	PM	0.717	C	0.796	C	0.950	E	0.154	YES
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.423	A	0.001	NO
	PM	0.290	A	0.344	A	0.352	A	0.008	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.541	A	0.004	NO
	PM	0.371	A	0.441	A	0.445	A	0.004	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.541	A	0.095	NO
	PM	0.327	A	0.389	A	0.395	A	0.006	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.326	A	0.004	NO
	PM	0.309	A	0.366	A	0.377	A	0.011	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.789	C	0.008	NO
	PM	0.607	B	0.722	C	0.731	C	0.009	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.595	A	0.005	NO
	PM	0.544	A	0.645	B	0.662	B	0.017	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	51	F	11	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista & Washington Bl	AM	0.730	C	0.833	D	0.923	E	0.090	YES
	PM	0.821	D	0.943	E	1.009	F	0.066	YES
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.930	E	0.070	YES
	PM	0.861	D	1.020	F	1.060	F	0.040	YES

Notes:

- [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.
- [b] Denotes CMP arterial monitoring station.
- [c] The calculated delay was greater than 999 seconds.

Source: Kaku Associates, 1997.

- **Minimum/Infill Development Alternative.** As summarized in Table 3-11, 11 intersections are projected to operate at LOS E or F during one or both of the peak hours under the proposed Minimum Development Alternative. These 11 intersections include the 9 intersections identified above under the Cumulative Base Traffic Conditions plus the intersections of Lorena Street/Whittier Boulevard and Indiana Street/Whittier Boulevard.

Using the LADOT criteria for determining the significance of project traffic impacts, the results of the analysis summarized in Table 3-11 indicate that the Minimum/Infill Development Alternative would have a significant impact at 9 of the 37 study intersections. The nine significantly affected intersections under the Minimum/Infill Development Alternative are:

6. Mission Road & Marengo Street
8. Soto Street & Charlotte Street
9. Soto Street & Marengo Street
15. Soto Street & Olympic Boulevard
16. Soto Street & Washington Boulevard
20. Lorena Street & Whittier Boulevard
23. Indiana Street & Cesar E. Chavez Boulevard
26. Indiana Street & Whittier Boulevard
35. SR 60 westbound ramps & Third Street

The impact of project traffic at one of the intersections, Mission Road and Marengo Street, is projected to be significant despite the fact that it is projected to operate at LOS D during the evening peak hour when the impact occurs.

- **Moderate Development Alternative.** Under the proposed Moderate Development Alternative, the results of the analysis, as summarized in Table 3-12, indicate that 13 intersections are projected to operate at LOS E or F during one or both of the peak hours. These 13 intersections include the same 11 intersections identified under the Minimum/Infill Development Alternative that are projected to operate at LOS E or F during one or both of the peak hours plus 2 additional intersections, Soto Street/Eighth Street and Indiana Street/Olympic Boulevard. Table 3-12 also indicates that using the significance criteria, the Moderate Development Alternative would have a significant impact at 19 of the 37 study intersections (10 more than under the Minimum/Infill Development Alternative). The magnitude of the project impacts are also projected to be greater under the Moderate Development Alternative than for the Minimum/Infill Development Alternative at each of these 19 intersections. The 19 significantly affected locations are:

1. Mission Road & Cesar E. Chavez Avenue
2. Mission Road & First Street
6. Mission Road & Marengo Street
8. Soto Street & Charlotte Street
9. Soto Street & Marengo Street
10. Soto Street & Wabash Avenue
12. Soto Street & Fourth Street

13. Soto Street & Whittier Boulevard
 14. Soto Street & 8th Street
 15. Soto Street & Olympic Boulevard
 16. Soto Street & Washington Boulevard
 19. Lorena Street & First Street
 20. Lorena Street & Whittier Boulevard
 23. Indiana Street & Cesar E. Chavez Avenue
 26. Indiana Street & Whittier Boulevard
 27. Indiana Street & Olympic Boulevard
 35. SR 60 westbound ramps & Third Street
 36. Downey Road/Grande Vista & Washington Boulevard
 37. Soto Street & 26th Street
- **Maximum Probable Development Alternative.** Table 3-13 indicates that 15 intersections are projected to operate at LOS E or F during one or both of the peak hours under the proposed Maximum Probable Development Alternative. These 15 intersections include the same 13 analyzed intersections identified under the Moderate Development Alternative that are projected to operate at LOS E or F plus 2 additional intersections. These two additional locations are:
 - Mission Road & Cesar E. Chavez Avenue (a.m. peak hour)
 - Mission Road & Marengo Street (p.m. peak hour)

As shown in Table 3-13, the Maximum Probable Development Alternative would have a significant impact at 20 of the 37 study intersections (1 more than under the Moderate Development Alternative). The magnitude of the project impacts are also projected to be greater under the Maximum Probable Development Alternative throughout the study area. The 20 significantly affected locations are:

1. Mission Road & Cesar E. Chavez Avenue
2. Mission Road & First Street
6. Mission Road & Marengo Street
8. Soto Street & Charlotte Street
9. Soto Street & Marengo Street
10. Soto Street & Wabash Avenue
11. Soto Street & Cesar E. Chavez Avenue
12. Soto Street & Fourth Street
13. Soto Street & Whittier Boulevard
14. Soto Street & Eighth Street
15. Soto Street & Olympic Boulevard
16. Soto Street & Washington Boulevard
19. Lorena Street & First Street
20. Lorena Street & Whittier Boulevard
23. Indiana Street & Cesar E. Chavez Avenue
26. Indiana Street & Whittier Boulevard
27. Indiana Street & Olympic Boulevard

- 35. SR 60 westbound ramps & Third Street
- 36. Downey Road/Grande Vista & Washington Boulevard
- 37. Soto Street & 26th Street

Regional/CMP Analysis

Additional analyses were conducted to comply with the Los Angeles County CMP requirements. In accordance with CMP Transportation Impact Analysis (TIA) requirements these analyses include a regional analysis to quantify potential impacts of the proposed project on the CMP freeway monitoring locations and CMP arterial intersection monitoring stations. Also, a debit/credit analysis was performed for the project in accordance with CMP Deficiency Plan requirements.

CMP Significant Traffic Impact Criteria. CMP TIA criteria indicate that a project impact is considered to be significant if the proposed project increases traffic demand on a CMP facility by 2 percent of capacity ($V/C \geq 0.02$), causing or worsening LOS F ($V/C > 1.00$). Under these criteria, a project would not have a significant impact at the regional level if the analyzed facility is operating at LOS is E or better after the addition of project traffic regardless of the incremental increase in the V/C it causes. However, if the facility is operating at LOS F with the addition project traffic and the incremental change in the V/C ratio caused by the project is 0.02 or greater, the project would have a significant impact.

CMP Freeway Analysis. A regional analysis was conducted to quantify potential impacts of the project traffic on the regional freeway system. This assessment included the San Bernardino Freeway (I-10) and Pomona Freeway (SR 60) at the following CMP freeway monitoring locations:

- A. San Bernardino Freeway at Los Angeles City Limit
- B. Pomona Freeway east of Indiana Street

The following traffic scenarios were developed and analyzed for the CMP freeway segment analysis:

- Existing Conditions - Analysis of existing freeway traffic volumes.
- Cumulative Base Conditions - Analysis of freeway traffic volumes under future year 2015 conditions without the proposed project.
- Cumulative Plus Project Conditions - Analysis of freeway traffic volumes under future year 2015 condition with the addition of traffic expected to be generated by the proposed project.
- **Existing Freeway Traffic Volumes.** The existing peak hour volumes for the portions of the freeway system within the study area were obtained from the 1995 CMPs for Los Angeles County (Los Angeles County Metropolitan Transportation Authority, 1995). The relevant traffic volumes are summarized in Table 3-14.

Table 3-14: CMP Freeway Impact Analysis - Maximum Development Alternative

Freeway Segment	Direction	AM Peak Hour											Significant Project Impact
		Existing [1]			Year 2015 Cumulative Base			Project Only	Year 2015 Cumulative + Project			Project Increase in D/C	
		Volumes	D/C	LOS	Volumes	D/C	LOS		Volume s	D/C	LOS		
A. San Bernardino Freeway at East L.A. City Limit	EB	6,590	0.549	C	7,930	0.661	C	25	7,955	0.663	C	0.002	NO
	WB	11,200	0.933	E	13,460	1.122	F(0)	70	13,530	1.128	F(0)	0.006	NO
B. Pomona Freeway at East of Indiana St.	EB	4,480	0.373	B	5,380	0.448	B	40	5,420	0.452	B	0.003	NO
	WB	15,120	1.260	F(1)	18,050	1.504	F(3)	155	18,205	1.517	F(3)	0.013	NO
Freeway Segment	Direction	PM Peak Hour											Significant Project Impact
		Existing [1]			Year 2015 Cumulative Base			Project Only	Year 2015 Cumulative + Project			Project Increase in D/C	
		Volumes	D/C	LOS	Volumes	D/C	LOS		Volume s	D/C	LOS		
A. San Bernardino Freeway at East L.A. City Limit	EB	10,855	0.905	D	13,110	1.092	F(0)	100	13,210	1.101	F(0)	0.008	NO
	WB	7,340	0.612	C	8,910	0.742	C	50	8,960	0.747	C	0.004	NO
B. Pomona Freeway at East of Indiana St.	EB	15,120	1.260	F(1)	18,085	1.507	F(3)	205	18,290	1.524	F(3)	0.017	NO
	WB	5,740	0.478	B	6,930	0.578	C	70	7,000	0.583	C	0.006	NO
Notes:													
Traffic volumes rounded to the nearest five vehicles.													
[1] Obtained from the Los Angeles County Metropolitan Transportation Authority, 1995 Congestion Management Program for Los Angeles County.													
Source: Kaku Associates, 1997.													

Demand/capacity (D/C) ratios were calculated for each freeway segment using a capacity value of 2,000 vehicles per hour per freeway mainline lane. The capacity values are consistent with CMP guidelines. Table 3-14 also indicates the estimated existing D/C ratios during the peak hours at the two CMP freeway monitoring locations. It can be seen that the existing D/C ratios vary from 0.373 (LOS B) to 1.260 (LOS F[1]) within the study area.

- **Future Freeway Traffic Volumes.** The methodology used to develop forecasts of future freeway volumes with and without the proposed project is similar to that used for the study intersections. It includes the development of Cumulative Base (future without project) volumes, project traffic projections, and Cumulative Plus Project (future with project) volumes.
- **Cumulative Base Freeway Traffic Volumes.** The year 2015 Cumulative Base freeway traffic volumes were developed by factoring the existing volumes upward by 18.8 percent to reflect ambient growth and by adding traffic generated by the specific projects identified in the list of cumulative projects. Table 3-14 provides the year 2015 Cumulative Base peak hour traffic volumes for the analyzed freeway segments. The table also indicates the projected D/C ratio for each location. It can be seen that the projected year 2015 Cumulative Base D/C ratios vary from 0.448 (LOS B) to 1.507 (LOS F[3]) within the study area.
- **Project Freeway Traffic Volumes.** The trips generated by the three project alternatives were distributed and assigned to the freeway system according to the distribution patterns discussed previously. The resulting project freeway traffic volumes are shown in Table 3-14 for the Maximum Probable Development Alternative. As can be seen, the peak hour directional volumes associated with the proposed project at the analyzed freeway segments are projected to increase freeway mainline volumes by 25 to 205 trips per hour, depending on location, under the Maximum Probable Development Alternative.
- **Cumulative Plus Project Freeway Traffic Volumes.** The freeway traffic generated by the Maximum Probable Development Alternative was then added to the year 2015 Cumulative Base freeway traffic volumes. The resulting year 2015 Cumulative Plus Project traffic volumes are shown in Table 3-14 for the Maximum Probable Development Alternative.
- **CMP Freeway Impact Analysis.** Table 3-14 also indicates the projected D/C ratios for Cumulative Plus Project conditions and the incremental increase in the D/C ratio which can be attributed to the proposed project. Using the impact criteria established by the CMP, it can be seen that the proposed project impacts are not expected to be significant at either of the two analyzed CMP freeway monitoring locations under the Maximum Probable Development Alternative. Therefore, the project impacts under the Minimum and Moderate Development Alternatives are also projected to be below levels of significance.

CMP Arterial Intersection Analysis. As indicated, 1 of the 37 intersections (Long Beach Freeway (I-710)/Valley Boulevard) analyzed in this study is a CMP arterial monitoring station. The impact analysis results summarized in Table 3-11, Table 3-12 and Table 3-13 present the CMP impact analysis for the one CMP intersection. Based on the projected operating conditions shown

earlier in Table 3-11, Table 3-12 and Table 3-13, the project is not expected to have a significant impact at the CMP monitoring location under any of the development alternatives.

Deficiency Plan Analysis

The Deficiency Plan summary detailing the CMP debits and credits for the proposed project and its mitigation measures is included in Appendix B of the Traffic Study (printed under separate cover). This summary provides a tally of the debits accrued and credits allowed as per the CMP Deficiency Plan requirements.

MITIGATION MEASURES

The traffic impact analyses determined that the proposed development under each of the three Adelante Eastside Redevelopment Project alternatives would generate significant project impacts at several intersections analyzed under each scenario. The Minimum/Infill Development Alternative would significantly affect 9 locations, the Moderate Development would result in significant impacts at 19 locations, and the Maximum Probable Development Alternative would significantly affect 20 intersections.

Mitigation measures were developed for those locations where it was feasible and their effectiveness was analyzed. These measure were categorized into two types: those measures designed to reduce travel demand and those directed at increasing roadway capacity. The measures that are designed to increase capacity included operational improvements as well as physical improvements.

TC-1 Measures to Reduce Travel Demand. The following mitigation measures are proposed to eliminate or minimize the traffic impacts of the proposed project at the affected intersections.

- A review of travel demand data and bus ridership patterns for this area indicates that a higher percentage of residents and workers use transit to travel to, from and within the study area than the region as a whole. Although a shuttle bus system similar to the DASH system that is operated in downtown Los Angeles and other high activity centers of the City would be an appropriate addition to the proposed Adelante Redevelopment Project Area, the size and geographic breadth of the area is such that such a system would require multiple routes. It is, therefore, recommended that this shuttle bus system operate around each of the three Metro Rail Red Line station areas, once the stations are in operation system is completed, and offer service to adjacent residential areas. This service should be in addition to the existing regional service provided by the MTA and should operate during the midday as well as the morning and evening peak hours. In addition, existing through bus services should be improved by increasing service frequencies and adding limited stop services on longer routes. Ride sharing to major destinations and centers and among through-trip travelers should also be encouraged. These proposed improvements would be appropriate for all three proposed project alternatives.

- Under the requirements of the 1993 City of Los Angeles Ordinance No. 168,700, developers/owners of all new non-residential developments in excess of 25,000 square feet are required to incorporate physical transportation demand management (TDM) measures into the development. Depending upon the size of the project, these measures include information kiosks/bulletin boards, preferential carpool/vanpool parking, bicycle parking and access, and bus stop improvements. In addition to the ordinance requirements, the LADOT traffic study guidelines provide that a more comprehensive program of TDM measures may be required if trip reductions due to TDM are identified as a project mitigation measure.

Thus, it is recommended that a TDM program be developed for the proposed Project Area in which developers/owners of commercial office projects in excess of 25,000 square feet, or commercial retail or industrial projects in excess of 50,000 square feet, in the proposed Project Area would be required to prepare, submit, and implement TDM plans. In addition to the TDM ordinance requirements, the proposed TDM program for the proposed Redevelopment Plan would need to include additional measures, such as employee parking cash out/travel allowance programs and other parking management programs, to achieve significant increases in both Average Vehicle Ridership (AVR) and Average Vehicle Occupancy (AVO) ratios beyond current levels. (As a result of the relatively high transit service and usage in the proposed Project Area, it is estimated that the average employee AVR within the Project Area already exceeds the Southern California Air Quality Management District's Regulation XV goal of 1.50 for employee trips. However, the average employee AVO is estimated to be approximately 1.15. Therefore, it is suggested that a target AVR of at least 1.75 and a target AVO of 1.25 be established for the proposed TDM program.) The proposed TDM program would also include monitoring mechanisms and provisions for additional requirements if the AVR and AVO targets are not achieved.

TC-2 Measures to Increase Capacity. The improvement program for this project also includes measures to increase the capacity of the roadway system at specific locations. The objective of the mitigation measure analysis was to identify physical improvements that could be implemented within the existing roadway right-of-way. Improvements involving right-of-way acquisition were not considered since the study area is a built-up area with little or no easily available right-of-way for roadway improvements.

Minimum/Infill Development Alternative. The following improvements are recommended for the Minimum/Infill Development Alternative:

6. Mission Road and Marengo Street - No physical mitigation measures are considered to be feasible at this location.
8. Soto Street and Charlotte Street - Restripe the eastbound Charlotte Street approach to provide an exclusive right-turn lane. This would result in a shared left-turn/through lane and an exclusive right-turn lane in the eastbound direction.

9. Soto Street and Marengo Street - Restripe the northbound and southbound Soto Street approaches to provide the following: one left-turn lane, one shared left-turn/through lane, one through lane, and one exclusive right-turn lane in the northbound direction and one left-turn lane, one shared left-turn/through lane, and one shared through/right-turn lane in the southbound direction. The north and south approaches are currently operating as a split phase, therefore no changes to the signal phasing would be necessary.
15. Soto Street and Olympic Boulevard - Provide westbound and eastbound exclusive right-turn lanes on Olympic Boulevard. Because the Sears site located on the northeast and southwest corners is within the proposed Redevelopment Project Area, it is assumed that right-of-way could be obtained. The resulting configurations in both the westbound and eastbound direction would be one left-turn lane, three through lanes, and one right-turn lane.
16. Soto Street and Washington Boulevard - No physical mitigation measures are considered to be feasible at this location.
20. Lorena Street and Whittier Boulevard - Restripe the northbound Lorena Street approach to provide an exclusive right-turn lane. This would result in the following configuration: one left-turn lane, two through lanes, and one right-turn lane in the northbound direction. The 1-hour parking, 8 a.m. - 6 p.m., restriction on the east side of the south leg would need to be changed to 8 a.m. - 4 p.m. for the four spaces nearest the intersection.
23. Indiana Street and Cesar E. Chavez Avenue - Install a two-phase traffic signal. Also, restripe the northbound Indiana Street approach to provide one left-turn lane and one shared through/right-turn lane. Given the close proximity to the signal at Lorena Street, coordination between the two signals would be necessary. It should be noted that this location is projected to operate at unacceptable levels under cumulative base conditions and installation of the traffic signal would be needed even without the development of the project.
26. Indiana Street and Whittier Boulevard - Provide an exclusive right-turn lane on the eastbound Whittier Boulevard approach. This improvement would require restriping both the east and west legs of the intersection in order to keep the east/west direction aligned. The improvement would also require removing approximately two on-street parking spaces on the south side of the west leg.
35. SR 60 Westbound Ramps and Third Street - Install a two-phase traffic signal. It should be noted that this location is projected to operate at unacceptable levels under cumulative base conditions and installation of the traffic signal would be needed even without the development of the project.

Moderate Development Alternative. The improvements recommended for the Moderate Development Alternative include those discussed above for the Minimum/Infill Development Alternative, plus the following:

1. Mission Road and Cesar E. Chavez Avenue - No physical mitigation measures are considered to be feasible at this location.
2. Mission Road and First Street - No physical mitigation measures are considered to be feasible at this location.
10. Soto Street and Wabash Avenue - Restripe the westbound Wabash Avenue approach to provide a shared left-turn/right-turn lane and an exclusive right-turn lane.
12. Soto Street and Fourth Street - Restripe the eastbound Fourth Street approach to provide the following: one left-turn lane, two through lanes, and one right-turn lane.
13. Soto Street and Whittier Boulevard - Restripe the westbound Whittier Boulevard approach to provide an exclusive right-turn lane. This would result in one left-turn lane, two through lanes, and one right-turn lane in the westbound direction. This improvement would require removing on-street parking (approximately four spaces) on the north side of the westbound Whittier Boulevard approach.
14. Soto Street and Eighth Street - No physical mitigation measures are considered to be feasible at this location.
19. Lorena Street and First Street - Provide an exclusive right-turn lane on the northbound Lorena Street approach. This improvement would require restriping both the north and south legs of the intersection in order to keep the north/south direction aligned. The improvement would also require removing approximately four on-street parking spaces on the west side of the south leg and two spaces on the west side of the north leg.
27. Indiana Street and Olympic Boulevard - Restripe the northbound and southbound Indiana Street approaches to provide the following: one left-turn lane and one shared through/right-turn lane in both directions. The improvement would also require removing approximately two on-street parking spaces on the west side of the north leg, four spaces on the west side of the south leg, and four spaces on the east side of the south leg.
36. Downey Road/Grande Vista and Washington Boulevard - No physical mitigation measures are considered to be feasible at this location.
37. Soto Street and 26th Street - No physical mitigation measures are considered to be feasible at this location.

Maximum Probable Development Alternative. The improvements recommended for the Maximum Probable Development Alternative include those discussed above for the Minimum and Moderate Development Alternatives, plus the following:

11. Soto Street and Cesar E. Chavez Avenue - Restripe the eastbound Cesar E. Chavez Avenue approach to provide an exclusive right-turn lane. This would result in two through lanes and a right-turn lane in the eastbound direction. It should be noted that the improvement would result in a substandard 10-foot right-turn lane, however on the westbound approach of this intersection there currently exists a 10-foot right-turn lane.

Effectiveness Of Mitigation Measures

The effectiveness of each of the mitigation measures described above was assessed relative to the appropriate development alternative for which they were proposed. The ability of each to adequately mitigate the potential impact was determined by conducting intersection capacity analyses at each of the significantly affected intersections using methods similar to those previously discussed.

Local Shuttle Bus System. It is estimated that the proposed shuttle bus system would be able to attract sufficient ridership to reduce the vehicle trip generation of each development alternative by 10 percent. This improvement would not mitigate any of the significantly affected intersections to levels of insignificance. This would be true for all intersections under all three land use scenarios.

Measures to Increase Capacity. Table 3-15, Table 3-16, and Table 3-17 summarize the effects of the proposed mitigation measures for the Minimum/Infill Development Alternative, Moderate Development Alternative, and Maximum Probable Development Alternative, respectively.

- **Minimum/Infill Development Alternative.** As indicated in Table 3-15 the implementation of the proposed project mitigation measures would reduce the impacts of the Minimum/Infill Development Alternative to levels of insignificance at seven of the nine affected intersections. No feasible physical mitigation measures are possible at the remaining two affected intersections without right-of-way acquisition that would involve private property. This was felt to be unrealistic and was not, therefore, considered in the analysis. The seven locations where impacts of the Minimum/Infill Development Alternative impacts can be mitigated are:

8. Soto Street & Charlotte Street
9. Soto Street & Marengo Street
15. Soto Street & Olympic Boulevard
20. Lorena Street & Whittier Boulevard
23. Indiana Street & Cesar E. Chavez Avenue
26. Indiana Street & Whittier Boulevard
35. SR 60 westbound ramps & Third Street

Table 3-15: Year 2015 Cumulative Base and Cumulative Plus Project W/ Mitigation (Minimum Alternative) - Level of Service

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
6. Mission Rd & Marengo St	AM	0.771	C	0.776	C	0.005	NO	0.776	C	0.005	NO
	PM	0.852	D	0.890	D	0.038	YES	0.890	D	0.038	YES
8. Soto St & Charlotte St	AM	1.007	F	1.010	F	0.003	NO	0.915	E	-0.092	NO
	PM	0.975	E	0.988	E	0.013	YES	0.794	C	-0.181	NO
9. Soto St & Marengo St	AM	0.836	D	0.873	D	0.037	YES	0.853	D	0.017	NO
	PM	1.099	F	1.125	F	0.026	YES	0.941	E	-0.158	NO
15. Soto St & Olympic Bl	AM	0.864	D	0.873	D	0.009	NO	0.841	D	-0.023	NO
	PM	0.942	E	0.952	E	0.010	YES	0.915	E	-0.027	NO
16. Soto St & Washington Bl	AM	0.931	E	0.937	E	0.006	NO	0.937	E	0.006	NO
	PM	1.084	F	1.096	F	0.012	YES	1.096	F	0.012	YES
20. Lorena St & Whittier Bl	AM	0.733	C	0.740	C	0.007	NO	0.740	C	0.007	NO
	PM	0.886	D	0.914	E	0.028	YES	0.874	D	-0.012	NO
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	7	B	1	YES	0.673	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.731	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.803	D	0.005	NO	0.803	D	0.005	NO
	PM	0.897	D	0.910	E	0.013	YES	0.880	D	-0.017	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	41	E	1	YES	0.672	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.538	A	N/A	NO
Notes: [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection. [b] Denotes CMP arterial monitoring station.											
Source: Kaku Associates, 1997.											

It should be noted that one of the two intersections where project impacts cannot be mitigated is expected to operate at acceptable levels of service. This intersection, Mission Road and Marengo Street, is expected to operate LOS C during the morning peak hour and LOS D during the evening peak hour.

- Moderate Development Alternative.** The results in Table 3-16 indicate that under the Moderate Development Alternative, implementation of the proposed improvements would mitigate the project impacts to levels of insignificance at 6 of the 19 affected intersections. Significant impacts are projected to remain after implementation of the mitigation measures at 6 of the 19 affected intersections and no feasible physical mitigation measures are possible at 7 of the 19 affected intersections.

Table 3-16: Year 2015 Cumulative Base and Cumulative Plus Project W/Mitigation (Moderate Alternative) - Intersection Levels of Service

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.892	D	0.897	D	0.005	NO	0.897	D	0.005	NO
	PM	0.807	D	0.828	D	0.021	YES	0.828	D	0.021	YES
2. Mission Rd & 1st St	AM	0.916	E	0.921	E	0.005	NO	0.921	E	0.005	NO
	PM	0.853	D	0.888	D	0.035	YES	0.888	D	0.035	YES
6. Mission Rd & Marengo St	AM	0.771	C	0.778	C	0.007	NO	0.778	C	0.007	NO
	PM	0.852	D	0.895	D	0.043	YES	0.895	D	0.043	YES
8. Soto St & Charlotte St	AM	1.007	F	1.017	F	0.010	YES	0.923	E	-0.084	NO
	PM	0.975	E	1.007	F	0.032	YES	0.813	D	-0.162	NO
9. Soto St & Marengo St	AM	0.836	D	0.887	D	0.051	YES	0.873	D	0.037	YES
	PM	1.099	F	1.148	F	0.049	YES	0.974	E	-0.125	NO
10. Soto St & Wabash Av	AM	0.632	B	0.664	B	0.032	NO	0.636	B	0.004	NO
	PM	0.726	C	0.782	C	0.056	YES	0.779	C	0.053	YES
12. Soto St & 4th St	AM	0.777	C	0.827	D	0.050	YES	0.827	D	0.050	YES
	PM	0.723	C	0.790	C	0.067	YES	0.741	C	0.018	NO
13. Soto St & Whittier Bl	AM	0.670	B	0.709	C	0.039	NO	0.669	B	-0.001	NO
	PM	0.725	C	0.783	C	0.058	YES	0.783	C	0.058	YES
14. Soto St & 8th St	AM	0.632	B	0.673	B	0.041	NO	0.673	B	0.041	NO
	PM	0.847	D	0.902	E	0.055	YES	0.902	E	0.055	YES
15. Soto St & Olympic Bl	AM	0.864	D	0.908	E	0.044	YES	0.876	D	0.012	NO
	PM	0.942	E	0.996	E	0.054	YES	0.958	E	0.016	YES
16. Soto St & Washington Bl	AM	0.931	E	0.988	E	0.057	YES	0.988	E	0.057	YES
	PM	1.084	F	1.140	F	0.056	YES	1.140	F	0.056	YES
19. Lorena St & 1st St	AM	0.528	A	0.541	A	0.013	NO	0.541	A	0.013	NO
	PM	0.829	D	0.850	D	0.021	YES	0.818	D	-0.011	NO
20. Lorena St & Whittier Bl	AM	0.733	C	0.762	C	0.029	NO	0.762	C	0.029	NO
	PM	0.886	D	0.954	E	0.068	YES	0.908	E	0.022	YES
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	10	B	4	YES	0.339	A	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.756	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.817	D	0.019	NO	0.817	D	0.019	NO
	PM	0.897	D	0.932	E	0.035	YES	0.901	E	0.004	NO
27. Indiana St & Olympic Bl	AM	0.850	D	0.876	D	0.026	YES	0.804	D	-0.046	NO
	PM	0.796	C	0.943	E	0.147	YES	0.794	C	-0.002	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	46	F	6	YES	0.675	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.542	A	N/A	NO
36. Downey Rd / Grande Vista & Washington Bl	AM	0.833	D	0.878	D	0.045	YES	0.878	D	0.045	YES
	PM	0.943	E	0.969	E	0.026	YES	0.969	E	0.026	YES
37. Soto St & 26th St	AM	0.860	D	0.905	E	0.045	YES	0.905	E	0.045	YES
	PM	1.020	F	1.044	F	0.024	YES	1.044	F	0.024	YES

Notes: [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.
[b] The calculated delay was greater than 999 seconds.

Source: Kaku Associates, 1997.

Table 3-17: Year 2015 Cumulative Base and Cumulative Plus Project W/ Mitigation (Maximum Alternative)

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.892	D	0.901	E	0.009	NO	0.901	E	0.009	NO
	PM	0.807	D	0.845	D	0.038	YES	0.845	D	0.038	YES
2. Mission Rd & 1st St	AM	0.916	E	0.929	E	0.013	YES	0.929	E	0.013	YES
	PM	0.853	D	0.917	E	0.064	YES	0.917	E	0.064	YES
6. Mission Rd & Marengo St	AM	0.771	C	0.782	C	0.011	NO	0.782	C	0.011	NO
	PM	0.852	D	0.915	E	0.063	YES	0.915	E	0.063	YES
8. Soto St & Charlotte St	AM	1.007	F	1.032	F	0.025	YES	0.936	E	-0.071	NO
	PM	0.975	E	1.033	F	0.058	YES	0.836	D	-0.139	NO
9. Soto St & Marengo St	AM	0.836	D	0.901	E	0.065	YES	0.892	D	0.056	YES
	PM	1.099	F	1.173	F	0.074	YES	1.005	F	-0.094	NO
10. Soto St & Wabash Av	AM	0.632	B	0.683	B	0.051	NO	0.654	B	0.022	NO
	PM	0.726	C	0.806	D	0.080	YES	0.802	D	0.076	YES
11. Soto St & Cesar Chavez Av	AM	0.527	A	0.567	A	0.040	NO	0.567	A	0.040	NO
	PM	0.629	B	0.711	C	0.082	YES	0.679	B	0.050	NO
12. Soto St & 4th St	AM	0.777	C	0.860	D	0.083	YES	0.860	D	0.083	YES
	PM	0.723	C	0.822	D	0.099	YES	0.764	C	0.041	YES
13. Soto St & Whittier Bl	AM	0.670	B	0.728	C	0.058	YES	0.688	B	0.018	NO
	PM	0.725	C	0.807	D	0.082	YES	0.807	D	0.082	YES
14. Soto St & 8th St	AM	0.632	B	0.720	C	0.088	YES	0.720	C	0.088	YES
	PM	0.847	D	0.973	E	0.126	YES	0.973	E	0.126	YES
15. Soto St & Olympic Bl	AM	0.864	D	0.946	E	0.082	YES	0.910	E	0.046	YES
	PM	0.942	E	1.052	F	0.110	YES	1.013	F	0.071	YES
16. Soto St & Washington Bl	AM	0.931	E	1.106	F	0.175	YES	1.106	F	0.175	YES
	PM	1.084	F	1.200	F	0.116	YES	1.200	F	0.116	YES
19. Lorena St & 1st St	AM	0.528	A	0.549	A	0.021	NO	0.549	A	0.021	NO
	PM	0.829	D	0.860	D	0.031	YES	0.826	D	-0.003	NO
20. Lorena St & Whittier Bl	AM	0.733	C	0.782	C	0.049	YES	0.782	C	0.049	YES
	PM	0.886	D	0.980	E	0.094	YES	0.935	E	0.049	YES
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	14	C	8	YES	0.351	A	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.782	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.837	D	0.039	YES	0.837	D	0.039	YES
	PM	0.897	D	0.957	E	0.060	YES	0.926	E	0.029	YES
27. Indiana St & Olympic Bl	AM	0.850	D	0.923	E	0.073	YES	0.852	D	0.002	NO
	PM	0.796	C	0.950	E	0.154	YES	0.835	D	0.039	YES
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	51	F	11	YES	0.679	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	NO	0.543	A	N/A	NO
36. Downey Rd / Grande Vista & Washington Bl	AM	0.833	D	0.923	E	0.090	YES	0.923	E	0.090	YES
	PM	0.943	E	1.009	F	0.066	YES	1.009	F	0.066	YES
37. Soto St & 26th St	AM	0.860	D	0.930	E	0.070	YES	0.930	E	0.070	YES
	PM	1.020	F	1.060	F	0.040	YES	1.060	F	0.040	YES

Notes: [a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement.
[b] The calculated delay was greater than 999 seconds.

Source: Kaku Associates, 1997.

The 6 locations at which the Moderate Development Alternative impacts would be mitigated are:

- 8. Soto Street & Charlotte Street
- 19. Lorena Street & First Street
- 23. Indiana Street & Cesar E. Chavez Avenue
- 26. Indiana Street & Whittier Boulevard
- 27. Indiana Street & Olympic Boulevard
- 35. SR 60 westbound ramps & Third Street

Five of the 13 intersections at which the project impacts would remain unmitigated are expected to operate at an acceptable level of service (i.e., LOS D or better). These five intersections are:

- 1. Mission Road & Cesar E. Chavez Avenue
- 6. Mission Road & Marengo Street
- 10. Soto Street & Wabash Avenue
- 12. Soto Street & Fourth Street
- 20. Soto Street & Whittier Boulevard

- **Maximum Probable Development Alternative.** The results in Table 3-17 indicate that the implementation of the mitigation measures proposed for the Maximum Probable Development Alternative would mitigate the project impacts to levels of insignificance at 5 of the 20 affected intersections. Significant impacts are projected to remain after implementation of the mitigation measures at 8 of the 20 affected intersections while no feasible physical mitigation measures are possible at the remaining 7 affected intersections. The 5 locations where project impacts would be mitigated are:

- 8. Soto Street & Charlotte Street
- 11. Soto Street & Cesar E. Chavez Avenue
- 19. Lorena Street & First Street
- 23. Indiana Street & Cesar E. Chavez Avenue
- 35. SR 60 westbound ramps & Third Street

Three of the 15 intersections where the project impacts would remain unmitigated are expected to operate at an acceptable level of service (i.e., LOS D or better). These three intersections are:

- 10. Soto Street & Wabash Avenue
- 12. Soto Street & Fourth Street
- 13. Soto Street & Whittier Boulevard

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

Significant project impacts are projected to remain after implementation of the mitigation measures at 2 of the 9 significantly affected intersections for the Minimum/Infill Development Alternative, 13 of the 19 significantly affected intersections for the Moderate Development Alternative, and 15 of the 20 significantly affected intersections for the Maximum Probable Development Alternative. The two locations under the Minimum/Infill Development Alternative may be mitigated if considered in combination with the implementation of the proposed shuttle bus system. However, the projected changes to the mode split that this improvement would be expected to accomplish would not be as specific or certain as those associated with the physical mitigation measures.

3.7 AIR QUALITY

ENVIRONMENTAL SETTING

California is divided by the California Air Resources Board (CARB) into air basins that share similar meteorological and topographical features. The City of Los Angeles is in the South Coast Air Basin (SCAB), a 6,600-square-mile area comprised of Orange County and the nondesert portions of Los Angeles, Riverside, and San Bernardino Counties. The Basin's climate and topography are highly conducive to the formation and transport of air pollution.

Climate

Regional Climate. Climate is affected by the moderating effects of the nearby oceanic heat reservoir. Warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidities characterize climatic conditions throughout most of the SCAB.

Because of differences in terrain, there are a number of microclimates within the SCAB's overall climate. Temperature variations influence wind flow, dispersion along mountain ridges, vertical mixing, and photochemistry in the SCAB. The moderating marine influence decreases with distance from the ocean, resulting in monthly and annual temperature spreads that are greatest inland and smallest at the coast. Precipitation is highly variable seasonally.

Temperature inversions are frequent in the SCAB, trapping air pollutants near the ground. Light winds and shallow vertical mixing in the SCAB limit air pollutant dispersal. On 80 percent of summer days, average wind speed in the SCAB is less than 5 miles per hour. Ozone (O₃) forms in the atmosphere through photochemical reactions between emissions of reactive organic compounds (ROC) and nitrogen oxide (NO). The most frequent transport route for O₃ is from coastal areas, the largest source of precursor emissions, to receptor areas along the base of the San Gabriel and San Bernardino Mountains where the highest O₃ concentrations occur. During the 5 to 10 days a year with Santa Ana offshore flows, the highest O₃ concentrations occur in the western portion of the SCAB.

Highest carbon monoxide (CO) concentrations occur during ground-based inversions, which are most severe during clear, cold early winter mornings. Carbon monoxide transport is extremely limited, and highest concentrations occur in close proximity to heavy traffic. Light duty vehicles are the primary source of CO emissions.

High nitrogen dioxide (NO₂) levels usually occur during the autumn or winter on days with summer-like weather conditions. Although days are clear, sunlight is too limited to complete the photochemical reactions that would otherwise form O₃.

Much of the total suspended particulate matter (TSP) in the atmosphere is finer than 10 microns in diameter and is referred to as PM₁₀. Although some PM₁₀ occurs naturally, a large portion forms in the atmosphere as a result of chemical reactions. Peak concentrations of PM₁₀ occur downwind of precursor emission sources.

Local Climate. Spring and summer days in Downtown Los Angeles and East Los Angeles are less subject to clouds or fog and are warmer than along the immediate coast. Winds in the proposed Project Area are usually driven by the dominant land/sea breeze circulation system, which carries pollutants to the east and north during the day and back towards the ocean at night.

In the 1960's and early 1970's, the highest ozone readings in the SCAB were in downtown Los Angeles and the West San Gabriel Valley. However, as emissions have decreased as a result of tighter emission controls on motor vehicles and stationary sources, peak concentrations have moved further east. In the 1980's and 1990's, peak concentrations have occurred at the base of the mountains around Azusa and Glendora and at Crestline in the mountain area above the City of San Bernardino. Both peak concentrations and the number of exceedances have decreased everywhere in the SCAB throughout the 1990's.

Regulatory Requirements

Air quality in the SCAB is controlled through a combination of federal, state, and regional regulations. The U.S. Environmental Protection Agency (EPA) is involved in local air quality planning through the federal Clean Air Act (CAA), as amended in 1990. The Lewis-Presley Air Quality Management Act and the California Clean Air Act establish state air quality requirements for the SCAB. The California Air Resources Board (CARB) coordinates statewide planning and control and conducts research. Regionally, the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) prepare the Air Quality Management Plan (AQMP), which contains measures to meet state and federal requirements. When approved by CARB and the federal EPA, the AQMP becomes part of the State Implementation Plan (SIP). The 1994 State Implementation Plan for Ozone was approved by the EPA in 1996 and is the governing SIP for this region.

Federal. The 1990 Amendments to the CAA divided the nation into five categories of planning regions, ranging from “marginal” to “extreme,” and set timetables of 3 to 20 years for attaining the national ambient air quality standards. The SCAB, the nation’s only “extreme” O₃ nonattainment area, has until 2010 to achieve the national 1-hour ozone standard. Deadlines for CO and PM₁₀ attainment in the SCAB are 2000 and 2005, respectively. The national NO₂ standard was regularly exceeded in Los Angeles County until 1992, and the SCAB remains the only area in the nation still designated an NO₂ nonattainment area. However, the standard has not been exceeded since 1992 and the SCAQMD has requested federal redesignation as an NO₂ attainment area.

In July, 1997, the EPA promulgated stricter standards for ozone and fine particulates (PM_{2.5}), with up to 15 years allowed for attaining the PM_{2.5} standard. Attainment of the new 8-hour ozone standard is not required until after the 1-hour standard is achieved. The PM₁₀ standard was not changed. Until there has been sufficient monitoring for the EPA to designate the attainment status for each region, the PM₁₀ standard will remain the particulate standard of reference.

The EPA is responsible for controlling emissions from all sources that are not expressly the responsibility of the states or subdivisions of the states. EPA’s emission control responsibilities include on-road motor vehicles, except in California, and off-road engines. The Clean Air Act, since early in the 1960’s and 1970’s, has reserved control of railroad locomotive engines exclusively to the federal government thereby prohibiting states from adopting regulations. In January 1997, the Environmental Protection Agency (EPA) proposed the first standards to protect human health from air pollution from diesel locomotives. The new standards would be phased in beginning January 1, 2000.

State. The California Health and Safety Code, which includes the California Clean Air Act, establishes the responsibilities of CARB. These responsibilities include setting ambient air quality standards, designating air basins and attainment categories for each, and setting emissions standards for motor vehicles, fuels, and some area sources. The state is preempted by the federal Clean Air Act from adopting emission standards for railroad locomotives. ~~State requirements consist of California Clean Air Act standards and attainment categories.~~

- **Standards.** The California Clean Air Act (CCAA) of 1988 requires all air pollution control districts in the State to endeavor to achieve and maintain state ambient air quality standards for O₃, CO, sulfur dioxide (SO₂), and NO₂ by the earliest practicable date and to develop plans and regulations specifying how they will meet this goal. There are no planning requirements for the state PM₁₀ standard. Unlike the federal CAA, the CCAA has no attainment deadlines. California’s ambient air standards are generally stricter than national standards for the same pollutants. In addition, California has established standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. California and national standards are shown in Table 3-18.
- **Attainment Categories.** On the basis of pollutant levels, the CCAA divides O₃ nonattainment areas into four categories—moderate, serious, severe, and extreme—to which progressively more stringent requirements apply. The SCAB is classified as the state’s only extreme O₃

Table 3-18: Ambient Air Quality Standards

Air Pollutant	State	National	
	Standard	Primary	Secondary
Ozone (O ₃)	>0.09 ppm, 1-hr avg.	>0.12 ppm, 1-hr avg.	>0.12 ppm, 1-hr avg.
Carbon Monoxide (CO)	>9.0 ppm, 8-hr. avg. >20 ppm, 1-hr. avg.	≥9.5 ppm, 8-hr. avg. >35 ppm, 1-hr. avg.	≥9.5 ppm, 8-hr. avg. >35 ppm, 1-hr. avg.
Nitrogen Dioxide (NO ₂)	>0.25 ppm, 1-hr. avg.	>0.0534 ppm, annual avg.	>0.0534 ppm, annual avg.
Sulfur Dioxide (SO ₂)	> .25 ppm 1-hr >0.04 ppm, 24-hr avg.	>0.03 ppm, annual avg. >0.14 ppm, 24-hr. avg.	>0.50 ppm, 3-hr. avg.
Suspended Particulate Matter (PM 10)	> 50 µg/m ³ , 24-hr. avg. > 30 µg/m ³ AGM	> 150 µg/m ³ , 24-hr avg. > 50 µg/m ³ AAM	> 150 µg/m ³ , 24-hr avg.; > 50 µg/m ³ AAM
Sulfates (SO ₄)	> 25 µg/m ³ , 24-hr avg.		
Lead (Pb)	> 1.5 µg/m ³ , monthly avg.	> 1.5 µg/m ³ , calendar quarter	> 1.5 µg/m ³
Hydrogen Sulfide (H ₂ S)	>0.03 ppm, 1-hr avg.		
Vinyl Chloride	>0.010 ppm, 24-hr avg.		
Visibility-Reducing Particles	In sufficient amount to reduce prevailing visibility to less than 10 miles at relative humidity less than 70%, 1 observation		
Notes: ppm = parts per million by volume µg/m ³ = micrograms per cubic meter > = greater than ≥ = greater than or equal to AAM = annual arithmetic mean AGM = annual geometric mean			
Source: SCAQMD, 1998.			

nonattainment area and is a serious carbon monoxide nonattainment area. It is also designated nonattainment for state NO₂ and PM10 standards. Nonattainment areas were required to adopt plans in 1991 to meet state standards, and to revise these plans every 3 years. The SCAQMD revised its state attainment plan in 1994 and 1997. Each state plan must reduce emissions of nonattainment pollutant emissions by 5 per cent a year unless the plan demonstrates it includes all feasible measures and an expeditious adoption schedule.

Regional. Regional air quality regulatory and planning authority are established through the California Health and Safety Code, which establishes the management and regulatory responsibilities of all air districts in the state, including the SCAQMD. Regional regulatory requirements consist of SCAQMD and SCAG planning efforts and rules and regulations.

- **Planning.** The SCAQMD and SCAG formulate and implement the regional AQMP. Designated portions of an AQMP prepared or revised to comply with the national ambient air standards are submitted to CARB for incorporation in the SIP.

The 1994 AQMP relied on future technology to project attainment of the national ozone standard by 2010. This plan was approved by the EPA in 1996 as part of the SIP. In November 1996, the SCAQMD adopted the 1997 AQMP, which contained strategies to attain the national PM₁₀ standards. The 1997 AQMP also revised the 1994 O₃ attainment strategy by finding that the region could attain both O₃ and PM₁₀ national standards with fewer emission reductions than previously projected.

- **Rules and Regulations.** Some SCAQMD Rules and Regulations, particularly Rules 402--Nuisance and Rule 403--Fugitive Dust, could apply to the project. Rule 402 states that a person shall not discharge quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which can cause injury or damage to business or property. Rule 403 restricts emissions of fugitive dust, primarily during construction, and specifies measures to reduce emissions.

Existing Air Quality

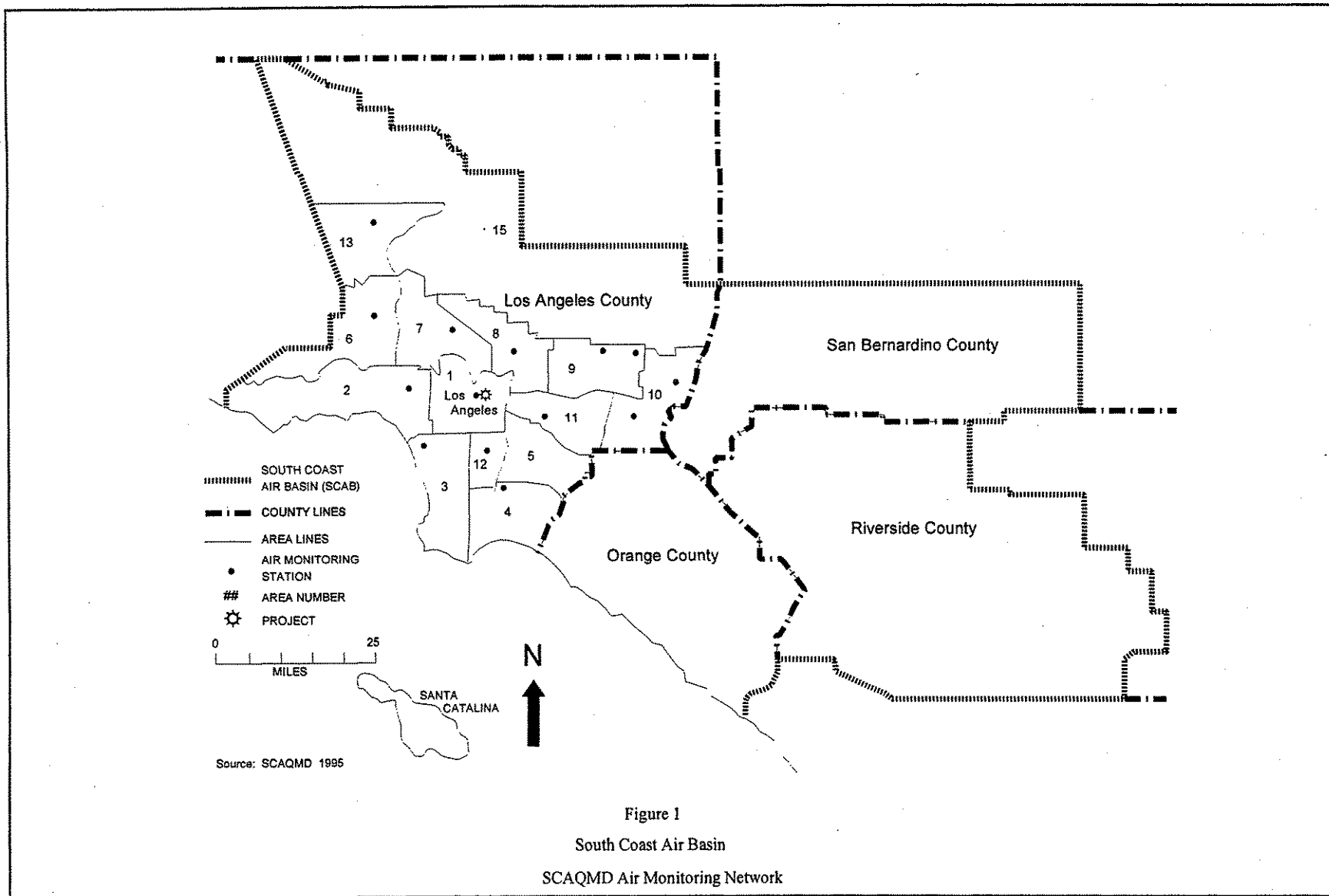
Regional. The SCAQMD samples ambient air at monitoring stations throughout the SCAB. Locations of Los Angeles County stations are shown in Figure 3-15. The proposed Adelante Redevelopment Project Area is in the Central Los Angeles Source Receptor Area.

Contaminant levels in air samples are compared to national and state air quality standards shown in Table 3-18 to determine air quality.

Local. Before the 1980's the Central Los Angeles source/receptor area recorded some of the highest hourly ozone concentrations in the SCAB. The ozone that reaches downtown Los Angeles is primarily the result of photochemical reactions between reactive organic compounds and nitrogen oxides, which were emitted earlier in the day in the western and southern portions of Los Angeles County. Emissions of the precursor pollutants in Central Los Angeles form ozone further downwind.

The air monitoring station for source/receptor Area 1, Central Los Angeles, is located at 1630 N. Main Street in downtown Los Angeles. Data for the years 1992 through 1996 from this station are presented in Table 3-19.

Air quality throughout the SCAB continues to improve. The 1996 smog season was the best ever recorded and preliminary data indicate the 1997 season was even better. This improvement



*Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles*

Figure 3-15
SCAQMD Air Monitoring Network
(Los Angeles County)

Table 3-19: Summary of Air Quality Data Central Los Angeles Source/Receptor Area Air Monitoring Station

Pollutant Standards	1992	1993	1994	1995	1996
Ozone (O₃)					
State standard (1-hr. avg. >0.09 ppm)					
National standard (1-hr avg. >0.12 ppm)					
Maximum concentration	.20	.16	.19	.17	.14
Number of days state standard exceeded	57	34	49	38	24
Number of days national standard exceeded	23	8	14	5	4
Carbon Monoxide (CO)^c					
State standard (1-hr. avg. >20 ppm)					
National standard (1-hr avg. >35 ppm)					
State standard (8-hr. avg. ≥9.1 ppm)					
National standard (8-hr avg. ≥9.5 ppm)					
Maximum concentration 1-hr period	12	9	11	10	10
Maximum concentration 8-hr period	8.0	6.8	8.4	8.4	8.4
Number of days state/nat'l 1-hr standard exceeded	0	0	0	0	0
Number of days state 8-hr standard exceeded	0	0	0	0	0
Number of days national 8-hr standard exceeded	0	0	0	0	0
Nitrogen Dioxide (NO₂)					
State standard (1-hr avg. >0.25 ppm)					
National standard (0.0534 AAM in ppm)					
Annual arithmetic mean	.0404	.0332	.0476	.0450	.0436
Percent national standard exceeded	0	0	0	0	0
Maximum 1-hr concentration	.30	.21	.22	.24	.25
Number of days state 1-hr standard exceeded	1	0	0	0	0
Suspended Particulates (PM₁₀)					
State standard (24-hr. avg. >50 µg/m ³)					
National standard (24-hr avg. >150 µg/m ³)					
Maximum 24-hr concentration	137	104	122	141	138
Percent samples exceeding state standard	36	43	33	23	11
Percent samples exceeding national standard	0	0	0	0	0
<p>Notes: AM = Annual Arithmetic Mean NA = Not Applicable ppm = parts per million µg/m³ = micrograms per cubic meter</p> <p>Pollutants shown are those for which the SCAB is designated a federal nonattainment area</p>					
Source: SCAQMD, Air Quality Data--1992 through 1996.					

continues a 10-year trend. There was little change in pollutant concentrations or exceedances in the Central Los Angeles Source/Receptor Area in the period shown in Table 3-19. Peak O₃ levels between 1992 and 1996 were about 1.5 times the national standard at the Los Angeles station and showed little change. However, the number of exceedances dropped substantially over the 5-year period. There was little or no change in peak CO, NO₂, and PM10 concentrations.

SCAQMD projections indicate air quality will improve sufficiently to result in attainment of all national air quality standards throughout the air basin by federally mandated dates. The SCAQMD projections take into account growth in industrial activity, including increases in air, ship, and train traffic.

ENVIRONMENTAL IMPACTS

Significance Criteria

A project's air quality impacts can be separated into two categories: short-term impacts due to construction and long-term operational impacts. Both types of impacts may occur on a local or regional scale. Appendix G (x) of the *State CEQA Guidelines* states that a project would normally be considered to have a significant effect on air quality if the project causes a violation of any state or national ambient air quality standard, contributes substantially to an existing air quality violation, exposes sensitive receptors to substantial pollutant concentrations, or conflicts with adopted environmental plans and goals of the community where it is located.

Determination of significant impact is the responsibility of the lead agency, which is the Community Redevelopment Agency of the City of Los Angeles. For air quality, the Agency relies on significance thresholds recommended by the SCAQMD in its *CEQA Air Quality Handbook*, as revised in November 1993. Construction and operational emissions are considered by the SCAQMD to be significant if they exceed the thresholds shown in Table 3-20.

Table 3-20: Emission Thresholds of Significance

Pollutant	Construction		Operations
	pounds/day	tons/quarter	pounds/day
Carbon Monoxide (CO)	550	24.75	550
Sulfur Oxides (SO _x)	150	6.75	150
Nitrogen Oxides (NO _x)	100	2.5	55
Particulate Matter (PM10)	150	6.75	150
Reactive Organic Compounds (ROC)	75	2.5	55
Toxic emissions are considered significant if they expose sensitive receptors to a cancer risk of 1 in 1 million or 10 in 1 million if best available control technology for toxics (T-BACT) is employed.			
Source: South Coast Air Quality Handbook, 1993.			

In addition, the SCAQMD considers any increase in CO concentrations in an area that already exceeds national or state CO standards to be significant if it exceeds one part per million (ppm) for a 1-hour average or 0.45 ppm for an 8-hour average.

Impact Assessment

Air quality impacts of a project fall into 3 major categories:

- (1) Construction Impacts—airborne dust from grading, demolition and dirt hauling and gaseous emissions from heavy equipment, delivery and dirt hauling trucks, employee vehicles, and paints and coatings.

Construction emissions vary substantially from day to day, depending on the level of construction phase and weather conditions.

- (2) Operational Regional Impacts—primarily gaseous emissions from natural gas usage, vehicles traveling to and from a project site, and operation of stationary equipment, which occurs over a wide area. Emissions associated with offsite electricity generation would be included in this impact category, but these facilities are subject to caps imposed by SCAQMD Regulation XX. Because NO₂ is the primary pollutant from electricity generation, electricity emissions are not included in the project total.

- (3) Operational Local Impacts—increases in pollutant concentrations, primarily CO, resulting from traffic increases in the immediate vicinity of a project.

The potential air quality impacts of the project were analyzed utilizing guidelines and emission factors presented in the *SCAQMD CEQA Handbook* and CARB's CALINE4 and URBEMIS5 computer models.

Construction Impacts

The range of potential development that could occur as a result of the proposed Adelante Eastside Redevelopment Project is shown in Table 3-21. Each of the three development scenarios could guide development in the proposed Project Area with build-out projected in the year 2015. A worst-case construction scenario was developed for each alternative that assumed the peak construction day for each alternative would occur near the middle of the 15-year development period, with 50 percent of the total infill for each alternative occurring on 50 percent of the acreage projected for infill development for that alternative.

For the Minimum/Infill Development Alternative, this worst-case new construction would include housing infill of 15 units on 0.7 acres, commercial infill totalling 19,000 square feet on 1.7 acres, and industrial infill totalling 272,250 square feet on 13 acres. The worst-case construction scenario for the Moderate Development Alternative was assumed to include housing infill totalling 60 units on 2.1 acres, commercial infill totalling 79,200 square feet on 5.2 acres, and 546,000 square feet of industrial infill on 25.9 acres. The Maximum Probable Development Alternative construction

Regional Operational Impacts

The three build alternatives are compared in Table 3-22. Regional operational impacts would result from travel to and from the new development sites, use of natural gas, and operation of stationary equipment, such as grills used by commercial restaurants or industrial equipment. Whether air quality conditions without the project improve or decline is dependent on actions, both locally and regionally, that are independent of the proposed project.

Mobile Source Emissions. Total trips were developed for each alternative by Kaku Associates. Emissions were calculated, based on total trips by land use, using the California Air Resources Board model, URBEMIS5.

Utility Emissions. Increases in emissions associated with natural gas consumption for water heating, cooking, etc. in the proposed Project Area were quantified using the procedure described in the *SCAQMD CEQA Handbook*. Natural gas emissions are shown in Table 3-22. Electricity emissions are not calculated and are not included in operational totals because emissions from electricity generation are capped in the Los Angeles Department of Water and Power service area at annual declining levels because of SCAQMD Regulation XX. Any increase in electrical generation required because of increased electricity usage from this project and all other new development in the region would be offset by emission reductions from other sources in the SCAB.

Stationary Source Emissions. Industrial tenants are not known at this conceptual stage; therefore, stationary source emissions can not be calculated. Should any of the tenants require permits from the SCAQMD, they must offset increases in emissions and install best available control technology.

Summary of Regional Operational Impacts. Project-wide emissions of nitrogen oxides would exceed SCAQMD significance thresholds under all three alternatives; emissions of CO and ROC would exceed SCAQMD significance thresholds for both the Moderate and Maximum Alternatives. Emissions of sulfur oxides and PM10 would not be significant under any alternative. Most individual projects would be below significance thresholds, largely because vehicles in the year 2015 will be cleaner than current vehicles because of fleet turnover to vehicles with advanced controls. Additionally, the Southern California Association of Governments has determined that all projects that are within the overall growth forecasts for the subregion in which they are located through the year 2015 are consistent with the growth forecasts incorporated in the 1997 AQMP and are therefore consistent with the AQMP, even when the underlying zoning may not be consistent with local general plans. All regional air quality impacts are considered by SCAG to be mitigated by the AQMP. The project is consistent with growth forecasts for the Central Los Angeles subarea. Therefore, based on the SCAG criterion, regional air quality impacts would not be significant. However, based on the SCAQMD significance thresholds, the regional air quality impacts are considered to be potentially significant for certain criteria pollutants depending upon the alternative.

Table 3-22: Total Operational Emissions

Source Category	Minimum Density Alternative					Moderate Density Alternative					Maximum Density Alternative				
	Pollutant					Pollutant					Pollutant				
	CO	ROC	NOx	SOx	PM10	CO	ROC	NOx	SOx	PM10	CO	ROC	NOx	SOx	PM10
Motor Vehicles	458	48	75	10	14	910	96	149	19	29	1513	159	248	32	47
Natural Gas	1	--	4	--	--	2	1	12	--	--	4	1	21	--	--
TOTAL EMISSIONS	459	48	79	10	14	912	97	161	19	29	1,517	160	269	32	47
SCAQMD SIGNIFICANCE THRESHOLDS	550	55	55	150	150	550	55	55	150	150	550	55	55	150	150
Significant?	No	No	Yes	No	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	No
Source: JHA Environmental Consultants, 1998; SCAQMD CEQA Handbook, 1993.															

Local Operational Impacts

Unlike O₃ and NO₂, which form in the atmosphere, the highest CO concentrations occur in a localized area near an emissions source. CO concentrations are reduced downwind of a source through atmospheric dispersion and the effects are reduced substantially with each additional 100 feet from the emission source. Carbon monoxide impacts were assessed with CARB's CALINE4 Air Quality Model, utilizing EMFAC7F1.1 wintertime emission factors, which are the factors approved by CARB for use in the CALINE4 model. The SCAQMD specifies that special attention should be given to the effect of CO, toxic, and odor emissions on sensitive receptors, which are listed as: residences, schools, playgrounds, childcare centers, convalescent homes for senior citizens, retirement homes, rehabilitation centers, and athletic facilities.

The CALINE4 analysis was conducted for four intersections, which were selected on the basis of Kaku Associates' traffic study as the intersections with the greatest traffic and the greatest project impact. Therefore, these intersections had the greatest potential to experience CO hotspots. The four intersections were: Soto Street/Marengo Street; Soto Street/Fourth Street, Soto Street/Olympic Boulevard, and Soto Street/Washington Boulevard.

The CALINE4 analyses for 1-hour and 8-hour CO concentrations were based upon the following assumptions:

- Eight-hour averages are extrapolated using techniques outlined in the California Department of Transportation Air Quality Technical Analysis Notes at 0.70 of the 1-hour modeled concentrations.
- Concentrations are given in parts per million (ppm) at each receptor location.
- A temperature of 56.6°F was selected.
- Receptor points were set at curbside to insure that any existing and future sensitive receptors are not adversely affected by the proposed project.

Existing 1997 and projected year 2015 CO concentrations, with and without the project, are shown in Table 3-23, Table 3-24, Table 3-25, and Table 3-26. The CO concentrations shown in ~~these tables~~ Table 3-26 represent a worst-case analysis in the year 2015. CO hotspots decrease over time, even with increased traffic, as new vehicles with stricter controls replace older vehicles. Since the *SCAQMD CEQA Handbook* only projects future CO concentrations at SCAQMD monitoring stations to the year 2000, projected CO concentrations after the year 2000 are overstated.

Summary of Local Operational Impacts. Adding background concentrations to modeled concentrations would result in existing exceedances of the 8-hour CO standards at all four intersections in both the a.m. and p.m. peak hours. However, CO concentrations at all intersections in 2015 would be substantially below state and national standards established to protect public health, under worst-case conditions, even with the addition of projected year 2000

Table 3-23: Peak 1-Hour AM Carbon Monoxide Concentrations

Intersection	1997			2015					
	Monitored ^a	Modeled	Adjusted	Projected Monitored ^b	No Project	Minimum Develop.	Moderate Develop.	Max. Develop.	Max. Increase
Soto/Marengo	10	4.5	14.5	5.7	1.9	1.7	1.8	1.9	--
Soto/4th	10	3.9	13.9	5.7	1.5	1.4	1.5	1.4	--
Soto/Olympic	10	3.9	13.9	5.7	1.6	1.5	1.7	1.7	.1
Soto/Washington	10	3.9	13.9	5.7	1.4	1.4	1.5	1.6	.2
Notes: ^a Source: SCAQMD. 1995 Air Quality Data. Peak 1-hr. CO concentration at Central Los Angeles monitoring station.									
^b Source: SCAQMD CEQA Handbook, 1993. Projected peak 1-hour CO concentration at Central Los Angeles monitoring station in 2000.									
Source: JHA Environmental Consultants, 1998.									

Table 3-24: Peak 1-Hour PM Carbon Monoxide Concentrations

Intersection	1997			2015					
	Monitored ^a	Modeled	Adjusted	Projected Monitored ^b	No Project	Minimum Develop.	Moderate Develop.	Max. Develop.	Max. Increase
Soto/Marengo	10	6.3	16.3	5.7	2.6	2.4	2.5	2.5	--
Soto/4th	10	5.1	15.1	5.7	1.9	2.0	2.1	2.1	.1
Soto/Olympic	10	6.4	16.4	5.7	2.2	2.3	2.4	2.5	.3
Soto/Washington	10	6.2	16.2	5.7	2.0	2.1	2.1	2.1	.1
Notes: ^a Source: SCAQMD. 1995 Air Quality Data. Peak 1-hr. CO concentration at Central Los Angeles monitoring station.									
^b Source: SCAQMD CEQA Handbook, 1993. Projected peak 1-hour CO concentration at Central Los Angeles monitoring station in 2000.									
Source: JHA Environmental Consultants, 1998.									

Table 3-25: Peak 8-Hour AM Carbon Monoxide Concentrations

Intersection	1997			2015					
	Monitored ^a	Modeled	Adjusted	Projected Monitored ^b	No Project	Minimum Develop.	Moderate Develop.	Max. Develop.	Max. Increase
Soto/Marengo	8.4	3.15	11.55	4.0	1.33	1.19	1.26	1.33	--
Soto/4th	8.4	2.73	11.13	4.0	1.05	0.98	1.05	0.98	--
Soto/Olympic	8.4	2.73	11.13	4.0	1.12	1.05	1.19	1.19	.07
Soto/Washington	8.4	2.73	11.13	4.0	0.98	0.98	1.05	1.12	.14
Notes: ^a Source: SCAQMD. 1995 Air Quality Data. Peak 8-hr. CO concentration at Central Los Angeles monitoring station.									
^b Source: SCAQMD CEQA Handbook, 1993. Projected peak 8-hour CO concentration at Central Los Angeles monitoring station in 2000..									
Source: JHA Environmental Consultants, 1998.									

Table 3-26: Peak 8-Hour PM Carbon Monoxide Concentrations

Intersection	1997			2015					
	Monitored ^a	Modeled	Adjusted	Projected Monitored ^b	No Project	Minimum Develop.	Moderate Develop.	Max. Develop	Max. Increase
Soto/Marengo	8.4	4.41	12.81	4.0	1.82	1.68	1.75	1.75	—
Soto/4th	8.4	3.57	11.97	4.0	1.33	1.40	1.47	1.47	.14
Soto/Olympic	8.4	4.48	12.88	4.0	1.54	1.61	1.68	1.75	.21
Soto/Washington	8.4	4.34	12.74	4.0	1.40	1.47	1.47	1.47	.07
Notes: ^a Source: SCAQMD. 1995 Air Quality Data. Peak 8-hr. CO concentration at Central Los Angeles monitoring station. ^b Source: SCAQMD CEQA Handbook, 1993. Projected peak 8-hour CO concentration at Central Los Angeles monitoring station in 2000.									
Source: JHA Environmental Consultants, 1998.									

background concentrations and higher-than-expected traffic volumes. Both background and local CO concentrations will continue to decline to the year 2015 as new vehicles with stricter CO emission controls continue to replace older vehicles.

MITIGATION MEASURES

Construction Mitigation Measures

AQ-1 All construction contractors shall comply with SCAQMD regulations, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction, Rule 1403, which specifies actions to control asbestos emissions from demolition, and Rule 1113, which regulates architectural coatings. Measures (a) through (h) below are required by SCAQMD Rule 403 for projects that are subject to the rule. These measures shall apply to any individual development project proposed under the Redevelopment Plan, even those that may be exempt from Rule 403. Construction contractors shall also provide documentation that they will comply with all applicable SCAQMD regulations and the mitigation measures identified below. ~~Specific measures to reduce fugitive dust shall include the following:~~

- a. Moisten soil and debris piles prior to grading.
- b. Water exposed surfaces at least twice a day under calm conditions and as often as needed ~~on windy days when winds are less than 25 miles per day or during very dry weather~~ in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
- d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
- e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud that would otherwise be carried off by trucks departing project sites.
- f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
- g. Cease grading during periods when winds exceed 25 miles per hour.
- h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.
- i. ~~Keep debris piles wet after demolition to prevent lead particles from becoming airborne~~

AQ-2 All contractors shall:

- a. Maintain construction equipment in peak operating condition so as to reduce operation emissions.
- b. Use low-sulfur diesel fuel in all equipment.
- c. Use electric equipment whenever practicable.
- d. Shut off engines when not in use.
- e. Recommend that construction workers wear masks during demolition to avoid breathing lead particles.

Construction emissions after implementation of mitigation measures are shown in Table 3-27.

Operational Mitigation Measures

The TDM mitigation measures (measure TC-1) identified in Section 3.6, Traffic and Circulation, would reduce vehicular traffic and resulting mobile emissions.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

Construction Impacts

Peak-day emissions of NO_x and PM₁₀ under a worst-case construction scenario would exceed SCAQMD thresholds under all three alternatives. However, the mitigation measures described above would reduce construction impacts from all but the largest individual projects to less than significant. Additional PM₁₀ measures, including additional watering during active grading and application of dust suppressants to portions of sites not under immediate construction, would reduce all PM₁₀ emissions from individual projects to less than significant. Equipment emissions would vary by project, but each individual project would either be below thresholds or can phase equipment use to stay below thresholds. Therefore, although worst-case construction emissions would be significant for NO_x (all alternatives) and PM₁₀ (Moderate and Maximum Alternatives), individual projects should be less than significant with mitigation.

Operational Impacts

Local impacts would not be significant. Vehicle and utility emissions are accounted for in the 1997 AQMP and are considered by SCAG to be mitigated by control measures in the AQMP, which are all scheduled to be in place by the year 2010. Although the project is consistent with the adopted AQMP and regional impacts are considered by SCAG to be mitigated by the AQMP, operational air quality impacts after mitigation are considered to be potentially significant based on SCAQMD evaluation criteria and thresholds of significance. Therefore, operational emissions resulting from any project alternative would not be significant.

Table 3-27: Total Peak Day Construction Emissions After Mitigation

Source Category	Alternative														
	Minimum Density					Moderate Density					Maximum Probable Density				
	Pollutant					Pollutant					Pollutant				
	CO	ROC	NOx	SOx	PM10	CO	ROC	NOx	SOx	PM10	CO	ROC	NOx	SOx	PM10
Peak Day Construction Emissions	59	14	161	16	422	158	37	431	44	915	218	50	577	71	1,638
Incorporate SCAQMD-recommended dust-suppression measures for excavation (70% reduction)					-258					-613					-1,107
Turn off equipment when not in use for more than five minutes (25% reduction)	-14	-3	-40	-4	-4	-37	-9	-107	-11	-10	-50	-12	-144	-18	-14
REMAINING EMISSIONS AFTER MITIGATION	45	11	121	12	133	121	286	324	33	292	168	38	433	53	517
SCAQMD Construction Thresholds	550	75	100	150	150	550	75	100	150	150	550	75	100	150	150
Significant?	No	No	Yes	No	No	No	No	Yes	No	Yes	No	No	Yes	No	Yes
Source: JHA Environmental Consultants, 1998.															

3.8 NOISE

ENVIRONMENTAL SETTING

Noise is defined as unwanted or excessive sound. The unit of measurement of environmental noise is the decibel (dB), which is based on a logarithmic scale. To better approximate the range of sensitivity of the human ear to sounds of different frequencies, an A-weighted decibel scale was devised. Because the human ear is less sensitive to low frequency sounds, the A-scale de-emphasizes these frequencies by incorporating frequency weighting of the sound signal. When the A-scale is used, the decibel levels are shown as dBA. On this scale, the range of human hearing extends from about 3 dBA to about 140 dBA. A 10 dBA increase is judged by most people as a doubling of the sound level. The smallest change that can be heard is about 2 or 3 dBA. Noise levels in a quiet urban area in the daytime are typically about 50 dBA. Normal speech produces a sound level of about 65 dBA at 3 feet, while a diesel truck at 50 feet would result in a sound level near 90 dBA. Noise levels above 110 dBA become intolerable and painful.

Noise-sensitive uses are typically defined as those uses where sleep and speech interference is a concern, and include residences, schools, hospitals, and religious facilities. Many of these noise sensitive uses are contained within the proposed Project Area. Residential land uses (single-family or multi-family) are generally located within Subareas 1 and 4. In Subarea 1 residential neighborhoods are situated between industrial and commercial properties along Valley Boulevard and Alhambra Avenue, and in Subarea 4 residences are located along several commercial corridors. Subareas 2 and 3 contain scattered residences within largely industrial areas. Other noise sensitive uses within the proposed Project Area include approximately nine schools (public and private) and three hospital facilities. Religious facilities are located throughout the proposed Project Area but are more prevalent in the vicinity of residential neighborhoods.

The principal noise source within the proposed Redevelopment Project Area is automobile traffic using arterials such as Cesar E. Chavez Avenue, First Street, Fourth Street, Whittier Boulevard, Soto Street, Wabash Avenue, Valley Boulevard, Mission Road, and Boyle Avenue. Traffic on secondary arterials such as Evergreen Avenue and Euclid Avenue and freeway traffic on I-5 and I-10 also contribute to the community noise environment. Other sources of noise include train traffic, occasional helicopter and airplane overflights, industrial and commercial activities (loading docks), stationary equipment (heating and air conditioning systems), and construction equipment. Train traffic along the UP railroad tracks paralleling Valley Boulevard and Alhambra Avenue is a significant source of noise in Subarea 1.

ENVIRONMENTAL IMPACTS

Significance Criteria

Construction Noise. The City of Los Angeles Noise Ordinance generally permits up to a 5-decibel increase in ambient noise levels due to the operation of stationary noise sources. Section 41.40 of the Municipal Code specifically regulates noise due to construction by prohibiting construction work between the hours of 9 p.m. and 7 a.m. that makes loud noises disturbing persons occupying sleeping quarters in any place of residence. Section 41.40 also prohibits construction work within 500 feet of residences before 8 a.m. or after 6 p.m. on any Saturday or at any time on Sunday. For the purposes of this EIR, the proposed project would have a significant impact if it violates the regulations of the city's Noise Ordinance.

Traffic-related Noise. The City of Los Angeles Noise Ordinance does not specifically address sound from mobile sources such as street traffic nor has the city established specific CEQA thresholds of significance for mobile noise sources. The City of Los Angeles *EIR Manual for Private Projects* (August 1975) provides some direction in the Guidelines for Environmental (Exterior) Noise Compatible Land Use.⁵ These guidelines identify exterior noise level ranges that are considered clearly acceptable, normally acceptable, normally unacceptable, or clearly unacceptable for various land uses including single- and multi-family residences, schools, churches, and parks. For noise-sensitive uses, a Community Noise Equivalence Level (CNEL)⁶ ranging from 65 to 75 dBA is considered to be normally unacceptable. Noise levels above 75 dBA CNEL are considered clearly unacceptable. Therefore, for the purposes of this EIR, the proposed project would have a significant noise impact if it results in 5 dBA CNEL or greater increase, or a 3 dBA CNEL increase and the resulting CNEL is in the normally or clearly unacceptable range.

Impact Assessment

Construction Noise. Construction activities associated with individual development projects that could occur under the proposed Redevelopment Project could temporarily raise community noise levels in the vicinity of construction sites and truck haul routes. Generally, construction noise varies greatly depending on the construction process, type and condition of equipment used, and layout of the construction site. Overall construction noise levels are governed primarily by the noisiest pieces of equipment. For most construction equipment, diesel engines are the dominant noise source. Typically, the noisiest construction activities are pile driving, pavement breaking, and demolition activities where the actual process is the dominant noise source.

Another source of construction-related noise would be haul trucks travelling to and from the proposed Project Area. At a distance of 50 feet, many diesel engine trucks with haul trailers

⁵ The city is in the process of updating the *EIR Manual*. The updated *EIR Manual*, which is expected to be completed subsequent to release of this DEIR, may include new significance criteria for both stationary and mobile noise sources.

⁶ CNEL is a 24-hour noise descriptor that includes 5-dB and 10-dB penalties for noise occurring between the hours of 7 p.m. and 10 p.m. and 10 p.m. and 7 a.m., respectively.

generate sound levels between 85 and 95 dBA. Frequent truck activity along local neighborhood streets could result in noticeable increases in ambient noise levels during the construction period. These increases could be a source of annoyance particularly since construction-related hauling typically occurs in the early morning.

The significance of construction noise impacts would depend upon the magnitude of noise during each construction phase, the duration of the noise, the distance of sensitive uses from construction activities, and the presence or absence of barriers between the noise source and listener. For most redevelopment projects that would occur in the proposed Project Area, construction noise impacts are not expected to be significant given the fact that construction activities would be temporary—occurring over a number of weeks or months rather than years—and limited to daytime hours in accordance with the City of Los Angeles Noise Ordinance. However, larger projects located in the vicinity of noise-sensitive uses that are constructed over many months or several years could result in potentially significant noise impacts. To determine the significance of potential impacts, individual projects would have to be evaluated on a case-by-case basis as they are proposed.

Traffic-related Noise. To address potential long-term noise impacts, traffic volumes for streets in the proposed Project Area, prepared by Kaku Associates, were utilized in conjunction with Caltrans' Highway Traffic Noise Prediction Model (SOUND32). Seven representative sensitive locations were evaluated as shown on Figure 3-16 and in Table 3-28.

As can be seen from this table, noise levels would exceed 65 CNEL compatibility criteria under future conditions with or without the proposed project. When the traffic for the alternatives is considered, noise changes from existing conditions would be as follows:

- **Minimum/Infill Development Alternative** Sound levels at the seven receptors would increase 0.0 and 0.3 dBA depending upon location. Based on a threshold change of 3 dBA, these increases are not considered significant.
- **Moderate Development Alternative** Sound levels at the seven receptors would increase 0.0 and 0.5 dBA depending upon location. Based on a threshold change of 3 dBA, these increases are not considered significant.
- **Maximum Probable Development Alternative.** The sound levels at the seven receptors would increase 0.0 to 0.6 dBA depending upon location. Based on a threshold change of 3 dBA, none of these potential increases in noise levels is considered significant.

Based on the above, increases in mobile noise resulting from the three alternatives are not anticipated to have a significant adverse effect on community noise levels.

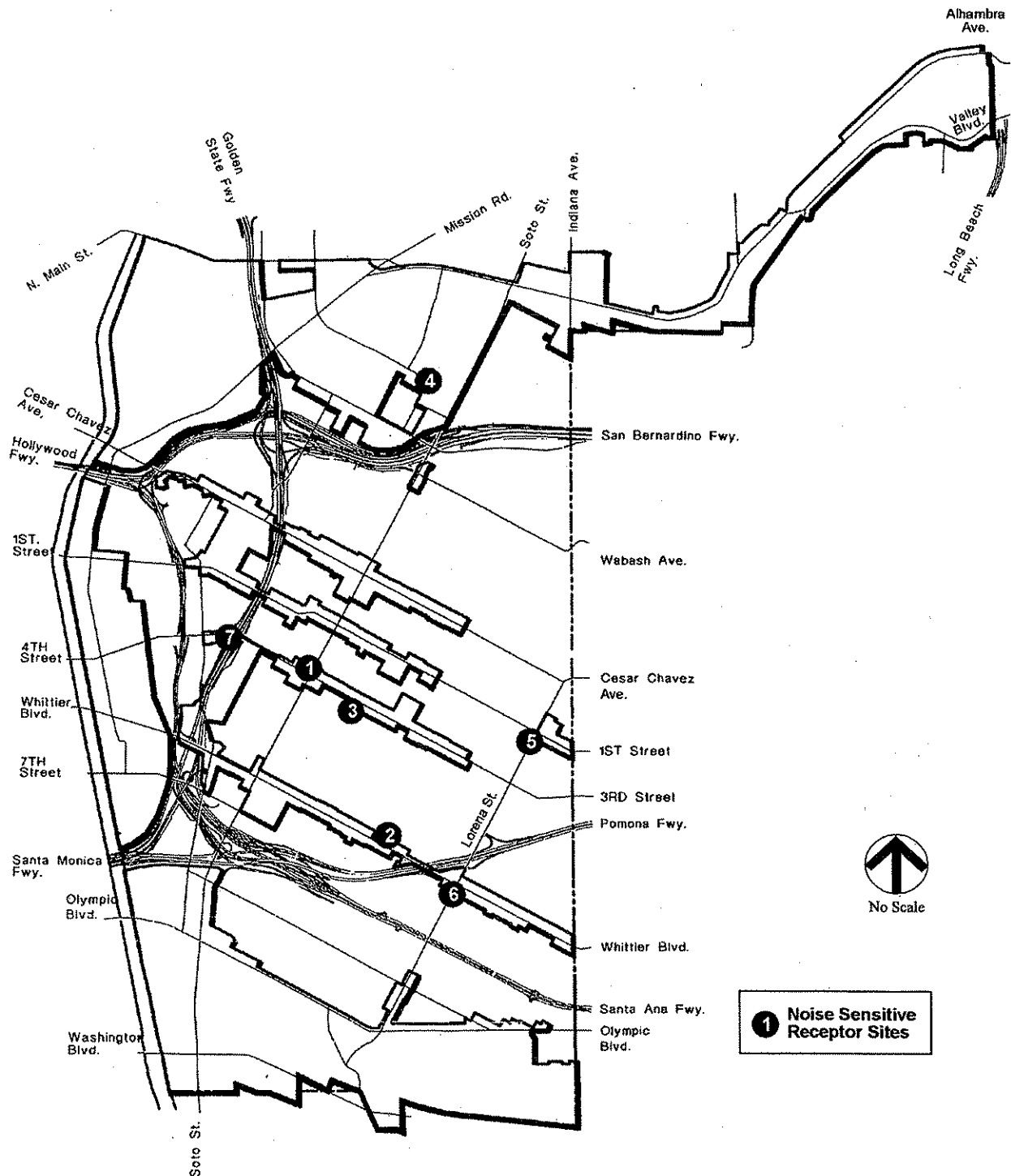


Table 3-28: Traffic Noise Levels With and Without the Proposed Project (CNEL, dBA)

Site #	Location	Existing	Future Without Project	Minimum/Infill Development Alternative	Moderate Development Alternative	Maximum Probable Development Alternative
1	Breed Street School	72.5	72.8	73.1	73.3	73.4
2	Euclid Avenue School	71.4	71.7	71.7	71.8	71.8
3	Roosevelt High School	70.8	70.9	71.1	71.2	71.4
4	Bravo Medical Magnet Sr. High	69.5	69.5	69.5	69.5	69.5
5	Residence on 1st	71.7	72.4	72.4	72.5	72.5
6	Residence on Lorena	71.3	71.6	71.7	71.8	71.8
7	Residence on 4th	70.8	72.6	72.6	72.7	72.7

Source: Myra L. Frank & Associates, Inc., 1998.

Noise Levels Adjacent to Public Schools. Four public schools have been used as representative sensitive receptors within the proposed Project Area: Breed Street School, Euclid Avenue School, Roosevelt High School, and Bravo Medical Magnet Senior High School. At the Breed Street School, the addition of project generated traffic would result in a CNEL up to 73.4 dBA, as compared to future conditions without the project of 72.8 dBA. At the Euclid Avenue School, the addition of project generated traffic would result in a CNEL up to 71.8 dBA, as compared to conditions without the project of 71.7 dBA. At the Roosevelt High School, the addition of project generated traffic would result in a CNEL up to 71.4 dBA, as compared to conditions without the project of 70.9 dBA. At the Bravo Medical Magnet Senior High School, the CNEL would remain 69.5 dBA with or without the project.

The analysis conducted indicates that noise levels adjacent to three of these four schools (see Table 3-28) would exceed the California Office of Noise Control Standards of compatibility (greater than 70 dBA) with or without the proposed project. Under circumstances where the threshold is exceeded, it has been determined that a significant impact is one which can be detected by a person of normal hearing sensitivity, which is a decibel change of 3 decibels or more. Therefore, the four school sites would not experience a significant increase in noise level and would not be significantly affected by the proposed project.

Operational Noise. Activities at commercial and industrial properties, in particular trash pickup and loading dock activities, could be a nuisance for adjacent residents. The noise impacts could be potentially significant if these activities occur on the perimeter of the commercial and industrial properties during early morning or late night hours.

MITIGATION MEASURES

The following measures would reduce construction noise impacts to a level of not significant:

- NO-1** The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.
- NO-2** For individual projects within the proposed Project Area, a procedure shall be established by the CRA requiring developers to notify adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation, if **required** needed, would then be established.
- NO-3** During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.
- NO-4** During construction of individual development projects within the proposed Project Area, truck haul routes (demolition waste, dirt excavation, cement, materials delivery) shall be designated by the appropriate City and state bodies.
- NO-5** As projects are designed and developed within the proposed Project Area, truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None. With implementation and enforcement of mitigation measures above, it is anticipated that there would be no remaining significant adverse noise impacts resulting from the proposed project alternatives.

3.9 PUBLIC SERVICES

FIRE PROTECTION

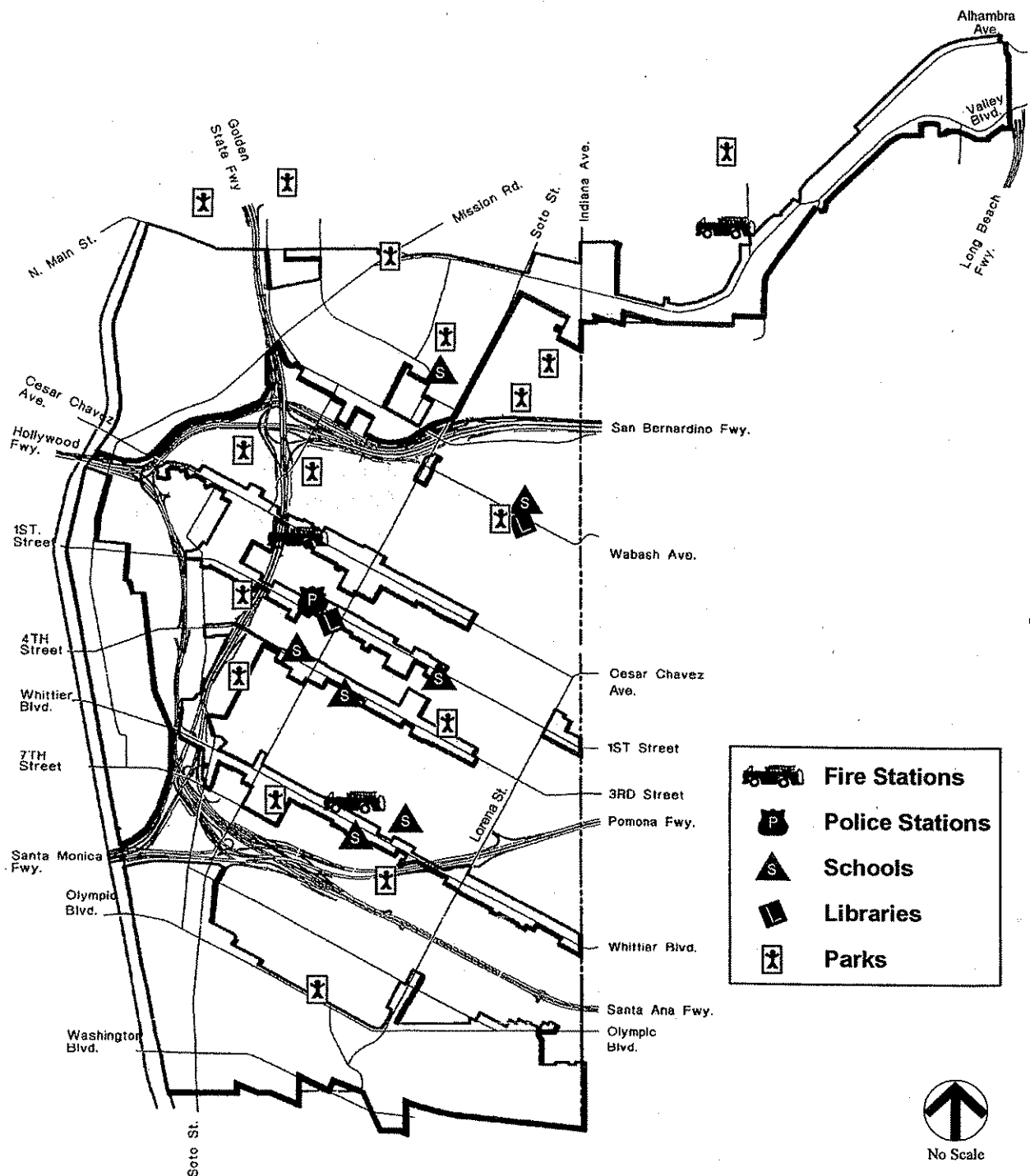
Environmental Setting

Fire protection services for the proposed Adelante Eastside Redevelopment Project Area are provided by the Los Angeles Fire Department (LAFD) in accordance with the Los Angeles Fire Code, the Los Angeles Municipal Code, and the General Plan of Los Angeles. The Fire Code, Municipal Code, and General Plan of Los Angeles serve to guide city departments, other government agencies, private developers, and the public in reference to the construction, maintenance, and operation of fire protection facilities in the City. In addition, standards for the distribution, design, construction, and location of fire protection facilities are established. These

standards specify fire-flow criteria, minimum distances to fire stations, hydrant specifications, and access provisions for fire fighting vehicles and personnel.

The LAFD has ~~seven~~ five existing fire stations for initial response into the proposed Project Area. These stations are listed below and shown on Figure 3-17:

- Fire Station #16
Single Engine Company
Staff - 4
2011 N. Eastern Ave.
Los Angeles, CA 90032
Miles from proposed Project Area - 0 (Within proposed Project Area)
- Fire Station #4
Task Force (Truck and Engine Company)
Paramedic Rescue Ambulance and EMT Rescue Ambulance
800 N. Main St.
Los Angeles, CA 90012
Miles from proposed Project Area - 0.5
- Fire Station #2
Task Force (Truck and Engine Company)
Paramedic Rescue Ambulance
Staff - 12
1962 Cesar E. Chavez Ave.
Los Angeles, CA 90033
Miles from proposed Project Area - 0 (Within proposed Project Area)
- Fire Station #25
Single Engine Company
Staff - 4
2927 Whittier Blvd.
Los Angeles, CA 90023
Miles from proposed Project Area - 0 (Within proposed Project Area)
- Fire Station #17
Task Force (Truck and Engine Company)
Paramedic Rescue Ambulance
1601 S. Santa Fe Ave.
Los Angeles, CA 90021
Miles from proposed Project Area - 0.25



Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles

Figure 3-17
Public Services within the Proposed Project Area

- **Fire Station #47**
Task Force (Truck and Paramedic Engine Company)
Staff - 10
4575 Huntington Drive South
Los Angeles, CA 90032
Miles from proposed Project Area - 1.0
- **Fire Station #1**
Task Force (Truck and Engine Company)
Paramedic Rescue Ambulance
Staff - 12
2230 Pasadena Avenue
Los Angeles, CA 90031
Miles from proposed Project Area - 0.75

In addition to the LAFD stations, Vernon Fire Department Station #4 is located at 4530 Bandini Boulevard. Because of its proximity to the proposed Project Area, Vernon Fire Station #4 can provide assistance to LAFD in the event of a major fire in the area. LAFD also has mutual aid agreements (i.e., agreements between neighboring fire departments to assist each other in fighting fires by providing fire equipment and personnel) with the Los Angeles County Fire Department and the City of South Pasadena.

According to the LAFD, the adequacy of fire protection for a given area is based on fire-flow levels, initial response distances from fire stations, and the LAFD's judgement for needs in the area. The quantity of water necessary for fire protection (fire-flow) depends upon the type of development, life hazard, occupancy rates, and degree of fire hazard. Fire-flow requirements can vary from 2,000 gallons per minute (gpm) in low-density residential areas, to 4,000 gpm in high-density residential and neighborhood commercial areas, to 6,000 - 9,000 gpm for industrial and commercial areas, to 12,000 gpm in high density commercial or industrial areas (Section 57.09.06, Subsection A of the Los Angeles Fire Code).

Based on LAFD criteria, the first-due truck company should be within 2.0 miles of the proposed development. Given the current locations of the fire stations providing service to the proposed Project Area (see Figure 3-17), fire protection services for the proposed Project Area would be adequate. Nonetheless, it is also acknowledged that train traffic in the Project Area can cause additional emergency vehicle delay at railroad grade crossings.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact on fire protection services if it:

- substantially diminishes the level of fire protection services,
- creates a substantial need for additional fire department personnel or equipment, or

- fails to comply with applicable fire codes and regulations, thereby putting persons or property at substantial risk in the event of a fire.

Impact Assessment. Additional commercial and industrial development resulting from the project alternatives could affect fire-flow and could, without mitigation, reduce fire-flow below required levels. Improvements to the water system in this area, including water service and/or additional fire hydrants, which provide a flow of approximately 1,500 gpm each, may be necessary under all alternatives to provide the anticipated fire-flow requirements. The spacing requirement for hydrants specifies an interval of 600 feet for low-density residential areas and 300 feet for commercial, industrial and high-density residential areas. The potential need for improvements to the water system to meet fire-flow requirements under all alternatives is considered an adverse but insignificant impact.

Another major concern of the LAFD is initial response time. Initial response time depends primarily upon the distance of existing fire stations to the fire emergency but can also be affected by increased traffic on local streets and especially at intersections. The LAFD considers intersections that operate at a level of service (LOS) of E or F (90 percent of capacity or greater) to decrease the level of fire protection and emergency services that can be provided by the department. Traffic analyses indicate that 11, 13, and 15 intersections would operate at a level of service E or F with implementation of the Minimum, Moderate, and Maximum Probable Development Alternatives, respectively. For comparison, 9 of 37 study intersections would operate at LOS E or F in the future (2015) without the proposed project alternatives. The increased traffic congestion, as a result of the proposed Redevelopment Project, as well as the increased congestion due to background traffic, could have a minor adverse effect on response time.

The additional development that could occur under the project alternatives could also result in an increase in the number of fire emergencies, which could place additional demands on existing fire protection services. In order to maintain adequate service levels, additional personnel and equipment may be necessary. This impact is not expected to be significant, given that the amount of additional development proposed is a small percentage of existing development levels and the fact that existing fire protection services in the area are considered to be adequate. Also, the impact of additional development may be balanced by the fact that the proposed project would provide notable benefits by reducing the number of blighted, dilapidated, and potentially unsafe buildings and structures. These structures would be replaced with newer, safer buildings meeting current development codes, providing better access, and meeting fire-flow requirements.

In addition, it should be recognized that specific LAFD needs are determined on a project-by-project basis, with consideration given to the level of LAFD activity historically associated with uses similar to those proposed by each project. A determination of the amount of additional protection that may be necessary for the area is made after a review of project plans by the LAFD. An annual needs program is also submitted by the LAFD to the City for review.

Mitigation Measures

- PS-1** Fire-flows shall be closely monitored by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charged to developers of individual projects within the area.
- PS-2** Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.
- PS-3** The LAFD requires that several measures concerning emergency access be incorporated into new developments that may be approved within the proposed Project Area. For the following measures, access requirements for aboveground floors shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance or exit of individual units.
- Any person owning or having control of any facility, structure, group of structures, or premises shall provide and maintain LAFD access (Section 57.09.03, Subsection B of the L.A. Fire Code).
 - No building or portion of a building shall be constructed more than 150 feet from the edge of the roadway of any improved street, access road, or designated fire lane (Section 57.09.03, Subsection B of the L.A. Fire Code).
 - Every first-story dwelling unit, first-story guest room, and all first-story portions of any commercial or industrial building must be within 300 feet of an approved fire hydrant (Section 57.09.06, Subsection B-1 of the L.A. Fire Code).
 - The maximum distance between fire hydrants on roads and fire lanes in a regional commercial area is 300 feet.
 - Fire lane width shall not be less than 30 feet clear to sky. When a fire lane must accommodate the operation of LAFD aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - Access for LAFD apparatus and personnel to enter into all structures shall be required.
 - Fire lanes, where required, and dead-ending streets, shall terminate in a cul-de-sac, or other approved turning area. No dead-ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

PS-4 In addition to measures concerning access, the LAFD also states that the following measures be incorporated into the proposed project to reduce the impact on fire protection services:

- The proposed project shall comply with all applicable state and local codes and ordinances and the guidelines found in the General Plan of the City of Los Angeles (C.P.C. 19708).
- Definitive plans and specifications shall be submitted to the LAFD and requirements for necessary permits satisfied prior to commencement of future site development.
- Installation of a sprinkler system, in any newly constructed structures, as required by the Los Angeles City Fire Code, Section 57.118.11.

Unavoidable Significant Adverse Impacts

Implementation of the mitigation measures above would result in less than significant impacts on fire protection services.

POLICE PROTECTION

Environmental Setting

Police protection for the proposed Project Area is provided by the Los Angeles Police Department (LAPD). This area is monitored by one police station: the Hollenbeck Station located at 2111 E. First Street. The Hollenbeck Station currently has 268 sworn officers assigned over 3 watches.

To compare the need for more police protection in the proposed Project Area relative to the need for more police protection in the entire City of Los Angeles, crime rates and average response times in the Hollenbeck Station Area were compared to crime rates and response times in the City of Los Angeles as a whole. The crime rate in the City of Los Angeles is approximately 75 crimes per 1,000 persons. In the Hollenbeck Station Area, the crime rate was 47 crimes per 1,000 persons in 1996. The citywide average response time is 7.3 minutes. In 1996 in the Hollenbeck Station Area, the average response time was 7.0 minutes.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact if it:

- creates a substantial need for additional police services or equipment, or
- substantially diminishes the level of police protection services.

Impact Assessment. The adequacy of police protection in any given area is dependent upon the number and availability of police personnel, response time, and the LAPD's assessment of law enforcement and police protection needs in the area. The proposed project alternatives would increase the residential and employee populations in the Hollenbeck Station Area, which could create a greater opportunity for crime and place additional demands on police patrolling the area and responding to emergency calls. To maintain the existing level of police protection, the number of sworn officers would have to be increased as redevelopment occurs. An approximate indicator, used citywide, of additional police personnel needed is the ratio of 3 sworn officers for every 1,000 persons. The additional personnel that would be required in the proposed Project Area for each alternative are shown in Table 3-29.

Table 3-29: Additional Police Officers Potentially Needed

Alternative	Number of Persons Requiring Protection ¹	Theoretical Number of Officers Needed ²
Minimum Development/Infill	2,854	9
Moderate Development	6,253	19
Maximum Probable Development	10,346	31
Notes: ¹ Includes residents and employees generated within the proposed Project Area. ² The number of officers needed to provide the same level of protection is approximately 3 sworn officers for every 1,000 persons needing protection in the Project Area. The actual allocation of personnel used by the LAPD depends on a variety of factors and judgements by LAPD management.		
Source: Myra L. Frank and Associates, Inc., 1998.		

As shown in the table, under the Maximum Probable Development Alternative and worst-case scenario, in which none of the employees would live in the proposed Project Area, an estimated additional 31 sworn officers could potentially be required to provide the same level of service. The Moderate Development and Minimum/Infill Development Alternatives could require 19 and 9 officers, respectively. These estimates assume a ratio of approximately 3 sworn officers per 1,000 persons (employee daytime population). It should be noted that this development would occur over the course of 15 years so that the additional officers would not be needed all at once.

Since the actual allocation of personnel used by the LAPD depends on a variety of factors and judgements by LAPD management, the number of officers needed may vary somewhat from these figures. However, crime statistics notwithstanding, the projected number of officers needed is considered a potentially significant impact in light of the community's concern about neighborhood safety and security.

Additional traffic generated by new development under each of the alternatives could increase congestion and initial response times. Intersections that operate at a level of service (LOS) of E or F (90 percent of capacity or greater) decrease the level of police protection that can be provided by the Los Angeles Police Department. Traffic analyses indicate that 11, 13, and 15 intersections would operate at a level of service E or F with implementation of the Minimum, Moderate, and

Maximum Development Alternatives, respectively. For comparison, 94 of 37 study intersections would operate at LOS E or F in the future (2015) without the proposed project alternatives. However, since the average response time in the Hollenbeck Station Area is currently below the citywide average response time, a minor increase in response time due to additional traffic would not have a significant impact.

The proposed Redevelopment Project can minimize demands on police services, however, by encouraging appropriate security at the project level. The larger, integrated projects anticipated as part of the proposed project can provide project-wide security-conscious design and security operations more efficiently than typical individual commercial storefronts. Also, the impact of additional development may be offset somewhat by the fact that new development would have a beneficial effect on safety and security by eliminating blighted conditions and providing improved building design, lighting and access, which would deter and reduce the potential for criminal activity to some degree. Nonetheless, given public concern about crime and neighborhood safety, the incremental impact on police services due to the additional development under each of the alternatives may be considered potentially significant.

Mitigation Measures

PS-5 Intersection improvement measures should be implemented as discussed in Section 3.6 of this EIR to improve intersection traffic operations and thereby improve initial emergency response capabilities.

PS-6 The following mitigation measures to improve security in new developments are included in the City's current development review procedures. At the individual development project level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development. A security plan shall consider:

- Use of private security guards and video surveillance to monitor and patrol the project site during project construction and operation;
- Design of entryways, elevators, lobbies, and parking areas with good illumination and minimum dead space to eliminate areas of concealment;
- Provision of solid core doors with deadbolt locks to all offices, shops, and hotel units.
- Maximum accessibility for emergency service personnel and vehicles into each structure's design.

The following additional measures would be implemented on a project-by-project basis where appropriate:

- PS-7** Private security guards and video surveillance shall be employed as appropriate to provide additional security.
- PS-8** All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.
- PS-9** Parking areas shall be open to public view.
- PS-10** Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.
- PS-11** The following specific measures should be incorporated into proposed developments to strengthen crime prevention:
- Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
 - Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
 - Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
 - Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.
- PS-12** All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed approved by the LAPD per established or applicable regulations or procedures.
- PS-13** All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.

Unavoidable Significant Adverse Impacts

None. Implementation of the mitigation measures above would reduce impacts to police protection services to a level of insignificance.

SCHOOLS

Environmental Setting

The Los Angeles Unified School District. The Los Angeles Unified School District (LAUSD, or District) is one of the largest public school districts in the nation. Located in Los Angeles County, California, it serves the City of Los Angeles, all or portions of 27 16 other cities in the County, and numerous unincorporated areas of the County that surround the City of Los Angeles. The District comprises an area of over 700 square miles, with an estimated population of over 4.2 million. Approximately two-thirds of the District's land area, and 82 83 percent of the population residing in it, falls within the City of Los Angeles.

The LAUSD provides kindergarten through high school (K-12) education as well as adult and special education programs to approximately 700,000 640,000 students in 910 800 schools and centers. It employs about 65,300 56,500 personnel, about half (33,000 28,000) of whom are teachers.

As of the Fall of 1997 1993, LAUSD's total K-12 enrollment⁷ was an estimated 681,505 639,687 students. Approximately 51 54 percent of these students attended the elementary school (K-6) level, 41 38.3 percent attended the middle/junior and high school levels, and 8 7.7 percent attended magnet schools and centers throughout the District (Table 3-30).

Table 3-30: LAUSD K-12 (R3) Enrollment, FY 1991/92 TO FY 1993/94			
GRADE-LEVEL	1991/92 ENROLLMENT	1992/93 ENROLLMENT	1993/94 ENROLLMENT
Senior High School	126,547	126,955	124,973
Junior High School	121,177	119,876	118,920
Elementary School	347,607	347,676	346,811
Magnet Schools, Centers, and Other Facilities	44,368	46,699	48,983
Total (K-12) R3 Enrollment	639,699	641,206	639,687
Source: LAUSD <i>Fingertip Facts</i> , 1991/92, 1992/93, 1993/94.			

As shown in Table 3-30, R3 (resident) enrollment, both in total and by school type, has remained stable over this 2-year period, growing by 0.24 percent between 1991/92 and 1992/93 and actually

⁷ LAUSD utilizes three enrollment concepts. "R3," or total "resident" enrollment, is the number of students enrolled in LAUSD, though not necessarily in their neighborhood schools (i.e., due to busing, attendance at magnet schools, continuation high schools, or other District schools). "R1" or actual enrollment, is the number of students actually enrolled in a particular neighborhood school. "Total" LAUSD enrollment includes all students enrolled in all District facilities including all continuation high schools, special education, and other similar facilities.

decreasing by 0.24 percent between 1992/93 and 1993/94. The 1993/94 LAUSD student enrollment is 12 students less than the 1991/92 LAUSD student enrollment.

Schools in the Project Vicinity. Table 3-31 lists the public schools operated by the Los Angeles Unified School District that serve the proposed Project Area, their capacities and their enrollment. There are 37 schools serving the proposed Project Area: 26 are elementary schools, 5 are middle schools, 4 are at the high school level, and 2 are learning centers. The locations of ~~those~~ these schools within or immediately adjacent to the proposed Project Area are shown on Figure 3-17.

Of the schools serving the proposed Project Area, 3 are operating over capacity, 23 are operating at capacity, and 32 34 are operating below capacity. Approximately 4,865 6,400 additional students could be enrolled within these local schools without exceeding student capacity.

The Los Angeles County Office of Education (COE). The COE is a regional provider of services to students within the proposed Project Area and throughout the County of Los Angeles. The COE operates educational programs and supports local school districts with academic, business, administrative, and consulting services. Services include but are not limited to: regionalized special education transportation services, updating and improving business techniques, computer applications, teaching strategies, and administration. The COE also represents school districts on appropriate matters before state government, and may also provide other educational and/or support services as required or deemed necessary.

In addition to providing educational services to the County's general population, the COE administers programs that ~~serve are of benefit to~~ those who are unable to attend conventional school facilities, such as the physically and mentally handicapped, wards of the Juvenile Court, preschool children, and students in job-training programs. Approximately 8,400 students throughout the County were enrolled in COE facilities in 1993-1994.⁸

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact on schools if:

- the students generated by the project exceed existing enrollment capacities, thereby creating a substantial need for additional facilities or personnel, or
- the physical effects of the project substantially affect the health, safety, or education of students at local schools.

⁸ Telephone communication with Vester Franklin, Communications, County Office of Education, June 21, 1995.

Table 3-31: LAUSD Public Schools Serving the Proposed Project Area

School	Grade Level	Current Student Enrollment (R3)	Student Capacity	Percent Capacity
Albion Street	Elementary	458	585	78
Belvedere	Elementary	1,305	1,296	101
Breed Street	Elementary	720	795	91
Bridge Street	Elementary	383	435	88
City Terrace	Elementary	481	599	80
Dena, Christopher	Elementary	1,052	1,137	93
Eastman Avenue	Elementary	1,376	1,413	97
Euclid Avenue	Elementary	704	746	94
Evergreen Avenue	Elementary	1,138	1,205	94
Farmdale	Elementary	779	840	93
1st Street	Elementary	784	843	93
Gates Street	Elementary	971	1,078	90
Griffin Avenue	Elementary	693	742	93
Harrison	Elementary	900	1,198	76
Huntington Drive	Elementary	716	843	85
Lorena Street	Elementary	882	1,086	81
Malabar Street	Elementary	967	1,063	91
Multnomah Street	Elementary	393	427	92
Murchison Street	Elementary	820	907	90
Rowan Avenue	Elementary	1,440	1,677	86
2nd Street	Elementary	715	776	92
Sheridan Street	Elementary	1,366	1,473	93
Sierra Park	Elementary	1,094	1,278	86
Soto Street	Elementary	445	477	93
Sunrise	Elementary	608	715	85
Utah Street	Elementary	719	854	84
Belvedere Middle	Middle	1,778	2,564	69
El Sereno Middle	Middle	2,265	2,449	92
Hollenbeck Middle	Middle	2,169	2,438	89
Nightingale Middle	Middle	2,109	1,920	110
Stevenson Middle	Middle	2,235	2,334	96
Lincoln Senior High	High	2,501	2,727	92
Roosevelt Senior High	High	4,700	5,076	93
Wilson Senior High	High	2,310	2,868	81
Bravo Medical Magnet Senior High	High	1,708	1,685	101
East L.A. Occupational Center	n/a	165	165	100
East L.A. Skills Center	n/a	213	213	100
Totals		44,062	48,927	90
Source: Myra L. Frank & Associates, Inc., 1998.				

Impact Assessment. Potential impacts of the proposed Redevelopment Project could involve overcrowding or student health and safety.

- **Overcrowding.** The Adelante Eastside Redevelopment Project would generate additional students at LAUSD schools. These increases would occur due to the increased number of dwelling units and residents and indirectly due to the increased number of persons employed within the proposed Project Area.

Direct Student Generation from Residential Growth. An increase in the number of residents would increase the enrollment levels of local schools through the addition of school-age children into the area. The overall increase of students was calculated using Los Angeles School District's "Student Generation Factors" and may be found in Table 3-32.

Table 3-32: Increase in Student Enrollment Due to Additional Residential Units

Alternative	No. of Residential Units	No. of Elementary	No. of Middle School	No. of High School	Total No. of Students
Minimum Development/Infill	30	7	3	4	14
Moderate Development	120	28	11	14	53
Maximum Probable Development	130	30	12	16	58
Note: 1 The number of students was calculated using "Student Generation Factors" which give the number of new students per new resident. The factors are: 0.23 for elementary, 0.09 for middle school, and 0.12 for high school students (provided by LAUSD).					
Source: Myra L. Frank and Associates, Inc., 1998.					

As shown in the table, the Infill Alternative, which would increase the number of student-generating dwelling units by 30, could increase enrollment at local schools by 14 students and the Moderate Development Alternative, which would increase the number of student-generating dwelling units by 120, could increase enrollment by 53 students. The Maximum Probable Development Alternative with the greatest potential development levels, 130 additional student-generating dwelling units, could result in an increase of 58 students. Since the available school capacity would allow an additional 4,865 6,200 students before reaching the capacity of proposed Project Area schools, the additional students generated under each of the project alternatives would not induce school overcrowding or have a significant impact.

Indirect Student Generation from Additional Employment. In addition to students generated by the development of residential units under the proposed Redevelopment Project, new jobs may indirectly generate a demand for new housing in the District and further increase student enrollment. Since the proposed Redevelopment Project focuses on creating jobs to meet community needs in an area with a higher than average unemployment rate, the demand for

housing due to added employment opportunities is expected to be low. However, a worst-case estimate of indirect housing demand, where 100 percent of the new jobs would induce new housing, was calculated. The Los Angeles Unified School District has estimated that each new job would generate a demand for 0.489 residential units within the District.⁹ The student increases due to added employment are illustrated in Table 3-33. As shown in the table, employment generated by the Minimum/Infill Development Alternative could indirectly increase enrollment by 587 students, and the Moderate Development Alternative could result in an indirect increase of 1,238 students. Employment generated by the Maximum Probable Development Alternative could indirectly result in the greatest increase — an estimated 2,108 students. It is reasonable to assume that these new students would be spread throughout the District in areas that are within commuting distance of the proposed Project Area.

Table 3-33: Increased Student Enrollment Due to Additional Employment

Alternative	New Employees ²	Additional Residential Units	Additional Students			Total # of Students
			Elementary ³	Middle School ³	High School ³	
Minimum Development/Infill	2,729	1,334	307	120	160	587
Moderate Development	5,755	2,814	647	253	338	1,238
Maximum Probable Development	9,798	4,791	1,102	431	575	2,108
Notes:						
1 Calculated assuming worst case scenario that a demand for 0.489 residential units would be generated for every additional job (provided by L.A.U.S.D.).						
2 See Section 3-3 for calculation of additional employment.						
3 Calculated assuming 0.23 elementary students, 0.09 middle school students, and 0.12 high school students per residential dwelling unit (provided by L.A.U.S.D.).						
Source: Myra L. Frank and Associates, Inc., 1998.						

Since there appears to be ample available capacity in the schools serving the proposed Project Area, the increases in enrollment due to the proposed project alternatives are not considered to be significant. Furthermore, as discussed above, the proposed project would focus on giving local residents preference for jobs created in the proposed area, therefore, the demand for housing due to added employment opportunities is expected to be low and the estimates of students due to new employment may be overstated.

The County Office of Education. As stated above, the new jobs generated as a result of the proposed Redevelopment Project could indirectly induce an increase in the number of residents within Los Angeles County. There are approximately 8,428 students at special County facilities throughout the County, which has a population of approximately 8.9 million persons.

⁹ Recht Hausrath & Associates, *Los Angeles Unified School District, School Facilities Fee Plan, Documentation for Imposition of School Impact Fees*, February 1994.

Thus, approximately 0.095 percent of the persons within the County are students at the County Office of Education.

The County population could increase by up to 2,854 under the Minimum/Infill Development Alternative, 6,253 under the Moderate Development Alternative, and 10,346 under the Maximum Probable Development Alternative. Thus, the number of students at COE facilities could increase by a nominal one student under each alternative. This increase would not have a significant impact upon COE facilities.

- **Student Health and Safety.** Another concern of the District is the maintenance of student safety. Construction activities onsite and construction vehicles and haul trucks could pose safety hazards to students travelling to and from school. Due to the extensive construction activity that could occur with implementation of the Redevelopment Project and the large number of elementary schools in the area, these hazards are considered to be potentially significant. The increased traffic generated by new commercial and industrial uses could also affect the safety of students, in addition to generating potential noise and air pollution impacts on local schools (See Section 3.7, Air Quality, and Section 3.8, Noise, for a discussion of these issues).

Mitigation Measures

- PS-14** To minimize student safety concerns due to construction traffic, construction vehicles shall not be parked or be staged next to school sites to the greatest extent feasible and haul trucks shall not be routed past District schools except when schools are not in session. Construction sites shall be properly fenced, secured, and illuminated.

Unavoidable Significant Adverse Impacts

None. Implementation of the mitigation measure above would reduce potential impacts on schools to a level of insignificance.

LIBRARIES

Environmental Setting

One public library. Two libraries, the Malabar Branch Library and the Benjamin Franklin Branch Library, shown in Figure 3-17, is located within serve the proposed Redevelopment Project Area. Other public libraries located outside but near the proposed Project Area include Malabar, El Sereno, Biblioteca del Pueblo de Lincoln Heights, and Robert Louis Stevenson libraries. The libraries are managed by the Northeast Regional Office of the Los Angeles City Public Library.

Table 3-34: Libraries in the Proposed Project Area

Branch	Address	Building Square Footage
Benjamin Franklin	2200 E. 1st St	7,000
Malabar	2801 Wabash Ave	8,220
Total		15,220
Source: Myra L. Frank and Associates, Inc., 1998.		

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the project would have a significant impact on library facilities if it results in residential population increases that would substantially increase the demand for library services, thereby creating a substantial deficiency in existing library space.

Impact Assessment. Current standards for branch libraries are based on the population served as follows: 9,000 square feet of library space for every 25,000 to 30,000 persons served; 10,500 square feet for every 35,000 to 50,000 persons served; and 12,500 square feet of library space is required for every 50,000 to 100,000 persons served.¹⁰ The Minimum/Infill Development Alternative would generate 125 additional residents; the Moderate Development Alternative would generate 498 additional residents; and the Maximum Alternative would generate 548 additional residents in the proposed Project Area. Based upon the projected incremental increases in the number of residents due to the implementation of the proposed project alternatives, the impacts to libraries and required library space would not be significant.

Mitigation Measures

None required.

Unavoidable Significant Adverse Impacts

None.

PARKS AND RECREATIONAL FACILITIES

Environmental Setting

Within or in the immediate vicinity of the proposed Redevelopment Project Area, there are 16 public parks and recreational centers. These parks are managed by the City of Los Angeles Department of Recreation and Parks and are listed in Table 3-35 and shown on Figure 3-17 (page

¹⁰ From the Branch Facilities Plan, prepared by the Los Angeles City Public Library System and adopted by the Board of Library Commissioners on August 24, 1988.

3-124). In addition to the parks identified in Table 3-35, Elysian Park is located approximately 1/2 mile northwest of the proposed Project Area and Salazar Park is located two blocks east of the Project Area along Whittier Boulevard in East Los Angeles, an unincorporated area of the County of Los Angeles.

Table 3-35: Parks and Recreational Centers in or Near the Proposed Project Area

Name	Location	Size (Acres)
Lincoln Park	Valley Blvd/Mission Rd	46
Hazard Park	San Pablo St/Zonal Ave	25
Wabash Center	Wabash Ave/Evergreen Ave	1.3
Evergreen Recreation Center	4th St/Evergreen Ave	6.4
Hollenbeck Park	4th St/Saint Louis Ave	21
Boyle Heights Sports Center	Whittier Blvd/Soto St	8
Ramon Garcia Recreation Center	Atlantic St/Mathews St	7.2
Hostetter Playground	Glenn Ave/Grande Vista Ave	40
Costello Youth Center	Olympic Blvd/Dacotah St	3.4
El Sereno Recreation Center	Klamath St/Eastern Ave	13
Henry Alvarez Memorial Park	Alcazar St/N. Evergreen Ave	3.9
Lincoln Heights Recreation Center	Workman St/Mantou Ave	2
Prospect Park	Echandia St/Judson St	2.8
Ramona Gardens Park	Fowler St/Murchison St	1.9
State Street Recreation Center	N. State St/Bailey St	2.5
Pecan Recreation Center	Pecan St/1st St	4.2
Downey Recreation Center	N. Spring St/Broadway	4.1
Total		152.7 128.3
Source: Myra L. Frank and Associates, Inc., 1998.		

The Public Recreation Plan (Section 1 of the Service Systems Element of the City of Los Angeles' General Plan) recommends 10 acres of parkland for every 1,000 residents, or that a minimum of 10 percent of the total land area is devoted to public recreation or open space. However, the City recognizes that these standards may not be met in the life of the adopted plan. Therefore, the short-term and intermediate standards for park and recreation acreage have been set at 1 acre per 1,000 residents for both neighborhood and community facilities.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the project would have a significant impact if the increased demand resulting from the project created a substantial need for additional parks and recreational facilities.

Impact Assessment. Parkland and recreational facility service capacity is influenced mainly by residential population and is generally not affected by commercial or industrial development. Although employees may patronize some parkland facilities, employees are typically afforded limited opportunity to use parks and recreational facilities during the daytime. Therefore, the LADRP only considers additional residential development when calculating the increased demand for parkland within any given area.

The 153 128 acres of parkland in or near the proposed Project Area has the capacity to adequately serve 153,000 128,000 residents according to the City of Los Angeles. The Minimum/Infill Development Alternative would increase the number of residents in the proposed Project Area by 125, which is 0.08 0.098 percent of those that could be adequately served. The Moderate Development Alternative would increase the number of residents in the proposed Project Area by 498, 0.3 0.39 percent of those that could be adequately served. The Maximum Probable Development Alternative would increase the number of residents in the proposed Project Area by 548, 0.4 0.43 percent of those that could be adequately served. The increase in the number of residents is a small percentage of those that could be served by the parks located in or near the proposed Project Area and would not significantly affect parkland services.

Mitigation Measures

Although no significant impacts to parklands are anticipated, the following mitigation measures are recommended.

- PS-16** Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.
- PS-17** For commercial development in the proposed Project Area, design guidelines should require some usable open space to be included in landscaped areas.

Unavoidable Significant Adverse Impacts

The proposed project would not have a significant impact upon parks and recreational facilities.

3.10 UTILITIES

WATER SUPPLY

Environmental Setting

Regional Water Supply. Southern California consists of desert and semi-desert environments with limited natural water resources. As a result, water supply has been a central issue in the development of the region for more than 200 years. Over that time increasingly sophisticated water delivery systems have been developed together with wholesale, retail and, regulatory

agencies to ensure reliable supplies of quality water to accommodate the increasing demands of a growing region.

In 1990 the Southern California region (excluding San Diego County) consumed approximately 8 million acre-feet of water¹¹, utilizing both local and regional water sources. Local water sources, which provided 23 percent of the total regional water supply in 1990, consist of local surface water, groundwater, and reclaimed water. These local sources are fully developed and are not expected to increase with the exception of reclaimed water, which is expected to be more heavily utilized. Imported water sources, which supplied the remaining 77 percent of the total water used in the region in 1990, include water from the State Water Project (SWP), the Colorado River, and the Los Angeles Aqueducts, which transport water to the Southern California region from the eastern Sierra Nevada Mountains. Whether water will continue to be available from all of these sources is not certain. The SWP supply may decrease slightly over time as water use in northern California and Central Valley Project contractual obligations increase. Similarly, water supplies from the Colorado River are expected to decrease as demands increase from Arizona and Nevada.

A significant portion of the water demand in the Southern California region comes from the City of Los Angeles, which in 1990 consumed 8.7 percent of the water used in the region. The City of Los Angeles, like the entire Southern California region, has grown substantially over the past 2 decades, as has its demand for water. As a result, between 1970 and 1990 water usage increased from 570,000 acre-feet per year serving 2.8 million people to 695,000 acre-feet per year serving 3.4 million people, an increase in water usage of 22 percent.

Management of Water Supply at Local Level. The agency responsible for supplying water to the City of Los Angeles and ensuring that water quality meets all applicable state standards is the Los Angeles Department of Water and Power (DWP). According to the DWP, 45 percent of the City's water supply comes from the Los Angeles Aqueducts, 40 percent comes from the Metropolitan Water District of Southern California (Metropolitan), which is supplied from the Colorado River and SWP, and the remaining 15 percent comes from local groundwater treated in the San Fernando Valley. These proportions are not typical during times of drought, such as the one experienced by California in the late 1980s, when Metropolitan water made up the majority of the City's water supply. However, due to the recent rainy seasons, Los Angeles is expected to have ample supplies of water in the near future. According to the *City of Los Angeles Urban Water Management Plan*, the water supply available to the City of Los Angeles as of 1990 was 606 mgd. By the year 2010, this water supply is estimated to be 756,500 acre-feet per year, or 675.6 mgd. This represents an increase in water supply of 69.6 mgd by the year 2010.

The City of Los Angeles is subject to a mandatory water conservation program, detailed in Ordinance No. 166,080, which was passed in reaction to drought conditions in the late 1980s as well as capacity problems with the City's sewage treatment system. This ordinance requires that water conservation devices such as toilet tank conservation devices be installed in new buildings and in old structures currently lacking them, that residents repair leaking faucets and toilets and

¹¹ One acre-foot of water equals 325,851 gallons.

reduce water consumption by 15 percent, and that water used for landscaping purposes be reduced substantially through planting of drought-tolerant species and through installation of water-conserving devices on all large turf areas. The use of recycled water for irrigation is also being explored.

Per capita water use has decreased in recent years due to the implementation of water conservation practices as well as an increased population density (i.e., more apartments and fewer single-family residences), which results in less water per capita used for landscaping purposes. This trend is expected to continue. For example, average yearly per capita water consumption is expected to decline from its peak of 183 gallons per capita per day (GPCD) in 1975 to 174 GPCD by 2010.

Local Infrastructure. Both the DWP and the Metropolitan Water District of Southern California maintain water lines within the proposed Adelante Eastside Redevelopment Project Area.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact on water supply if it:

- results in a substantial increase in water consumption that exceeds available water supplies or substantially depletes groundwater resources,
- uses large amounts of water in a wasteful manner, or
- requires substantial improvements to or expansion of existing infrastructure to accommodate increased demand.

Impact Assessment

- **Available Water Supply.** Table 3-36 illustrates the additional water demand that would be required under each of the Project alternatives.

Minimum/Infill Development Alternative. This alternative would require an estimated 176,375 gallons per day, which represents a fractional percentage of existing water consumption in the City and the City's future water supply. Given that future water supplies, barring an unforeseen, severe long-term drought, are expected to be adequate to accommodate the City's needs, this incremental increase in demand is not considered to be significant.

Moderate Development Alternative. This alternative would require an estimated 392,599 gallons per day, which represents a fractional percentage of existing water consumption in the City and the City's future water supply. Given that future water supplies, barring an unforeseen, severe long-term drought, are expected to be adequate to accommodate the City's needs, this incremental increase in demand is not considered to be significant.

Table 3-36: Additional Water Demand for Each Alternative

Land Use	Minimum Development/Infill (gallons/day)	Moderate Development (gallons/day)	Maximum Probable Development (gallons/day)
Industrial	146,773	301,264	503,584
Commercial	21,100	58,450	114,691
Residential	7,950	31,800	34,450
Other	552	1,085	2,169
Total	176,375	392,599	654,894
<p>Note: ¹ Consumption factors used were 127 gal/650 sq ft/day for industrial, 98.6 gal/500 sq ft/day for commercial, and public and 265 gal/unit/day for residential (<i>Municipal and Industrial Water Use in the Metropolitan Water District Service Area, Interim Report No. 4.</i>, June 1991, and <i>Commercial and Industrial Water Use in Southern California</i>, March 1990).</p>			
Source: Myra L. Frank and Associates, Inc., 1998.			

Maximum Probable Development Alternative. This alternative would require an estimated 654,894 gallons per day, which represents 0.096 percent of the 675.6 mgd expected to be available to the City in the year 2010. Given that future water supplies, barring an unforeseen, severe long-term drought, are expected to be adequate to accommodate the City's needs, this incremental increase in demand is not considered to be significant.

To avoid ~~wasting~~ using water in a wasteful manner, individual projects developed within the proposed Project Area must satisfy or exceed water conservation measures mandated by Ordinance No. 166,080 and 165,004 (see mitigation measures).

- **Infrastructure Replacement.** As new development occurs under the proposed Redevelopment Project over the course of the next 15 years, localized deficiencies in the water delivery system in response to demand and fire flow requirements may become apparent and replacement and repairs may be necessary. However, the incremental additional water demand due to the proposed Redevelopment Project is not expected to require large-scale or major capital improvement projects involving the water delivery system. Consequently, no significant impact to water infrastructure is anticipated.

Mitigation Measures

Although no significant impacts are anticipated, implementation of measures required by local ordinances and recommended measures identified below, would further minimize water consumption and conserve water resources.

- UT-1** During the next 5 to 15 years when most of the development in the proposed project would occur, it may become necessary for individual developments to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the DWP, although at present this is not expected to be necessary.
- UT-2** Any construction or development within Metropolitan right-of-way shall comply with Metropolitan Water District of Southern California restrictions (loading restrictions, tree planting restrictions, etc).
- UT-3** Projects within the proposed project shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004. Such measures include:
- Use of reclaimed water during grading and construction for dust control, soil compaction, and concrete mixing.
 - Mandatory reduction of water consumption by 15 percent.
 - Installation of toilet tank conservation devices.
 - Landscaping with drought-tolerant/indigenous species (xeriscape).
 - Installation of other water saving devices such as faucets and showers for new development, as well as the retrofit of fixtures for existing developments that may be included within the proposed reinvestment projects.
- UT-4** In addition, the City of Los Angeles DWP recommends the following water conservation measures:
- Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
 - All landscaped areas in the proposed project shall be provided with an irrigation water system separate from the potable water system to allow future use of reclaimed water.
 - Drip irrigation systems should be used for any proposed irrigation systems.
 - Future site-specific developments in the proposed Project Area shall comply with improvements determined by the Fire Department as necessary to satisfy fire-flow requirements (see Section 3.9 Fire Protection).

Unavoidable Significant Adverse Impacts

None. The project would not result in significant impacts to water supply or infrastructure.

WASTEWATER AND SEWAGE TREATMENT

Environmental Setting

Treatment Capacity. Sewage treatment of wastewater flows from the proposed Project Area is provided by the Hyperion Treatment Plant (HTP), which is located in Playa Del Rey on the coast directly southwest of Los Angeles International Airport. The plant treats wastewater from almost all of the City of Los Angeles, as well as the cities of Beverly Hills, Burbank, Culver City, El Segundo, Glendale, San Fernando, Santa Monica, and portions of Los Angeles County. The HTP is owned by the City of Los Angeles and is operated by the City's Bureau of Sanitation.

The HTP has the capacity to treat 420 million gallons per day (mgd) of wastewater to primary treatment standards, ~~of which only 190 mgd receive secondary treatment.~~ ~~Currently, all wastewater at the plant receives further treatment to secondary standards.~~¹² ~~Primary and secondary~~ Treated effluent is ~~mixed and~~ discharged through the HTP's 5-mile outfall into Santa Monica Bay. Expansion of HTP facilities to provide 450 mgd of full secondary treatment capacity and other system improvements are currently underway and will be completed by December 31, 1998, in compliance with a California Regional Water Quality Board cease and desist order and an Environmental Protection Agency (EPA) consent decree.

The Hyperion Treatment System (HTS) includes over 6,500 miles of sewer pipe, 4 major sewer mains (referred to as outfall and interceptor sewers), 34 pumping plants, and 4 wastewater treatment plants. HTS also includes two inland water reclamation plants: the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) and the Tillman Water Reclamation Plant (TWRP). The LAGWRP was completed in 1976 and is capable of treating 20 mgd of wastewater. The TWRP became operational in 1985 and was originally designed to process 40 mgd, but was expanded to its current capacity of 80 mgd in October 1991.

The HTS has the capacity to treat 520 mgd ~~with primary treatment, of which 290 mgd receives secondary treatment.~~ With the completion of HTS improvements currently under construction, it is anticipated that the system would have adequate sewage treatment capacity to meet projected needs through the year 2010.

In response to rapid increases in wastewater flows experienced in the mid-1980s and anticipated sewage capacity problems, the City of Los Angeles adopted an Interim Sewer Connection Ordinance (No. 164,964) on June 16, 1989, that temporarily limited the future issuance of sewer connection permits, and hence building permits, in the City of Los Angeles. This ordinance was extended for two 180-day periods and on June 27, 1990, was replaced with a permanent ordinance

¹² Secondary treatment involves additional steps in the treatment process, such as secondary clarification and filtration, to remove additional amounts of suspended solids.

establishing sewer permit allocation regulations (Ordinance No. 166,060). The intent of the ordinances was to prevent wastewater flow from exceeding existing treatment capacity before new wastewater facilities, e.g., the Tillman Plant expansion from 40 to 80 mgd (completed in 1991), could be put into service.

Ordinance No. 166,060 sets a monthly sewage allotment of 416,667 gallons per day (equivalent to a yearly allotment of 5 mgd) for new projects that would discharge sewage into the HTS. The ordinance also divides projects into “priority” and “non priority” categories. “Priority” projects receive a monthly sewage allotment of 143,750 gallons per day and include such land uses as nonprofit hospitals, emergency trauma centers, and affordable rental housing projects. “Non priority” projects receive a monthly sewage allotment of 239,583 gallons per day, with 65 percent of this allotment going to residential projects and 35 percent going to non-residential projects.

Under the ordinance sewage availability for individual projects is determined on a first-come- first-served basis, unless the project is otherwise exempted or prioritized by the ordinance. If the Department of Public Works determines sewer capacity is available during the plan check phase of a project and the applicable sewer fees have been paid, the Department of Building and Safety will reprocess the applicant’s building permit. If sewer capacity is not available, the application is denied and the applicant is placed on a waiting list for the next available allotment. Currently, due to the recent decline in real estate development in the region, the monthly sewage allotments are not 100 percent utilized.

Local Sewer Lines. Sewer lines in the proposed Project Area are maintained by the Department of Public Works. According to a concept report recently prepared by the Bureau of Sanitation of the Department of Public Works, major sewer lines (i.e., sewer lines greater than 14 inches in diameter) within the proposed Project Area are all in good to fair condition and are operating below capacity.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact if it results in wastewater flows that:

- exceed the ordinance-allowed wastewater generation increases,
- exceed the capacity of the wastewater treatment system, or
- exceed the capacity of the delivery system, thereby requiring major improvements to local sewer lines.

Impact Assessment. The Adelante Eastside Redevelopment Project would generate wastewater and would place additional demands on the sewage treatment and delivery system as discussed below.

- **Wastewater Treatment.** City Ordinance No. 166,060 currently allows an increase of 5 million gallons per day (mgd) annually to ensure that the existing treatment system has adequate capacity to accommodate increased flows. Since new development under the proposed project is expected to occur within the next 15 years and the City is allowed an additional 5 mgd per year, the allowed increase in sewage generation for projects in the City of Los Angeles would be 75 mgd over the course of the proposed project.

Table 3-37 presents the estimated wastewater generation associated with each proposed Redevelopment Project alternatives.

Table 3-37: Additional Sewage Generation for Each Alternative			
Land Use	Minimum Development/Infill (gal/day)	Moderate Development (gal/day)	Maximum Probable Development (gal/day)
Industrial	75,120	154,190	257,740
Commercial	10,700	29,640	58,160
Residential	6,000	24,000	26,000
Other	280	550	1,100
Total	92,100	208,380	343,000
Note: ¹ Sewage Generation Factors used were 0.1 gal/sq ft/day for industrial, 0.1 gal/sq ft/day for commercial and public, and 200 gal/unit/day for residential (City of Los Angeles, Bureau of Sanitation, Department of Public Works, June 1990).			
Source: Myra L. Frank and Associates, Inc., 1998.			

Minimum/Infill Development Alternative. The total additional generated wastewater under this alternative would be approximately 92,100 gpd. The development under this alternative would generate 0.1 percent of the permitted allotment.

Moderate Development Alternative. The total additional generated wastewater under this alternative would be approximately 208,380 gpd. The development under this alternative would generate 0.3 percent of the permitted allotment.

Maximum Probable Development Alternative. The total additional generated wastewater under this alternative would be approximately 343,000 gpd. The development under this alternative, which is expected to occur over the next 15 years, would generate 0.5 percent of the permitted allotment.

With the anticipated completion in 1998 of full secondary facilities increasing plant capacity to 450 mgd at the Hyperion Treatment Plant and the beneficial impact on wastewater flows due to implementation of water conservation measures, treatment capacity may be more than ample to accommodate anticipated wastewater flows over the next 15 years. Since none of the alternatives under consideration would exceed the wastewater allowed under

the ordinance, the impacts to sewage treatment capacity due to projected additional demand are not considered to be significant.

- **Sewer Infrastructure.** Added wastewater generation associated with each of the alternatives could result in a significant impact on those local sewer lines that are currently near or exceed 50 percent capacity, with the Maximum Probable Development Alternative potentially resulting in the greatest impact. A detailed assessment of specific impacts to individual sewer lines cannot be made until individual development projects are proposed and can be evaluated on a case-by-case basis. **However, this impact is considered to be potentially significant.**

Mitigation Measures

The following measures are currently required by local, state, or federal codes, ordinances or regulations. These measures are implemented at the project level through the City's standard development review procedures.

- UT-5** All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent ordinances.
- UT-6** For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval of individual development projects as required by law.

The following measure would mitigate potential impacts of the overall project.

- UT-7** At the time specific major development proposals are submitted for projects within the proposed Project Area, a detailed study of the condition and capacity of existing lines and the sewage volume increase due to the project shall be prepared with the assistance of the City of Los Angeles Bureau of Engineering. A program for construction of relief capacity, if needed, would be developed and implemented in cooperation with the Bureau of Engineering.

Unavoidable Significant Adverse Impacts

None. The new development possible under each of the proposed alternatives would not exceed the City's annual allotment. Implementation of mitigation measures identified above would reduce impacts to local sewer infrastructure to a level of insignificance.

STORM DRAINAGE

Environmental Setting

There is an extensive network of storm drains owned and maintained by the Los Angeles County Flood Control District and the City of Los Angeles in the proposed Adelante Eastside Redevelopment Project Area. The National Flood Insurance Program classifies areas as Zone C, B, A, A0, or AH: Zone C indicates an area of minimal flooding; Zone B indicates an area between the limits of the 100-year flood and 500-year flood; Zones A0 and AH both indicate areas of 100-year shallow flooding where depths are between 1 and 3 feet; and Zone A indicates areas of 100-year flooding with base flood elevations and flood hazard factors not determined. All of the proposed Adelante Eastside Redevelopment Project Area is classified as Zone C.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact on drainage if stormwater runoff generated as a result of the project were to exceed or jeopardize the available stormwater handling capacity.

Impact Assessment. New development in the proposed Project Area would include residential, commercial, and industrial space. The anticipated new development under each of the alternatives may result in a minor increase in impervious surfaces due to the development of parcels that are currently vacant and unpaved. Runoff from street level surfaces on the site would be conveyed as sheet flow to surrounding streets. Roof drains would carry runoff from the buildings on the site to the street via curb drains. Approximately the same amount and type of runoff would be generated by the proposed project for a 50-year frequency storm (Q50) as under the existing conditions; therefore, impacts in regard to storm drainage facilities are not considered significant.

Mitigation Measures

Future developers in the proposed Project Area shall be required to conform to the following measures:

- UT-8** Stormwater discharges from each project site shall meet, at a minimum, all applicable requirements of the State Regional Water Quality Control board and National Pollutant Discharge Elimination System (NPDES) Permit requirements (Order number 96054 NPDES Permit CAS614001 was issued by the California Regional Water Quality Control Board to the County and local agencies), and shall comply with implementation of these requirements through responsible City and County of Los Angeles agencies.
- UT-9** A drainage plan shall be developed to the satisfaction of the City Engineer for review and approval, prior to development of any drainage improvements at individual large-scale project sites.

Unavoidable Significant Adverse Impacts

None. The project alternatives would not result in any significant impacts to storm drainage.

SOLID WASTE DISPOSAL

Environmental Setting

The City of Los Angeles Bureau of Sanitation provides solid waste collection services and facilities to single-family residences and small multi-family buildings within its incorporated area, which accounts for approximately one-third of the total waste generated within the City. The remainder of the City's waste, including waste from commercial and industrial uses, is collected and disposed of by the over 200 private waste haulers operating throughout the City.

Solid waste generated by land uses in the City of Los Angeles is disposed of within city, county, and privately owned landfills. Transfer stations are used to store debris temporarily until larger hauling trucks are available to transport it directly to landfills. Landfill availability is limited by several factors, some of which include the following: (1) restrictions to accepting waste generated only within a landfill's particular jurisdiction and/or watershed boundary, (2) tonnage permit limitations, (3) operational constraints, and (4) corporate objectives of landfill owners and operators.

As shown in Table 3-38, the County Department of Public Works estimates that there is a theoretical remaining capacity of 102 million tons as of 12/31/95 1996. Approximately 35,000 35,800 tons of solid waste per day are deposited at landfills within Los Angeles County. An additional 2,300 2,000 tons per day are deposited at landfills outside of the County.

In the event that new landfills are not developed, landfill capacity in the County could be exhausted in the near future. The number of years of remaining capacity would depend on a number of factors, including the amount of waste that is diverted from landfills through source reduction and recycling and the growth of population and business in the County. According to the *Countywide Siting Element* (June 1997) prepared by the County of Los Angeles Department of Public Works, shortfalls in daily permitted disposal capacity may be experienced as early as the year 2000.

As a response to diminishing disposal capacity and increasing solid waste generation, the City of Los Angeles has developed a long-range, 30-year Solid Waste Management Policy Plan (SWMPP) for managing the City's solid waste. The plan was adopted by the City Council in October 1994. It consists of a series of goals, objectives, and policies for a cost-effective and environmentally sound waste management system that maximizes waste diversion (through source reduction and recycling) and provides adequate facilities and services to meet the City's needs over the next 30 years.

As a companion document to the City's SWMPP and in compliance with the 1989 California Integrated Waste Management Act (AB 939), the City of Los Angeles has also prepared a Source Reduction and Recycling Element (SRRE). The SRRE is a programmatic, policy-oriented

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Table 3-38: Class III Landfills in Los Angeles County

Facility	Location	Solid Waste Facility Permit Daily Capacity (Tons)	Average Daily Disposal 6 days/week (Tons)	Estimated Remaining Permitted Capacity (effective 12/31/95) (million tons)	Comments
Antelope Valley	Palmdale	1,400	553	2.13	The proposed expansion in the unincorporated area is not fully permitted as of 1/1/97.
Azusa Land Reclamation	Azusa	6,000	1,587	3.00	By court order the landfill ceased disposal of municipal waste on 10/2/96. Currently accepts inert waste only.
BKK	West Covina	12,000	9,786	2.65	Date of closure 9/15/96.
Bradley	Los Angeles	7,000	4,064	2.64	Land use permit expires 4/13/2007.
Brand Park	Glendale	102	28	0.59	Limited to City of Glendale Department of Public Works use only.
Burbank	Burbank	240	132	6.36	Limited to the City's use only.
Calabasas	Uninc.	3,500	2,159	15.06	Limited to the Calabasas Wasteshed only.
Chiquita Canyon	Uninc.	5,000	1,389	3.88	Land use permit expires 11/24/97.
Lancaster	Lancaster	1,000	593	0.47	Approximate closure date 4/98.
Lopez Canyon	Los Angeles	4,000	2,968	0.52	Facility closed 7/1/96 when land use permit expired. Landfill operation was limited to City's use only and waste collection by City Bureau of Sanitation.
Pebble Beach	Uninc.	33	8	0.042	The facility annual average capacity is 49 tons/day.
Puente Hills	Uninc.	13,200	10,157	29.33	Land use permit limits waste disposal to 72,000 tons/week. Does not accept waste from the City of Los Angeles and Orange County.
San Clemente	Uninc.	1.5	2	0.048	Landfill owned and operated by the U.S. Navy.
Scholl Canyon	Glendale	3,400	1,448	10.91	Limited to the Scholl Canyon wasteshed only.
Spadra	Uninc./Pomona	3,700	2,222	2.12	Land use permit limits disposal to 15,000 tons/week. Does not accept waste from the City of Los Angeles and Orange County.
Sunshine Canyon	Uninc.	6,600		16.90	Facility began accepting waste for disposal on 8/5/96.
Whittier	Whittier	350	232	2.66	Limited to the City of Whittier use only.
Total		67,527	37,328	102.31	
Source: Los Angeles County Department of Public Works, <i>Countywide Siting Element</i> , June 1997.					

document that selects a series of programs designed to assure that the City achieves its minimum waste diversion goals of 25 percent by 1995 and 50 percent by 2000, as required by AB 939. The SRRE promotes the continuation, expansion, or creation of a number of waste diversion programs targeted at three groups of generators: Bureau of Sanitation-served generators; industrial/commercial, institutional, and multifamily generators; and city departments and city-operated facilities. These programs are intended to reduce the amount of waste requiring disposal by encouraging and/or facilitating source reduction, recycling, and composting.

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact if it generates a substantial amount of solid waste that exceeds the available capacity to handle and dispose of that waste.

Impact Assessment. Table 3-39 illustrates the additional solid waste generation for each of the proposed project alternatives. Since the solid waste generated by industrial and commercial activities would be hauled by private carriers, which serve commercial/industrial land uses, it is difficult to determine which landfill in Los Angeles County would be most affected by the project alternatives. The addition of the project-related solid waste, however, would further contribute to the reduction in available landfill capacity.

Table 3-39: Additional Solid Waste Generated for Each Development Alternative			
Land Use	Minimum Development/Infill (lbs/day)	Moderate Development (lbs/day)	Maximum Probable Development (lbs/day)
Industrial	11,268	23,129	38,661
Commercial	2,675	7,410	14,540
Residential	324	1,296	1,404
Other	70	138	275
Total	14,337	31,973	54,880
Note: 1 Consumption factors used were 0.015 lbs/sq ft/day for industrial, 0.025 lbs/sq ft/day for commercial and other, and 10.8 lbs/unit/day for residential (Richard Humphreys, Bureau of Sanitation, July 1991).			
Source: Myra L. Frank and Associates, Inc., 1998.			

The Minimum/Infill Development Alternative would generate an additional 7.2 tons per day (14,337 lbs/day) of solid waste, 0.02 percent of that generated in the County. The Moderate Development Alternative would generate an additional 16.0 tons per day (31,973 lbs/day) of solid waste, 0.04 percent of that generated in the County. The Maximum Probable Development Alternative would generate an additional 27.4 tons per day (54,880 lbs/day) of solid waste, 0.07 percent of that generated in the County.

Since the solid waste generated under each of these alternatives would represent such a modest increase to the total solid waste generated within the County, the impact of the project by itself to

solid waste capacity would not be significant. It should be noted that to the extent that the project may bring new businesses to the proposed Project Area from other locations within the County, waste generated by the project would not represent an increase above existing County-wide generation.

However, if new waste management capacity is not developed within the County, the cumulative impact of the project (i.e., the impact of the project under future conditions of severely limited capacity resulting from all new development and growth in the County) would be considered potentially significant (See Chapter 4 for a discussion of cumulative impacts).

Mitigation Measures

No significant impacts to solid waste facilities are anticipated due to the proposed alternatives. Nonetheless, provided below are those measures required by local ordinances as well as recommended measures to minimize the generation of solid waste and potential impacts to diminishing landfill capacity.

UT-10 In accordance with AB 939 and the City's Solid Waste Management Plan, major new development projects within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the Planning Department, prior to the approval of building permits, documenting and outlining the incorporation of an on site recycling/conservation program(s).

UT-11 The SRRP should include, but not necessarily be limited to, the following items:

- Contracting with solid waste removal firms that will recycle all glass, aluminum, and paper products.
- Providing space in the project for a solid waste storage area, to allow for source separation bins for newsprint, paper, bottles, and cans to be removed by appropriate trash recycling firms.
- (for large employment generators) Instituting an employee participation recycling program whereby employees are given containers/bins to separate newsprint, white and/or colored paper for regular custodian collection and deposit into the larger separation containers to be removed by appropriate trash recycling firms.
- (for large employment generators) Purchasing glass and aluminum recycling machines for prominent placement in lunchrooms (e.g., next to soda machines) or other easily accessible locations.
- (for large employment generators) Instituting an employee educational program which would, through a series of brief educational sessions, outline various methods whereby employees can further contribute to methods of recycling/conservation in the office and home (e.g., contracting with firms for purchase of recycled paper,

use of two-sided reports, replacement of styrofoam cups with ceramic coffee mugs, etc.).

- UT-12** To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposed layout for source separation of materials and recycling bins at the project site, and shall identify one or more prospective contractors specializing in demolition and construction waste management, to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.

Unavoidable Significant Adverse Impacts

None. Implementation of the measures identified above would mitigate potential project impacts to a level of insignificance. However, there remains a potential for significant cumulative impacts if new waste management capacity is not developed within the County (see Chapter 4).

3.11 ENERGY CONSUMPTION AND CONSERVATION

ENVIRONMENTAL SETTING

Regulatory Background

The importance of conserving energy has been recognized at both the state and federal levels with the passage of energy conservation legislation. The most comprehensive energy legislation in the state is the Warren-Alquist Act. This act, in effect since January 7, 1975, established the California Energy Resources Conservation and Development Commission (CEC) and empowered it to: certify power plants, conduct research and development of alternative energy sources, develop energy conservation measures, and consolidate various state functions related to energy resources. At the same time, an amendment to the California Environmental Quality Act (CEQA) was adopted that required environmental impact reports (EIRs) to describe, where relevant, mitigation measures "to reduce wasteful, inefficient and unnecessary consumption of energy."

Description of Energy and Conventional Sources

Energy exists in several forms, although most of the world's energy comes from fossil fuel, which is burned to produce heat. Often one form of energy is converted to another form for public use (e.g., burning coal is used to produce steam which drives a turbine that produces electricity). Energy is measured in terms of the work it is capable of doing. Electric energy is usually measured in kilowatt-hours (kWh); natural gas in British thermal units (Btu). A Btu is the quantity of heat necessary to raise the temperature of one pound of water one degree Fahrenheit. A kilowatt is a measure of power (or heat flow rate) and equals 3,413 Btu per hour. Virtually every California community is dependent upon three major forms of energy: petroleum fuels, natural gas, and electricity.

Electricity. In contrast to oil and gas, the production of electricity requires the consumption of other energy resources, including, water, wind, solar, geothermal, nuclear, oil, gas, and coal. Most of these resources are used as heat sources for steam turbines which drive electric generators. The electricity from the generators is transmitted instantaneously through a vast network of transmission and distribution lines, commonly referred to as a power grid. Step-up transformers, located at the generators, increase the voltage for transmission. Step-down transformers reduce the voltage for end use by the customer.

The demand for electricity is growing faster than economic growth, according to the 1992 *Electricity Report* published by the CEC. Electricity to the proposed Project Area would be provided by the Los Angeles Department of Water and Power (DWP), a public-owned utility. The total electricity in the DWP service area in 1997 1990 was approximately 26,000¹³ 22,997 gigawatt-hours (GWh).¹⁴ This demand is expected to increase to approximately 27,250 GWh in the year 2000 and to 31,005 GWh in the year 2010.¹⁵

Natural Gas. Natural gas is usually produced in conjunction with oil production, although the origin of supplies, delivery systems and processing requirements differ from California oil supplies. Natural gas is measured in cubic feet and contains approximately 1,050 Btu per cubic foot.

Recent forecasts project the demand for natural gas in the Southern California Association of Governments (SCAG) region to increase from 2,503 million cubic feet daily (mcf) in 1990 to 2,755 mcf in 2003 and to 3,159 mcf (1,153,035 million cubic feet per year) in 2011.¹⁶ According to the California Energy Commission, abundant gas supplies are available from a diversity of geographical areas and gas consumption has continued to rise slowly in California and the nation.¹⁷

Natural gas service to the project site is provided by the Southern California Gas Company, a privately owned utility. The Gas Company is under the jurisdiction of the California Public Utilities Commission and may be affected by the actions of this agency as well as other federal agencies. Should these agencies take any action that affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

¹³ Telephone conversation on 8/18/98 with Deon Dosser of DWP.

¹⁴ One GWh is equal to one million kWh.

¹⁵ Source: CEC, *Electricity Report*, 1992.

¹⁶ Source: CEC, *Electricity Report*, 1992, and *Fuels Report*, 1991.

¹⁷ Source: CEC, *Fuels Report*, 1995.

Petroleum Fuels. Petroleum fuels consist primarily of gasoline and diesel fuel for vehicles, fuel oils for industry and electrical power generation, and a variety of other liquid fuels including kerosene for jet fuel. Petroleum is measured in gallons and contains approximately 125,000 to 150,000 Btu per gallon.

As available natural gas supplies have become more reliable and less costly, petroleum consumed for industrial uses and electrical power generation has recently been displaced by the use of natural gas. Consequently, forecasts of petroleum consumption in the SCAG region are made predominately in terms of transportation fuels. Based on recent forecasts, annual petroleum demand in the SCAG region is expected to decrease from 53,790 million gallons in 1990 to 22,000 million gallons by the year 2000, and then increase to 23,830 million gallons by the year 2010.¹⁸

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this EIR, the proposed project would have a significant impact if it:

- uses large amounts of energy, thereby requiring the development of new facilities and sources of energy,
- uses large amounts of energy in a wasteful manner, or
- results in major reductions or interruptions of energy or energy delivery services service to consumers.

Impact Assessment

The proposed project alternatives would result in both short-term and long-term energy consumption impacts. Short-term energy consumption, which would occur during construction of individual projects in the proposed Project Area, would result from demolition, excavation, grading, and building construction activities. The short-term energy consumption is not discussed in this section, but would probably be insignificant as compared to long-term energy consumption because of the temporary duration of construction activities. Long-term energy consumption would result from heating, cooling, lighting, driving, and other operational needs associated with industrial, commercial, and residential land uses.

Table 3-40 to Table 3-43 illustrate the increases in electrical, natural gas, gasoline, and diesel fuel consumption under each of the project alternatives.

¹⁸ Source: SCAG, 1993 *Regional Comprehensive Plan*, Energy Element.

Table 3-40: Electrical Consumption

Land Use	Minimum Development/Infill (kwh)	Moderate Development (kwh)	Maximum Probable Development (kwh)
Industrial	3,981,360	8,172,070	13,660,220
Commercial	1,637,100	4,121,820	8,898,480
Residential	155,160	620,640	672,360
Other	42,840	84,150	168,300
Total	5,816,460	12,998,680	23,399,360
Note: ¹ Factors for electrical consumption are: 5.3 kWh/sf/yr for industrial, 15.3 kWh/sf/yr for commercial, and 5,172 kWh/unit/yr for residential (<i>SCAQMD CEQA Handbook</i>).			
Source: Myra L. Frank and Associates, Inc., 1998.			

Table 3-41: Natural Gas Consumption

Land Use	Minimum Development/Infill (millions of cubic ft)	Moderate Development (millions of cubic ft)	Maximum Probable Development (millions of cubic ft)
Industrial	30.0	61.7	103.1
Commercial	3.7	10.3	20.2
Residential	1.4	5.6	6.1
Other	0.1	0.2	0.4
Total	35.2	77.8	129.8
Note: ¹ Factors for natural gas consumption are: 40 c.f./sf/yr for industrial, 34.8 c.f./sf/yr for commercial, and 47,016 c.f./unit/yr for residential (<i>SCAQMD CEQA Handbook</i>).			
Source: Myra L. Frank and Associates, Inc., 1998.			

Minimum/Infill Development Alternative. This alternative would result in the consumption of an additional 5.8 million kWh of electricity and 35.2 million cubic feet of natural gas per year; and 4,229 gallons of gasoline and 799 gallons of diesel fuel per day. This alternative would result in the consumption of 0.019 percent of the electricity, 0.003 percent of the natural gas, and .008 percent of the gasoline and diesel fuel that would be consumed within the SCAG region in the year 2010.

Table 3-42: Gasoline Consumption Due to Additional Automobile Trips Generated

Alternative	Additional Automobile Trips	Additional Vehicle Miles ¹	Gallons of Gasoline Consumed Daily ²
Minimum Development/Infill	10,241	85,000	4,229
Moderate Development	20,159	167,320	8,324
Maximum Probable Development	32,708	271,476	13,506
Note: ¹ Assumed 8.3 miles per trip on average (SCAG <i>Regional Mobility Element</i>). ² Assumed 20.1 miles per gallon on average (EMFAC7PC, released in 1989 by California Air Resources Board).			
Source: Myra L. Frank and Associates, Inc., 1998.			

Table 3-43: Diesel Fuel Consumption Due to Additional Truck Trips Generated

Alternative	Additional Truck Trips ¹	Additional Vehicle Miles ²	Gallons of Diesel Fuel Consumed Daily ³
Minimum Development/Infill	539	4,474	799
Moderate Development	1,061	8,806	1,573
Maximum Probable Development	1,722	14,293	2,552
Notes: ¹ Assumed five percent of total trips are truck trips. ² Assumed 8.3 miles per trip (SCAG <i>Regional Mobility Element</i> , 1994) ³ Assumed 5.6 miles per gallon of diesel fuel (California Air Resources Board, EMFAC7PC).			
Source: Myra L. Frank and Associates, Inc., 1998.			

Moderate Development Alternative. This alternative would result in the consumption of an additional 13.0 million kWh of electricity and 77.8 million cubic feet of natural gas per year; and 8,324 gallons of gasoline and 1,573 gallons of diesel fuel per day. This alternative would result in the consumption of 0.042 percent of the electricity, 0.0067 percent of the natural gas, and .015 percent of the gasoline and diesel fuel that would be consumed within the SCAG region in the year 2010.

Maximum Probable Development Alternative. This alternative would result in the consumption of an additional 23.4 million kWh of electricity and 129.8 million cubic feet of natural gas per year; and 13,506 gallons of gasoline and 2,552 gallons of diesel fuel per day. This alternative would result in the consumption of 0.075 percent of the electricity, 0.011 percent of the natural gas, and 0.025 percent of the gasoline and diesel fuel that would be consumed within the SCAG region in the year 2010.

Electric service would be provided in accordance with DWP rules and regulations. Significant impacts could occur if anticipated levels of electricity consumption exceed the levels of

electricity that are currently available. However, the percentage increases anticipated are not significant and are probably within planned growth projections of area suppliers. Local infrastructure improvements (e.g., electrical receiving stations, substations, transformers) may be required to accommodate specific proposed projects. The need for local improvements would be evaluated on a case-by-case basis as individual projects are proposed.

The Southern California Gas Company supplies gas service to the proposed Project Area under the jurisdiction of the California Public Utilities Commission as well as federal regulatory agencies. Natural gas service to the area could be provided without any significant impact to the environment in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made. Should agencies take any action which affects gas supply or the condition under which service is available, gas service would be provided in accordance with revised conditions. Local infrastructure improvements may be required to accommodate specific proposed projects.

Gasoline for automobile use and diesel fuel for truck use are supplied by private companies throughout the proposed Project Area. Additional gasoline and diesel fuel consumption under the proposed project would not result in a significant impact on energy resources; however, there may be air quality impacts resulting from this consumption. Please see Section 3.7 for a discussion of air quality impacts due to motor vehicle fuel consumption.

Given that the proposed project alternatives would not result in the consumption of "large" amounts of energy requiring new facilities and sources of energy (barring unforeseen circumstances, future supplies are expected to be adequate to meet growth demands in the region); would not use large amounts of energy in a wasteful manner (new development would be more energy efficient than existing development in the proposed Project Area); and would not result in major reductions or interruptions of service to consumers (temporary and minor disruptions of utility service may occur during construction), no significant energy impacts are anticipated.

MITIGATION MEASURES

EN-1 During the design process, large-scale site developers shall consult with the Department of Water and Power, Energy Services Subsection and the Southern California Gas Company, the Commercial Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None. The project is not expected to result in significant energy impacts.

3.12 GEOLOGY AND SEISMICITY

ENVIRONMENTAL SETTING

Topography

The proposed Project Area occupies the urbanized area at the north margin, relatively hilly topography of the Los Angeles Basin along at the edge of the Repetto Hills. Elevations range from approximately 190 feet at the southeast southern end of Subarea 3 to approximately 500 440 feet at the eastern end of Subarea 1. The western one-third of Subarea 1, Subarea 2, and Subarea 3 are located along the east bank of the Los Angeles River. The eastern part of Subarea 1 occupies a valley within the Repetto Hills. Subarea 4 occupies a terrace at elevation 300 to 330 feet. All elevations are Mean Sea Level Datum.

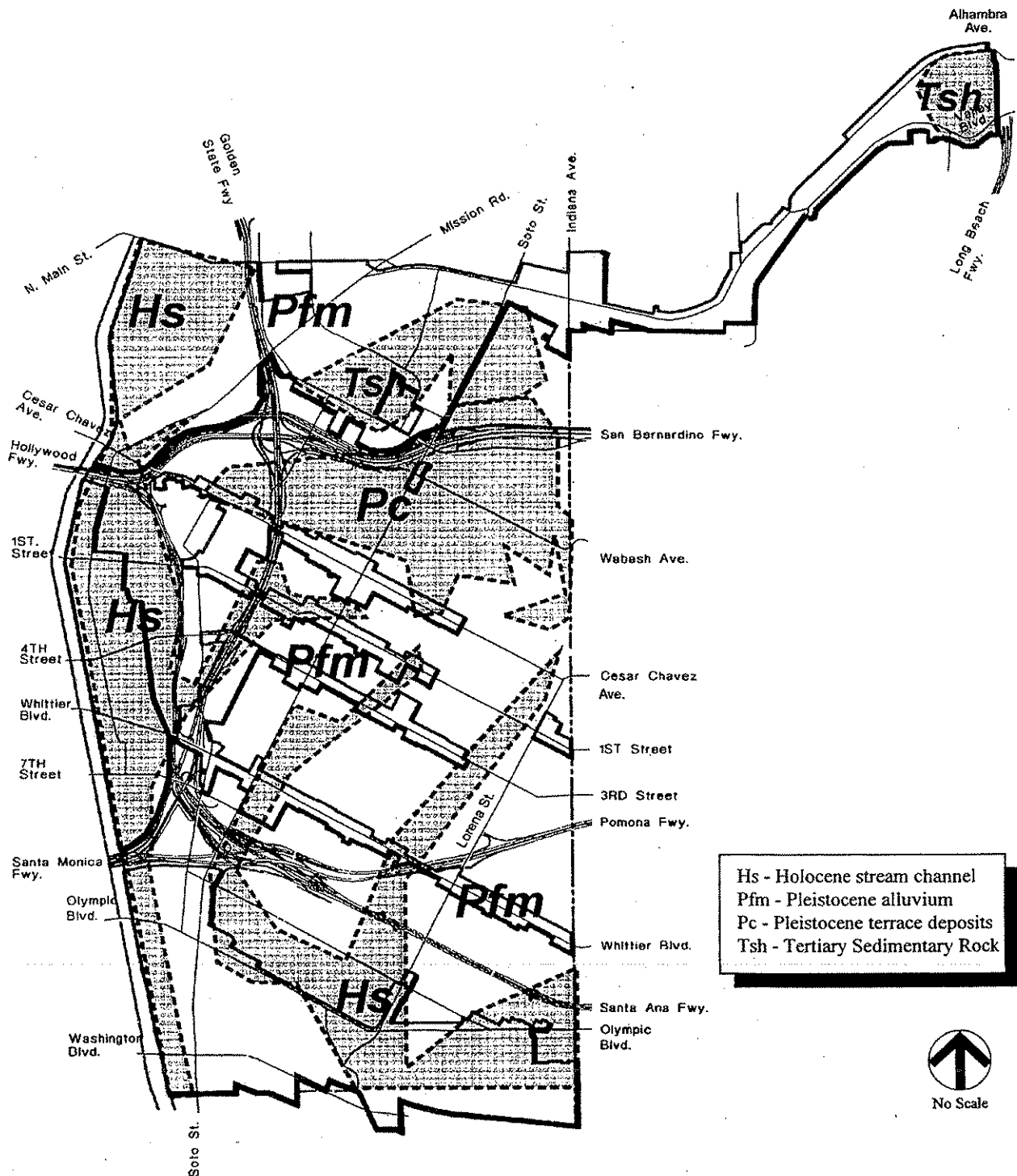
Geology

The proposed Adelante Eastside Redevelopment Project Area is located in the Los Angeles Basin at the southern edge of junction between the Transverse Range and Peninsular Range geomorphic provinces in Southern California. The Los Angeles Basin is bounded to the north/northeast by the Elysian and Repetto Hills which are a northwest extension of the Peninsular Ranges trending northwest from Baja California. The Peninsular Ranges are largely defined by faulting and associated folding parallel to their trend. The Los Angeles Basin is also bounded to the north by the east-west trending oriented San Gabriel, Verdugo, and Santa Monica Mountains. Near the proposed Project Area, the Los Angeles Basin is bounded on the northeast by the Elysian Park Hills and Repetto Hills. These hills are the result of uplift and folding along a series of folds and faults known as the Elysian Park structure which form the western part of the Transverse Ranges, which extend across Southern California from the Colorado Desert to Point Arguello. The western Transverse Ranges are uplifted by faults along their southern margin. The hilly terrain in the vicinity of the proposed Project Area appears to result from folding and faulting in a zone of convergence between these major sets of structures.

The geologic units in the proposed Project Area consist primarily of Quaternary terrace deposits the Pliocene Fernando and Miocene Puente Formations, older alluvium, and recent alluvium including flood plain deposits, and fill. The adjacent Repetto Hills are composed of siltstone, sandstone, and shale of the Miocene age Puente and Pliocene Fernando Formations. Artificial fill is likely to occur throughout the developed area. Landslides are known to occur in Puente Formation rocks in the Elysian Park Hills. The areal distribution of these materials is shown on Figure 3-18.

Mineral Resources

Mineral resources identified in the proposed Adelante Eastside Redevelopment Project Area are limited to the Boyle Heights oil field. The Union Station oil field is located adjacent to the proposed Project Area, west of the Los Angeles River. The Los Angeles City oil field is located approximately 1.5 miles northwest of the proposed Project Area in an area that extends west of N



Adelante Eastside Redevelopment
Project Program EIR
Community Redevelopment Agency
City of Los Angeles

Figure 3-18
Geologic Map

Broadway to Catalina Street on the east. The Los Angeles Downtown oil field is located 2 miles west of the Project Area in the area generally bounded by San Pedro Street on the east, Washington Boulevard on the south, the Harbor Freeway on the west, and Olympic Boulevard on the north. The Los Angeles City oil field was discovered in 1892 and was a prolific producer for a few years. Oil production in area fields was from rocks of late Miocene age (Puente Formation).

Methane Gas

Methane gas or natural gas may occur in the oil field areas and in areas possibly associated with more recent organic-rich alluvial deposits. Methane is capable of relatively rapid movement through granular materials with relatively unpredictable occurrence, and therefore can be anticipated anywhere in the proposed Project Area. Migration of gas into confined spaces, such as basements or subterranean parking areas, can create an unsafe condition.

Subsidence

Subsidence in Southern California is attributed to four major causes: tectonic activity, ground-water extraction, hydrocompaction, and oil and gas withdrawal. No ground subsidence has been detected at either the Union Station or Boyle Heights oil fields. Subsidence may also occur as a result of consolidation of near surface soils and organic matter. The general lowering of the ground water table throughout the basin has led to settlement.

Soils

Soils of the Hanford, Yolo, Diablo-Altamont, and Ramona-Placentia Associations underlie most of the proposed Project Area. ~~Soil Significant soil~~ characteristics for these soil associations identified by the soil conservation service encountered within the basin are summarized below.

Hanford Association. These soils occur on alluvial fans with slopes of 2 to 5 percent and on the Los Angeles River flood plain. Hanford soils typically comprise coarse brown sandy loam surface layers underlain by yellow brown coarse sandy loam and gravelly loamy coarse sand substratum. These soils are over 60 inches deep, are well-drained, and have moderately rapid subsoil permeability.

Yolo Association. These soils occur on alluvial fans, are usually over 60 inches deep and are well drained with moderate subsoil permeability. Yolo soils typically consist of grayish-brown, medium to slightly acid, loam surface layers underlain by greyish-brown, neutral, loam.

Ramona-Placentia Association. Soils of the Ramona-Placentia Association occur on gently sloping terraces. They comprise reddish brown loams and sandy loams, underlain by a brown to reddish brown clay loam. These soils are typically 18 to 60 inches deep and they are moderately well drained, with a slow subsoil permeability.

Diablo-Altamont Association. The soils of this association occur on gently sloping to rolling foothills (2 to 9 percent) throughout the Los Angeles Basin. Diablo-Altamont soils are 22 to 52 inches deep, are well drained, and slow subsoil permeability. They are comprised of dark grey to dark brown, neutral clay surface layers underlain by grayish-brown calcareous clay subsoil.

Geotechnical Issues. Artificial fill likely occurs throughout developed areas where grading was required to construct roadways and building pads. Fill placed for older buildings may not be compacted or of adequate density to support new construction. Natural soils generated from the Puente and Fernando sedimentary formations may contain sulfate, chlorides, adverse pH or expansive clays potentially deleterious to concrete, steel, and building foundations.

Earthquake Faults and Ground Shaking

The seismicity of Southern California is dominated by long strike-slip faults and reverse or thrust faults with known historic and recent activity capable of very strong ground shaking and surface rupture. Both types of faults occur in the Los Angeles Basin: the intersection of the northwest trending San Andreas fault system and the east-west trending Transverse Ranges fault system. The Los Angeles Basin is located at the intersection of these two systems. Both systems are responding to strain produced by the relative motions of the Pacific and North American Tectonic Plates. The strain is relieved by faulting on the San Andreas and related faults and by displacement on faults in the Transverse Ranges. The effects of fault movement this deformation include mountain building, basin development, deformation of Quaternary marine terraces, widespread regional uplift, and generation of earthquakes.

Both the Transverse Ranges and Los Angeles Basin are characterized by numerous geologically young faults. These faults can be classified as historically active, active, potentially active or inactive, based on the following criteria (CDMG, 1976):

- Faults that have generated earthquakes accompanied by surface rupture during historic time (approximately the last 200 years), and faults that exhibit aseismic fault creep are defined as Historically Active.
- Faults that show geologic evidence of movement within Holocene time (approximately the last 11,000 years) are defined as Active.
- Faults that show geologic evidence of movement during the Quaternary (approximately the last 2,000,000 years) are defined as Potentially Active.
- Faults that show direct geologic evidence of inactivity during all of Quaternary Holocene time or longer may be classified as Inactive.

Although it is difficult to quantify the probability that an earthquake will occur on a specific fault, this classification is based on the assumption that if a fault has moved during the Holocene epoch, it is likely to produce earthquakes in the future. Table 3-44 identifies known historically active and active faults in the region that are capable of generating a moderate or large earthquake.

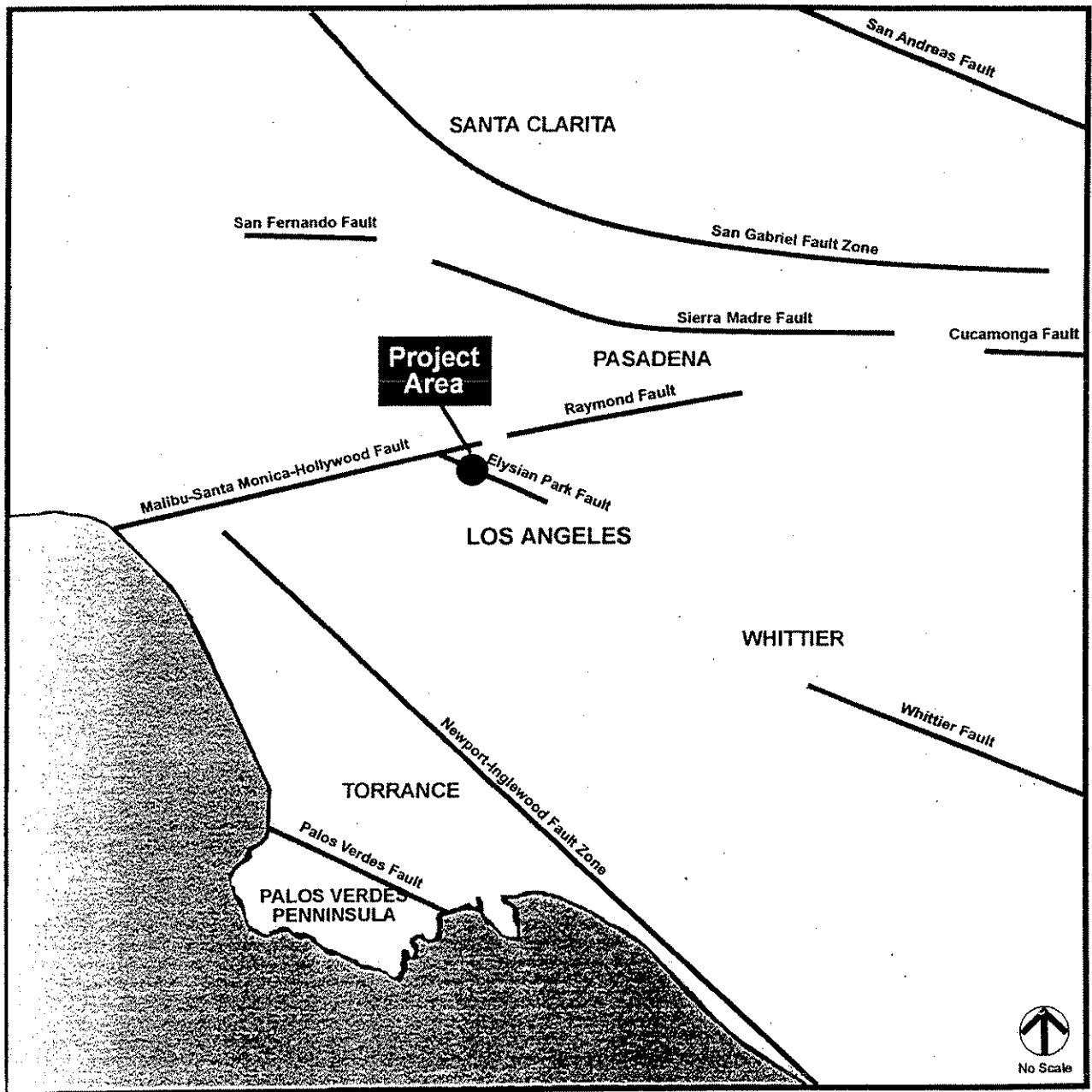
Table 3-44: Historically Active and Active Faults in the Region

Fault Name	Distance from Project Area	Maximum Credible Magnitude
San Andreas	32 miles	8.25
San Jacinto	44 miles	7.0
Whittier-Elsinore	10 miles	7.5
San Fernando	18 miles	7.0
Hollywood	6 miles	7.0
Raymond	3 miles	7.0
Malibu-Santa Monica	11 miles	7.0
Elysian Park Structure	N/A 0-3 miles	6.5-6.7
Palos Verdes	18 miles	7.0
San Gabriel	11 miles	7.5
Sierra Madre	8 miles	7.5
Newport-Inglewood	8 miles	7.0
Note: N/A: Information not available for this subterranean feature.		
Source: Geotechnical Consultants, Inc., 1994; Myra L. Frank & Associates, Inc., 1998; California Division of Mines and Geology, 1996.		

Active faults within 10 miles of the proposed Project Area include the Newport-Inglewood fault zone and the Santa Monica fault to the west, and the Sierra Madre, Hollywood, and Raymond faults to the north. Most noteworthy is the Elysian Park fault, which passes through Subarea 1. Regional faults are shown on Figure 3-19.

The Newport-Inglewood fault zone lies along the southwest margin of the Los Angeles Basin and coincides with a structural break between a relatively shallow depositional shelf to the southwest and a deep depositional basin to the northeast. The fault zone comprises a series of short, discontinuous, northwest trending faults and a complex pattern of subordinate faults. In the Baldwin Hills, the fault zone comprises a complex northwest trending zone of faults with subordinate north to northeast faults. The scarp formed by the Inglewood fault at the northern end of the Baldwin Hills is approximately 200 feet high.

A larger fault system, including the Malibu-Santa Monica-Hollywood, Raymond, Sierra Madre, and Cucamonga faults form the southern margin of the western Transverse ranges. The Raymond fault diverges from the Sierra Madre fault at the foot of the San Gabriel Mountains and traverses the San Gabriel Valley from Monrovia through South Pasadena, a distance of approximately 14 miles. A nearly continuous fault scarp is found between Monrovia Canyon and Arroyo Seco. The fault displaces recent alluvium and forms a significant groundwater barrier. The Hollywood fault is located along the margin between the Los Angeles Basin and the eastern end of the Santa Monica Mountains. It is about 10 miles long and dips approximately 60 degrees to the north. Scattered small earthquakes are associated with the eastern end of the Hollywood fault. The Sierra Madre fault trends northwest through Arcadia and Altadena at the base of the San Gabriel Mountains. This fault was the source of the 1991 Sierra Madre quake.



Adelante Eastside Redevelopment
 Project Program EIR
 Community Redevelopment Agency
 City of Los Angeles

Figure 3-19
 Fault Map

Subterranean fault zones known as blind thrust faults have also recently been discovered in the region. The Elysian Park Structure is one such zone and may connect with the Whittier fault, was the source of the 1987 1957 Whittier Narrows earthquake. It may does not present a hazard of surface rupture but is capable of generating large future earthquakes. The Elysian Park Structure is estimated to may underlie the proposed Project Area trending northwest across Valley Boulevard in the vicinity of Cal State Los Angeles. Fault traces mapped immediately north of Subarea 1 (Lamar, 1970) may represent the Elysian Park structure. The damaging 1994 Northridge earthquake occurred on a similar blind thrust type of fault, the Northridge fault.

The Final Environmental Impact Statement (FEIS) for the Los Angeles Eastside Extension of Metro Rail (September 1994) also identifies two escarpments in the proposed Project Area, which may have formed by tectonic faulting: (1) the Coyote Pass Escarpment (which corresponds to the Coyote Pass Fault as identified by the Department of Water Resources in 1961), and (2) an unnamed escarpment. The Coyote Pass Escarpment trends east-west from the southern boundary of City Terrace near Mt. Sinai Hospital to 1st Street and U.S. 101. The unnamed escarpment lies approximately 1.3 miles south of the Coyote Pass Escarpment, just south of Whittier Boulevard from west of the City/County boundary to east of the Long Beach Freeway (I-710). The FEIS states that the escarpments could result from either surface faulting or near surface folding of materials that overlie movements on deeply buried thrust faults and that Metro Rail investigations of the Coyote Pass Escarpment suggest that the feature is a fold rather than a fault. This would imply a risk of ground shaking but not of surface rupture.

An earthquake is classified by the amount of energy released, which traditionally has been quantified using the Richter scale. This is a logarithmic scale where each whole number increase in Richter Magnitude (M_L) represents a tenfold increase in the wave amplitude generated by an earthquake. Earthquakes of M_L 6.0 to 6.9 are classified as moderate. Earthquakes between M_L 7.0 and 7.9 are classified as major. Earthquakes of M_L 8.0 or greater are classified as great.

Seismic analyses generally include discussions of maximum credible and maximum probable earthquakes. A maximum credible magnitude earthquake is the largest event a fault is believed to be capable of generating and is typically determined using correlations between fault length and slip rate. Little regard is given to the probability of occurrence, except that its likelihood of occurring is great enough to be of concern (Slosson, 1975). The maximum probable earthquake is either determined probabilistically or is taken as the largest earthquake to have occurred on a given fault within the last 200 years (Slosson, 1975).

In 1933, the Long Beach earthquake (M 6.3) on the Newport-Inglewood fault zone caused major damage in many parts of the Los Angeles Basin, including subsidence or settlement of saturated sandy soils in the coastal area (Toppozada et al., 1988). Historic earthquakes that have generated strong ground shaking in the proposed Project Area and the faults along which these earthquakes occurred are summarized in Table 3-45. Regionally damaging earthquakes could also occur on other known faults in the Southern California area. Yerkes (1985) emphasizes that the lack of historical earthquakes on faults in the Transverse Ranges does not necessarily mean less potential hazard there, but may instead be due to recurrence intervals greater than the 180-year historical record in Southern California. It is also very important to note that earthquake activity from

unmapped subsurface faults is a distinct possibility and that is currently not predictable. For example, both the 1987 Whittier Narrows magnitude 5.9 earthquake and the 1994 Northridge magnitude 6.7 earthquake occurred on blind thrust faults that apparently have no surface exposure. In addition, discovery of previously undetected fault systems such as the Elysian Park fault zone may also occur in the future.

Table 3-45: Selected Historic Earthquakes in Southern California

Regional Location	Date	Earthquake Magnitude	Causative Fault
Offshore Orange County	Dec. 8, 1812	6.9	Newport-Inglewood
Offshore Santa Barbara	Dec. 12, 1812	7.1	Santa Barbara Channel
Los Angeles	July 11, 1855	6	Raymond (?)
Fort Tejon	Jan. 9, 1857	8+	San Andreas
Offshore Pt. Arguello	Nov. 4, 1927	7.3	Hosgri(?)
Long Beach	Mar. 11, 1933	6.2	Newport-Inglewood
Newport-Inglewood	Nov. 14, 1941	5.4	Newport-Inglewood(?)
San Jacinto	Oct. 21, 1942	6.6	San Jacinto
Bakersfield	July 21, 1952	7+	White Wolf
San Fernando	Feb. 9, 1971	6.6	San Fernando
Whittier Narrows	Oct. 1, 1987	5.9	Elysian Park Whittier
Sierra Madre	June 28, 1991	5.8	Sierra Madre
Landers	June 28, 1992	7.5	Previously unknown
Big Bear	June 28, 1992	6.6	Previously unknown
Northridge	Jan. 17, 1994	6.7	Blind Thrust fault

Source: United States Geological Survey, *USGS Professional Paper 1360*, 1985; Myra L. Frank & Associates, Inc., 1998.

The intensity of earthquake induced ground motions is a function of the magnitude of the earthquake, the distance from the earthquake's epicenter, and the materials that the earthquake waves travel through. The intensity of earthquake induced ground motions can be described using peak site accelerations, represented as a fraction of the acceleration of gravity (g).

Liquefaction

Liquefaction is the phenomenon in which saturated granular sediments temporarily lose their shear strength during periods of strong, earthquake induced, ground shaking. The susceptibility of a site to liquefaction is a function of the depth, density, and water content of the granular sediments and the magnitude and frequency of earthquakes in the surrounding region. Saturated, unconsolidated silts, sands, and silty sands within 50 feet of the ground surface are most susceptible to liquefaction.

A model by Tinsley et. al. (1985) of liquefaction potential in the Los Angeles Basin identifies an area of moderate to high liquefaction potential in most of Subarea 1, small portions of Subareas 2 and 3, and in the vicinity of Soto Street and the Golden State Freeway for Subarea 4. Extended periods of heavy rainfall can significantly increase the area susceptible to liquefaction.

Seismically Induced Settlement

Seismic settlement occurs when loose to medium-dense granular soils densify as a result of ground shaking. Variations in distribution, density, and confining conditions of soils can result in nonuniform settlement. Nonuniform settlement can result in serious structural damage. Dry and partially saturated soils as well as saturated granular soils are most susceptible to seismically induced settlement.

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this EIR, the proposed project would have a significant impact on the geologic environment if:

- unique geologic features or geologic features of unusual scientific value for study or interpretation would be disturbed or otherwise adversely affected by the proposed project and consequent construction activities; or
- known mineral and/or energy resources would be rendered inaccessible by construction.

The proposed project would also result in significant impacts if it is subject to the following geologic hazards:

- uncompacted artificial fill, loose saturated sand or soft clay that could cause failure of construction excavations, trenches, adjacent slopes, or adjacent structures;
- high concentrations of methane or other oil well products in the proposed Project Area that could create hazardous or explosive conditions;
- adverse geologic conditions, including bedding orientation or potential slope or landslide failures;
- corrosive soils that could damage building foundations;
- active earthquake faults in the proposed Project Area that could create the potential for cause strong ground shaking or ground rupture and the potential for damage to project structures; or

- liquefaction, settlement, lateral spreading, and/or surface cracking that could result from earthquake-induced ground shaking and that could cause damage to project structures.

Each of the alternatives would be affected in the same manner by the geotechnical environment.

Impact Assessment

Loss of Unique Geologic Features or Loss of Access to Mineral or Energy Resources. Since the project is underlain by alluvium and artificial fill throughout most of its length, the proposed project is not expected to affect any unique geologic features. Energy resources in the proposed Project Area are limited to one oil field. Redevelopment of the proposed Project Area would not significantly affect access to the energy resource.

Excavation. The proposed Project Area overlies alluvial deposits. The alluvial materials may contain peat deposits, clean sand, clean sand with cobbles and occasional boulders, nonplastic to slightly plastic sandy silt, and high organic silts, ~~primarily below the groundwater table~~. The impact of geologic conditions on construction excavations during development is not a significant impact.

Oil Fields. Typical hazards associated with oil fields include near surface hydrocarbon contamination, methane and hydrogen sulfide gases, and abandoned oil wells. Older oil wells are often poorly located or may not be shown on available oil and gas maps. In addition, they were often not abandoned properly. The occurrence of methane gas in these areas would create hazardous conditions. The occurrence of improperly abandoned oil wells and/or methane gas in the Boyle Heights oil field area, located within Subarea 4, ~~and nearby "wildcat wells"~~ is a potentially significant, but mitigable impact.

Soils. The soil characteristic that may have the most significant impact on the design and operation of the Proposed Project is the ~~corrosion potential of the native soil and bedrock soil's~~ ~~corrosivity~~. The corrosivity of a soil is an estimate of the potential for soil-induced chemical action that dissolves or weakens below grade structures. Corrosion potential is based mainly on the sulfate ~~chloride ion~~ content, ~~electrical resistivity~~ texture, and acidity of the soil. The corrosion potential in native soil is moderate to high for the Ramona-Placentia and Diablo-Altamont Associations, respectively, that underlie the portions of the proposed Project Area. This represents a potentially significant, but mitigable impact.

Fault Rupture. Large abrupt differential fault displacements comprise the most severe earthquake hazard for human made structures. However, while the Newport Inglewood, Hollywood, and Raymond faults are located in the immediate project vicinity, no known active fault traverses the proposed Project Area. Therefore, damage attributable to fault rupture is not anticipated.

Strong Ground Shaking. Strong earthquake-induced ground shaking can result in significant damage to unreinforced above-ground structures. Proper seismic design allows new structures and older structures properly retrofitted to withstand intense ground shaking without collapsing (e.g., many structures located immediately adjacent to the San Fernando fault were still standing after the 1971 San Fernando earthquake). The effect of strong ground shaking would represent a significant impact.

Liquefaction Potential. Liquefaction related phenomena include lateral spreading, ground oscillation, flow failures, loss of bearing strength, subsidence, and buoyancy effects (Youd, 1978). In addition, densification of the soil resulting in vertical settlement of the ground can also occur. Lateral spreading and liquefaction were responsible for most of the pipeline failures in San Francisco during the 1989 Loma Prieta earthquake and in the San Fernando Valley during the 1994 Northridge earthquake. Damage induced by lateral spreading and liquefaction is generally most severe when liquefaction occurs within 15 to 20 feet of the ground surface. Liquefaction potential is a significant, but mitigable impact.

Seismically Induced Settlement. Settlement may occur regionally due to earthquake shaking, withdrawal of ground water, and/or withdrawal of hydrocarbons. Localized subsidence may occur in unconsolidated soils during earthquake shaking as the result of a more efficient rearrangement of individual soil particles. Stream channel and valley alluvium are generally most susceptible to earthquake induced subsidence. Settlement potential is a significant, but mitigable impact.

MITIGATION MEASURES

Geotechnical investigations should be performed before final design of any project facilities and recommendations provided in these investigations should be implemented, as appropriate.

GS-1 Improperly Abandoned Oil Wells. Improperly abandoned oil wells shall should be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall should be monitored.

If any structure is to be located over or in the proximity of a previously plugged and abandoned well, that well may require plugging to current Division of Oil, Gas and Geothermal Resources specifications. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order reabandonment of any previously plugged and abandoned well when construction of any structure over or in the proximity of the well could result in a hazard. In addition, if the well requiring plugging or reabandonment is on an adjacent property and near the common property line, the Division recommends that the structure be set back sufficiently to allow future access to the well. Additionally, designers shall consider potential gas migration into occupied levels and identify protective monitoring and design mitigation measures.

If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or

discovery occurs, the Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

GS-2 Soils. The impacts of corrosive soils shall be mitigated by use of a sulfate-resistant cement in foundations. sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include recommendations regarding the cement type necessary to protect concrete foundations and should identify measures to protect metal pipes and conduits placed in the ground.

GS-3 Ground Shaking. Construction of the proposed project shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code, which sets forth regulations concerning proper earthquake design and engineering. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. In addition, future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

GS-4 Liquefaction/Subsidence. If moderate to high liquefaction potential within the proposed Project Area or earthquake induced subsidence potential is confirmed by geotechnical analyses, then mitigation should be implemented. Appropriate mitigation, which could include the use of soil improvement techniques, such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site specific conditions, which should be identified by the geotechnical investigation.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

There are no unavoidable significant geologic impacts. Proper design of project facilities can mitigate the impacts of strong ground shaking, liquefaction potential, earthquake induced subsidence, settlement, and corrosion potential. The impacts of improperly abandoned oil wells can be mitigated through implementation of proper abandonment procedures.

3.13 HYDROLOGY

ENVIRONMENTAL SETTING

Groundwater

The groundwater basins of the Los Angeles Coastal Plain are incorporated into the Coastal Plain Hydrographic Subunit. The Coastal Plain Hydrographic Subunit contains the Central, West Coast, Santa Monica, and Hollywood Basins.

The proposed Adelante Eastside Redevelopment Project Area is located in the Los Angeles Forebay area of the Central Basin along the Coastal Plain of Los Angeles County. The forebay area extends generally in a fan-like pattern around the Los Angeles River. The area is underlain by the Lakewood and San Pedro formations. The Lakewood formation is exposed on the surface of the La Brea and Montebello Plains and extends underneath the Recent Alluvium on the Downey Plain. The aquifer in the Lakewood formation consists of sand, sandy clay, clay, and gravel that range in thickness from 0 feet to 100 feet and extend to depths of 100 feet to 375 feet (250 feet below sea level). This formation includes the Exposition, Gardena, and Gage aquifers.

The San Pedro formation is the lowest of the formations in the Los Angeles Forebay area. The aquifers in the San Pedro formation consist of various amounts of sand, sandy clay, clay, gravel, and gravelly sand that range in thickness from 0 to 430 feet and extend to depths of 475 feet (350 feet below sea level) to 1,600 feet (1,440 feet below sea level). This formation contains the Hollydale, Jefferson, Lynwood, Silverado, and Sunnyside aquifers and is about 1,050 feet thick in the Los Angeles Forebay area.

Groundwater enters the basin through percolation of precipitation, stream flow, and artificial recharge in spreading grounds such as those located along the Rio Hondo and San Gabriel Rivers. Natural groundwater recharge in the Los Angeles Forebay is very limited due to development, paving, and lining of the Los Angeles River. Groundwater movement within the basin is toward pumping depressions located in the Vernon area and at the point where the Los Angeles River crosses the Newport-Inglewood Fault. Some groundwater moves across the fault, replenishing the West Coast Basin.

Maps included within the Safety Element of the Los Angeles County General Plan identify groundwater depths in the proposed Project Area as deeper than 30 feet below ground surface (bgs). However, geotechnical studies completed for the Redline Eastside Extension Project encountered an area of relatively shallow (20 to 60 feet bgs) along Subarea 4. Areas of perched groundwater may exist in other portions of the proposed Project Area, including the Repetto Hills where water percolation may cause seeps and ponding.

Contaminated groundwater may occur locally throughout the proposed Project Area, with the highest potential in the industrial portions.

Surface Water

No major natural surface water resources such as streams, rivers, and lakes are located within the proposed Adelante Eastside Redevelopment Project Area; however, the Los Angeles River is located immediately to the west. In addition, small seep ponds and small widely scattered wetland areas may be located in the proposed Project Area. Rainfall runoff is collected and carried by surface drainage and flood control facilities, including storm drains and channels maintained by the City of Los Angeles and the Los Angeles County Department of Public Works. Storm drains in the proposed Project Area drain into the Los Angeles River.

~~The Los Angeles River is formed by the junction of Calabasas and Bell Creeks in the Santa Monica Mountains. From this junction, the river flows into the Sepulveda Reservoir, a U.S. Army Corps of Engineers (USACOE) flood control facility. As the river flows easterly along the San Fernando Valley it is joined by several tributaries including Tujunga Wash, Pacoima Wash, and Burbank Western Creek. The river bends south around the Hollywood Hills and is joined by Verdugo Wash and Arroyo Seco. From here the river enters the coastal plain and joins with the Rio Hondo before discharging into San Pedro Bay at the Long Beach Harbor. The Los Angeles River drains an area of 824 square miles.~~

The river's maximum capacity is approximately 100,000 cubic feet per second (cfs). The majority of dry season flow is comprised of discharges from the Los Angeles-Glendale and Tillman wastewater treatment facilities.

Floodplains

No portion of the proposed Adelante Eastside Redevelopment Project Area is located within 100-year and 500-year floodplains as defined by the Federal Emergency Management Agency (FEMA).

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this EIR, the proposed Redevelopment Project would have significant impacts on water resources if:

- it substantially depletes or degrades groundwater resources or substantially interferes with groundwater recharge;
- the presence of groundwater results in the potential for failure of construction excavations thereby causing a hazard to workers;
- uncontrolled runoff from project facilities results in erosion and subsequent sedimentation of downstream water bodies that substantially degrades water quality; or
- it places new developments in areas susceptible to 100-year flooding.

Impact Assessment

Groundwater. Portions of Subarea 4 may be located within an area with a high groundwater table (less than 30 feet). In addition, areas of perched groundwater may be encountered throughout the proposed Project Area. Future projects associated with each of the alternatives under consideration, where subterranean structures are required, would have the potential to encounter groundwater. In the event that groundwater is encountered during the construction of future projects, special shoring installation techniques may be required due to the caving of sandy soils below the groundwater level. Building foundations, basement walls and floor slabs could be

affected if high groundwater levels are encountered, necessitating the incorporation of special remedial measures as part of the project design. This impact is potentially significant.

- **Minimum/Infill Development Alternative.** This alternative would be the least likely to require subterranean levels and, therefore, the least likely to encounter groundwater.
- **Moderate Development Alternative.** Given the relatively modest scale of future development projects assumed under this alternative, there would be a limited potential for encountering groundwater.
- **Maximum Probable Development Alternative.** The greatest potential for groundwater to be affected would result from higher density developments more likely to be associated with this alternative.

Since dewatering associated with future projects would be limited to relatively shallow groundwater and would not affect deeper aquifers, substantial depletion of groundwater supplies would not occur. In addition, since the proposed Project Area is an urban environment, future projects would not substantially affect groundwater recharge.

Surface Waters. Construction impacts to surface water resources within the proposed Adelante Eastside Redevelopment Project Area would be related to water run-off during storm events and the resulting erosion of barren rock and soil surfaces exposed during excavation and construction of future projects within the proposed Project Area. This would result in sediment loadings on the downstream storm water and/or surface water. Impacts associated with erosion would be addressed on a project specific basis. However, it is assumed several projects could be constructed at the same time under the Maximum Probable Development Alternative and, therefore, this alternative would have the greatest impact. The Minimum/Infill Development Alternative would have the least impact. Without proper adherence to building codes and other regulatory requirements, this impact could be potentially significant.

Floodplains. Since there are no floodplains identified by FEMA within the proposed Adelante Eastside Redevelopment Project Area, flooding potential is not anticipated to represent a significant impact.

MITIGATION MEASURES

- H-1** A hydrological assessment shall be prepared by the developer for all proposed Adelante Eastside Redevelopment projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.
- H-2** In the event that groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques shall be implemented, as required by local building codes and regulations, to reduce the potential for the caving of sandy soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures would be incorporated as part of the project design

in compliance with the requirements of local codes. These special measures could include waterproofing of basement walls and installation of a subdrain system beneath the subterranean floor slab. The hydrostatic design or subdrain system would be subject to review and approval by the Los Angeles Department of Building and Safety.

- H-3** Existing State Water Resources Control Board (SWRCB) Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. In addition, individual projects may be required to obtain a Phase II National Pollutant Discharge Elimination System (NPDES) General Permit (Phase II General Permit), pursuant to an April 7, 1995, direct final rule from the U.S. Environmental Protection Agency. As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan (SWPPP) would specifically identify Best Management Practices (BMPs) to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of BMPs or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles. Construction industry standard storm water BMPs can be found in the *State of California Storm Water Best Management Practice Handbook, Construction Activity*.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

The proposed Redevelopment Project would not have any unavoidable adverse impacts associated with hydrology. Implementation of the mitigation measures identified above would reduce impacts to a level of insignificance.

3.14 HAZARDOUS MATERIALS

This section summarizes the findings of a Phase I Preliminary Site Assessment of the proposed Adelante Eastside Redevelopment Project Area performed by Geotechnical Consultants, Inc. The primary purpose of the study was to review current land use (and, to a very limited extent, past land use) for indications of the presence, manufacture, generation, storage, use, or disposal of hazardous materials and substances and other contaminants within the proposed Project Area. A secondary purpose was to assess the potential for contamination of the soil or groundwater that may have resulted from past and present uses of and activities on the land. Finally, an objective was to evaluate the potential impacts of known and potential contamination on the proposed Redevelopment Project.

The study was performed by means of a database search, limited review of agency records, and interpretation and identification of sites specified in the database and records; this multi-step review of public records was performed to identify sites where hazardous substances and contaminants have been reported as being present. Because of the size of the study area and the preliminary

nature of this study, specific agency files for contaminated sites were not reviewed. A brief field reconnaissance (a "windshield survey") was conducted to obtain a general understanding of land uses within the study area and to observe indications of the presence of hazardous substances and the potential for environmental contamination, again on a general and area-wide basis.

ENVIRONMENTAL SETTING

Historical Review

Limited research of historic records was conducted using Sanborn Fire Insurance Maps (Sanborn maps) for the 1920s through 1970 and aerial photographs for 1927 through 1959. Subareas 1, 3, and 4 were originally established as predominantly residential. However, by the 1950's commercial land use had increased substantially with the addition of numerous gas stations, automobile repair shops, and other service-oriented businesses. Subarea 2 and parts of Subarea 3 were initially developed as agricultural, shipping, and light industrial. Some of the early land use in these areas included cattle yards, brick manufacturing (with clay pits), furniture manufacturing, and rail yards with associated warehouses and shipping companies. Many of the large industrial facilities had their own machine shops and gasoline tanks.

Current Land Use

The field reconnaissance component of the study relied on a visual survey of surface conditions by environmental geologists, to identify sites where storage containers (chemicals, paint, oil) were present or evidence of stained soil or corroded pavement was visible, suggesting chemical spillage to the ground. This survey concentrated on sites identified in the Vista database and was limited to viewing properties from adjacent public streets and alleys; no attempt was made to gain access to any properties.

Located in the Boyle Heights and El Sereno communities of Los Angeles, the proposed Project Area contains a mix of residential, commercial, and industrial properties. The commercial properties are primarily retail stores and service-oriented businesses. Commercial facilities associated with potential environmental contamination include active and former gas stations, automotive repair, and dry cleaners. Numerous large and small industrial facilities are located in the proposed Project Area with potential environmental contamination related to the various types of manufacturing or processing, and also to vehicle maintenance and fueling. Industrial facilities with the most potential of environmental contamination include fabric dyeing, paint manufacturing and storage, metal plating or finishing, and chemical production.

All four subareas contain scattered vacant lots and abandoned buildings. Several of the vacant or abandoned sites within the redevelopment area were noted to have waste drums on site indicating contaminant investigation, monitoring, or remediation are in progress. Signs of chemical spillage, stained soil, corroded pavement or noncompliance with hazardous waste storage appear minimal to none.

Subarea 1 is bounded by Main Street and Valley Boulevard to the north and I-10 on the south, and extends from the Los Angeles River on the west to the 710 freeway on the east. The entire length of Subarea 1 is crossed by the Union Pacific (UP) rail lines, with spurs running to some of the larger industrial areas. East of Soto Street, the properties are comprised of a mix of commercial and industrial businesses. The commercial businesses consist predominantly of automotive related businesses such as auto body, transmission and repair shops, and gas stations. Many of the smaller auto repair businesses appear to be former gas stations. In addition to the automotive businesses there are many glass related businesses such as glass manufacturing, cutting, and installation. The industrial businesses include metal plating and finishing, paper products, and chemical manufacturing.

West of Soto Street and east of I-5, Subarea 1 can be characterized as predominantly health service-oriented and commercial/industrial between I-5 and the Los Angeles River. The health service businesses located in Subarea 1 include a hospital, school of medicine, and a variety of medical center out-buildings and offices. The commercial/industrial area west of I-5 is occupied predominantly by rail lines and spurs of the UP railroad with several associated shipping businesses. Industries in the area include large vehicle maintenance yards, a winery, paint/chemical manufacturing, and auto wrecking yards. Commercial properties of concern in the area are dry cleaners, gas stations, and auto repair shops.

Subarea 2, located between the Los Angeles River and I-5, I-10, and U.S. 101 freeways, is comprised principally of industrial properties. Food manufacturing is the predominant industry in this area, with some garment industry. UP rail lines traverse the west edge of Subarea 2 with many spurs running parallel to small side streets serving the industrial facilities. Subarea 2 also contains a small block of residential buildings. The residential buildings consist primarily of low-income two- and three-story apartments and a few single-family houses.

Subarea 3 is a large rectangular area located south of the I-5 freeway, generally north of the UP railroad tracks, between the Los Angeles River on the west and Indiana Street on the east. It is occupied primarily by a variety of large industrial warehouses/manufacturing facilities. These facilities include food manufacturing such as large commercial ice cream manufacturers, fabric dyeing and cutting, metal plating and finishing, chemical and paint manufacturing, and several shipping companies. Most of the larger facilities have machine and repair shops, and underground fuel storage tanks. Subarea 3 is crossed by railroad tracks and has several railroad spurs that serve the larger manufacturing facilities. Olympic Boulevard, in addition to industrial facilities, also contains numerous commercial businesses of concern such as gas stations, auto repair, and dry cleaners.

Subarea 4 consists of four corridors along Cesar E. Chavez Avenue, First Street, Fourth Street, and Whittier Boulevard. These corridors are occupied by commercial and residential properties. The residential properties consist of single family dwellings and apartments. The commercial properties are predominantly retail stores. Service oriented businesses such as dry cleaners, gas stations, and auto repair shops pose the greatest risk for environmental contamination.

The numerous small auto repair shops found in Subareas 1 and 4 are an added concern because most appear to occupy sites that were previously gas stations. Many of these sites still have an abandoned pump island which suggests the underground gasoline storage tanks were most likely not removed. Possible leaks from these tanks and piping may be undetected or unreported.

Database Search and Sources

A computerized search of appropriate databases was performed of listings maintained by federal, state, and local agencies of sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks. The search was completed by Vista Environmental Information, Inc. (VISTA, 1995).

The principal regulatory directories reviewed by Vista were:

Federal: National Priority List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Emergency Response Notification System (ERNS), Resource Conservation and Recovery Act Information System (RCRIS, includes RCRA Generators), and RCRA Corrective Action Sites (CORRACTS)

California State: Annual Work Plan (formerly Bond Expenditure Plan, by Cal EPA), CALSITES (formerly ASPIS, Cal EPA), CORTESE - Hazardous Waste Substance Site List, Leaking Underground Storage Tanks Information System (LUST, by SWRCB and RWQCB), Underground Storage Tank Registration Database (UST, by RWQCB), Solid Waste Information System (SWIS), Deed Restriction Properties Report (BORDER ZONE, by Cal EPA), and Toxic Pits Clean-Up Act (by RWQCB).

Local: Los Angeles County Department of Public Health (Solid Waste Sites)

Review and Results of Records Search

The Vista study identified all sites with active environmental status or closed status, within a 2-mile radius of a central point for the proposed Project Area, defined as the intersections of Wabash Avenue and Evergreen Avenue. A total of approximately 1,000 sites were identified within the search radius, although only 427 425 sites occur within the proposed Project Area. Appendix E lists sites located within each subarea.

A review of the sites identified by the regulatory listings indicates several sites as case closed following remediation. Table 3-46 presents a summary of potentially contaminated sites by subarea. Sites with leaking underground storage tanks planning or currently undergoing remediation represent the greatest environmental risk. Moderate potential for adverse environmental impacts result from sites with active underground storage tanks and sites with underground storage tanks of unknown number and/or condition. Automotive repair shops without underground storage

tanks, dry cleaners, and large generators represent a low potential for adverse environmental impacts. Potential impacts from small generators and non-adjacent or distant properties is negligible.

Table 3-46: Summary of Potentially Contaminated Sites

Sub-Area	Potential to Affect Project		
	Low	Moderate	High
Subarea 1	34 32	81	29 34
Subarea 2	4 8	21	8 1
Subarea 3	6 44	67	44 6
Subarea 4	14 8	40	8 14
Totals	55 92	209	89 55
<p>Notes:</p> <p>High</p> <ul style="list-style-type: none"> • Sites with leaking underground storage tanks that are reported as no action taken. • Sites where site assessment efforts are reported to be in progress. • Sites where remediation/cleanup efforts are reported to be in progress. <p>Moderate</p> <ul style="list-style-type: none"> • Sites where underground storage tanks have been removed. • Sites where the number and/or status of underground storage tanks on site is not reported. • Sites with active underground storage sites. <p>Low</p> <ul style="list-style-type: none"> • Sites where underground storage tanks have been removed. • Sites which generate large quantities of hazardous materials. • Sites within area of project disturbance where historic or current use may be associated with hazardous materials. <p>This table does not include 72 71 sites with no potential to affect the project. These 72 71 sites are identified in Appendix E of this EIR.</p> <p>Source: Geotechnical Consultants, Inc., 1998.</p>			

Applicable Regulation, Plans and Standards

State and federal agencies provide definitions of hazardous substances as well as regulations for all aspects of materials handling to protect public health and the environment. Hazardous substances have certain chemical, physical, or infectious properties that cause them to be defined as hazardous. Title 22 of the *California Code of Regulations* (CCR), Chapter 11, Article 2, Section 66261, provides the following definition:

A hazardous material is a substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

According to Title 22 (CCR, Chapter 11, Article 3), substances that are toxic, ignitable, corrosive, or reactive are considered hazardous. Hazardous wastes are hazardous substances that no longer have a practical use; they include materials that have been abandoned, discarded, spilled or contaminated, or those that are being stored prior to proper disposal.

Other types of hazardous materials include radioactive and biohazardous materials. Radioactive materials and wastes contain radioisotopes, which are atoms with unstable nuclei that emit ionizing radiation to increase their stability. Radioactive wastes mixed with chemical hazardous wastes are described as "mixed wastes." Biohazardous materials and wastes include those derived from living organisms. They may be contaminated with disease-causing agents, such as bacteria or viruses.

Soil that is excavated from a site containing hazardous materials is itself considered a hazardous waste if it exceeds criteria specified in Title 22 of the CCR. Remediation, which is cleanup by any of a number of methods or safe removal and disposal, of hazardous wastes found at a site, is required if hazardous materials (including soil) are excavated. Remediation may also be required depending on other activities that are proposed for the site. Soil and groundwater at a contaminated site may not have characteristics defining them as hazardous wastes, but remediation of them may still be required by regulatory agencies, subject to jurisdictional authority. Requirements for remediation are decided on a case-by-case basis by the agency with the lead jurisdiction.

Hazardous Waste Requirements. The Federal Resource Conservation and Recovery Act (RCRA) of 1976 established a program administered by the U.S. Environmental Protection Agency (EPA) for the regulation of the generation, transportation, treatment, storage, and disposal of hazardous waste. The RCRA was amended in 1984 by the Hazardous and Solid Waste Act (HSWA), which affirmed and extended the "cradle to grave" system of regulating hazardous wastes. The HSWA also specifically prohibits the use of certain disposal techniques for hazardous wastes.

States may implement their own hazardous waste programs under RCRA with U.S. EPA approval. California has not yet received EPA approval for a state-administered program; instead, the California Hazardous Waste Control Law (HWCL) is administered by the California Environmental Protection Agency (Cal EPA) to regulate hazardous wastes. The HWCL is generally more strict than RCRA, but, until the U.S. EPA approves California's program, both the state and federal laws apply in California.

The HWCL provides the following regulations: (1) provides a listing of 791 chemicals and about 300 common materials that may be hazardous; (2) establishes criteria for identifying, packaging,

and labeling hazardous wastes; (3) prescribes management controls; (4) establishes permit requirements for treatment, storage, disposal, and transportation of hazardous wastes; and (5) identifies some wastes that cannot be disposed of in landfills.

Hazardous Material Worker Safety. The California Occupational Safety and Health Administration (Cal OSHA) is the primary agency responsible for the safety of workers who handle and use chemicals in the workplace, including those participating in remediation and other activities related to hazardous wastes. Cal OSHA standards are generally more strict than federal regulations. The employer is required to monitor workers' exposure to listed hazardous substances and to notify workers of exposure (Title 8, CCR, Sections 337-340). The regulations specify requirements for employee training, availability of safety equipment, accident prevention programs, and hazardous substances exposure warnings.

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this EIR, the proposed project would have significant hazardous waste impacts if it:

- exposes workers and/or the general public to hazardous materials in concentrations that would cause negative health effects; or
- affects soil and/or groundwater that contains hazardous materials in amounts that exceed applicable federal and state regulatory limits.

Impact Assessment

Historic and current commercial land use activities within the proposed Project Area have resulted in localized areas of hazardous substance contamination. Leaking underground storage tank sites represent the most significant potential for environmental contamination and corresponding impacts to new development. Many sites with underground storage tanks still in service are located within the proposed Project Area. Sites that currently or historically stored, used, or generated hazardous substances may have caused accidental or deliberate contamination without regulatory agency notification. These types of facilities, such as dry cleaners or machine shops where minor quantities of solvents may have been discharged, represent a low potential to adversely affect redevelopment efforts. Other land use activities, such as retail or service companies, have very low or no potential to affect the environment or the proposed Redevelopment Project. Finally, leaking or in-service underground storage tanks outside or separated by a physical barrier (roads) from proposed redevelopment sites pose little to no risk to the proposed Redevelopment Project.

Based upon these general criteria, each property listed in Appendix E was screened and assigned a potential to affect the proposed Redevelopment Project of none, low, moderate, and high. The lack of large industrial or manufacturing facilities within Subarea 4 suggests environmental contamination is likely confined to individual or immediately adjacent properties that should be

evaluated on a site-specific basis. Subareas 1 through 3, however, consist primarily of large industrial and/or manufacturing facilities suggesting that any contamination present may be more widespread. There are a total of 92 55 low, 209 moderate, and 55 89 high potential sites in the proposed Project Area. The potential for encountering hazardous materials represents a significant impact. The following mitigation measures were developed for the low, moderate, and high potential sites as labeled in Appendix E. The mitigation should be completed prior to and/or in conjunction with site planning for individual development projects in the proposed Project Area.

It should also be noted that the re-use of structures may involve highly specific environmental hazards such as asbestos-containing building materials (ACBMs), lead-based paints, asphalt-based tile, mercury vapor lamps, floors or concrete corroded with unknown substances, or other items that may pose environmental and health and safety hazards if they are not handled by ~~appropriately trained personnel~~ ~~persons trained appropriately~~.

MITIGATION MEASURES

Potential environmental hazards and impacts may be reduced to levels of insignificance if the following mitigation measures are applied.

HM-1 Low Potential. Available environmental records shall be reviewed by a qualified professional, a thorough historical land use assessment shall be completed, and a site inspection shall be performed. Visual inspection should look for evidence of spills or discharge of hazardous substances (stains; corroded drains, floors, or pavement) and insure any hazardous materials, including asbestos and lead-based paint, are removed prior to site work or demolition. Sampling and testing of potentially contaminated soil or building materials may be required to complete the mitigation. Results of the site inspection or sampling may lead to further site investigation and assessment.

HM-2 Moderate Potential. Site inspection shall be performed to verify current conditions and perform additional sampling judged necessary by the record review. Leaking underground storage tank sites where new basements, subterranean parking, or deep (greater than 5 feet) foundation excavations are planned should consider drilling test holes and collecting samples as confirmation of remediation. Discoveries of residual contamination may require additional remediation or a risk assessment that considers the future use.

Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review to determine the status, condition, contents, and number of tanks. Inactive underground storage tank sites may have old tanks in poor condition and, therefore, should be thoroughly evaluated for condition and possible leaks. Development of sites with non-leaking underground storage tanks should include tank removal according to local regulations. Inspection during tank and piping removal and soil sampling should verify tank and piping integrity. Discovery of unknown contamination will require remedial plans.

HM-3 High Potential. Available records shall be reviewed, a site inspection shall be performed, and responsible parties shall be contacted to determine whether remediation plans are in progress, and if so, is progress compatible with the proposed development plans and schedule. Where practical, remediation may continue during planning or be included or enhanced by the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial plans.

In addition, potential environmental hazards and impacts may be reduced to levels of insignificance if the following specific mitigation measures are applied. These mitigation measures will be imposed on subsequent site-specific development projects and agreements implemented under the proposed Redevelopment.

The treatment of hazardous and toxic materials, including storage, use, disposal, sources of contamination, is subject to federal, state, and local regulations. Mitigation measures to reduce or eliminate the potential significant effects from the presence of hazardous and toxic materials and contaminated soils on a site-specific basis include, but are not limited to, the following measures.

HM-4 Qualified professionals and technicians shall perform the necessary research, field observations, exploratory work, construction, demolition and removal of hazardous materials.

HM-5 At sites where underground storage tanks are suspected, the presence of such tanks must be proved. If tanks are present, they should be removed; and the necessary sampling, laboratory testing and technical analyses should be performed to evaluate the presence of contaminants in the soil and groundwater. The procedures shall be performed by a qualified environmental professional in conformance with applicable city, state, and federal standards and guidelines. Several generations of study through remediation may be required at such sites.

HM-6 The applicant shall provide the Fire Department with a summary of all local, county, state and federal required remediation activities relating to the removal of contaminated soil and/or underground tanks, if any, and submit evidence of compliance prior to the beginning of construction.

HM-7 Periodic monitoring of development sites, as appropriate, shall be conducted during demolition and excavation. Proper steps shall be taken to assure against improper runoff or air releases.

HM-8 If excavation of contaminated soils is required at an individual site, the proper sponsor shall prepare an Excavation Management Plan or mitigation plan and submit it for approval to the SCAQMD Executive Officer, and obtain an SCAQMD Rule 1150/1166 permit, depending on the contamination, and implement any specified air quality monitoring requirements.

- HM-9** If abandoned or plugged oil or gas wells are located on any sites proposed for modification, the Division of Oil, Gas and Geothermal Resources must be contacted to provide a review of the site. If any such wells have not been abandoned or plugged to current standards of the Division, reabandonment may be required. Procedures for this process are available from the Division.
- HM-10** Use of transportation rights-of-way or vacant properties suspected to have been parts of such rights-of-way may require pesticide and herbicide characterization studies. Similarly, agricultural lands (if any) may require such studies.
- HM-11** Prior to property acquisition, owners should provide disclosure statements regarding site history; improvements; and storage, handling and disposal of hazardous materials.
- HM-12** If unknown contamination is encountered at any site, regardless of its prior status, all work at the site should be stopped until the nature, associated hazards and possible extent of the contamination and its impacts are understood and work can proceed safely. Remedial plans will be required at such sites.
- HM-13** For individual development projects, the project sponsor shall develop a source control program for facilities handling hazardous materials designed to prevent or minimize release of hazardous materials into the environment. This program shall include engineering modifications, inspection, operation and maintenance programs, as appropriate.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None. Implementation of the mitigation measures above and compliance with applicable laws and regulations would reduce impacts to a level of insignificance.

3.15 BIOLOGICAL RESOURCES

ENVIRONMENTAL SETTING

Vegetation and Wildlife

The Los Angeles region is primarily urbanized and dominated by paved surfaces and landscaping. Typical of a Mediterranean climate, the region is arid with highly seasonal rainfall occurring primarily in winter. Native vegetation in the proposed Project Area has been largely replaced by urban landscaping and intrusive exotic species (i.e., naturalized plants and animals, not indigenous to the Project Area, that compete with native species). Landscaping species typical to the area include elm, palms, oleander, and magnolia. Wildlife in the area also include species adapted to a disturbed environment. Examples include pigeons, gulls, mockingbirds, scrub jays, possums, rats, and house mice. The proposed Project Area is located in an entirely urban area and does not contain extensive habitat to support listed any endangered or threatened species. Parks in the

area provide open space and are primarily landscaped with lawn grass and a variety of shade trees. Hazard Park contains a wetland strip along the railroad tracks. There are also steep hillside open space areas and vacant lots that may harbor common urban species.

ENVIRONMENTAL IMPACTS

Significance Criteria

For the purposes of this EIR, the proposed Redevelopment Project would be considered to have significant impacts to biological resources if it would result in a:

- substantially diminished or reduced habitat for fish, wildlife, or plants;
- substantial interference with the movement of any resident or migratory fish or wildlife species; or
- substantial effect, reduction in numbers, restricted range, or loss of habitat for a population of a state or federally listed threatened or endangered species.

Impact Assessment

The proposed Project Area is highly urbanized and has been for many years. The proposed Redevelopment Project would not result in the loss of natural habitat for fish, wildlife, or plants. Biological impacts would be limited to the removal of some existing landscaping and common urban vegetation during construction of specific projects. The habitat provided by such vegetation can be found throughout the Los Angeles Basin. These impacts would not be significant.

Since the proposed Project Area is almost completely urban and the proposed project would not affect or require the use of parklands, improvements proposed under the Adelante Eastside Redevelopment Project would not affect wildlife corridors, or in other ways affect the movement of wildlife in the proposed Project Area.

No state or federally listed sensitive species are found within the proposed Redevelopment Project Area. None of the alternatives of the Adelante Eastside Redevelopment Project is expected either to create or affect habitats for sensitive species, and therefore, would not result in any significant impacts to sensitive species.

MITIGATION MEASURES

No mitigation measures are necessary.

UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

None.

CHAPTER 4 OTHER DISCUSSIONS REQUIRED BY CEQA

The California Environmental Quality Act (CEQA) requires a discussion of the following topics in an EIR on a Plan or Program:

- significant cumulative impacts;
- growth-inducing impacts of the proposed action;
- irreversible environmental changes resulting from project implementation.

4.1 CUMULATIVE IMPACTS

The potential for impacts associated with proposed Redevelopment Project to have a combined effect with other future developments is discussed below.

For the purposes of this EIR, the cumulative impacts analysis is based on the assumption that an incremental amount of additional development will occur over the next 15 years (or to the year 2015 for the purposes of the environmental analysis) in the proposed Project Area due to market forces and public agency initiatives.

The traffic analysis in this EIR assumed a growth rate of 1.188 percent per year in traffic volumes to account for both regional growth and development within the proposed Project Area. A factor of 1.188 percent is considered reasonable for overall growth in the general area. The traffic analysis also added to this growth factor the traffic generated by specific related projects over 100,000 square feet in size that are currently proposed or under construction. The resulting traffic volumes would account for all proposed and projected growth in the area.

Assuming an annual growth rate of 1.188 percent, the traffic analysis determined that an overall 18.8 percent growth rate would be appropriate to reflect the amount of growth that would occur by the year 2015. Under a worst-case cumulative impacts scenario, future cumulative development would consist of both the additional development due to this 18.8 percent factor and the development generated by the proposed project. This is a hypothetical worst case. In reality, it is unlikely the proposed Redevelopment Project Area would grow by 18.8 percent by the year 2015 without public agency initiatives because of the generally poor economic conditions in the area.

LAND USE

Table 4-1 shows existing land uses, year 2015 land uses without the proposed development in the proposed Redevelopment Project Area, and year 2015 land uses under the Maximum Probable Development Alternative. A growth factor of 18.8 percent was applied to each land use type to determine year 2015 development levels. The potential growth would result in increases in commercial, industrial, and residential densities. The level and type of development that is likely

to result from the Adelante Eastside Redevelopment Project and cumulative development would be generally consistent with the Boyle Heights and Northeast Los Angeles Community Plans. If future development occurs in accordance with adopted land use policies for the area, future cumulative levels of development would not result in significant cumulative land use impacts.

Although it is anticipated that most projects would be consistent with existing zoning, it is possible that specific individual projects may require, prior to obtaining a development permit, a zone change, zoning variance, conditional use permit, or other action as necessary to comply with the ordinances of the City's Planning and Zoning Code. Changes to or variances from existing zoning regulations may be considered a potentially significant impact, although the number and scale of such potential changes is likely to be very small.

Land use conflicts could occur due to the expansion of industrial and commercial development in areas in close proximity to sensitive residential uses. The development that could occur under the Redevelopment Plan and other cumulative development could increase land use conflicts in the proposed Project Area. These land use conflicts are considered to be potentially significant.

Table 4-1: Cumulative Land Use Analysis

Land Use	Existing	Year 2015 Cumulative Base (No Project)	Year 2015 Cumulative + Maximum Probable Development Alternative
Industrial	15.6 msf	18.5 msf	21.1 msf
Commercial	3.0 msf	3.6 msf	4.1 msf
Residential	1,831 du	2,175 du	2,305 du

Notes: msf - million square feet
du - dwelling unit

Source: CRA, 1998; Myra L. Frank & Associates, Inc., 1998.

HOUSING, POPULATION, AND EMPLOYMENT

The intent of the proposed Adelante Eastside Redevelopment Project is to provide jobs that are targeted to meet community needs. As noted in Section 3.2, Land Use, about 60 over 80 percent of the proposed Project Area (excluding public right-of-way) is designated for industrial and commercial uses. Residential uses are designated for about 4 3 percent of the total proposed Project Area. Existing residential uses comprise about 1,831 1,931 dwelling units. Implementation of the Maximum Probable Development scenario under the proposed Redevelopment Plan could add about 195 new dwelling units and displace an estimated 65 units that are located in industrial areas, resulting in a net gain of 130 dwelling units, thus increasing the supply of affordable housing.

Furthermore, Community Redevelopment Law requires that 20 percent of the generated tax increment be set aside for development of affordable housing and also requires replacement of any

low and moderate income housing removed as the result of projects receiving financial assistance from the Agency or subject to an agreement with the Agency.

However, other projects in the proposed Project Area could cumulatively contribute to the loss of existing housing. For example, the Metro Red Line East Side Extension would displace an estimated 152 units in the proposed Project Area. Over the course of the next 15 years (the period used for environmental analysis of the proposed Adelante Eastside Redevelopment Project), other projects could be proposed and implemented that would also displace existing dwelling units. Given the low vacancy rate and existing shortage of housing in the eastside communities and due to the fact that it is not known exactly when the 195 new units under the Maximum Probable Development Alternative would be constructed, the cumulative housing impacts are considered to be significant. However, it should also be recognized that other new residential projects, not yet proposed, may be built in the proposed Project Area over the next 15 years that could reduce or mitigate potential housing impacts.

Although the displacement of commercial and industrial development under the Maximum Probable Development Alternative would not be significant, other projects in the proposed Project Area could result in additional displacements. For example, the Metro Red Line East Side Extension would displace an estimated eight commercial/retail parcels and 6 parking lots in the proposed Project Area. Since the proposed Redevelopment Project would result in an increase in industrial and commercial development and the displacements due to other future projects are not likely to be large, significant cumulative impacts due to commercial and industrial displacement are not anticipated.

Employment generated by the proposed Redevelopment Project and cumulative development could increase the demand for housing in or near the proposed Project Area. Given the cumulative number of employees and the shortage of decent, safe, sanitary, and affordable housing in the proposed Project Area, this increased demand is considered to be potentially significant.

Assuming a conservative worst-case growth factor of 18.8 percent, the proposed Redevelopment Project (Maximum Probable Development Alternative) and other development could cumulatively increase the residential population in the proposed Project Area by 2,033 persons, an increase of approximately 26 percent. Most of this increase, about 60 percent, would occur as a result of other development. Although the overall increase is substantial relative to the existing population, it would not be inconsistent with the growth policies of local plans. Therefore, the potential cumulative impacts on population would not be significant.

URBAN DESIGN/VISUAL QUALITY

No cumulative effects are anticipated.

CULTURAL RESOURCES

Individual development projects proposed under the proposed Redevelopment Plan together with other related projects in the area could cumulatively affect historic resources in or near the proposed Project Area (note: Subarea 1 contains 38 historic resources, Subarea 2 contains 5 resources, Subarea 3 contains 5 resources, and Subarea 4 contains 85 resources). For most types of resources, the degree of impact can not be determined at this time, but may be established as future development projects are proposed. The cumulative impacts on historic resources could be significant, however, if measures to protect and preserve the historic integrity of affected resources are not implemented.

TRAFFIC AND CIRCULATION

The traffic impact analysis (see Section 3.6) completed for this EIR has taken into account growth in traffic volumes associated with related projects located in the vicinity of the proposed Redevelopment Project Area as well as background ambient growth. Traffic from the proposed Redevelopment Project was added to the cumulative base conditions to derive a total cumulative effect. The Maximum Probable Development scenario could have a significant cumulative impact in the year 2015 on 20 of the 37 intersections analyzed. Implementation of mitigation measures would reduce impacts to a level of insignificance at 5 of the 20 affected intersections.

Construction activities could have a cumulative impact on traffic and circulation, especially if several large projects including the Metro Red Line East Side Extension are constructed simultaneously.

AIR QUALITY

The proposed Adelante Eastside Redevelopment Project in combination with other related projects and development could result in both cumulative construction and operational air quality impacts.

Related projects that could result in cumulative air quality impacts include those identified in Table 3-9 and shown on Figure 3-14 of this EIR. Only two of the seven projects listed in Table 3-9 are located within the boundaries of the proposed Project Area: the proposed County + USC hospital project located at Mission Road and Marengo Street, and the Aliso Extension Housing Development located west of Mission Road and south of U.S. 101. Three projects are located along Alameda Street, approximately 0.5 mile west of the proposed Redevelopment Project Area and one project is located 0.7 mile north of the Project Area along Broadway. A fifth project, the Pico Gardens Housing Development is located further to the west in the downtown area. According to the traffic analysis, these 7 projects would result in a net increase of approximately 8,500 dwelling units, 1.5 million square feet of commercial development, and 5,200 hotel rooms (see Table 3-9 of the EIR). An estimated 58,400 daily trips would be generated by this additional development.

In addition to the seven projects presented in Table 3-9, other planned projects that could affect the proposed Project Area include the East Side Metro Rail Red Line extension, the North Outfall

Sewer/East Central Interceptor Sewer, and the Alameda Corridor. The proposed Red Line project would extend the current Metro Rail Red Line approximately 7 miles east of Union Station and provide three new stations in the Project Area at First Street/Boyle Avenue, Cesar E. Chavez Avenue/Soto Street, and First Street/Lorena Avenue. It should be noted that the MTA is in the process of reevaluating its transportation and transit program, and consequently, this project is currently on hold. The North Outfall/East Central Interceptor Sewer, which would be constructed as a tunnel or open trench, would start at 4th Street and Mission Road in the proposed Project Area and continue west approximately 13 miles to Jefferson Boulevard and Rodeo Road. The proposed Alameda Corridor project would consolidate, along Alameda Street, 20 miles of freight rail traffic traveling to and from the ports of Los Angeles and Long Beach. The Alameda Corridor Project includes proposed improvements, such as a grade separation and new bridge across the Los Angeles River, in the southwestern corner of the proposed Redevelopment Project Area. Other Alameda Corridor improvements are also proposed west of the Los Angeles River in the general vicinity of the proposed Project Area.

A worst-case construction scenario was developed for each Adelante Redevelopment Plan alternative. It assumed that the peak construction day would occur in the middle of the 15-year development period, with 50 percent of the total infill development occurring on 50 percent of the acreage slated to be developed. Based on this worst-case scenario, the construction-phase air quality analysis indicated that South Coast Air Quality Management District (SCAQMD) construction thresholds would be exceeded for NO_x and PM_{10} under all three alternatives. After mitigation, NO_x and PM_{10} emissions would remain significant for a worst-case construction scenario.

It is possible that other related projects could also be constructed in the proposed Project Area concurrently with individual projects that may be implemented under the Redevelopment Plan. The cumulative construction emissions from the proposed and related projects could exceed SCAQMD construction thresholds. The greatest potential for significant adverse cumulative impacts would occur when there are sensitive receptors in the immediate vicinity of two or more concurrent major construction projects, such as the Red Line extension or County + USC projects.

~~These emissions, however, cannot be quantified until individual projects are proposed and can be evaluated on a case-by-case basis.~~

Cumulative operational air quality impacts could include localized impacts due to high carbon monoxide concentrations at sensitive receptors in the immediate vicinity of traffic generated by cumulative development and regional impacts on the air basin due to the additional pollutant "burden" generated by mobile (automobile, truck, and bus traffic travelling to and from the Project Area) and stationary sources (e.g., utility power plants and stationary equipment such as restaurant grills, industrial equipment, etc.). The analysis of local operational air quality impacts in this EIR, which is a cumulative analysis since it reflects projected cumulative traffic volumes on local streets and highways due to development under the plan as well as related development and background growth, concluded that local carbon monoxide concentrations in future years in the vicinity of the proposed Project Area would be below state and national standards. The cumulative impact on the air basin due to the potential increases in pollutant emissions from mobile and stationary sources

resulting from the cumulative development, however, could exceed SCAQMD thresholds (note: the EIR analysis of the regional air quality impacts of the three Redevelopment Plan alternatives determined that SCAQMD thresholds could be exceeded for nitrogen oxides, carbon monoxide and reactive organic compounds depending upon the alternative.)

The operational emissions analysis was based in part on future cumulative traffic conditions. The analysis indicated that all three development scenarios that could be implemented under the proposed Redevelopment Plan would produce significant nitrogen oxide (NO_x) emissions and both the Moderate and Maximum Probable Development scenarios would produce significant carbon monoxide (CO) and reactive organic compounds (ROC) emissions.

NOISE

Section 3.8, Noise, identifies existing and future noise levels due to traffic on local streets and highways. The potential increase in noise due to traffic generated by the proposed Redevelopment Project scenarios and other cumulative development would be less than 3 decibels (dBA), an insignificant increase. However, the noise from all project related activities (e.g. trash pickup and loading dock activities, machinery operation, and additional motor vehicle traffic) combined with the additional noise generated by other related industrial and commercial development in the area including additional rail traffic could result in significant cumulative noise impacts on nearby sensitive receptors.

Projects proposed under the Redevelopment Plan and other related projects could cumulatively increase community noise levels if they are constructed concurrently. Cumulative construction noise impacts may be significant depending upon the increase in noise levels, proximity of sensitive receptors to the construction sites, and the duration of the construction periods.

PUBLIC SERVICES

Potential impacts to fire protection could include: 1) additional demand on fire protection services due to the potential increase in fire emergencies; 2) additional traffic at intersections, which could affect initial response time; and 3) inadequate fire flow levels. The year 2015 cumulative level of development could result in an increase in the number of intersections operating at level of service E or worse, which could in turn affect emergency response time. Fire flow levels should not be significantly affected by future development but nonetheless they will be closely monitored by city departments to ensure they are adequate. The potential increase in fire emergencies is not expected to have a significant cumulative impact on fire protection services because coverage in the area is considered adequate and the removal or rehabilitation of blighted structures could increase fire safety—thereby offsetting the additional demands due to new development.

Police protection may be affected by future development. Potential cumulative impacts to police protection include: 1) additional demand for police protection services due to increased population in the proposed Project Area and 2) additional traffic at intersections, which could affect initial response time. Since cumulative development throughout the City places additional demands on the Police Department, the need for additional police officers due to cumulative development is

considered a potentially significant impact. The year 2015 cumulative level of development could also result in an increase in the number of intersections operating at level of service E or worse, which could in turn affect emergency response time.

The addition of new housing would increase the number of school-age children. This increase would contribute to cumulative impacts on the Los Angeles Unified School District (District) if schools are either at or over enrollment capacity. Under the Maximum Probable Development Alternative, direct student generation from residential growth would be 58 students. Additional employment may also generate students indirectly by promoting still further residential development. Under the Maximum Probable Development Alternative, the anticipated increase in student enrollment due to additional employment would be 2,108 students. Thus, the Maximum Probable Development Alternative could potentially increase the student enrollment in District schools by 2,166 students. The proposed Redevelopment Project combined with other development in the area could cumulatively increase student enrollment in District schools. If the proposed Redevelopment Project (Maximum Probable Development Alternative) and cumulative development results in an additional 474 units (see Table 4-1) in the proposed Project Area, student enrollment would increase by 209 students. Employment generated by the proposed project and cumulative development could also indirectly increase the number of school-age children. Although there appears to be adequate capacity in schools serving the proposed Project Area to accommodate increases in enrollment due to the proposed Redevelopment Project alternatives, cumulative development including the proposed project could require new classrooms and additional teachers to accommodate potential cumulative increases in the number of school-age children. Construction of new school facilities could result in adverse, possibly significant impacts on the environment. However, it should be recognized that the precise extent and significance of impacts can not be determined until facility needs are identified and plans are developed. Also, the purpose of the proposed Adelante Eastside Redevelopment Project is to stimulate development and provide jobs that are targeted to meet community needs. To help fund new or temporary school facilities, the District will levy developer fees on all new industrial, commercial, and residential development.

Development resulting from the proposed Redevelopment Project and other related projects would increase the amount of library, park, and recreational space that would be required to adequately serve local residents. Library space and recreational space needs are based upon the population that is served by these facilities. When the population increases, the library and recreational space should also increase to match the growing demand in the area. Cumulative development including the proposed project would increase the residential population in the proposed Project Area by an estimated 2,033 persons (based on the subarea average of 4.29 persons per household). Existing facilities are expected to be adequate to accommodate this anticipated year 2015 increase in population; therefore, significant cumulative impacts are not anticipated.

UTILITIES

Water services are provided by the Los Angeles Department of Water and Power (LADWP). LADWP acquires its water from local San Fernando Valley groundwater sources, the Los Angeles-Owens River Aqueduct, and the Metropolitan Water District (Metropolitan). Anticipated levels of water demand from new development are well below the available water capacity. The City's

water demand for the year 2020 is estimated to be approximately 900 cubic feet per second (cfs). The City's groundwater sources and the Los Angeles-Owens River Aqueduct would have a water supply of 800 cfs. Any additional water (up to 900 cfs) needed would be provided by Metropolitan. The total available water supply in the year 2020 for the City of Los Angeles is expected to be 1,700 cfs, which is almost double the anticipated demand. The potential for impacts to water services is therefore considered to be low.

Sewage treatment for the proposed Project Area is provided by the Hyperion Treatment Plant, which has the capacity to provide primary treatment for 420 million gallons per day (mgd) and secondary treatment for 290 of the total 420 mgd. The amount of wastewater that is allowed by future development in the City of Los Angeles is currently limited by City Ordinance 166,060. However, completion of the Hyperion Treatment Plant expansion by the end of 1998 will increase the capacity of the plant to full secondary treatment of 450 mgd, which based on regional growth projections, is the anticipated need by the year 2010. Therefore, it is anticipated that wastewater generated by the proposed project and other projects in the area will be accommodated by an expanded treatment system. However, the carrying capacity of local sewer lines may be insufficient to accommodate wastewater flows from development under the project alternatives as well as from other development in the area. Cumulative development could have a significant impact on those sewer lines that are near or over capacity.

Storm drainage capacity is determined by the Los Angeles County Department of Public Works. Comprehensive development of vacant land could affect storm drainage by replacing permeable surfaces, which absorb water, with impermeable surfaces, which would not absorb water, and would add to the total amount of runoff. However, the area of currently pervious surfaces that would become impervious is a minuscule percentage of the watershed area. Additionally, the Project Area is classified by the National Flood Insurance Program as primarily Zone C, which indicates an area of minimal flooding. Therefore, storm drainage impacts in this area due to new development should not be significant.

Refuse generated in the vicinity of the proposed Project Area is deposited at city-, county-, and privately-owned landfills within Los Angeles County. Approximately 35,800 tons per day are deposited in County landfills. In the event that new landfill capacity is not developed, landfill capacity in the County could be exhausted in the near future. The number of years remaining before County landfill capacity is exhausted would depend on a number of factors including the amount of waste that is diverted from landfills through source reduction and recycling and population and business growth in the County. However, if new waste management capacity is not developed within the County, the cumulative impact of the project would be considered potentially significant.

ENERGY CONSUMPTION AND CONSERVATION

Electricity is provided by the City of Los Angeles Department of Water and Power. Natural Gas is supplied by the Southern California Gas Company. Significant impacts could occur if the future cumulative level of development results in a demand for electrical or natural gas that exceeds capacity. However, electrical and natural gas providers are expected to have sufficient supplies

to meet the projected energy needs of the region in future years. Cumulative development could also place increased demands upon local infrastructure (electrical receiving stations, substations, transformers, gas lines, etc.), thereby requiring expansion or construction of new facilities. Because construction or upgrading of these facilities is already planned or programmed as part of the energy provider's long-range plans to increase capacity, these cumulative impacts are not expected to be significant.

Gasoline and diesel fuel are provided by private companies throughout the City of Los Angeles. The fuel used as a result of new development would further diminish the existing supply of these irretrievable and irreplaceable resources. However, supplies are considered adequate to meet demand now and in the near future, therefore, cumulative impacts are not considered to be significant.

GEOLOGY AND SEISMICITY

Potential cumulative geologic impacts are limited to the loss of unique geologic features, known mineral/energy resources, and seismicity. To date, no unique geologic resources are known to occur within the study area. Cumulative topographic impacts from past, current, and reasonably foreseeable construction activities (i.e., grading, filling, excavating, and paving) within the study area would not result in significant alterations to landforms or unique geologic features.

Several active and potentially active faults occur in the vicinity of the proposed Project Area. The construction and operation of all related projects would not subject people and structures to significantly increased risks from seismic events. In addition, all future and subsequent development will be required to comply with the latest editions of the City's building code and other applicable local, state, or federal guidelines. Such state-of-the-art engineering requirements would assist in minimizing potential impacts associated with seismic events such as fault rupture, strong ground shaking, liquefaction, and seismically induced settlement.

Hence, no significant cumulative impacts for geology/seismicity are anticipated, so long as future projects adhere to standard construction practices, appropriate seismic design, and applicable building codes.

HYDROLOGY

Specific erosion, groundwater control, and flood control measures would be identified on a project-by-project basis through individual review by responsible city, county, and state agencies. No significant cumulative impacts are anticipated if future related projects are constructed in accordance with applicable hazardous materials laws, statutes, and regulations.

HAZARDOUS MATERIALS

Hazardous materials/wastes associated with any future related projects would need to be evaluated for potential risks to public safety on a project-by-project basis. Significant cumulative impacts are not anticipated if future related projects are constructed in accordance with applicable hazardous

materials laws, statutes, and regulations in conjunction with the use of sound hazardous waste detection and management practices.

BIOLOGICAL RESOURCES

The Project Area is a located in a developed urban area and there are no listed endangered or threatened sensitive species or habitat in the area. Additionally, new development under the proposed project is unlikely to occur on vacant steep hillsides and would not require the use of parkland that may harbor common urban species. Since the proposed Redevelopment Project would not result in impacts to biological resources, no cumulative impacts would occur.

4.2 GROWTH INDUCING IMPACTS

Generally, a project is considered to result in growth-inducing effects if it causes one of the following:

- extends infrastructure (sewer, water, etc.) to an area currently undeveloped and/or lacking in adequate infrastructure; and
- provides housing or employment to an area currently undeveloped or lacking in adequate housing or employment.

The proposed Adelante Eastside Redevelopment Project would not extend infrastructure beyond that required to meet the anticipated needs of future development in the proposed Redevelopment Project Area. In addition, the area lies in an urban area where adjacent properties are already developed and served by existing infrastructure. Therefore, if infrastructure improvements are required within the proposed Redevelopment Project Area to replace or upgrade existing systems, they are not anticipated to result in significant adverse growth-inducing effects.

The intent of the proposed Adelante Eastside Redevelopment Project is to stimulate development in the Project area. The range of development under the proposed Redevelopment Plan could result in an additional 861,000 to 3,170,000 square feet of non-residential development, and an additional 30 to 130 (195 new units minus 65 displaced units) residential units. As many as 9,800 new jobs could be generated based on the Maximum Probable Development scenario. It is anticipated that many of these jobs would be filled by the local labor force. Since the proposed Redevelopment Project Area has a higher unemployment rate than other portions of the City of Los Angeles, the additional jobs would help fill an existing employment need for area residents and thus constitute a beneficial effect.

Although the levels of development that could occur under the proposed Redevelopment Plan are well below those possible under existing Community Plan density designations, the proposed project may be considered to be growth inducing, since development could occur that otherwise would not if the CRA did not actively intervene and implement specific programs to enhance the economic viability of the area.

4.3 IRREVERSIBLE ENVIRONMENTAL CHANGES

The construction and subsequent occupancy of individual projects that may occur as part of the proposed Adelante Eastside Redevelopment Project would result in an irreversible commitment of nonrenewable resources, including fossil fuels, water, natural gas, and building materials, such as lumber, concrete, and steel. The use of these resources is justified due to the substantial economic, social, and aesthetic benefits of the proposed Redevelopment Project.

While natural resources would be irreversibly committed to the construction and operation of specific projects, the usage of any given parcel of land under the proposed Redevelopment Plan would not be irreversible. Buildings and other improvements constructed within the proposed Redevelopment Project Area could at any time be demolished or converted to make way for other uses as future generations see fit.

CHAPTER 5 NO PROJECT AND ENVIRONMENTALLY SUPERIOR ALTERNATIVES

5.1 INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) requirements, a No Project Alternative is described and analyzed below. In addition, this chapter identifies the Environmentally Superior Alternative among the build alternatives as required by CEQA.

The Minimum/Infill Development Alternative, the Moderate Development Alternative, and the Maximum Probable Development Alternative are described in detail in Chapter 2 and their environmental effects are analyzed in Chapter 3 of this EIR.

5.2 NO PROJECT ALTERNATIVE

Under this alternative, the Community Redevelopment Agency (CRA or Agency) would not be involved in redevelopment, including providing financial assistance or land assembly assistance within the proposed Adelante Eastside Redevelopment Project Area. The Agency would not intervene to stimulate development and reinvestment in the proposed Project Area. Taking no action would not meet the objectives of the community to upgrade the physical and economic environment of the area through new development and reuse of existing uses.

It should be noted that the No Project Alternative would not preclude development within the proposed Redevelopment Project Area. Development initiated by both private parties and public agencies could still occur consistent with the provisions of the Boyle Heights and Northeast Los Angeles Community Plans. Without significant public involvement, however, the magnitude and level of growth is anticipated to be low given that the historical growth rate in the proposed Redevelopment Project Area has been low. Impacts of the No Project Alternative are discussed below.

LAND USE

The No Project Alternative would not result in any of the beneficial land use effects of the proposed Redevelopment Project alternatives. The proposed Redevelopment Project seeks to reduce land use conflicts (e.g., under the Maximum Probable Development Alternative, residential uses on industrial-zoned parcels could be converted to industrial uses, which would allow for a more consistent land use pattern). Also, the No Project Alternative would do less to achieve the goals and objectives specified in the relevant community plans and General Plan Framework because of the historically low level of investment in this area. However, since the No Project Alternative would not result in the density and level of development that could occur under the proposed Redevelopment Plan, this alternative is less likely to result in land use conflicts with sensitive residential uses bordering the proposed Project Area.

HOUSING, POPULATION AND EMPLOYMENT

The No Project Alternative would not result in the housing, population, business, and employment displacements or impacts that would occur under the Maximum Probable Development Alternative. Up to 9,800 new jobs and a net increase of 130 housing units could be created by the proposed Redevelopment Project. Although some development could occur under the No Project Alternative, the magnitude of growth and resulting potential beneficial effects would not be as great as under the proposed Redevelopment Project.

URBAN DESIGN/VISUAL QUALITY

Implementation of the No Project Alternative would not result in the urban design and visual quality benefits of the proposed Redevelopment Project. These include: streetscape improvements along the major corridors within the proposed Project Area to include repairs to public areas, new landscaping, and improvements to participating private properties to upgrade the appearance of corridor businesses (e.g., awnings, painting, graffiti removal, etc.) and public parking areas (e.g., resurfacing, landscaping, lighting, and signage). Localized improvements by other projects could still occur (e.g., at Metro Rail stations).

CULTURAL RESOURCES

Implementation of the No Project Alternative would result in adverse impacts to cultural resources through further deterioration of historic structures due to lack of rehabilitation funds and further negative impacts from non-coordinated new infill development.

TRAFFIC AND CIRCULATION

A total of 37 intersections were analyzed within the study area for this project. Analysis of the Year 2015 Cumulative Base conditions, representing future conditions without the proposed Redevelopment Project, indicates that of 9 of the 37 analyzed intersections would operate at level-of-service E or F during one or both of the peak hours. Currently only 4 of the 37 intersections operate at LOS E or F. For comparison, implementation of the Maximum Probable Development Alternative would result in 15 of 37 intersections operating at LOS E or F in one or both of the peak hours or 6 more than future conditions without the proposed project. The No Project Alternative would result in fewer traffic impacts than the proposed build alternatives, although it would not avoid the impacts of the year 2015 Cumulative Base.

AIR QUALITY

The No Project Alternative would not significantly affect air quality conditions in the region, either positively or negatively. Ambient pollution levels may increase slightly with future development; however, this may be offset by decreases in ambient pollution levels in the future as region-wide efforts by SCAQMD continue to improve air quality in the South Coast Air Basin.

NOISE

The future traffic volumes under the No Project Alternative would be less than the future traffic volumes under any of the three development alternatives. Consequently, the projected increases in noise due to the increases in traffic would be less than the minimal increases projected for the Redevelopment Project alternatives. Therefore, this alternative would have minimal noise impacts.

PUBLIC SERVICES

The demand on public services due to the No Project Alternative would be generally less than that of the three build alternatives and therefore this alternative would have minimal effects on public services. With regards to fire protection services, however, redevelopment and the resulting elimination or the rehabilitation of blighted buildings that do not meet code requirements and are potential fire hazards may offset the demand for fire protection services due to the additional new development that could occur under the proposed build alternatives.

UTILITIES

Utility consumption levels under the No Project Alternative would be below those estimated for the three development alternatives. Therefore, effects of the No Project Alternative on utilities would be minimal.

ENERGY

The No Project Alternative would result in lower consumption of energy (gasoline, electricity, natural gas) than the three build alternatives, which would not result in significant effects on energy resources. Therefore, effects of the No Project Alternative on energy consumption would be minimal.

GEOLOGY AND SEISMICITY

Implementation of the No Project Alternative would result in the least additional development within the study area. Therefore, effects relating to geology and seismicity would be minimal.

HYDROLOGY

The No Project Alternative would have minimal effects related to hydrology. Under this alternative, future projects would still be subject to the appropriate Regional Water Quality Control Board permits.

HAZARDOUS MATERIALS

Implementation of the No Project Alternative would result in the least additional development; therefore, potential impacts due to the disturbance or uncovering of hazardous materials during construction would be less than those of the development alternatives. The No Project alternative may also generate fewer hazardous materials than the proposed project alternatives because of the lower level of development under this alternative. It should be noted, however, that any future development in industrial areas and other potentially hazardous areas within the proposed Redevelopment Project area could potentially encounter hazardous materials and would be subject to applicable hazardous materials regulations. Any proposed development has an affirmative responsibility to clean up pre-existing hazardous conditions onsite, as a condition of approval. Consequently, development activities, which would occur to a greater degree under the proposed Redevelopment Plan, would tend to accelerate clean up of existing hazardous waste sites.

BIOLOGICAL RESOURCES

Implementation of the No Project Alternative and proposed Redevelopment Project would not result in effects on biological resources.

5.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

The *State CEQA Guidelines*, Section 15126(d), require the identification of an “environmentally superior” alternative. The No Project Alternative would be environmentally superior because it lacks significant adverse effects. However, the *State CEQA Guidelines* state that if the “no project” alternative is identified as the environmentally superior alternative, the EIR must identify an environmentally superior alternative among the build alternatives.

Of the three proposed Recovery Program alternatives, the Minimum/Infill Development Alternative would be considered the environmentally superior alternative. Development of this alternative would generate the fewest vehicle trips and consequently would have less impact on local intersections and traffic circulation. This alternative would generate less air pollution from mobile sources than the other alternatives and would also result in the smallest increases in noise levels due to mobile sources. In addition, development of this alternative would consume less natural gas, fuel, electricity, and water, and generate less wastewater and solid waste than the other build alternatives. It would also place less demand on public services. This alternative would not result in the displacement of residential units as might occur under the Maximum Probable Development Alternative. However, this alternative would generate less employment and result in less overall development than the Moderate Development and Maximum Probable Development Alternatives, and it would not fully achieve the City’s and Agency’s objectives to improve the physical, social, and economic environment of the proposed Project Area through adoption of a comprehensive program for rehabilitation and/or expansion of existing uses, new development, services, and employment opportunities.

CHAPTER 6 PERSONS AND ORGANIZATIONS CONSULTED

This list also includes those persons and organizations that responded to the Notice of Preparation.

Basham, Charlie. Edison International. Telephone conversation with Francesca Smith on August 12, 1997.

Bland, Marcus. Edison International. Telephone conversation with Francesca Smith on August 12, 1997.

Braster, Peter. Los Angeles County Metropolitan Transportation Authority, Real Estate Division. Telephone conversation with Erica Dermitzel on July 18, 1997.

Buswell, Stephen J. California Department of Transportation. Response to NOP on July 9, 1997.

Davis, Bill. Department of Water and Power. Telephone conversations with Francesca Smith on August 11 and 12, 1997.

Dean, Patricia. Los Angeles Unified School District. Response to NOP on July 17, 1997.

Doche-Boulos, Viviane. Southern California Association of Governments. Response to NOP on July 1, 1997.

Dosser, Deon. Department of Water and Power. Telephone conversation with Brian Matsukado on August 18, 1998.

Eslinger, George A. City of Los Angeles, Bureau of Street Lighting. Response to NOP on July 22, 1997.

Franklin, Vester. County Office of Education. Telephone conversation on June 21, 1995.

Furuta, Sam L. City of Los Angeles, Bureau of Engineering. Response to NOP on July 10, 1997.

Harris, Evan. Department of Water and Power. Telephone conversations with Francesca Smith on August 5 and 7, 1997.

Helm, Charles. City of Los Angeles, Police Department. Response to NOP on July 23, 1997.

Huang, John. County of Los Angeles, Department of Public Works. Telephone conversation with Greg Williams on May 11, 1998.

Manning, Bob. City of Los Angeles, Department of Public Works, Bureau of Sanitation. Telephone conversation with Greg Williams on May 6, 1998.

CHAPTER 6—PERSONS AND ORGANIZATIONS CONSULTED

Olson, Richard. City of Los Angeles, Fire Department. Response to NOP on July 11, 1997.

Oren, Jay M. City of Los Angeles, Cultural Affairs Department. Response to NOP on June 24, 1997.

Rivasplata, Antero A. State of California, Governor's Office of Planning and Research. Response to NOP on June 20, 1997.

Sherwood, Arnold. Southern California Association of Governments. Telephone conversation with Jo Anne Aplet on August 12, 1997.

Taylor, Dennis. Inspector, Los Angeles Fire Department. Telephone conversations with Greg Williams on May 5 and May 18, 1998.

Yamahara, David. County of Los Angeles, Department of Public Works. Response to NOP on July 21, 1997.

CHAPTER 7 LIST OF PREPARERS

The following firms, individuals, and CRA staff contributed to the preparation of this environmental document.

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CHAPTER 8 RESPONSES TO COMMENTS ON THE DEIR

The Draft EIR (DEIR) for the Adelante Eastside Redevelopment Project was made available for public review in accordance with the *State CEQA Guidelines* for a 45-day period from March 2 to April 15, 1998. During this review period a number of written comments on the DEIR were submitted. Additionally, a public hearing was held on April 2, 1998 to receive verbal comments on the DEIR.

In accordance with CEQA, each of the comment letters and a transcript of the Public Hearing proceedings is included in this Final EIR (FEIR) as are Lead Agency (CRA) responses to any environmental concerns raised. Each comment letter is labeled with a reference number corresponding to the list below. Individual comments are referenced in the margins and responses to these follow each letter.

The following public agencies, organizations, and individual citizens submitted comments on the DEIR during the public review period:

	<u>Dated</u>	<u>See Page No.</u>
1. City of Los Angeles Cultural Heritage Commission	3/5/98	8-3
2. County Sanitation Districts of Los Angeles County	3/16/98	8-5
3. Southern California Association of Governments	4/9/98	8-7
4. Hillside Village Property Owners Association, Inc.	4/10/98	8-19
5. Friends of Hazard Park and Hazard Park Wetlands	4/11/98	8-104
6. South Coast Air Quality Management District	4/15/98	8-106
7. Saul Medina	4/15/98	8-117
8. Nadine Diaz	4/15/98	8-120
9. Adelante Eastside Project Area Committee	4/15/98	8-124
10. James Henrickson, Ph.D.	4/15/98	8-133
11. Friends of Hazard Park and Hazard Park Wetlands	4/14/98	8-136
12. City of Los Angeles Department of Transportation	4/15/98	8-141
13. Caltrans - District 07	4/13/98	8-143
14. Gabrieleño Tongva Tribal Council	4/15/98	8-146
15. Los Angeles Unified School District	4/15/98	8-149
16. City of Los Angeles Fire Department	3/23/98	8-163
17. City of Los Angeles Department of Recreation and Parks	4/17/98 ¹	8-165
18. State of California Governor's Office of Planning and Research	4/17/98 ¹	8-167
19. County of Los Angeles Department of Public Works	4/15/98	8-170
20. City of Los Angeles Department of Transportation	6/1/98 ¹	8-177

¹ This comment letter was dated and received after the close of the public review period. Responses are provided as a courtesy to the commentor and to comply with the intent of CEQA to fully inform the public and decision makers of a project's potential environmental effects.

The following individuals spoke at the April 2, 1998 public hearing (see the Public Hearing Transcript beginning on page 8-178).

Greg Spiegel, Legal Aid Foundation of Los Angeles
Ross Valencia, Boyle Heights Residents Association
Arturo Chayra, Vice Chairman of Adelante Eastside Project Area Committee
Arturo Herrera, Adelante Eastside Project Area Committee
Charles Sudduth, Hillside Village Property Owners Association
George Cabrera, Jr.
Howard Watts

Comment Letter 1

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

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VALERIE J. ARONSON
KAYE M. BECKHAM
CATHERINE M. SCHICK

March 5, 1998

Community Redevelopment Agency
Donald Spivack, Deputy Administrator
354 S. Spring St., Suite 800
Los Angeles, CA 90013-1258

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT (EIR), PROPOSED
ADELANTE EASTSIDE REDEVELOPMENT PROJECT, SCH#9706165

Dear Mr. Spivack:

Thank you for the opportunity to comment on the above-referenced document. The Cultural Heritage Commission is most concerned that any redevelopment-related changes to Historic-Cultural Monuments meet the Secretary of the Interior's Standards for Rehabilitation. Further, the Commission is also concerned that redevelopment does not lead to demolition of Historic-Cultural Monuments or other buildings noted in the report as having historic significance.

1-1

Very truly yours,

Jay M. Oren
Architect

A:\JMO-DS.EIR

Action: _____
Info: E. Liu _____
Santillanes _____
X P. F. S. _____
SPIVACK _____
M. Kimbrough _____

RESPONSES TO COMMENT LETTER NUMBER 2

Response to Comment 2-1

The comment that the County Sanitation District of Los Angeles County does not maintain any facilities within the proposed Project Area is noted by the Agency.

Comment Letter 3

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Printed on Recycled Paper 1/16/97

April 9, 1998

Mr. Donald Spivack, Deputy Administrator
Community Redevelopment Agency
of the City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013-1258

RE: Comments on the Draft Environmental Impact Report for the
Proposed Adelante Eastside Redevelopment Project - SCAG No. I
9800096

Dear Mr. Spivack:

Thank you for submitting the Draft Environmental Impact Report for the Proposed Adelante Eastside Redevelopment Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies in reviewing projects and plans for consistency with regional plans.

The attached detailed comments are meant to provide guidance for considering the proposed project within the context of our regional goals and policies. If you have any questions regarding the attached comments, please contact Bill Boyd at (213) 236-1960.

Sincerely,

[Signature]

J. DAVID STEIN
Manager, Performance Assessment and Implementation

Action: *list*
Info: *Spivack*
Santillanes
Proser
Dacanegra
Kimbrodgh

Donald Spivack
April 9, 1998
Page 2

**COMMENTS ON THE
ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT**

PROJECT DESCRIPTION

The proposed Project covers about 2,200 acres in the City of Los Angeles and encompasses several major commercial and industrial corridors in the Boyle Heights and El Sereno communities in the City. The Project is divided into four subareas to capture those sites on the eastside where economic change is most likely to occur based on community revitalization goals and market development potential. Three alternatives to the proposed Project are detailed in the Draft EIR: Minimum/Infill Development, Moderate Development and maximum Probable Development.

GENERAL STAFF COMMENTS

Table 3-2 of the Draft EIR addresses the relationship to and consistency of the Project with eight of the policies in SCAG's Regional Comprehensive Plan and Guide (RCPG) as required by Section 15125 [b] of *Guidelines for Implementation of the California Environmental Quality Act*

Discussion in the Draft EIR is lacking of the consistency of or support for policies in other applicable regional plans, specifically policies in various chapters of SCAG's Regional Comprehensive Plan and Guide. The Final EIR should address the relationships (consistency with core policies and support of ancillary policies) to SCAG's Regional Comprehensive Plan and Guide and the other applicable regional plans, utilizing commentary from the following detailed SCAG staff comments. The response should also discuss any inconsistencies between the proposed project and applicable regional plans. The format that is used in Table 3-2 of the Draft EIR is suitable for addressing those SCAG policies that have not been adequately dealt with in the current document.

3-1

INTRODUCTION TO SCAG REVIEW PROCESS

The document that provides the primary reference for SCAG's project review activity is the Regional Comprehensive Plan and Guide (RCPG). The RCPG chapters fall into three categories: core, ancillary, and bridge. The Growth Management (adopted June 1994), Regional Mobility (adopted June 1994), Air Quality (adopted October 1995), Hazardous Waste Management (adopted November 1994), and Water Quality (adopted January 1995) chapters constitute the core chapters. These core chapters respond directly to federal and state planning requirements. The core chapters constitute the base on which local governments ensure consistency of their plans with applicable regional plans under CEQA. The Air Quality and Growth Management chapters contain both core and ancillary policies, which are differentiated in the comment portion of this letter. The Regional Mobility Element (RME) constitutes the region's Transportation Plan. The RME policies are incorporated into the RCPG.

Ancillary chapters are those on the Economy, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Energy, and Integrated Solid Waste Management. These chapters address important issues facing the region and may reflect other

Donald Spivack

April 9, 1998

Page 3

regional plans. Ancillary chapters, however, do not contain actions or policies required of local government. Hence, they are entirely advisory and establish no new mandates or policies for the region.

Bridge chapters include the Strategy and Implementation chapters, functioning as links between the Core and Ancillary chapters of the RCPG.

Each of the applicable policies related to the proposed project are identified by number and reproduced below in italics followed by SCAG staff comments regarding the consistency of the project with those policies.

Consistency With Regional Comprehensive Plan and Guide Policies

1. **The Growth Management Chapter (GMC)** of the Regional Comprehensive Plan contains a number of policies that are particularly applicable to the proposed Adelante Eastside Project..

a. Core Growth Management Policies

3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

SCAG staff comments. As SCAG has designated subregions, the project is situated in the City of Los Angeles subregion. The Draft EIR on page 3-15 acknowledges that the Project would generate a net increase of 30 to 130 new dwelling units; 127 to 555 net increase in resident population; a net increase of 214 to 1,163 new commercial jobs; and 2,504 to 8,592 new industrial jobs. The Draft EIR does not identify the time frame for these new residential, commercial and industrial uses. Nor is there a comparison with the City of Los Angeles Department of Planning growth forecasts (for the City as a whole and the Boyle Heights and El Sereno communities. Based on the information provided in the Draft EIR we are unable to determine whether the Project is consistent with SCAG's this core RCPG policy.

3-2

3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

SCAG staff comments The Draft EIR contains no information on development phasing and timing. SCAG's Standing Committee on Implementation has consistently stressed that Final EIR's for similar projects should address the manner in which the proposed project will be developed so that provision of service to new housing units or jobs producing commercial, industrial or other uses will be staged or phased to help achieve greater jobs/housing balance within the jurisdiction and the Subregion. The Standing Committee on Implementation has previously expressed the concern that, in housing rich subregions, the housing will likely be constructed first and the employment producing land uses may never materialize. Conversely, in jobs rich subregions, the employment producing office buildings, shopping centers, schools or industrial buildings could be built first, and the housing components could be brought in much later, or never. The objective of a phasing or development staging plan would be to encourage the implementation of types of development that would address the jobs/housing balance issue and work toward the

3-3

Donald Spivack
April 9, 1998
Page 4

reduction of Vehicle Miles Traveled in the early phases or stages of development rather than leaving such uses until later (or allowing indefinite postponement). The Final EIR should clearly define development phasing and timing for both residential, non-residential uses and essential infrastructure. Based on the information provided in the Draft EIR, we are unable to determine whether the Project is consistent with this core RCPG policy.

3-3
cont'd

b. *Ancillary Growth Management Policies*

- 3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*

SCAG staff comments The Draft EIR does not address the types of commercial and industrial jobs that would be attracted to the Project nor to housing prices and availability in the project or surrounding area. The Final EIR should clearly define efforts by the redevelopment agency to help achieve a better balance between the types of jobs they seek to attract and housing prices. Based on the information provided in the Draft EIR, we are unable to determine whether the Project is consistent with this ancillary RCPG policy.

3-4

- 3.05 *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*

SCAG staff comments The Draft EIR acknowledges on Table 3-2, page 3-8 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.08 *Encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of subregional goals and policies.*

SCAG staff comments The Draft EIR acknowledges on pages 2-4 through 2-6 the types of economic goals, objectives and development strategies that will be used with this Project in furtherance of this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*

SCAG staff comments The Draft EIR acknowledges in Chapters 3.6 (Traffic and Circulation) and 3.10 (Utilities) that existing infrastructure is generally appropriate to meet the needs of the proposed Project. Instances are noted where infrastructure improvements are needed and mitigation measures are proposed to meet these needs in a cost effective manner. The Project is supportive of this ancillary RCPG policy.

- 3.10 *Support local jurisdictions' actions to minimize red tap and expedite the permitting process to maintain economic vitality and competitiveness.*

SCAG staff comments See response to SCAG policy 3.08. The Project is supportive of

Donald Spivack
April 9, 1998
Page 5

this ancillary RCPG policy.

- 3.11 *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing subregions.*

SCAG staff comments. See response to SCAG policy 3.08. The Project is supportive of this ancillary RCPG policy.

- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*

SCAG staff comments. The Draft EIR acknowledges on page 3-85 mitigation measure TC-1 to reduce travel demand within the Project area. The Project is supportive of this ancillary RCPG policy.

- 3.13 *Encourage local jurisdictions' plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-9 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-9 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.15 *Support local jurisdictions' to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-9 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.16 *Encourage developments in and around activity centers, transportation node corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-9 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.17 *Support and encourage settlement patterns which contain a range of urban densities.*

SCAG staff comments. The Draft EIR acknowledges on page 3-11 mitigation measures LU-1 through LU-4 which will assure a range of urban commercial and industrial

Donald Spivack
April 9, 1998
Page 6

densities in the Project area. The Project is supportive of this ancillary RCPG policy.

- 3.18 *Encourage planned development in locations least likely to cause adverse environmental impact.*

SCAG staff comments. The Draft EIR acknowledges on Table S-2, pages S-8 through S-26 the characteristics of the Project relative to this SCAG policy. The Project is supportive of this ancillary RCPG policy.

- 3.21 *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*

SCAG staff comments. The Draft EIR acknowledges in Chapter 3-5 (Cultural Resources) the characteristics of the Project relative to this SCAG policy. Mitigation measures CR-1 through CR-9 are proposed to address adverse impacts on archeological, historic and architectural resources. The Project is supportive of this ancillary RCPG policy.

- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*

SCAG staff comments. The Draft EIR acknowledges in Chapters 3-12 (Geology and Seismicity) and 3.13 (Hydrology) the characteristics of the Project relative to this SCAG policy. Mitigation measures GS-1 through GS-4 and H-1 through H-3 are proposed to address adverse impacts on seismic hazards and storm drainage. No areas of the Project are subject to flooding. The Project is supportive of this ancillary RCPG policy.

- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

SCAG staff comments. The Draft EIR acknowledges in Chapters 3-8 (Noise), 3-12 (Geology and Seismicity) and 3.14 (Hazardous Materials) the characteristics of the Project relative to this SCAG policy. Mitigation measures NO-1 through NO-5, GS-1 through GS-4 and HM-1 through HM-13 are proposed to address adverse impacts of these areas of concern. The Project is supportive of this ancillary RCPG policy.

- 3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

SCAG staff comments. The Draft EIR acknowledges in Chapter 3-9 (Public Services) the characteristics of the Project relative to this SCAG policy. Mitigation measures PS-1 through PS-17 are proposed to address adverse impacts of these areas of concern. The Project is supportive of this ancillary RCPG policy.

2. The Regional Mobility Chapter (RMC) also has policies, all of which are core, that pertain to

Donald Spivack

April 9, 1998

Page 7

the proposed Adelante Eastside Project. This chapter links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant policies in this chapter are the following:

Transportation Demand Management and Regional Transit Program Policies

- 4.01 *Promote Transportation Demand Management programs along with transit and ridesharing facilities as a viable and desirable part of the overall program while recognizing the particular needs of individual subregions.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-8 the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

- 4.04 *Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies to mitigate travel demand if provided for as a part of the entire package.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-8 the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

- 4.07 *Public transportation programs should be considered an essential public service because of their social, economic, and environmental benefits.*

SCAG staff comments. The Draft EIR acknowledges in Chapters 3-6 (Traffic and Circulation and 3.7 (Air Quality) the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

- 4.08 *Implementation of new transit service or improvements in existing and expanded transit should be supportive of the Centers-Based Transit Network (cbtn) concept.*

SCAG staff comments. The Draft EIR acknowledges in Chapters 3-6 (Traffic and Circulation) and 3.7 (Air Quality) the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

Regional Streets and Highways Program Policies

- 4.20 *Expanded transportation system management by local jurisdictions will be encouraged.*

SCAG staff comments. The Draft EIR acknowledges in Chapter 3-6 (Traffic and Circulation) the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-2 is proposed to address adverse impacts of this areas of concern. The

Donald Spivack
April 9, 1998
Page 8

Project is consistent with this core RCPG policy.

Regional Non-Motorized Transportation Program Policies

4.25 *The development of the regional transportation system should include a non-motorized transportation system that provides an effective alternative to auto travel for appropriate trips. The planning and development of transportation projects and systems should incorporate the following, as appropriate:*

- a o *Provision of safe, convenient, and continuous bicycle and pedestrian infrastructure to and throughout areas with existing and potential demand such as activity areas, schools, recreational areas (including those areas served by trails), which will ultimately offer the same or better accessibility provided to the motorized vehicle.*
- b o *Accessibility to and on transit (bus terminals, rail stations, Park-And-Ride lots), where there is demand and where transit boarding time will not be significantly delayed.*
- c o *Maintenance of safe, convenient, and continuous non-motorized travel during and after the construction of transportation and general development projects. Existing bikeways and pedestrian walkways should not be removed without mitigation that is as effective as the original facility.*

SCAG staff comments. The Draft EIR acknowledges in Chapters 3-6 (Traffic and Circulation) and 3.7 (Air Quality) the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

4.26 *Entities and programs that currently support the auto should be encouraged to provide the same types of service for non-motorized transportation, including education, promotion, and enforcement.*

SCAG staff comments. See staff comment on policy 4.25. The Project is consistent with this core RCPG policy.

4.27 *Urban form, land use and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit.*

SCAG staff comments. The Draft EIR acknowledges on Table 3-2, page 3-8 the characteristics of the Project relative to this SCAG policy. Mitigation measure TC-1 is proposed to address adverse impacts of this areas of concern. The Project is consistent with this core RCPG policy.

3. The Air Quality Chapter (AQC) core actions that are generally applicable to the proposed Adelante Eastside Project are as follows:

Donald Spivack

April 9, 1998

Page 9

5.11 Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.

SCAG staff comments. The Draft EIR acknowledges in Chapter 3.7 (Air Quality) on page 3-113 the characteristics of the Project relative to this SCAG policy. The Project is consistent with this core RCPG policy.

4. The Water Quality Chapter (WQC) core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters. The core recommendations and policy options that are particularly applicable to the proposed Adelante Eastside Project include the following:

11.02 Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.

SCAG staff comments. The Draft EIR acknowledges in Chapter 3.13 (Hydrology) the characteristics of the Project relative to this SCAG policy. The Project is consistent with this core RCPG policy.

Conclusions and Recommendations

- | | | |
|-----|---|-----|
| (1) | As noted in the staff comments, the proposed Draft Environmental Impact Report for Adelante Eastside Redevelopment Project is consistent with or supports many of the core and ancillary policies in the Regional Comprehensive Plan and Guide. Based on the information in the Draft Environmental Impact Report, we are unable to determine whether the Project is consistent with core policies 3.01 and 3.03 and supportive of ancillary policy 3.04. | 3-5 |
| (2) | As noted in the General Staff Comments, the Final EIR should address the relationships (consistency with core policies and support of ancillary policies) to SCAG's Regional Comprehensive Plan and Guide and discuss any inconsistencies with policies that were not appropriately considered in the Draft EIR. | 3-6 |
| (3) | All mitigation measures associated with the project should be monitored in accordance with AB 3180 requirements. | 3-7 |

Donald Spivack
April 9, 1998
Page 10

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS is a *Joint Powers Agency* established under California Government Code Section 6502 et seq. Under federal and state law, the Association is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). Among its other mandated roles and responsibilities, the Association is:

- Designated by the federal government as the Region's *Metropolitan Planning Organization* and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. §134(g)-(h), 49 U.S.C. §1607(f)-(g) et seq., 23 C.F.R. §450, and 49 C.F.R. §613. The Association is also the designated *Regional Transportation Planning Agency* and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080.
- Responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the *South Coast Air Quality Management Plan* pursuant to California Health and Safety Code Section 40460(b)-(c). The Association is also designated under 42 U.S.C. §7504(a) as a *Co-Lead Agency* for air quality planning for the Central Coast and Southeast Desert Air Basin District.
- Responsible under the Federal Clean Air Act for determining *Conformity* of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. §7506.
- Responsible, pursuant to California Government Code Section 65089.2, *for reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans* required by Section 65080 of the Government Code. The Association must also evaluate the consistency and compatibility of such programs within the region.
- The authorized regional agency for *Inter-Governmental Review* of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).
- Responsible for reviewing, pursuant to Sections 15125(b) and 15206 of the CEQA Guidelines *Environmental Impact Reports* of projects of regional significance for consistency with regional plans.
- The authorized *Areawide Waste Treatment Management Planning Agency* pursuant to 33 U.S.C. §1288(a)(2) (Section 208 of the Federal Water Pollution Control Act)
- Responsible for preparation of the *Regional Housing Needs Assessment* pursuant to California Government Code Section 65584(a).
- Responsible (along with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.

Revised January 18, 1995

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RESPONSES TO COMMENT LETTER NUMBER 3

Response to Comment 3-1

Comment 3-1 includes general statements regarding the EIR's lack of consistency and support for SCAG's policies and plans. These issues are addressed with specificity in the responses to comments that follow and no further response is required here.

Response to Comments 3-2 and 3-3

Comments 3-2 and 3-3 express SCAG's concern with the lack of information in the EIR on development time frames and phasing. The EIR does not identify the time frame for development of new residential, commercial, and industrial uses in the proposed Project Area. Nor does it address "the manner in which the proposed project will be developed so that provision of service to new housing units or jobs producing commercial, industrial, or other uses will be staged or phased to help achieve greater jobs/housing balance."

Time frames and phasing of development can be established with specificity only when implementation activities under the Redevelopment Plan commence. This EIR analyzes the potential impact of a Redevelopment Plan where all processes and actions under the plan are deemed to be one project. Redevelopment of the proposed Project Area is an incremental, transactional process by which blighted areas are eradicated through the cooperative efforts of the Agency and developers and owners of property in the Project Area.

The life span of the Redevelopment Plan is 30 years and development could occur at any time within the 30-year period. Prior to the adoption of the Redevelopment Plan, the Community Redevelopment Law requires the Agency to prepare and adopt an Implementation Plan. The Implementation Plan, like the EIR, is a component of the Report to City Council. This Implementation Plan describes specific goals and objectives of the Agency, specific projects that are proposed, including a program of actions and expenditures proposed to be made within the first 5 years of the Redevelopment Plan and a description of how these projects will improve or alleviate the blighted conditions in the Project Area. This Implementation Plan will be included as a component in the Agency's Report to City Council. The Agency is required to adopt an updated Implementation Plan every 5 years thereafter. Progress on the 5-year Implementation Plan will be reviewed in a public hearing between the 2nd and 3rd year of the Implementation Plan. In addition, each year, as part of the Agency's budget process, an annual work program is developed, providing even more specificity about development activity for that coming year. Timing and phasing of development are done through the Implementation Plan and the Agency's budget process for the project.

A comparison of the projected net increases for new dwelling units, population, and new commercial and industrial jobs shows the proposed project would mainly provide jobs in the Boyle Heights, Lincoln Heights, and El Sereno communities of the City of Los Angeles. These areas are part of the Los Angeles Subregion, which is a jobs-rich subregion. City of Los Angeles

Department of Planning forecasts estimate that Boyle Heights will gain 27,500 jobs between 1990- and 2010 (an increase from 94,600 to 122,100 jobs). The proposed Adelante Eastside Redevelopment Project would provide approximately 10 percent to 36 percent of the anticipated job growth in Boyle Heights and approximately 4 percent to 16 percent of the anticipated job growth in the Northeast Los Angeles District Plan area. This growth in jobs in an area with a high unemployment rate is consistent with local plans and policies. It is also consistent with SCAG's policy to increase jobs, where there is a lack of jobs.

With respect to jobs/housing balance, it is the intent of the Adelante Eastside Redevelopment Project to create jobs for the residents of the proposed Project Area. In addition, because most of the new jobs are likely to match the job skill levels of the local labor market, it is expected that many of the new jobs will be filled by local residents. Thus, because the Adelante Eastside Redevelopment Project would provide jobs for local residents, it would be consistent with the intent of SCAG's jobs/housing balance policy to provide jobs in areas of the region where jobs are needed and would help achieve SCAG's goal of reducing vehicle miles traveled.

Response to Comment 3-4

Comment 3-4 states that the EIR does not address efforts to achieve a balance between the types of jobs they seek to attract and housing prices and availability. It is anticipated that the type of jobs created by the proposed project will be similar to the existing industrial-manufacturing jobs in the Project Area. The Eastside Redevelopment Study found that there is a good match between the community's labor force skills and the type and requirements of the jobs available in the proposed Project Area. It is the intent of the proposed project to provide jobs that are targeted to meet community needs and match local job skills.

Response to Comments 3-5 and 3-6

Comments 3-5 and 3-6 are a summary of the conclusions stated in Comments 3-2, 3-3, and 3-4 and are responded to in the responses to comments above. No further response is necessary.

Response to Comment 3-7

Comment 3-7 states that all project mitigation measures should be monitored in accordance with the requirements of CEQA. It is here noted that upon approval of the proposed project, the Agency will approve a Mitigation Reporting and Monitoring Program for the project in accordance with Section 21081.6 of CEQA.

Comment Letter 4

HILLSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

4569 Valley Boulevard
Los Angeles, Calif. 90032
Telephone (213) 225-2724

Friday, April 10, 1998 11:26 AM

Mr. Donald Spivack, Dep. Administrator
Community Redevelopment Agency
City of Los Angeles
254 S. Spring St. Suite 800
Los Angeles, CA 90013-1258

COMMENTS ON THE DRAFT
ENVIRONMENTAL IMPACT REPORT (EIR)
PROPOSED ADELANTE EASTSIDE
REDEVELOPMENT PROJECT SCH # 9706165

We have reviewed the contents of Draft Environmental Impact Report (DEIR) for the Proposed Adelante Eastside Redevelopment Project Sch. # 9706165 dated March 1998. We find that this DEIR does not adequately address current blight in our Community. The DEIR fails to present the benefits of the proposed Redevelopment Plan. This Plan, prepared by the Community Redevelopment Agency, includes the communities of Lincoln Heights, Hillside Village, University Hills and Emery Park. The Plan and DEIR call this Subarea 1. We understand that a Project Redevelopment Plan is being prepared by this Agency based on this DEIR. The deadline for submitting these comments is by March 15, 1998.

The Board of Directors of HVPOA at their regular meeting on April 9, 1998, unanimously approved a motion. This motion approves these attached Comments regarding the errors and omissions in this DEIR. The motion opposes the Adelante Eastside Redevelopment Plan as proposed in the DEIR. Any future redevelopment plans must recognize and mitigate current adverse environmental conditions before planning new development in the Project Area.

Mr. Charles G. Sudduth, P.E. prepared the accompanying comments with assistance of the members of HVPOA. Mr. Sudduth has 36 years experience in Civil and Geotechnical Engineering. He has experience in land development, Environmental Impact Report preparation and reviews and geotechnical engineering. Mr. Sudduth worked with members of HVPOA to locate all the adverse environmental impacts affecting the community. These impacts are the cause of the blight found in the community. They found many errors, omissions and misleading data within the report. The attached report comments on 149 items and adds four items not in the DEIR. The following is a summary of the failure of DEIR to meet CEQA Standards:

- The DEIR failed to obtain environmental Data in Subarea 1. | 4-1
- The DEIR failed to note railroad operations adversely impacting Subarea 1. | 4-2
- The DEIR failed to obtain a census of residents living and available residential units east of Soto St. in Subarea 1. | 4-3
- The DEIR failed to obtain and analyze traffic data for North Main St., Alhambra Ave. and Valley Blvd. in Subarea 1. | 4-4

Heriberto (Eddie) Durán, President
VACANT, Secretary

Page 1

George Cabrera, Jr., Vice-President
Charles Sudduth, Treasurer

To Community Redevelopment Agency
of the City of Los Angeles
Adelante Eastside Redevelopment Project

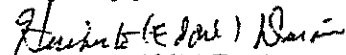
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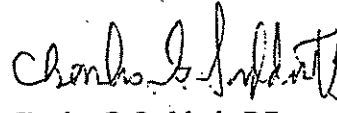
- The DEIR failed to report noise in representative areas of the Project. This includes noise generated by trains and industries. This noise adversely impacts existing residential areas adjacent to Subarea 1. | 4-5
- The DEIR gave inaccurate information regarding the history and current conditions of the Project Area. | 4-6
- The DEIR gave conflicting geotechnical data and did not present accurate data on migrating toxic gases. | 4-7
- The DEIR failed to describe the cultural resources within and adjacent to the Project Area. | 4-8

The Board of Directors has selected Mr. Charles Sudduth as liaison for this Community. Mr. Sudduth has the authority to review proposals and determine if they are in the interest of Hillside Village.

We thank the Staff of Councilman Richard Alatorre for supporting HVPOA's members in this effort. They assisted HVPOA in obtaining a copy of this DEIR. They asked us to make specific comments regarding report's deficiencies. Unfortunately, there is no representative from HVPOA on the PAC.

Very truly yours,


Heriberto (Eddie) Durán
President


Charles G. Sudduth, P.E.
Technical Liaison

c: Councilman Alatorre FAX (213) 847-0680
FAX (213) 977-1665

COMMENTS ON EASTSIDE REDEVELOPMENT PROJECT
DRAFT EIRONMENTAL IMPACT REPORT
SCH# 9706165

Prepared by Charles G. Sudduth, P.E.
Civil And Geotechnical Engineer

Friday, April 10, 1998 11:27 AM

These comments were prepared with the assistance of the members of the Hillside Village Property Owners Association, Inc. There is community concern that the blight caused by poor out of date and obsolete infrastructure and inadequate city services. The community believes that their tax generated moneys are used to improve other City enterprises such as our Ports. They view that this Port development has had a detrimental effect on our community. When our generated tax money goes to expand port operations, it allows imported products to compete unfairly due to improved transportation systems. It is also wrong to import goods made by people receiving substandard wages. The low cost manufacturing costs plus the transportation subsidies destroy local manufacturing plants and take jobs from some of our workers.

4-9

The following are comments from HVPOA regarding the adequacy and accuracy of the EIR for our Community:

1. In the Executive Summary, The "INTRODUCTION" on Page S-1 and in Chapter 1 "Introduction", Section 1.1 "Introduction and Background" on Page 1-1 contain misleading statements. As stated in the first paragraph, We do not know of any community resident, property owner, business operator or community leader from Hillside Village or the other communities along the Valley Blvd. Corridor that participated in establishing this project. Add the names from our community that requested and supported the formation of a redevelopment project for our community or revise the first paragraph to accurately note who promoted this project.

4-10

Also note in this Section that: (1) The principle business district of El Sereno (Huntington Drive and Eastern Ave.) is as blighted as the Project Area but was not included in the Plan. (2) Many residents, business owners, property owners upon learning of the contents of the CRA's proposed Project Plan, tried to have their areas removed from the Plan. The CRA and the Planning Commission agreed to remove Wabash Ave., Parts of Soto Street, Chesboro Ln. and Rogers St. (3) Many property owners, merchants and residents have received little or no notice that they will be included in the Proposed Plan Area. The mailings did not completely notify all within the Plan Area. Many did not comprehend the significance of the mailings. The PAC elections attracted a small minority of affected people.

4-11

Also the Section does not note that North Main Street is in the Community of Lincoln Heights.

4-12

Also there is a discrepancy between the Northeast Plan Documents and this EIR as to the boundary between Boyle Heights and Lincoln Heights. The Northeast Plan considers the Boundary at Marengo Ave. while others consider the

4-13

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 9706165

April 10, 1998 11:27 AM

- boundary at the former Southern Pacific Railroad Tracks. Please clarify this boundary in your EIR. 4-13 cont'd
2. In Chapter 1 "Introduction", Section 1.1 "Introduction and Background" on Page 1-1 contain misleading statements. The objective stated in the last paragraph ignores any benefits to existing people in the area including improving quality of life, better City Services and improved infrastructure. The Objective ends up a very vague document. Revise the objective to note above. 4-14
3. In Chapter 1 "Introduction", Section 1.2 "The CEQA Environmental Review Process" beginning on Page 1-2 fails to note the impossibility of notifying the Community of the EIR.
Add the following sentences to read as follows:
"There is no widely distributed newspaper throughout the entire proposed redevelopment plan area. There was no attempt to make copies of DEIR available to all Community Based Organizations. Many business owners and residents are functionally illiterate when it comes to understanding Government and their rights. Only 154 copies of the DEIR were printed. The CRA Staff made no attempt to contact affected people in order to comply with CEQA intent." 4-15
4. In Chapter 2 "Description of the Redevelopment Project", Section 2.1 "Project Location" beginning on Page 2-1 fails to note the Project also includes Lincoln Heights. The Northeast Plan indicates that Community of Lincoln Heights extends to Marengo and Daly Streets. Hazard Park, the University of Southern California Medical Campus, County-USC Medical Center, Central Juvenile Hall and the Los Angeles County Department of Public Works Yards remain in limbo as to where they belong. This discrepancy between the CRA, the Planning Commission and the City Council must be resolved.
Revise the end of the first sentence as follows:
"The proposed Adelante Eastside Redevelopment Project Area (Project Area) covers about... corridors in the City's Boyle Heights, Lincoln Heights and El Sereno Area Communities." 4-16
5. In Chapter 2 "Description of the Redevelopment Project", Section 2.2 "Goals and Objectives" beginning on Page 2-4 fails to note: (1) What areas the goals are needed? (2) Who determines priorities and locations? When the goals are to be applied? The CRA has refused to give the PAC any authority to set these priorities or to establish specific goals that apply to a specific area. The Goals are so vague that special interests can prevail over the needs of communities. The PAC received testimony from Nick Stewart from the South Central Redevelopment Area. We refer you that case. We are concerned that the CRA will make decisions affecting local businesses without advice and consent from the PAC.
Add a paragraph at the end of the Section to read as follows:
"The Community Redevelopment Agency will obtain advice and consent from the PAC regarding the implement of the goals as far as available financial resources allow." 4-17

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:27 AM

6. In Chapter 2 "Description of the Redevelopment Project", Section 2.3 "Project Characteristics" on Page 2-6 fails to note any activities of the Community through the Public Advisory Committee. As currently written in the Plan, the CRA will have complete control over who will be permitted to keep their businesses and property and who will be forced to leave.
Replace the second sentence to read as follows:
"To maintain community involvement, the Plan will establish activities that the Agency (CRA) with the advice and consent of the elected Public Advisory Committee may undertake include:

4-18

7. In Chapter 2 "Description of the Redevelopment Project", Section 2.4 "Alternatives to be Considered" beginning on Page 2-7 fails to note the benefits of no Project. The other subsections present only the distribution of money that may or may not occur for three types of Development Alternatives. The Section is completely inadequate and misleading to the readers who are not familiar with available government services. None of the programs are specific or present the greatest need of the residents in the Community. None of the programs are specific as what is needed to attract more business in the area. The EIR fails to reveal the property survey to determine blight and at the same time which properties conform to existing zoning. The fourth paragraph on Page 2-7 is especially misleading and false. There are other public agencies that can intervene and improve the Project Area.
Delete the last sentence of the fourth paragraph and insert sentences to read as follows:
"Under the No Project Alternative, no redevelopment activities would be undertaken by the CRA. Without the CRA local community based organizations would have to pressure other Government Agencies to provide funds. These funds would be used to improve the infrastructure that existing commerce in the area needs and attract new businesses needed to acquire and rehabilitate vacant and abandoned properties. In addition local community based organizations would have to assist local business owners to become more competitive. Whichever alternatives that are adopted, the goals that may be completely unfunded and may not occur. Funding is anticipated to come from other government agency grants and from incremental property taxes."

4-19

4-20

4-21

4-22

8. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.1 "Introduction" on Page 3-1 fails to mention what areas require improvement and what areas conform to the plan.
Rewrite and better describe the needs of the area. Each section must be specific as to which sites are under used or are vacant. A map must accompany this Section.

4-23

9. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Setting", "Existing Land Uses", "Other Uses" on Page 3-2 fails to mention "California State University at Los Angeles". The University owns land on Valley Blvd. near Mariondale Ave.
Revise the next to last sentence of the first paragraph or revise the Plan boundaries.

4-24

10. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Setting", "Existing Land Uses", "Industrial" on Page

4-25

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 9706165

April 10, 1998 11:27 AM

- 3-1 fails to mention that much of the zoning in Subarea 1 along Valley Blvd. and Alhambra Rd. are mixed commercial-industrial use.
Add the following as paragraph 3.
"Much of the zoning for Subarea 1 along Valley Blvd. and Alhambra Ave. is currently zoned for mixed industrial-commercial use with high density residential use allowed. This makes it difficult to separate the area into industrial and commercial uses." 4-25 cont'd
11. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Setting", "Existing Land Uses", "Residential" beginning on Page 3-2 fails to mention that many of the residential in Subarea 1 along Valley Blvd. and Alhambra Rd. are mixed use with apartments on the second floor and the industrial use on the first floor.
On Page 3-3 add sentences after the second sentence to read as follows:
"Many of these residential units are located on the second floor of buildings used for industrial or commercial as permitted by the Zoning. Under the Intermodal Transportation Efficiency Act, the use of the railroad tracks have increased considerably. The resultant noise, air pollution and crossing blockage has forced many to abandon the area." 4-26
12. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Setting", "Local Land Use Plans and Policies" on Page 3-3 fails to note the current status of the Northeast Los Angeles Community Plan.
Add the following paragraph after the first paragraph to read:
"The industrial zoning for Subarea 1 currently being revised to eliminate nuisances to the surrounding residential areas. Currently, much of the zoning permits a mixed commercial-industrial use with multifamily residential uses allowed without hearings. The Planning Bureau will probably eliminate this provision in the revised Northeast Plan. Currently, there is a moratorium on new development in the area until this Plan is approved." 4-27
13. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Impacts", "Significance Criteria" on Page 3-6 ignores that any additional uses may overtax infrastructure and available city services.
Add these impacts to read as follows:
• overtakes existing infrastructure such as street capacity and access to freeways and County master plan highways.
• overtakes without increasing existing City Services such as fire, police and sanitation facilities and personnel." 4-28
14. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Impacts", "Community Plans and Zoning" beginning on Page 3-6 is incomplete. The paragraph ignores the desire to separate shopping centers from single family residential area because of traffic and crime problems.
Add a sentence to the end of the first paragraph on Page 3-7 to read as follows:
"Generally, it is the policy of the communities to also separate commercial areas from single family residential areas." 4-29

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:27 AM

15. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Impacts", "SCAG Regional comprehensive Plan" beginning on Page 3-7 is misleading. It ignores that this Plan has no force of law and can be ignored by the City. The City Council has voted to ignore the build-out growth requirements in this plan. 4-30
Add a sentence to the end of the first paragraph to read as follows:
"This Table has no force of Law and is to be used only as a guide."
16. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Impacts" is incomplete. The impacts ignore "Los Angeles & San Gabriel Rivers Watershed Council" and its programs to restore watershed wetlands. 4-31
Add a paragraph after Los Angeles River Master Plan and before Land Use Conflicts to read as follows or consult with the Council:
"• Los Angeles & San Gabriel Rivers Watershed Council. The Proposed Adelante Eastside Redevelopment Project would encourage preservation and restoration of the upper watershed wetlands recommended by the Los Angeles & San Gabriel Rivers Watershed Council. These wetlands are needed to protect endangered wildlife and to provide better flood protection downstream. The sites are generally part of the City and County Park System or a land conservancy. Current studies in the Project Areas are the protection and restoration of wetlands south of Hazard Park. Currently the site is railroad right-of-way which is seldom used."
17. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Environmental Impacts", "Land Use Conflicts" on Page 3-10 is incomplete. The impacts ignore existing land use conflicts and fail to note that the proposed project will intensify these land use conflicts. 4-32
Add a paragraph after Los Angeles River Master Plan and before Land Replace the entire sections with this Section to read as follows:
"Land Use Conflicts. (This Chapter and the comments submitted by Hillside Village Property Owners Association and members of the community have comments on this subject.) Existing land use conflicts exist through out the area and will not be solved until there is a complete overhaul of the infrastructure, lot sizes and City facilities and services. The entire area was developed at a time when people's needs were different and all transportation radiated from the downtown area. Trains were not as long (less than a half mile in length) and moved slower. Environmental Pollution was considered acceptable.

Because the area was never upgraded to meet current residential, commercial and industrial needs, people and businesses fled to newer developments. Left empty buildings with substandard housing mixed marginally profitable businesses and industries all mixed together. Modern Code provisions require barriers between residential and heavy industrial use. Sometimes the barriers are inadequate and other methods must be used.

In Area 1 land use conflicts consist of the concentration of freight railroad traffic from the Ports and Downtown to the main distribution railroad yards in the Colton Area. The tracks follow the floor of a narrow valley. Adjacent to the tracks are industrial and commercial uses mixed with residential uses. The slopes of the

Page 7

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:27 AM

valley contain single family residential uses. In 1991, Intermodal Transportation Efficiency Act became law. Prior to that time trains moved slower and were no more than a half mile long. No more than 4 passed per evening and no warning devices had to be sounded. With the passage of the Act, the Metropolitan Transportation Authority of Los County purchased railroad rights-of-way and at the insistence of SCAG concentrated most of the freight rail traffic along the Valley Blvd. corridor. Since there were vehicle crossings, pedestrians on the right-of-way and no fences or barriers, the train operators are required by this Act to sound a warning device. This device must have a sound intensity of 95 dB 100 feet in front of the train. This reached nearby bedrooms with sound intensities around 80 dB and above. The sound magnifies as it reverberates through the hills. The minimum noise intensity permitted on a residential lot is 65 dB. The Railroads in this act are exempt from complying with the Environmental Protection Agency regulations. In addition trains block crossing for long periods of time. Sleep deprived Children are forced to either climb over or climb under car couplings. Many were late to school. Most sleep deprived children are unable to complete school with the grades they are capable of achieving. Locomotives discharge exhaust oil from their engines that covers nearby homes, businesses and industries.

4-32
cont'd

Along Valley Blvd. and Alhambra Ave. single family residential uses abut industrial and commercial uses. Some cause pollution in excess of that permitted in a residential area. Since the valley is narrow and the sides are fairly steep, the only suitable use of the already subdivided land is for residential use. The floor of the valley can have industries and business that they can operate within railroad permitted pollution.

In Areas 2 and 3 land use consists of inadequate street pavements and storm drainage. A few residential areas exist at sites not suited environmentally for healthy living.

In area four there are mixed use residents in commercial building, residences located in industrial and commercial zoning.

Land use conflicts occur through out the area when loading docks face the street. This requires traffic to stop while the tractor driver maneuvers the trailer against the dock that faces the street. Traffic can be delayed for over 1/2 hour.

Overall, there are few sites that meet today's minimum residential, business and industrial environmental standards. Many former industrial and commercial structures have been converted to residential uses with or without approval of the City Authorities. These conflicts are very significant and must be corrected before any developer will come in to the area. Land use conflicts will remain whether or not there is CRA Project. It will remain until action is taken by the residents. Sections 3-6, 3-7 and 3-8 also note land use conflicts."

18. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", LU-2 "Industrial Development" on Page 3-11 fails to consider adverse impacts on commercial and mixed uses. It ignores the

4-33

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:27 AM

nuisances created by hazardous railroad operations.

Revise the first sentence to read as follows:

"The development on vacant sites withinindustrial developments on nearby commercial, mixed use, residential and sensitive public uses...."

4-33
cont'd

Add sentences to the end of the paragraph to read as follows:

"Establish that the primary priority in the Project Plan is to obtain funds to eliminate nuisances and hazards caused by railroad operations. The funds are to provide grade separations (Vehicle and Pedestrian Crossings), close surface crossings and construct noise walls. Such improvements will encourage better use of nearby properties."

4-34

19. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", LU-3 "Mixed-Use Development" on Page 3-11 fails to consider successful artists lofts which is a mixed use in an industrial area.

4-35

Replace the sentence to read as follows:

"Development siting criteria and design criteria.... location of residential uses within a commercial or an industrial zone (e.g., mixed use situations)...."

20. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", LU-4 "Zoning Consistency" on Page 3-11 does not list the requirements in their correct order.

Replace the mitigation measure to read as follows:

"LU-4 Zoning & Building Consistency. All new development proposals shall initially be submitted to CRA. The CRA determines conformance with the Redevelopment Plan. Then, the Planning Bureau may have to check the plans for zoning consistency with the Community or Area Plan. If the zoning designation does not permit the development, the developer with or without the assistance of CRA will have to obtain either a conditional use permit, variance or zone change that will allow the development. Once the zoning conditions are satisfied, Building, Mechanical and Electrical plans can be submitted to Building and Safety Department for approval. Once the plans are approved, construction permits can be obtained from that same Department."

4-36

21. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", LU-5 "Truck Routes" on Page 3-11 if applied would create a major adverse impact on the surrounding area.

Replace the mitigation measure to read as follows:

"LU-5 Truck Access. Truck access must be provided to any industrial development from any County Master Plan State Highway before CRA approval. The route must meet AASHTO requirements for the anticipated truck traffic including street width and pavement design. Parking supporting adjacent uses must not be eliminated. The new development must provide adequate off-street parking for the anticipated employees and customers so as not to compete for parking in adjacent areas, principally residential and commercial areas. Truck routes shall be identified and visible signs setting load weights posted."

4-37

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 9706165

April 10, 1998 11:27 AM

22. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", LU-6 "Los Angeles River Master Plan" on Page 3-11 if applied would create a major adverse impact on the surrounding area. Replace the mitigation measure to read as follows:
"The Community Redevelopment Agency shall review the LARMP and coordinate with the Los Angeles River Conservancy and the County of Los Angeles Department of Public Works to ensure consistency" 4-38
23. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Mitigation Measures", Add LU-7 "Watershed Wetlands" on Page 3-11 which has been ignored in this DEIR.
Add this mitigation measure to read as follows:
"LU 7 Watershed Wetlands. The Community Redevelopment Agency shall coordinate with the Los Angeles & San Gabriel Rivers Watershed Council, the City of Los Angeles and County of Los Angeles Department of Public Works regarding the location of existing and proposed watershed wetlands designed to protect wildlife and reduce flooding. The Hazard Park site is currently undergoing study." 4-39
24. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.2 "Land Use", "Unavoidable Significant Adverse Impacts" on Page 3-11 will be incorrect unless the above comments to the mitigation measures are adopted. Replace the sentence to read as follows:
"With the implementation and enforcement of the mitigation measures identified above, it is anticipated that most verse land use impacts would be eliminated or mitigated to an acceptable level. It will be the responsibility of the community Redevelopment Agency to review each proposed development and make a determination regarding possible adverse impacts that the development will impose on the surrounding community." 4-40
25. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Existing Conditions", "Housing" beginning on Page 3-12 is incomplete and inaccurate regarding housing along Valley Blvd. and Alhambra Ave. It fails to note that other Agencies with Eminent Domain authority have removed two hundred residential units from the Project Area without finding nearby replacement housing. Currently there is inadequate housing in the communities adjacent to the proposed project area. This report is inadequate for it fails to note other government activities in the project area. Reference "A Ray of Hope for Housing" by Matea Gold, Los Angeles Times, April 3, 1998, Pages B1 & B8. 4-41
Revise the first sentence of the first paragraph to read as follows:
"The proposed Adelante Eastside Project Area encompasses several major commercial ...residential units in several locations: (1) ~~between the I-5 freeway and Soto Street in throughout~~ Subarea 1; (2) scattered among"
Revise Table 3-3 data for Subarea 1 to include totals which incorporate existing occupied and vacant residential units along Valley Blvd. and Alhambra Ave. The current table does not include these residential units. Add the following sentences after the third sentence to read as follows: and Alhambra Ave.:

Page 10

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:27 AM

"Several isolated residential mixed used and single family residential units exist along Valley Blvd. and Alhambra Ave. Concentrated residential use areas were omitted from the plan. Most of the residential units are empty because of the noise and air pollution caused by railroad operations and the operation of the ADM Corn Syrup unloading operations located Alhambra Ave. that began in 1991. Prior to that time this area was a viable mixed use residential area serving students at the nearby California State University at Los Angeles."

4-41
cont'd

Add the following paragraphs after the first paragraph to read as follows:
"The Metropolitan Transportation Authority of Los Angeles County has purchased over a hundred residential units at the Station Sites for the Eastern Extension of the Red Line in Subarea 4. At the Same Time the County of Los Angeles has removed a similar amount of residential units east of the County - USC Medical Center and west of Soto St. and Between Marengo St. and Alcazar St. in Subarea 1. This has created a lack of affordable housing in the communities adjacent to the Project Area. The Los Angeles Times on April 3, 1998, noted that "According to the 1990 Census more than half of the units in Boyle Heights are overcrowded, an increase of 44% over the past decade." The article notes that Boyle Heights has lost 10% of its housing stock. This forces displaced residents to move to less desirable locations. These locations are usually further away from available public transportation routes and from their job. This makes it difficult for employers to keep employees who reside near their jobs. Many undesirable housing units such as "Hilltop Colony" in El Sereno are now being filled after there were little demand for the units for the first five years after completion.

4-42

Therefore, with such a lack of affordable housing to meet current employment needs, the Project Plan must specify that replacement affordable housing must be available before more affordable housing is removed from the Project Area. This replacement housing be located within the area specified by the Project Plan."

26. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Existing Conditions", "Population" on Page 3-13 appears to ignore the population along Valley Blvd. and Alhambra Ave. Revise the figures in the paragraph after revising Table 3-3.

4-43

27. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Existing Conditions", "Employment" on Page 3-13 needs more study. The assumptions do not appear to be valid because of the considerable empty buildings and that many are used for warehousing and storage. Perform a new analysis and obtain more accurate figures. The County can provide information. Many jobs in Department of Public Works facility are field positions and the employees only receive assignments from this facility.

4-44

28. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Significance Criteria" on Page 3-13 is incomplete. Add criteria to read as follows:

4-45

- "• substantially increases employment in the area,

Page 11

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:27 AM

- substantially increase truck and other vehicles in to the area,
 - substantially increases number of employees that commute into the area from long distances
 - substantially increases employment that attracts the types of employees who refuse to be part of the Community."

4-45
cont'd
- 29. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Housing and Population", "Minimum/Infill Development Alternative." on Page 3-14 is incomplete. The Alternative does not state where there is available infill development for residential use. 4-46
Note in the reply where there are specific areas that can be developed for residential use in the plan area.
- 30. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Housing and Population", "Moderate Development Alternative." beginning on Page 3-14 does not state where there is available infill development for residential use. 4-47
Note in the reply where there are specific areas that can be developed for residential use in the plan area.
- 31. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Housing and Population", "Maximum Probable Development Alternative." on Page 3-16 is incomplete. The Alternative ignores possible loss of residential units in Subarea 1. The paragraph does not state where there is available infill development for residential use is located in Subarea 4. 4-48
Note in the reply where there are specific areas that can be developed for residential use in the plan area. The figures must be revised to include the possible loss of residential units in Subarea 1.
- 32. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Businesses and Employment", "Minimum/Infill Development Alternative." beginning on Page 3-16 ignores zoning in Subarea 1 that permits either commercial or light industrial uses. Infill is not defined. 4-49
Recognize the commercial industrial mix in Subarea 1 and possibly in other subareas. Determine if this give the CRA more flexibility in redeveloping these sites. Infill for commercial areas needs to be better defined. Does infill mean relocating small business units so that a moderate or large business can get adequate area?
- 33. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Businesses and Employment", "Moderate Development Alternative." Page 3-17 ignores zoning in Subarea 1 that permits either commercial or light industrial uses. Infill is not defined. 4-50
Recognize the commercial industrial mix in Subarea 1 and possibly in other subareas. Determine if this give the CRA more flexibility in redeveloping these

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:27 AM

sites. Infill for commercial areas needs to be better defined. Does infill mean relocating small business units so that a moderate or large business can get adequate area?

4-50
cont'd

34. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Businesses and Employment", "Maximum Probable Development Alternative." beginning on Page 3-17 ignores zoning in Subarea 1 that permits either commercial or light industrial uses. Infill is not defined. Recognize the commercial industrial mix in Subarea 1 and possibly in other subareas. Determine if this gives the CRA more flexibility in redeveloping these sites. Infill for commercial areas needs to be better defined. Does infill mean relocating small business units so that a moderate or large business can get adequate area?

4-51

35. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Environmental Impacts", "Impact Assessment", "Businesses and Employment", "Moderate Development Alternative." on Page 3-17 ignores zoning in Subarea 1 that permits either commercial or light industrial uses. Infill is not defined. Recognize the commercial industrial mix in Subarea 1 and possibly in other subareas. Determine if this gives the CRA more flexibility in redeveloping these sites. Infill for commercial areas needs to be better defined. Does infill mean relocating small business units so that a moderate or large business can get adequate area?

4-52

36. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.3 "Housing, Population and Employment", "Mitigation Measures", "HPE-2 Replacement of Affordable Housing" on Page 3-19 is incomplete. The Mitigation Measure ignores the timing of replacement housing availability and the location of the housing. The CRA must present its policy regarding the availability of replacement housing and the location of this housing in this Section. The PAC has established a policy on replacement housing locations but not on housing availability.

4-53

37. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.4 "Urban Design/Visual Quality", "Environmental Setting", "Overview" on Page 3-20 is not accurate. The Setting fails to accurately describe the development of El Sereno. Replace the last line of the paragraph to read as follows:
"El Sereno was an independent community established in the 1880's along Huntington Drive at Eastern Ave. The City of Los Angeles annexed the community in 1915. The Valley Blvd. and Alhambra Ave. Corridor which was never part of El Sereno. This Corridor dates back to Spanish Period before the City was founded in 1781. The Southern Pacific Railroad paralleling this corridor was completed in 1880. Several structures along this corridor date prior to 1910."

4-54

Delete the second paragraph as it is inaccurate does not apply to the Project Area.

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:27 AM

38. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.4 "Urban Design/Visual Quality", "Environmental Setting", "Existing Visual Setting and Character" on Page 3-21 is not accurate regarding the layout of the area.

Replace the second paragraph with paragraphs to read as follows:

"East of Soto Street, this Subarea is dominated by Valley Boulevard and Alhambra Ave. that serve the communities of Hillside Village, University Hills and Emery Park. The Southern Pacific's (Now Union Pacific's) El Paso Main Railroad Line is initially on the south side of Valley Blvd. The entire corridor is in the bottom of a deep valley that rises above the two streets. East of Eastern Ave. at a "Y" intersection, Valley Blvd. veers on the south arm and crosses the railroad tracks. Alhambra Ave. veers on the north arm. Both streets roughly parallel each other to the City Boundary. Between these streets is the Aurant Railroad Yard. This yard expands to seven parallel tracks. The ADM corn syrup unloading facility is located on railroad right-of-way along the north boundary of the Yard.

The property between Valley Boulevard and Alhambra Ave. back into the Railroad Right-of-Way. They are zoned primarily for industrial uses. The properties are generally 50 feet wide and have shallow depending upon the distance to the railroad right-of-way. Many of the lots have been merged together to form larger parcels. The lots are shallowest at the west end but deepen towards the east end. A hill exists just east of the City Boundary. The Yard ends at the Hill and the tracks curve north around the hill. From Valley Blvd. Mariondale Ave. ascends to the top of the hill. A relatively modern industrial park is located on top of the hill. 4-55

The north side of Valley Blvd. and Alhambra Ave. contain mixtures of industrial, commercial and residential uses. The Plan Area attempts to exclude the major apartment complexes and single family residences. There are some isolated residential areas on both sides of the streets that cannot be excluded from the project area. Most of the zoning is commercial-industrial. At the intersection of Valley Blvd. and Eastern Ave. a neighborhood mini-mall exists. Also there is some mini-marts and other retail businesses located along the south side of Valley Blvd. east of Marianna Ave. and adjacent to the California State University at Los Angeles. The University owns land to Valley Blvd. and is in the Project Area. Construction along this corridor began prior to 1910 and has continued up to the present. Most of the construction occurred during the 1920's and 30's west of Eastern Ave. and in the 1950's east of Eastern Ave. However, there are exceptions."

Add the following sentences after the second sentence in the third paragraph to read as follows:

"Sidewalks are lacking along major portions of Valley Blvd. and Soto St. This includes the area adjacent to the Railroad right-of-way and on the north side of the street between Indiana Ave. and Vineburn Ave. The bridge on Soto St., crossing the railroad tracks and Valley Blvd., also contain no pedestrian sidewalks. The City is supposed to maintain landscaping on the north side of Valley Blvd. from Vineburn Ave., to just west of Boca Ave. However, most of the plants in the parking strip have died due to lack of maintenance."

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:27 AM

Revise the next to last sentence of the third paragraph to read as follows:
 "One important visual resource east of Soto Street ... Lowell and Endicott Streets
 in Emery Park (see Figure 3-1)." 4-56

Revise the second sentence of the fourth paragraph to read as follows:
 "Located on the south side of Valley Boulevard, the properties include...occupied
 by the Public Works Department and Flood Control District of Los Angeles
 County..." 4-57

39. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.4
 "Urban Design/Visual Quality", "Environmental Impacts", "Significant
 Criteria" on Page 3-31 ignores listing basic street amenities that are lacking.
 Add significant criteria to read as follows: 4-58
- fails to install side walks for pedestrian along Valley Blvd.;
 - fails to provide safe vehicle and pedestrian crossings across the busy railroad
 tracks from San Pablo Street to the City Boundary;

40. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6
 "Traffic and Circulation", "Environmental Setting", Table 3-5 "Study
 Intersections and Freeway Segments" on Page 3-56 and Table 3-8 "Existing
 Intersections Levels of Service" on Page 3-62 is inadequate. This Section
 contains no traffic data for the intersections along Valley Blvd., North Main
 St., Alhambra Rd. and Mission Rd. north of First St. in Subarea 1. Without
 traffic data from the County Master Plan Highways in this Project Area, this
 DEIR does not meet CEQA requirements. 4-59
- Add the following intersections to the traffic study: Eastern Ave. & Worth St.,
 Soto St. & Valley Blvd., Mission Rd. & North Main St.-Valley Blvd., Valley Blvd.
 & Soto St., Valley Blvd. & Boca Ave., Valley Blvd. & Eastern Ave., Valley Blvd. &
 Alhambra Ave.-Marianna Ave., Valley Blvd. & Mariondale Ave., Long Beach
 Freeway and Valley Blvd., Alhambra Ave. & Lombardy Blvd. and Alhambra Ave
 & Lowell Ave. Figure 3-12 shows that there is no available traffic data for Subarea
 1. Valley Blvd., Soto Street, Eastern Ave. and Alhambra Ave. are County Master
 Plan Highways. The County of Los Angeles designates these thoroughfares as part
 of a regional street network, whose maintenance the County subsidizes. Traffic
 data is needed to get such maintenance funds.

This Section fails to mention traffic problems caused by the heavy volume of
 trains along the Valley Blvd. Track Crossings or the switching operations that
 block traffic for hours. The tracks along Valley Blvd. connect two nearby railroad
 yards, Aurant on the East and Taylor Junction or the Shops on the West. Valley
 has the worst traffic. This situation is intolerable and would receive "F-" in Table
 3-8. 4-60

41. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6
 "Traffic and Circulation", "Environmental Setting", "Public Transit"
 beginning on Page 3-61 contains no public transit schedules. Some lines run
 once an hour. Westbound Line 76 comes from such a long distance, that during
 peak traffic hours the buses are full and cannot serve adequately the Project
 Area along Valley Blvd. and North Main St. Line 76 buses often have to detour
 around the railroad tracks and deny service to those along the Valley Blvd. 4-61

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:27 AM

Corridor. The Section fails to mention the El Sereno-City Terrace Shuttle with 10 minute schedules. This is the first route along part of Alhambra Ave. This service provides safe travel across the railroad tracks at Soto St. There is still inadequate service along Eastern Ave.

Provide more data regarding existing inadequate bus service to Subarea 1. This includes bus intervals and the areas not served by Public Transit.

4-61
cont'd

42. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Alameda Corridor" on Page 3-66 is inadequate. This Section contains no information regarding freight trains and their effect on traffic in the Plan Area.

Provide more data regarding the Alameda Corridor's train traffic adversely affecting the Project Area. This information must include freight train traffic's effect on the vehicle traffic in the Project Area. Include this paragraph to read as follows:

"The Corridor will concentrate additional freight trains on routes in the Project Area. Because of the many at-grade crossings, trains will block traffic for long time periods. Valley Blvd. and its cross streets are affected mostly by trains going to and from the Alameda Corridor. The City Department of Transportation has performed no transit studies on this problem. Currently, there are a minimum of 23 trains a day along Valley Blvd. SCAG has ordered implementation of a plan to concentrate all freight train traffic along this route. By 1999, UPRR estimates that they will send 93 trains a day at speeds of 70 mph through the Project Area. Currently, these tracks have no public safety features such as sound walls and public grade separated crossings.

4-62

43. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements" contains no information "Alameda Corridor East". This project is the continuation of the Alameda Corridor and begins at San Pablo St. in Subarea 1. This will affect traffic in the Plan Area. This Section is inadequate!

Add a section after the section, "Alameda Corridor" on Page 3-66 to read as follows:

"Alameda Corridor East. The San Gabriel Valley Council of Governments proposed a continuation of the Alameda Corridor through the San Gabriel Valley to the principle train switching yards at Colton. The Corridor begins at San Pablo St. in Subarea 1. This Council had a report recommending grade separation along the entire route prepared. The work is scheduled to begin in 2000 and last to 2030. No improvements are scheduled for the four crossings in the Project Area. The report contains no traffic data from within the project area. The current Federal appropriations will only finance grade separation crossings in the City of Industry. The Los Angeles City Administration endorsed this project."

4-63

44. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Automatic Traffic Surveillance and Control System" beginning on Page 3-66 is inadequate. The Section fails to note that the Los Angeles City Department of Transportation does not plan to

4-64

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

improve traffic signals in Subarea 1.

Add the last paragraph to read as follows:

"The City of Los Angeles Department of Transportation has not presented any plans to include the Traffic Signals along North Main St., Valley Blvd., Alhambra Ave. and Mission Rd. north of First St. in the ATSAC system. This Department has completely ignored the present and future heavy traffic needs in Subarea 1."

4-64
cont'd

45. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Project Traffic Volumes", "Project Traffic Generation", "Pass-By Trip Reductions" on Page 3-70 is inadequate. The Section fails to note that deteriorated industrial buildings with infill small grocery stores do not attract Pass-By Customers. The shopping center in Alhambra attracts these Customers.

4-65

Add the last sentence to read as follows:

"However, currently the Pass-By Reduction in many commercial areas is zero. The Commercial Areas have such low quality and high priced goods that mobile customers will go elsewhere. Most of the customers that support these commercial areas have low incomes and cannot afford to go where there are more competitive prices."

46. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Project Traffic Volumes", "Significance Criteria" on Page 3-72 is inadequate. No intersection in Subarea 1 has any traffic data for the Consultant to analyze.

4-66

Add the last sentence to read as follows:

"This Section does not apply Subarea 1 since there is no traffic data for the main thoroughfares and intersections available."

47. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Project Traffic Volumes", "Impact Assessment" on Page 3-73 is inadequate. No intersection in Subarea 1 has any traffic data for the Consultant to analyze.

4-67

Add the last sentence to read as follows:

"This Section does not apply Subarea 1 since there is no traffic data for the main thoroughfares and intersections available."

48. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Project Traffic Volumes", "Regional/CMP Analysis", "CMP Arterial Intersection Analysis" on Page 3-84 is inadequate. The Analysis fails to present any Long Beach Freeway at Valley Blvd. west bound traffic data. This contributes considerable traffic to Subarea 1. The data are based on total values not turning directions. We estimate that to go east the rating would be "LOS - A" but to go west the rating would be "LOS-D".

4-68

Add the last sentence to read as follows:

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
 SCH # 9706165

April 10, 1998 11:28 AM

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|---|------------------------|
| <p>"This Section does not apply Subarea 1 since there is no west bound traffic data for the Long Beach Freeway at Valley Blvd. The Data in Table 3-11, Table 3-12 and Table 3-13 considers the overall north bound traffic. It does not consider the long delays required to go west on Valley Blvd. into Subarea 1."</p> | <p>4-68
cont'd</p> |
| <p>49. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Environmental Impacts", "Cumulative Base Transportation System Improvements", "Project Traffic Volumes", "Deficiency Plan Analysis" on Page 3-85 is misleading. Appendix B of the Traffic Study is not attached to this report and should not be referenced. Delete any reference to Appendix B of the Traffic Report. Add the last sentence to read as follows:
 "Since there are no proposals to improve traffic flow in Subarea 1, any project development in this subarea will produce additional traffic problems or a total debit."</p> | <p>4-69</p> |
| <p>50. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Mitigation Measures" beginning on Page 3-85 cannot apply to Subarea 1. The DEIR contains no traffic data or other information regarding Subarea 1 to analyze This makes the DEIR inadequate. Add the third paragraph to read as follows:
 "Since there are no traffic flow data for Subarea 1, the mitigation measures cannot apply to Subarea 1."</p> | <p>4-70</p> |
| <p>51. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.6 "Traffic and Circulation", "Unavoidable Significant Adverse Impacts" beginning on Page 3-93 is inaccurate because of lack of traffic data for Subarea 1. The conclusion that can be assumed is that there will be very significant adverse impacts in that Subarea.
 Add the first sentence to the first paragraph to read as follows:
 "Since there are no traffic flow data for Subarea 1, the only assumption is that significant adverse impacts will occur if any development occurs in that Subarea."</p> | <p>4-71</p> |
| <p>52. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Regulatory Requirements", "Federal" beginning on Page 3-95 is inaccurate because it ignores air quality regulations given by Congress to the railroad industry.
 Add this paragraph after the first paragraph to read as follows:
 "In 1991 under the Intermodal Transportation Efficiency Act, Congress removed all Federal, State and Local regulatory agency control over the railroad industry. The Federal Railroad Administrator was given the power to enforce all Government as she/he saw fit. The policy of the Administrator is to give the railroad economic advantages over other transportation industries. Air pollution requirements are ignored by this Administrator. Property owners, residents and business owners have complained SCAQMD about breathing fumes and having fuel oil covering all property near the railroad tracks. SCAQMD has taken the Railroad companies to Court only to get an acknowledgment that the Railroads will improve emissions. Because of the Act, the Courts are powerless to enforce emission standards on the railroad industry."</p> | <p>4-72</p> |

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

53. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Regulatory Requirements", "State", "Standards" on Page 3-96 is inaccurate because it ignores air quality standards exemptions given by Congress to the railroad industry. Add this sentence at end of the paragraph to read as follows:
"However, the railroad industry is exempt from these standards." 4-73
54. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Regulatory Requirements", "Regional", "Rules and Regulations" on Page 3-96 is inaccurate. The Regulations ignore air quality rules and regulation exemptions given by Congress to the railroad industry. Add this sentence at end of the paragraph to read as follows:
"However, the railroad industry is exempt from these rules and regulations." 4-74
55. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Existing Air Quality", "Local" on Page 3-99 is inaccurate. The Paragraph ignores poor air quality along railroad tracks due to exemptions given by Congress to the railroad industry. Add this paragraph after the second paragraph to read as follows:
"Because of the exemptions given the railroad industry, the SCAQMD has never established permanent air quality monitoring stations along heavily used railroad tracks. Residents and Business operators within 500 feet of these tracks face poor air quality consisting of hydrocarbons (CO and NO_x) and heavy metal fumes and emulsified fuel oils. Because of the increased rail traffic passing through our area to serve the municipally owned ports, air quality continues to deteriorate along the tracks." 4-75
56. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Impact Assessment" on Page 3-101 is inaccurate. The Assessment ignores poor air quality along railroad tracks due to exemptions given by Congress to the railroad industry. Add these sentences to the beginning of the last paragraph to read as follows:
"Because of the exemptions given the railroad industry, any property within 500 feet of heavily used railroad tracks will be subjected unacceptable air quality. Any person working or living within 500 feet of railroad tracks will be exposed to diseases caused by the emissions coming from trains." 4-76
57. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Impact Assessment", "Local Operational Impacts" beginning on Page 3-104 is incomplete. The impacts contain no air quality data from intersections near the railroad tracks in Subarea 1. CALINE4 analysis must be taken at intersections adjacent to railroad tracks. Air Pollution Data must be taken from passing train locomotives. 4-77
58. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Impact Assessment", "Local Operational Impacts", "Summary of Local Operational Impacts" on Page 3-106 is incomplete. The Impacts contain no air quality data from intersections near the railroad tracks in Subarea 1. Add this sentence after the first sentence of the paragraph to read as follows: 4-78

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

"However, there is no CO data from intersections including railroad crossings from Subarea 1."

4-78
cont'd

59. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.7 "Air Quality", "Unavoidable Significant Adverse Impacts" on Page 3-106 is incomplete as it fails to recognize pollution from trains adversely impacting the community.

Add this impact to read as follows:

"Railroad Impacts."

4-79

Any development within a thousand feet of heavily used railroad tracks will be subject to poor air quality. Contaminants exceed other regional and local standards and reported measurements. This adverse impact will remain until the railroad industry electrifies its locomotives or modifies its locomotives to meet the same air quality standards required of the rest of our industry."

60. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.8 "Noise", "Environmental Setting" beginning on Page 3-113 is incomplete. The Setting fails to recognize required and unavoidable noise that comes from the trains that adversely impact the community.

Add this paragraph after the first paragraph on Page 3-114 to read as follows:

"The most intense noise source comes from railroad operations that adversely impacts Subarea 1. In 1991 Congress mandated that every train operator issue a warning sound of no less than 95 dBA 100 feet in front of the train in unprotected areas and crossings. Often merchants, customers and residents within 1000 feet of an unprotected train track are subject to noise exceeding 100 dBA. This exceeds the permitted safe sound levels. Congress has exempted Railroads from noise standards noted in this Section. CEQA requires noise walls for railroad track as they require for freeways. However, none have been constructed in the Project Area."

4-80

In the last sentence of the second paragraph on Page 3-114 delete the reference to "train traffic" as it is covered in the previous paragraph.

4-81

62. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.8 "Noise", "Environmental Impacts", "Significance Criteria" beginning on Page 3-114 is incomplete. The Criteria fails to recognize required and unavoidable noise that comes from trains and that adversely impacts any development in the community.

Add this criterion to the Section to read as follows:

"Railroad Generated Noise. The requirements of the City of Los Angeles noise ordinance must be applied to any development within 1000 feet of major railroad tracks. Noise levels above 65 dBA are not permitted."

4-82

63. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.8 "Noise", "Environmental Impacts", "Impact Assessment", "Traffic-related Noise." beginning on Page 3-114 is incomplete. The Assessment fails to obtain noise data throughout the project area.

This section contains no noise data from Subarea 1. The sites used in Table 3-28: "Traffic Noise Levels with and Without the Proposed Project (CNEL, dBA)" are

4-83

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

not representative of this Subarea. We suggest that you obtain noise data during the summer months at residences and businesses in the 5100 Block of Valley Blvd., 4500 Block of Valley Blvd., 4400 and 4500 Block of Catalpa St., 5100 Block of Williams Pl., 5200 Block of Alhambra Ave. and 5100 Block of Ithaca Ave. These hillside areas receive more noise than the flatter areas of Boyle Heights.

4-83
cont'd

64. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.8 "Noise", "Environmental Impacts", "Impact Assessment", "Noise Levels Adjacent to Public Schools." beginning on Page 3-117 is incomplete as it fails to obtain noise data from Schools affected by development in Subarea 1. This section contains no noise data from Subarea 1. The sites used in Table 3-28: "Traffic Noise Levels with and Without the Proposed Project (CNEL, dBA)" are not representative of this Subarea. We suggest that you obtain noise data during the summer months at Multnomah Street School, Bravo High School and Murchison Street School. These hillside areas receive more noise than the flatter areas of Boyle Heights.

4-84

65. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.8 "Noise", "Environmental Impacts", "Impact Assessment", "Operational Noises." on Page 3-118 is incomplete as it fails to note noise generated by manufacturing facilities in the Project Area. Revise the first sentence of the paragraph to read: "Activities at commercial and industrial properties, in particular machinery noise, pounding noises, loud speaker paging noises, railroad car brake testing, refrigerator compressor noise, trash pickup and loading dock activities, could be are a nuisance for to adjacent residents and merchants."

4-85

66. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Fire Protection", "Environmental Setting" beginning on Page 3-119 is incomplete as it fails to note the size of the Fire Stations and the staffing that is in the Appendix. The DEIR for the Northeast Plan contains better information. The response time to the farthest point of the fire engine response area is not in the report. Residents in Hillside Village have witnessed 1/2 hour response time due to lack of adequate equipment and personnel. California State University at Los Angeles obtains emergency response from nearby Alhambra. The Fire Station #16 must respond to hillside brush fires adjacent to the Project Area. The DEIR fails to note fire flow requirements for brush fires and other backup plans for other types of emergencies. Replace the sentence regarding Fire Station #16: "Fire Station #16 is just outside of the Project Area. Due to train blockage of the crossings at Valley Blvd. and three other crossings, the fire engine must go over two miles to cross over the tracks and then navigate over narrow streets. This results in delays of a minimum of 10 minutes and a maximum of over a half hour. Back up to this undermanned Station is more than 10 minutes away because of the hills."

4-86

The report must also note backup Fire Stations within the City of Los Angeles and mutual aid from other Fire Departments than the City of Vernon such as the County of Los Angeles Alhambra and South Pasadena.

4-87

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

Replace the last Paragraph on Page 3-121 to read as follows:

"The map in Figure 3-17 indicates that there is adequate fire service in which the first due fire truck would travel 2 miles. This because of the hilly topography of the area and the hazardous railroad operations blocking railroad crossings. There is only one fire company at Fire Station #16. If they receive an emergency call while on an emergency in Hillside Village, they may have travel 8 miles around railroad tracks, on narrow streets (Less than 28 feet in width) and a minimum of 3 miles through the City of Alhambra to reach University Hills or Cal-State L.A."

4-88

67. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Police Protection", "Mitigation Measures", PS-12 beginning on Page 3-126 is incomplete. The mitigation measures fail to note that local citizens' zoning review board must approve permission to sell liquor in the Northeast Community Plan Area.

4-89

Revise the sentence of the paragraph to read:

"All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be approved by the LAPD and if required, the local zoning review board."

68. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Police Protection", "Mitigation Measures" beginning on Page 3-126 fails to note that police officers are unfamiliar with area. These officers cannot respond to an emergency in parts of Subarea 1 when a train blocks all four crossings. Hollenbeck Division police officers have no instructions to cite train operators for blocking crossing more than 10 minutes. Valley Blvd. has been plagued with drag racers at night. The Police from Hollenbeck Division have been unable to stop the illegal practice because of poor communication between all police units in the area.

Add the following mitigating measures to read as follows:

"PS-14 To give instructions to all police officers on enforcing public safety laws against the trains such as blocking crossings and speeding.

4-90

PS-15 To support efforts to improve traffic congestion caused by railroad operations.

PS-16 To familiarize all Police Officers assigned to Hollenbeck Division with the local streets and possible detours around blocking trains.

PS-17 To improve communications between all Police Officers assigned to Hollenbeck Division to avoid tipping off criminals of impending arrest.

69. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Schools", "Environmental Impacts", "Impact Assessment" "Student Health and Safety" on Page 3-132 fails to mention the hazards Children face going to and from School.

4-91

Add the following paragraphs at the end to read as follows:

"Children who cross railroad tracks while walking, driving or being driven to school face many dangers. These hazards are in the project area, principally the railroad crossings along Valley Blvd. Trains come through at twice the speed

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

limit and catch children and adults unaware of impending collision. School buses must extend over the railroad tracks in order to activate traffic signals to complete crossing over the railroad tracks. Trains often move back and forth preventing children from reaching school on time. Often a train will stop for periods over the permitted 10 minutes. Children then have to climb over or under railroad car couplings to arrive at school on time. This affects over 500 students who must pass through the Project Area.

4-91
cont'd

The Kathy Fiscus Law passed in 1949 required property owners to protect Children from hazards such as machinery, holes, excavations, etc. Unfortunately, within the project area there are many unfenced, operating machinery, holes, pits and steep slopes. These hazards exist due to lack of the desire of the City Administration to protect children living in the communities that extend into the project area."

70. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Schools", "Mitigation Measures" on Page 3-133 is incomplete. The mitigation measures fail to note that mention the hazards on private property and railroad right-of-way Children face going to and from School.

Change PS-14 to PS-18 and add the following mitigating measures to read as follows:

- "PS-19 To eliminate at grade railroad by constructing railroad grade separations for pedestrians and vehicles.
- PS-20 To require walls and/or fencing of railroad tracks, yards and other facilities to prevent children from entering hazardous areas.
- PS-21 To allow enforcement of public safety laws by all States and local governments by petitioning elected representatives.
- PS-22 To require enforcement of Federal train speed limits and other public safety violations by petitioning elected representatives.
- PS-23 To eliminate hazards on private property by enforcing Kathy Fiscus Law. (through fencing and removal)"

4-92

71. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Libraries", "Environmental Setting" on Page 3-133 fails to note all the libraries that service the project area. One of the others is El Sereno Library.

Rewrite the entire section and Table 3-34 to include at least 6 known libraries that serve the Project Area.

4-93

72. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Parks and Recreation Facilities", "Environmental Setting" on Page 3-134 fails to note all the parks and recreational facilities that service the project area. One of the others is El Sereno Recreational Center.

Rewrite the entire section and Table 3-35 to include at least 4 known parks and recreation facilities that serve the Project Area.

4-94

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

73. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.9 "Public Services", "Parks and Recreation Facilities", "Mitigation Measures" beginning on Page 3-135 fails to note the needs of the surrounding residential areas. The surrounding communities need the same ratio of parks and recreational facilities as other residential areas of the City. The mitigation measures fail to note unused City owned land within and near the Project Area Change PS-16 and PS-17 to PS-24 and PS-25, respectively, and add the following mitigating measures to read as follows: 4-95
- "PS-26 Convert surplus City owned land within and near the project area to parks and recreation facilities such as Ascot Reservoir and the unnamed reservoir at Cornwell Ave and San Pablo Street and Cummings St.
- PS-27 Convert vacant and abandoned commercial space near residential areas to parks and recreation facilities to meet the City wide land to population ratio. "
74. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Water Supply", "Environmental Setting", "Local Infrastructure" on Page 3-137 is inaccurate. The paragraph fails to mention condition of the water distribution system within the Project Area and the surrounding communities. 4-96
- Rewrite the paragraph to describe the condition of the water mains and note the current mains that require immediate replacement. Also note the amount of water main leakage or unaccounted water losses.
75. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Water Supply", "Environmental Impacts", "Infrastructure Replacement" on Page 3-138 is inaccurate. The paragraph fails to mention which parts of the water distribution system within the Project Area and the surrounding communities need replacing and upgrading. 4-97
- Rewrite the paragraph to describe the replacement of worn out water mains. Also note the financing of the replacement costs. Who is going to pay the additional capacity for fire flows? Who is going to pay for the replacement of worn out and leaking water distribution mains?
76. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Water Supply", "Mitigation Measures" beginning on Page 3-139 fails to clearly describe mitigation measures. If the City requires a "Mandatory reduction of water consumption by 16 percent" as stated in Mitigation Measure UT-3, many job producing industries will be discouraged from locating in Los Angeles. 4-98
- Rewrite Mitigation Measure UT-2. It is not clear. Is it the Metropolitan Water District of Southern California? Add additional requirements to Mitigation Measure UT-4 to read as follows:
- Use drought resistant plants wherever possible.
 - Layout separate sprinkler systems for each hydrozone (Plants with same water consumption requirements)."

Page 24

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

77. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Wastewater and Sewage Treatment", "Environmental Setting", "Local Sewer Lines" on Page 3-141 is incomplete. The paragraph fails to describe the condition of the sewer lines and the trunk sewer lines serving the Project Area and the Adjacent Areas. Many of the sewer lines were built more than 60 years ago. The materials used at that time disintegrate within a few years due to chemical reactions of Portland cement concrete with sewer methane and hydrogen sulfides. Leaking sewer pipes contribute to subsurface and ground water pollution. Some sewers have house connections that do not have gas traps. This permits toxic gases to enter buildings served by sewers. Businesses locating in this Project Area do not want to be held responsible for toxic material cleanup caused by deteriorated sewers or to subject people to toxic fumes. 4-99
Rewrite this paragraph describing the type of sewers in the project area and adjacent communities. Also note condition of all sewers and house connections. Note any sewer replacement or rehabilitation program in the Project Area.
78. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Wastewater and Sewage Treatment", "Environmental Impacts", "Impact Assessment", "Sewer Infrastructure" on Page 3-143 is inadequate. The Assessment fails to describe the impact of added waste water flowing in the sewer lines and the trunk sewer lines serving the Project Area and the Adjacent Areas. Maximum sewer capacity is for flow at 50 percent full. What will happen if the sewers are over flow? Businesses locating in this Project Area do not want to be held responsible for toxic material cleanup caused by deteriorated sewers or to subject people to toxic fumes. 4-100
Rewrite this paragraph describing the procedures for protecting the Project Area from having sewers with over capacity flows. Note who is going to pay for any sewer improvement or increased capacity program.
79. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Storm Drainage", "Environmental Setting" on Page 3-144 is erroneous. The report must have a report on drainage deficiencies. Some storm drains may be owned by the City of Los Angeles. Please review the drainage maps. Revise the first sentence of the paragraph to read as follows: 4-101
"There is an extensive network of storm drains owned by the Los Angeles County Flood Control District in the proposed Project Adelante Eastside Redevelopment Project Area. The Los Angeles County Department of Public Works maintains them."
- Add a paragraph after the initial paragraph noting that many streets in the Project Area become flooded during major storms. New storm drains may be needed in areas where streets cannot handle storm water runoff. 4-102
80. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Storm Drainage", "Environmental Impacts", "Significance Criteria" on Page 3-144 is incomplete. 4-103
Add the following paragraph to read as follows:

Page 25

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

- "Los Angeles County Flood Control District financed a Bond issue in 1990 committing its storm drainage improvement Benefit Assessment Tax funds for the following ten years. If the City of Los Angeles failed to report any street runoff deficiencies, it would not have been included in the bond Issue. If drainage improvements are required to attract development, funds will have to come from other sources. The District's funds will not become available until after 2001." 4-103 cont'd
81. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Storm Drainage", "Mitigation Measures" on Page 3-144 is incomplete. Add the following paragraph and mitigation measure to read as follows: "The following measure is funded by local, state or federal drainage relief funds: UT-8 Storm drains to relieve street flooding are financed through the Los Angeles County Flood Control District. The City of Los Angeles must apply to the District for drainage relief. Funds are available provide drainage relief from many tax sources." 4-104
- Change UT-8 and UT-9 to UT-9 and UT-10, respectively
82. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities", "Solid Waste Disposal", "Environmental Setting" on Page 3-145 is erroneous. Revise the first sentence of the second paragraph to read as follows: "Solid waste generated by land uses in the City of Los Angeles is disposed of within city, county sanitation districts and privately owned landfills." 4-105
83. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.10 "Utilities" on Page 3-149 fails to have a section regarding placing above ground utilities underground. The State Code requires all new subdivisions to place utilities below the ground surface. This includes but not limited to electrical, telephone and television cables. A program subsidized through electrical bills requires existing utilities be placed underground. The purpose is for esthetic and safety. A fund for this purpose is controlled by the Councilman. Add a Section discussing the placing of above ground utilities underground. 4-106
84. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.11 "Energy Conservation and Conservation", "Environmental Setting", "Regulatory Background" on Page 3-149 ignores State Building and Electrical Codes' energy conservation requirements. The Building Code requires that every heated room meet insulation requirements. The Electrical Code contains energy reduction goals and requires energy conservation plans for every governmental, commercial and industrial development. Add a Section discussing the energy conservation code requirements for any development in the Project Area. 4-107
85. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.11 "Energy Conservation and Conservation", "Environmental Setting", "Description of Energy and Conventional Sources", "Petroleum Fuels" beginning on Page 3-150 has obsolete statistics. 4-108

Page 26

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

Remove the last sentence of the last paragraph. If desired, obtain better statistics for the region. The statistics have no bearing on the proposed project.

4-108
cont'd

86. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.11 "Energy Conservation and Conservation", "Environmental Impacts", "Significance Criteria" on Page 3-151 ignores energy significance criteria for existing consumers.

4-109

Revise the third criteria to read as follows:

- "• results in major reductions or interruptions of service energy or energy delivery to existing consumers.

87. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Topography" on Page 3-154 is in error regarding the location of the Project Area.

Replace the first sentence of the first paragraph to read as follows:

"The proposed Project Area occupies varied topography. Subareas 3 and 4 occupy the urbanized, relative hilly topography of the Los Angeles Basin. Subarea 2 occupies the heavily industrialized area in the Los Angeles Forebay and the terrace at the edge of the Repetto Hills. The western third of Subarea 1 occupies Los Angeles Narrows occupies Los Angeles Narrows and the terrace at the edge of the Repetto Hills. The rest of Subarea 1 occupies a valley within the eastern part of the Repetto Hills."

4-110

88. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Geology" beginning on Page 3-154 ignore the fact that Subarea 1 extends into the Repetto Hills of the Project Area. The authors need to review the following references:

1. Planned Utilization of the Ground Water Basins of the Coastal Plain, Los Angeles County Appendix A Ground Water Geology. June 1961 California Department of Water Resources Bulletin No. 104.
2. Geology of the Elysian Park-Repetto Hills Area, Los Angeles County California by Donald L. Lamar, 1970. California Division of Mines and Geology Special Report No. 101.
3. Geology of the Los Angeles Quadrangle by Thomas W. Dibblee, Jr. Dibblee Geological Foundation, 1989.

4-111

The northern most extent of the Peninsular Range geomorphic province is just south of Colton in Riverside County. This province does not extend into Los Angeles County. Faulting does not necessarily define a geomorphic province. The common origin of the materials defines a province. The report fails to mention the existence of ancient or potential landslides, surface slope failures and surface slope erosion within or adjacent to the Project area.

Replace the first three sentences of the first paragraph to read as follows:

"A major portion of the proposed Adelante Eastside Redevelopment Project Area is located in the Los Angeles Basin at the edge of the Transverse Range geomorphic province in Southern California. The northeasterly portion of the Project Area is located within the Repetto Hills. The Repetto Hills consist of Tertiary sedimentary rocks that extend deep into the Los Angeles Basin. The Los Angeles Basin consists of sediments eroded from the Transverse Ranges. The Elysian Hills and the Repetto Hills are part of folded uplift and associated faulting

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

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|---|-------------------------|
| <p>extends southeasterly into Orange and western Orange County and into the Peninsular Range Geomorphic Province."</p> | <p>4-111
cont'd</p> |
| <p>Note sites with potential site instability on a map and discuss the subject in the text. Discuss groundwater quality and sites of groundwater recharge. Provide a groundwater map showing depths to ground water.</p> | <p>4-112</p> |
| <p>89. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Geology", Mineral Resources" on Page 3-155 fails to mention past petroleum exploration in the Project Area.
Revise the second sentence of the paragraph to read as follows:
"The <u>early Los Angeles and the more recent</u> Union Station oil field is"</p> | <p>4-113</p> |
| <p>Add these sentences to the end of the paragraph to read as follows:
"Considerable exploration for petroleum has occurred since the discovery of petroleum in the area at the last turn of the century. Exploration holes have been drilled the Repetto Hills outcrops in and adjacent to the Project Area. In addition geophysical soundings were done along Soto Street. No commercial quantities of petroleum were found. The materials encountered the Repetto Hills are also encountered in some of most productive petroleum and natural gas producing strata in Los Angeles Basin."</p> | <p>4-114</p> |
| <p>90. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Geology", "Methane Gas" on Page 3-155 is misleading to anyone attempting to use this report. Replace the title and the paragraph to read as follows:
"Natural and Methane Gases.

Natural gases found in oil field areas contain methane, hydrogen sulfide, helium gasoline and other naturally occurring gases. Decaying animal and plant matter deposited in recent alluvium produces Methane and Hydrogen Sulfide gases. These gases are heavier than air and can penetrate through soil and rock or concrete fractures. These gases are very toxic. It takes a very low concentration to kill a person in a confined space. The gases are heavier than air and can easily concentrate in confined spaces such as storm drains and poorly ventilated basements. No place within the Project Area and adjacent communities is safe from explosive to fatal concentrations of these gases."</p> | <p>4-115</p> |
| <p>91. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Geology", "Soils" beginning on Page 3-155 fails to explain the source and use of the soil descriptions. The soil consultant would better serve the community by providing soil data that is needed for urban development and not for agriculture. No map showing the location of the various types of soils listed in the report is presented. The report fails to note that there are many uncompacted fills supporting structures in the area.
Supply a map showing the location of the different soil types listed in this report or replace this subsection with more meaningful soil descriptions. Also note the structural problems caused by foundations supported on uncompacted fills. If the</p> | <p>4-116</p> |

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

listed soil types remain, add this paragraph in front of the first paragraph to read as follows:

"Soil descriptions in this paragraph come from soil maps prepared by the Soil Conservation Service. The classifications are based primarily for agricultural uses and not necessarily for urban development." 4-116 cont'd

92. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Setting", "Geology", "Earthquake Faults and Ground Shaking" beginning on Page 3-157 is inaccurate. The paragraph fails to present the latest geologic information regarding faults and seismicity for the project areas. The Report fails to note that the Elysian Park Fault Zone or Structure passes through the Project Area. This fault has been identified as part of the Hollywood, Santa Monica, Malibu Coast, Whittier and Elsinore Fault systems capable of producing earthquake magnitudes in excess of 7. The text fails to note in the text that the 1987 Whittier Narrows earthquake was on this fault system. The report fails describe the types of earthquake wave movement that the Project Area has experienced in the past and will most likely experience in the future. The Table 3-45 "Historic Earthquakes" fails to note all the major earthquakes that have affected the Project Area. 4-117

Supply a map showing the location of the active faults passing through the Project Area. Add sentences noting recent movements on the Elysian fault System that occurred in 1987. Note the accelerations recorded in structures within and adjacent to the Project Area. Add a sentence to the end of second paragraph that begins with "Subterranean" on Page 3-158 to read as follows:
"While the Elysian Park Structure may contain mostly subterranean fault zones, traces of the faults surface within and north of Subarea 1."

Add to The Table 3-45 : "Historical Earthquakes" all the earthquakes that have affected the Project Area. 4-118

93. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Impacts" on Page 3-162 fails to note excavating in loose fills, undermining natural and cut slopes. Revise the first impact of the second paragraph to read as follows:
"• loose saturated sand or soft clay, uncompacted or uncertified fills that could cause failure of construction-excavations or pipeline trench excavation failures." 4-119

Add these impacts to the second paragraph to read as follows:

"• Constructing structures at the top or toe of natural, cut or fill slopes steeper than 2 horizontal to 1 vertical that could cause a landslide or slope failure. 4-120

• Construction excavations that undermine adjacent, possible unstable structures."

94. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Impacts", "Impact Assessment", "Excavation" on Page 3-162 fails to note excavating in loose fills, undermining 4-121

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

natural and cut slopes.

Replace the first sentence of the paragraph to read as follows:

"Since the Project can be underlain by alluvial, uncompacted artificial fill, slopes with unsupported bedding plane, and slopes with unstable surfaces, excavations may be hazardous and undermine adjacent structures." 4-121 cont'd

Delete the last sentence of the paragraph and replace this sentence to read as follows:

"Because of the many potential hazards within the project area, any construction within the Project Area will require a geotechnical engineering report that contains excavation, foundation design, shoring design, etc. and is a significant impact on the developer." 4-122

95. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Impacts", "Impact Assessment", "Oil Fields" on Page 3-163 is misleading. The paragraph fails to note that many non-producing (exploratory) oil wells were drilled outside of the known producing oil fields and many were not properly abandoned. Any geotechnical consultant for a developer must obtain oil well site data from the California Division of Oil and Gas. 4-123

Replace the last sentence of the paragraph to read as follows:

"The occurrence of improperly abandoned oil wells and/or methane and hydrogen sulfide gas throughout the Project Area is a significant impact on the developer."

96. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Impacts", "Impact Assessment", "Soils" on Page 3-163 is inaccurate. The paragraph fails to note that many area within the Project are on the bedrock of the Repetto Hills. Replace the paragraph to read as follows: "Soils and Rock." 4-124

Most of the soils and most of rock occurring on or near the ground surface may have high concentrations of sulfates and chlorides. All soils within a construction site must be tested for corrosive chemicals. The developer will have to take mitigating measures to protect any steel or concrete coming in contact with the ground."

97. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Environmental Impacts", "Impact Assessment", "Strong Ground Shaking" on Page 3-163 is incomplete. The paragraph fails to note that many structures to be rehabilitated in the project area will require extensive seismic upgrades. 4-125

Add this paragraph to the end of first paragraph to read as follows:

"Many old buildings in the Project Area require rehabilitation to preserve the historical character of the community. Many of these buildings are built on low bearing capacity soils, loose brick foundations and of unreinforced brick walls. To rehabilitate these structures a detailed geotechnical and structural engineering report presenting preservation and structural safety design recommendations will be required. This is a mitigable impact."

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

97. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Mitigation Measures", GS-1 "Improperly Abandoned Oil Wells." on Page 3-164 fail to note that structures subject to infiltration of methane, hydrogen sulfide and other toxic gases may require special protective design measures. 4-126
Add this paragraph to the end of the first paragraph to read as follows:
"If toxic gases are encountered within a 1000 feet of the construction site, special protective design measures is required for any occupied structure or confined space."
98. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.12 "Geology and Seismicity", "Mitigation Measures", GS-2 "Soils." on Page 3-164 fail to note the effect of chlorides on exposed steel. 4-127
Replace this paragraph to read as follows:
"The impacts of corrosive soils must be mitigated. For soils high in sulfates, sulfate resistant cement is required where concrete comes in contact with the ground. For soils high in chlorides, no steel can come in contact with the ground. Sites with highly corrosive soils require close inspection by City inspectors to prevent rapid structural and underground utility deterioration."
99. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.13 "Hydrology", "Environmental Setting", "Groundwater." on Page 3-165 is inaccurate. Only a portion of the Project Area is located within the Los Angeles Forebay. There are many isolated areas with shallow perched water within 5 feet of the ground surface that are not identified in the report. 4-128
Replace the first sentence of the second paragraph to read as follows:
"Portions of the proposed Adelante Eastside Redevelopment Project Area are located in the Los Angeles Forebay of the Central Basin of the Coastal Plain of Los Angeles County."

Add this paragraph after the second paragraph to read as follows:
"Other areas of the Adelante Eastside Redevelopment Project Area are located in canyons and hills within the Repetto Hills. Water percolates into canyon soils and some water may eventually reach Los Angeles Forebay. Some of the water is trapped by underground barriers and rises to the surface as wetlands. These soils are not known to be very permeable. They absorb water like a sponge and hold water like a sponge and release the water slowly at the lowest surface or recharge permeable sandy soils." 4-129
100. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.13 "Hydrology", "Environmental Setting", "Surface Water." on Page 3-165 is inaccurate. Surface water exists in the area. However, most of it is carried off in storm drains. 4-130
Replace the first paragraph to read as follows:
"Surface water resources exist within the proposed Adelante Eastside Redevelopment Project Area. Rainfall and imported water is collected in streets and carried off to storm drains and other flood control channels. The water ends up in the Los Angeles River and flows to the Ocean. (See Section 3-10.) Some

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

surface water is trapped and cannot flow to the ocean. This water evaporates into the leaving minerals behind such a caliche."

4-130
cont'd

The second paragraph is unnecessary.

101. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.14 "Hazardous Materials", "Environmental Setting", "Historical Review." on Page 3-169 fail to mention development in Subarea 1. Add this paragraph after the first paragraph to read as follows:
"Development in Subarea 1 exists back to the beginning of this century. Residential development followed by local mixed use commercial occurred along North Main St. The main icon on Valley Blvd., was the second Ascot Speedway which closed in 1936. Along Valley Blvd. and Alhambra Rd., were Industrial Plants and mixed use commercial development. Some homes remained on these streets that were built before 1910. The initial Hillside Village Tract was around the Ascot Speedway Land between Soto St. and Eastern Ave., and between Valley Blvd. and Ascot Reservoir. This subdivision occurred in 1923 but few homes were built until 1941. The Ascot Speedway was subdivided into single family homes in 1941. Emery Park was built in the 1920 and 1930 eras. Very little new construction has occurred since World War II." 4-131
102. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.14 "Hazardous Materials", "Environmental Setting", "Current Land Use." beginning on Page 3-169 is incomplete. The Section fails to mention contamination that was found at the intersection of Hatfield Pl. and Indiana Ave. The now sparsely used industrial site called CHARO Career Center at approximately 4325 Valley Blvd. has toxic soils consisting of Arsenic and Hydrocarbons. Also in this area is the former Castrol Bottling Plant at 1925 N. Marianna Ave. This 7 ac. site has been capped off at the surface to prevent migration of toxic hydrocarbon fluids beneath the site. The site is still contaminated. The Section also fails to mention the Celotex Asphalt Roofing Plant (Consolidated Freightways Corp. in Appendix E Table 1) located at 1632 San Pablo St. and a major polluter. The entire filled canyon is contaminated with roofing tar. This contamination has migrated under the County and USC Medical Facilities and vacant land between Valley Blvd. and Zonal Ave. It probably migrated across Mission Rd. and into the Los Angeles River. Revise the third and fourth paragraphs on Page 3-170 to include this information. 4-132
103. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.14 "Hazardous Materials", "Environmental Setting", "Current Land Use." Table 3-46: "Summary of Potentially Contaminated Sites" on Page 3-173 is incomplete. The Summary fails to explain the Category of (1) Sites that have been capped off with pavement but the toxic materials remain and (2) Sites that cleared toxic materials from the surface but the toxic materials remain underground. Revise the Table to include this information. 4-133
104. In Chapter 3 "Environmental Setting, Impacts, Mitigation", Section 3.15 "Biological Resources" beginning on Page 3-178 fails to note species living in Parks, Hillside Areas and abandoned sites. Revise the Section to include this information. 4-134

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH # 9706165

April 10, 1998 11:28 AM

105. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts" on Page 4-1 cannot be reviewed entirely until Chapter 3 is revised to adequately describe the entire Project Areas existing and future conditions. 4-135
Revise the Section after the contents in Chapter 3 has been revised.
106. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Land Use" beginning on Page 4-1 is inaccurate. The Section must note that development will not occur until the City Administration agrees to upgrade infrastructure and improve City facilities such as: streets, master plan highways, bridges, sewers, water distribution systems, police and fire. Laws mitigating hazards to the people in the Plan Area must be better enforced. The Administration has refused to include much of the Project in its data collecting surveys such as intersection congestion, noise and train blockage of intersections. 4-136
Rewrite this Section after the City Administration commits the City's resources to improve the infrastructure and provides data. Chapter 3 must adequately describe the Environmental Setting, Impacts and Mitigation within the entire Project Area.
107. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Housing Population and Employment" beginning on Page 4-2 is inaccurate. The paragraph failed to note that the PAC voted limit housing to East of the Los Angeles River and Figueroa St. and south of Avenue 52. The report failed to note vacant sites in the adjacent communities suitable for housing developments. Any housing development will be subject to the Boyle Heights and Northeast Community Plans. The Northeast Community Plan will have major restrictions on hillside development. This is the only available land suitable for new residential use within the stipulated Area. The PAC is on record recommending that replacement housing be available in the stipulated Area before residents are removed from their existing homes. 4-137
Rewrite this Section to include policies to be included in the Plan and after Chapter 3 has been revised to adequately describe the Environmental Setting, Impacts and Mitigation within the entire Project Area.
108. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Urban Design/Visual Quality" on Page 4-3 is not complete. 4-138
Rewrite this Section to read as follows:
"No cumulative effects are anticipated as long as all developments meet the requirements of the Boyle Heights and the Northeast Community Plan. The Northeast Community requires zoning cases to be approved by local citizens zoning review boards."
109. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Cultural Resources" beginning on Page 4-3 is not complete. 4-139
Add this after the last paragraph to read as follows:

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

"The Project has several cultural facilities just crying for community support as follows:

- "• The Luckman Auditorium for Fine Arts attracts audiences from all Southern California. However, to reach this auditorium "visitors" must pass through a desert of abandoned buildings, low quality restaurants and poorly maintained commercial and industrial buildings. The nearest restaurants that would attract those who attend performances are in Monterey Park, Alhambra, and South Pasadena. The Cal State University Administration has shown no desire to work with the Community (and the CRA) to improve student service business and housing projects. Neither is the CRA Staff showing interest in student oriented businesses located adjacent to the campus. The area around the campus gives the City of Los Angeles a bad reputation because of appearance of campus entrance. Redeveloping the area with businesses oriented to students and concert goers would provide more jobs and tax income to the City.
- Boyle Heights by luck has established the tradition that is Mariachi Square. With careful planning, the area could develop into a Mexican style Plaza with Mexican Cultural and Art Centers located in the old refurbished buildings. Among the art centers, high class Mexican Restaurants could serve food to those enjoying the music. This would provide local jobs by attracting customers from outside of the community.
- Boyle Heights also has the El Mercado which has become the entertainment and shopping center for recent Spanish speaking emigrants. The layout, building and neighborhood around this facility need improvement to reach full viability."

4-139
cont'd

110. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Traffic and Circulation" on Page 4-4 is inadequate. Section 3.6 of this report fails to describe both traffic and circulation in Subarea 1. No traffic data was taken. There was no mention of the lack of adequate north-south circulation connecting east-west streets to Freeways or other neighborhoods to the south. There was no mention of the traffic problems created by the UPRR train operations along Valley Blvd. No successful business person would ever invest funds in a business with such traffic circulation problems. Rewrite this Section once Section 3.6 has been rewritten to reflect actual traffic and circulation conditions within the Project Area.

4-140

111. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Air Quality" on Page 4-5 is inadequate. Section 3.7 of this report fails to describe intense air pollution endured by merchants, employees, customers and residents in Subarea 1. These problems caused by freight railroad operations serving City Owned Properties (The Port of Los Angeles). No air pollution data was taken from that area. No successful business person would ever invest funds in a business with such noise problems. Rewrite this Section once Section 3.7 has been rewritten to reflect actual noise conditions within the Project Area.

4-141

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

112. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Noise" on Page 4-5 is inadequate. Section 3.8 of this report fails to describe the intense noise faced by merchants, employees, customers and residents caused by UPRR railroad operations in Subarea 1. No noise data was taken in that area. Plaintiffs in litigation against the SPRR have legally acceptable noise data for that area. There was no mention of the unhealthful noises created by the ADM Corn Syrup Unloading Facility on Alhambra Ave. in the Aurant Yard. No successful business person would ever invest funds in a business with such noise problems. Rewrite this Section once Section 3.8 has been rewritten to reflect actual noise conditions within the Project Area. 4-142
113. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Public Services" beginning on Page 4-5 is inadequate. Section 3.9 of this report fails to describe existing inadequate Fire and Police response times and Fire equipment facilities and personnel in Subarea 1. Unacceptable travel distances and lost time caused by railroad operations is forcing businesses to move out of the area leaving their investments behind. Potential new business will not come into the Subarea 1 upon learning of inadequate public services in the area. Rewrite this Section once Section 3.9 has been rewritten to reflect actual noise conditions within the Project Area. 4-143
114. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Utilities" beginning on Page 4-5 is inadequate. Section 3.10 of this report fails to describe possible existing worn-out and leaking water mains and polluting sewers. It also fails to note those areas subject to flooding due to inadequate storm water drainage facilities. This Section fails to describe possible inadequate above ground utility systems. Telephone cables and electrical power cables are old creating frequent power and telephone outages. Rewrite this Section once Section 3.10 has been rewritten to reflect actual conditions of the utilities serving the Project Area. 4-144
115. In Chapter 4 "Other Discussions Required by CEQA", Section 4.1 "Cumulative Impacts", "Biological Resources" on Page 4-8 is inadequate. The Section ignores existing wildlife in parks, vacant property and hillside areas within the Project Area. Rewrite this Section once Section 3.15 has been rewritten to reflect actual biological resources in hillside areas, vacant property and parks within the Project Area. 4-145
116. In Chapter 4 "Other Discussions Required by CEQA", Section 4.2 "Growth Inducing Impacts" on Page 4-9 is inadequate. This Section fails to note existing inadequate infrastructure and City Services and worn-out utilities. Rewrite this Section once Chapter 3 has been rewritten to reflect inadequate conditions in the Project Area, primarily Subarea 1. 4-146

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

117. In Chapter 4 "Other Discussions Required by CEQA", Section 4.3 "Irreversible Environmental Changes" beginning on Page 4-9 is inadequate. This Section fails to note existing inadequate infrastructure and City Services cannot support any growth created by the proposed Adelante Eastside Redevelopment Project. Such growth would induce curtailed services to existing people in the Project Area and adjacent communities . 4-147
Rewrite this Section once Chapter 3 has been rewritten to reflect inadequate conditions in the Project Area, primarily Subarea 1.
118. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative" on Page 5-1 is misleading. This Section fails to note that agencies are available to develop an area without the need for the powers of the Community Redevelopment Agency. Currently operating in parts of the Project Area is Los Angeles Community Development and the Enterprise Zone programs. The Councilman's Office and the Planning Commission could perform many of the projects proposed by the CRA. There are also Federal Small Business Assistance Programs. Local Community Groups must publicize the diverted of infrastructure tax funds designated for this Area but moved by the City Administration to more profitable areas. Succession from the City of Los Angeles by the Eastside Communities is a distinct possibility in order to gain control of tax funds. If the CRA is unwilling to recognize existing deficiencies in the Project Area, the adoption of "No Project Alternative" maybe the best alternative for the Community. 4-148
Rewrite this Section once Chapter 3 has been rewritten to reflect inadequate conditions in the Project Area. This Section must be rewritten to give the Community a true account of possible accomplishments without the needed use of the CRA.
119. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Land Use" on Page 5-1 is misleading. This Section fails to note existing land use conflicts in the Community. If the CRA's current Plan is adopted and this DEIR is accepted without these comments, the Community would face more land use conflicts. 4-149
Rewrite this Section once Chapter 3 has been rewritten to reflect inadequate conditions in the Project Area. The last sentence must be revised to read as follows:
"However, since the No Project Alternative would not result...result in intensifying existing land use conflicts.... in the proposed Project Area."
120. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Housing, Population and Population" on Page 5-2 is inadequate. This Section ignores that other agencies with eminent domain powers are purchasing land and eliminating 10 percent of the residential units in Subareas 1 and 4. This is creating an acute housing shortage. Since the current plan fails to recognize this problem, the No Project Alternative will still have no effect on the Project Area. However, if the CRA would revise their policies and their Plan and place replacement housing with specific goals high on their priority list then the other Alternatives might be better for the Community. 4-150

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

Rewrite this Section once Chapter 3 has been rewritten to reflect inadequate affordable housing in the Project Area.

4-150
cont'd

121. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Urban Design/Visual Quality" on Page 5-2 is incorrect. The CRA has proposed no Urban Design/Visual Quality standards that are more stringent than those in the Northeast Community Plan. The Boyle Heights Plan may have less stringent requirements.

4-151

Rewrite this Section once Chapter 3 has been rewritten to reflect the Standards in the Northeast Community Plan that is being prepared.

122. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Traffic and Circulation" on Page 5-2 fails to note LOS F traffic conditions in Subarea 1. Under the No Project Alternative, conditions will worsen on their own. More businesses will leave the area. The Master Plan Highways will be clogged with commuters passing through the area.

4-152

Rewrite this Section once Chapter 3 has been rewritten to reflect the future traffic conditions based on less developed land in the Project Area and more trains and commuters passing through the Area.

123. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Air Quality" on Page 5-2 is inaccurate. The paragraph fails to note air pollution created by the trains passing through Subarea 1 will increase due to Ports expansion. Under the No Project Alternative, air pollution will worsen on their own. More businesses will leave the area. Air pollution from the Master Plan Highways will increase as more commuters pass through the area.

4-153

Rewrite this Section once Chapter 3 has been rewritten to reflect the future air pollution based on more trains and commuters passing through the Area.

124. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Noise" on Page 5-3 fails to note the noise created by the trains passing through Subarea 1. The number of trains will increase due to our Country's more dependency on imported goods. Under the No Project Alternative, noise will worsen on its own. More businesses will leave the area. Noise from the Master Plan Highways will increase as more commuters pass through the area.

4-154

Rewrite this Section once Chapter 3 has been rewritten to reflect the future noise based on more trains and commuters passing through the Area.

125. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Public Service" on Page 5-3 is inaccurate. The Section fails to note that as property is abandoned throughout Subarea 1 due to intolerable environmental conditions, the tax base decreases. The elements that create higher demands on police and fire protection services will increase to a point that the City Government will have stop providing government services to the Area. The problem will grow until the blight infects communities further away from the Project Area.

4-155

Rewrite this Section once Chapter 3 has been rewritten to reflect the affect of

Page 37

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

abandoned properties on the ability of the City to provide adequate police and fire protection services. 4-155 cont'd

126. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.2 "No Project Alternative", "Public Service" on Page 5-3 is inaccurate. The Section fails to note that as property is abandoned throughout Subarea 1 due to intolerable operating conditions, the tax base decreases. Without enforcement toxic wastes will build up and pollute communities further away from the Project Area. Rewrite this Section once Chapter 3 has been rewritten to reflect the affect of abandoned properties. Discuss the ability of the City to provide adequate protection services against dumping of toxic materials in the Project Area. 4-156
127. In Chapter 5 "No Project and Environmentally Superior Alternatives", Section 5.3 "Environmentally Superior Alternative", "Public Service" on Page 5-4 fails to promote any environmentally superior alternative. The blights described in these comments will remain and proposals by the CRA will result in wasted effort and increased blight in the Project Area. Rewrite this Section once Chapter 3 has been rewritten to reflect the affect of proposed alternatives removing the existing blight causing conditions in the Project Area and adjacent communities. Propose additional alternatives that include all government agencies working together to eliminate these conditions. Also force these agencies to upgrade existing infrastructure and City Services so that high paying industries will remain or come into the Project Area. Many of these industries can manufacture quality products in the Project Area. These industries must have an incentive not to flee this Country. 4-157
128. In Chapter 6 "Persons and Organizations Consulted" on Page 6-1 fails to include all government agencies, large industries and community based organizations familiar with the proposed Adelante Eastside Project. Consult with other City Departments such as Bureau of Planning, Northeast Community Plan PAC, Hollenbeck Division Police Officers, Department of Development, Department of Housing, Department of Building and Safety, etc. Also consult with the Railroads, California State University at Los Angeles, University of Southern California Medical Campus, County-USC Medical Center, White Memorial Hospital, CHARO Career Center, Alpha Therapeutics and other large land owners in the Project. Also consult with local community based organizations such as the local Chambers of Commerce, Home Owners Associations, Public Service Organizations etc. Once the DEIR preparers have consulted with these organizations and agencies, the Consultants can prepare an accurate DEIR and submit it again to the Community. 4-158
129. In Chapter 7 "List of Preparers" on Page 7-1 indicates clearly that there was no overall coordination of the report. The Sections within Chapter 3 contain conflicts between each other. The subject descriptions of the Project and the surrounding communities present conflicting and inaccurate data. These comments present troubling presentations within this DEIR. Rewrite this DEIR so that it presents a consistent description of existing environment and the project's impact on the Community. 4-159

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

130. Appendix A "Bibliography/Reference" on Page A-1 contains few references on the Project Area. This indicates that the Consultants failed to perform an adequate reference search for information on the Project Area and adjacent communities. The comments do not list several common references which the preparers should have had familiarity.
Perform more reference research at technical libraries before rewriting this DEIR. The current DEIR is inadequate and inaccurate. 4-160
131. In Appendix B "Notice of Preparation and Responses", "Notice of Preparation" beginning after Page B-1 presents inaccurate statements. The public must be aware that this Notice never went to a Community Based Organization or Agencies working in the Community.
Prepare a new Notice of Preparation and send it to all Agencies and Organizations familiar with the Project Area and adjacent communities. Then after the required steps have been adequately performed, prepare a new DEIR. The current DEIR is inadequate and inaccurate. 4-161
132. In Appendix B "Notice of Preparation and Responses", "Notice of Preparation" beginning after Page B-1 contains inaccurate statements. The responses to the Notice of Preparation were vague. This is because either the correspondents were not familiar with the Project Area and adjacent communities or they did not want divulge inadequacies of their services to the Project Area and adjacent communities. For instance the Police Department failed to produce a map of the Reporting District Areas. In some cases the DEIR failed to note in the reported inadequate services. Also many responders appeared not to have consulted with their administrators familiar with the Project Area and adjacent communities. These comments note the adequacies where they appear.
Prepare a new Notice of Preparation requesting input from those familiar with the Project Area and surrounding communities and send it to all Agencies and Organizations familiar with the Project Area and adjacent communities. Then after the required steps have been adequately performed, prepare a new DEIR. The current DEIR is inadequate and inaccurate. 4-162
133. In Appendix C "Historic Resources In or Near Subareas" beginning on Page C-1, is incomplete. The table fails to list the historical road maintenance buildings on the Los Angeles County Department of Public Works Facility. The appendix failed to note the period residential neighborhood of Hillside Village and Emery Park. The Appendix failed to note old structures along Valley Blvd. and Alhambra Ave. that are nearly a century old. Note: Any structure constructed prior to 1950 qualifies as a historic resource.
Revise Appendix C before preparing a new DEIR. 4-163
134. In Appendix D "Traffic Study Table and Figures", Table 1 "Study Intersections" and Figure 2 "Analyzed Locations" beginning after Page D-1 (Pages 6 and 7) fails to show the importance of Valley Blvd. as a main regional traffic artery. The map fails to show location of the UPRR tracks and vehicle and pedestrian crossings. The report's failure to analyze these features including intersections and these crossings makes this DEIR inadequate. 4-164

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

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| <p>Revise Appendix D by providing intersection data for North Main St., Alhambra Ave. and Valley Blvd. before preparing a new DEIR.</p> | <p>4-164
cont'd</p> |
| <p>135. In Appendix D "Traffic Study Table and Figures", Table 2 "Existing Surface Street Physical Characteristics" beginning after Page D-1 (Pages 10 through 14) shows streets with commercial uses without any street parking. This make this DEIR inadequate.
Revise Chapter 3 using this data in a new DEIR.</p> | <p>4-165</p> |
| <p>136. In Appendix D "Traffic Study Table and Figures", Figures 3a, 3b and 3c "Existing (Year 1997) Peak Hour Traffic Volumes" beginning after Page D-1 (Pages 17 through 19) is incomplete. The figures contain no data for North Main St., Alhambra Ave. and Valley Blvd. This makes this DEIR inadequate. Revise Appendix D by providing traffic volume for these streets. Then revise Chapter 3 and prepare a new DEIR.</p> | <p>4-166</p> |
| <p>137. In Appendix D "Traffic Study Table and Figures", Figures 3a, 3b and 3c "Existing (Year 1997) Peak Hour Traffic Volumes" beginning after Page D-1 (Pages 17 through 19) are incomplete. The Figures contain no data for North Main St., Alhambra Ave. and Valley Blvd. This makes this DEIR inadequate. Revise Appendix D by providing traffic volume for these streets. Then revise Chapter 3 and prepare a new DEIR.</p> | <p>4-167</p> |
| <p>138. In Appendix D "Traffic Study Table and Figures", Table 5 "Existing Intersection Levels of Service" beginning after Page D-1 (Page 23) contains no data for North Main St., Alhambra Ave. and Valley Blvd. Many of the intersections used in this table are outside the Project Area and the City of Los Angeles. They do not represent traffic Conditions within Subarea 1. This makes the DEIR inadequate.
Revise Appendix D by providing traffic intersection level of service for these streets. Then revise Chapter 3 and prepare a new DEIR.</p> | <p>4-168</p> |
| <p>139. In Appendix D "Traffic Study Table and Figures", Figure 4 "Public Transit" beginning after Page D-1 (Page 26) lacks the route of El Sereno-City Terrace Shuttle. Some of the routes shown on the map are of such infrequent intervals that they fail to serve the community. This Appendix contains no route data. However, some data is in Chapter 3. The lack of Public Transit data makes this DEIR inadequate.
Revise Appendix D by providing public transit data service for the Project Area and adjacent communities. Then revise Chapter 3 and prepare a new DEIR.</p> | <p>4-169</p> |
| <p>140. In Appendix D "Traffic Study Table and Figures", Figure 4 "Trip Generation Estimates for Cumulative Projects" beginning after Page D-1 (Page 31) has incomplete data for trip generation within the Project Area and adjacent communities. Figure 5 "Location of Cumulative Projects" shows the lack of data regarding generated trips to and from the project Area and adjacent communities. In addition many trips are generated between the project area and commercial areas in nearby Cities. These Cities have needed facilities to meet the needs of people within the Adelante Eastside Project's original study area. Additional areas to be considered in this Table include Ramona Gardens,</p> | <p>4-170</p> |

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

California State University at Los Angeles, Figueroa St. and Ave 52, Fair Oaks Ave. and Huntington Dr., Commonwealth St. and Fremont Ave., Garvey Blvd. and Atlantic Ave. and Garfield Ave. and Hellman Ave. The lack of trip generation data for the residents and merchants within the Project Area and surrounding communities makes this DEIR inadequate.

4-170
cont'd

Revise Appendix D by obtaining more trip generation estimates for the Project Area and adjacent communities. Then revise Chapter 3 and prepare a new DEIR.

141. In Appendix D "Traffic Study Table and Figures", Figures 6a, 6b and 6c "Cumulative Base (Year 2015) Peak Hour Traffic Volumes" beginning after Page D-1 (Pages 34 through 36) is incomplete. The Figures contain no data for North Main St., Alhambra Ave. and Valley Blvd. This makes this DEIR inadequate.

4-171

Revise Appendix D by providing anticipated traffic volume for these streets. Then revise Chapter 3 and prepare a new DEIR.

142. In Appendix D "Traffic Study Table and Figures", Table 8 "Trip Generation Estimates Minimum Development Alternative", beginning after Page D-1 (Pages 40 and 41), Table 9 "Trip Generation Estimates Moderate Development Alternative", beginning after Page D-1 (Pages 42 and 43) and Table 10 "Trip Generation Estimates Maximum Development Alternative", beginning after Page D-1 (Pages 44 and 45) do not adequately explain locations. North Main St. and Alhambra Avenue areas are not noted. The effect of the railroad operations appear to be ignored in the computations and estimates. The failure to consider the adverse effects of the railroad operations to residents and merchants within the Subarea 1 and surrounding communities makes this DEIR inadequate. The Consultants have ignored that fact that the CRA cannot force people to operate within areas that are not attractive economically or environmentally. Revise Appendix D by obtaining better location descriptions as notes or on a map. Also show the effect of railroad operations on site development, trip generation and on peak hour traffic for the Subarea 1 and adjacent communities. Then revise Chapter 3 and prepare a new DEIR.

4-172

143. In Appendix D "Traffic Study Table and Figures", Figure 7 "Project Distribution Pattern", beginning after Page D-1 (Page 48) does not clearly define the percentages leaving the project area. There are no percentages leaving the project area on Alhambra Rd, Valley Blvd., Eastern Ave. Soto St. North Main St., Daly St. Marengo St. and Griffin Ave. This lack of explanations and data makes this DEIR inadequate.

4-173

Revise Appendix D by obtaining better descriptions of the meaning of the percentages. Also show percentages for the major streets leaving the project area. Also show the effect of railroad operations on the percentages leaving Subarea 1 and adjacent communities. Then revise Chapter 3 and prepare a new DEIR.

144. In Appendix D "Traffic Study Table and Figures", Figures 8a, 8b and 8c "Project Only Peak Hour Traffic Volumes - Minimum Development Alternative" beginning after Page D-1 (Pages 50, 51 and 52), Figures 9a, 9b and 9c "Project Only Peak Hour Traffic Volumes - Moderate Development Alternative" beginning after Page D-1 (Pages 53, 54 and 55) and Figures 10a, 10b and 10c "Project Only Peak Hour Traffic Volumes - Maximum Development

4-174

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH# 9706165

April 10, 1998 11:28 AM

Alternative" beginning after Page D-1 (Pages 56, 57 and 58) has incomplete data for peak hour traffic volumes on North Main St., Valley Blvd. and Alhambra Ave. within Subarea 1 and adjacent communities. These figures ignore delays created by train blockage at the four track crossings. The lack of peak hour traffic data for the residents and merchants within Subarea 1 and surrounding communities makes this DEIR inadequate.

4-174
cont'd

Revise Appendix D by obtaining more peak hour traffic volume data for the above listed streets in Subarea 1 and adjacent communities. Also show the effect of railroad operations on traffic volumes in Subarea 1 and adjacent communities. Railroad operation data are available from SCAG. Then revise Chapter 3 and prepare a new DEIR.

145. In Appendix D "Traffic Study Table and Figures", Figures 11a, 11b and 11c "Cumulative Plus Project Peak Hour Traffic Volumes - Minimum Development Alternative" beginning after Page D-1 (Pages 59, 60 and 61), Figures 12a, 12b and 12c "Cumulative Plus Project Peak Hour Traffic Volumes - Moderate Development Alternative" beginning after Page D-1 (Pages 62, 63 and 64) and Figures 13a, 13b and 13c "Cumulative Plus Project Peak Hour Traffic Volumes - Maximum Development Alternative" beginning after Page D-1 (Pages 65, 66 and 67) has incomplete data for cumulative plus project peak hour traffic volumes on North Main St., Valley Blvd. and Alhambra Ave. within Subarea 1 and adjacent communities. These figures ignore delays created by train blockage at the four track crossings. The lack of cumulative plus peak hour traffic data for the residents and merchants within Subarea 1 and surrounding communities makes this DEIR inadequate.

4-175

Revise Appendix D by obtaining more cumulative plus peak hour traffic volume data for the above listed streets in Subarea 1 and adjacent communities. Also show the effect of railroad operations on the intersections for the Subarea 1 and adjacent communities. Railroad operation data are available from SCAG. Then revise Chapter 3 and prepare a new DEIR.

146. In Appendix D "Traffic Study Table and Figures", Table 11 "Year 2015 Cumulative Base and Cumulative Plus Project (Minimum Development Alternative) Intersection levels of Service", beginning after Page D-1 (Pages 71 and 72), Table 12 "Year 2015 Cumulative Base and Cumulative Plus Project (Moderate Development Alternative) Intersection levels of Service", beginning after Page D-1 (Pages 73 and 74) and Table 13 "Year 2015 Cumulative Base and Cumulative Plus Project (Maximum Development Alternative) Intersection levels of Service", beginning after Page D-1 (Pages 76 and 77) do not list intersections along Main St., Valley Blvd. and Alhambra Ave. The effect of the railroad operations appears to be ignored in the computations and estimates. The failure to consider the intersections with the adverse effects of the railroad operations to residents and merchants within the Subarea 1 and surrounding communities makes this DEIR inadequate. The Consultants have ignored the fact that the CRA cannot force people to operate within areas that are not attractive economically or environmentally.

4-176

Revise Appendix D by obtaining cumulative base and cumulative plus intersection traffic along the above listed streets. Also show the effect of railroad operations on traffic for the Subarea 1 and adjacent communities. Also show the effect of railroad operations on the intersections for the Subarea 1 and adjacent

Page 42

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

SCH # 9706165

April 10, 1998 11:28 AM

communities. Railroad operation data are available from SCAG. Then revise Chapter 3 and prepare a new DEIR.

4-176
cont'd

147. In Appendix D "Traffic Study Table and Figures", Table 14 "Year 2015 Cumulative Base and Cumulative Plus Project w/ mitigation (Minimum Development Alternative) Intersection levels of Service", beginning after Page D-1 (Page 87), Table 15 "Year 2015 Cumulative Base and Cumulative Plus Project w/ mitigation (Moderate Development Alternative) Intersection levels of Service", beginning after Page D-1 (Page 88) and Table 16 "Year 2015 Cumulative Base and Cumulative Plus Project w/ mitigation (Maximum Development Alternative) Intersection levels of Service", beginning after Page D-1 (Page 90) do not list intersections along North Main St., Valley Blvd. and Alhambra Ave. The effect of the railroad operations appears to be ignored in the computations and estimates. The failure to consider the intersections with the adverse effects of the railroad operations to residents and merchants within the Subarea 1 and surrounding communities makes this DEIR inadequate. The Consultants have ignored the fact that the CRA cannot force people to operate within areas that are not attractive economically or environmentally. Revise Appendix D by obtaining better cumulative base and cumulative plus project w/ mitigation measures for intersections on the above listed streets. Also show the effect of railroad operations on the intersections for the Subarea 1 and adjacent communities. Railroad operation data are available from SCAG. Then revise Chapter 3 and prepare a new DEIR.

4-177

148. In Appendix D "Traffic Study Table and Figures", Table 17 "CMP Freeway Impact Analysis - Maximum Development Alternative" beginning after Page D-1 (Page 94) is inadequate. The Alternative does not have data on traffic flows to and from the Long Beach Freeway at Valley Blvd. The lack of this data for traffic entering Subarea 1 makes this DEIR inadequate. Revise Appendix D by obtaining better cumulative base and cumulative plus project w/ mitigation measures for intersections on the above listed streets. Also show the effect of railroad operations on the intersections for the Subarea 1 and adjacent communities. Railroad operation data are available from SCAG. Then revise Chapter 3 and prepare a new DEIR.

4-178

149. In Appendix E "Hazardous Waste Sites", Table 1 "Potentially Contaminated Properties Sub-Area 1", Vista ID 30 beginning after Page D-1 (Page S97016-9) appears to list the incorrect site name. For at least the last 30 years the site has belonged to Celotex Corp., a manufacturer of asphaltic roofing products. The site is much more contaminated than would be expected of a trucking company. I have witnessed floating asphalt materials on the ground water at the site. There is a well containing floating asphalt roofing oil on the site. Revise Appendix E by correcting Vista ID Data. Then revise Chapter 3 and prepare a new DEIR.

4-179

The DEIR and the plan have not considered the following alternatives:

- a. If the CRA does not wish to coordinate blight eliminating redevelopment with other governmental agencies, the CRA should consider the following:

4-180

COMMENTS ON ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH# 9706165

April 10, 1998 11:28 AM

1. Abandon Adelante Eastside Redevelopment Project and have agencies including the Councilman's Office eliminate the blight caused by the existing environmental problems.
 2. Delay Adelante Eastside Redevelopment Project until after another agency such as the Councilman's Office eliminates the blight caused by the environmental problems.
 3. Establish a program to remove the blight caused the existing environmental problems within the project area and ignore the proposed alternates in the plan.
- 4-180
cont'd
- b. The CRA current mission and operations are obsolete. For the Alternatives in this DEIR and the Plan to be effective, there must be considerable monetary inflation and changes in property ownership to have a significant incremental tax base. According to Experts, the CRA must change it policies and search for other money for redevelopment projects. The CRA has wasted the PAC's time for two years. The CRA insists that PAC determines the redistribute of tax money coming to the CRA from the Project Area. The CRA has failed to tell the PAC how it has committed money voluntarily to its pet projects such the arts.
- 4-181
- c. This DEIR fails to list the specific projects desired by the community and listed at a PAC meeting. The CRA refuses to list in this DEIR and the Plan the lack of public and private services needed within the Project Area and the adjacent communities to serve local people.
- 4-182
- d. The DEIR appears to ignore data for the site condition survey performed by CRA. This Survey notes blighted sites, sites to be rehabilitated and sites requiring complete structure removal. This information must be in the DEIR, so that the PAC and the community can establish rehabilitation project priorities.
- 4-183

LOCAL NEWS / WEATHER / EDITORIAL PAGES

SECTION

B

FRIDAY

APRIL 3, 1998

CC

METRO

Los Angeles Times

A Ray of Hope for Housing

■ **MTA:** With Eastside subway stalled, group urges that buildings vacated in its path be brought back into use.

By MATEA GOLD
TIMES STAFF WRITER

Here, along the streets of Boyle Heights, are buildings emptied by the subway that may never arrive.

A large gray Craftsman-style house sits boarded up in Mariachi Plaza. Vacant apartment buildings and a travel agency on Soto Street are shuttered with plywood. And on Fickett Street, weeds sprout in front of a ram-

bling white house with wide red steps and a yellow rosebush in the frontyard.

Those properties, along with about 20 others, were purchased by the Metropolitan Transportation Authority to make room for the Red Line subway extension that is now mired in financial difficulties and indefinitely on hold.

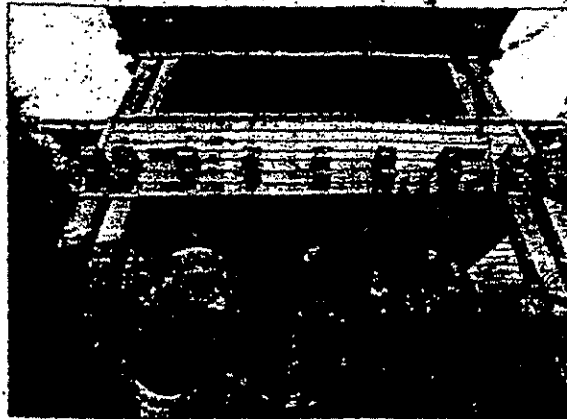
About 100 families and 19 businesses were relocated months ago to prepare for sub-

way station construction. Ten properties have been demolished and soon the rest will be razed, their sites ringed with chain-link fences and left to wait for construction to begin again.

Now some Boyle Heights residents say they want the chance to make the most of the empty buildings.

Faced with a dearth of affordable housing in this congested neighborhood, a coalition of nine community groups is asking the MTA to put the brakes on demolition and allow them to rehabilitate the vacant buildings to use as

Please see SUBWAY, B8



GARY FRIEDMAN / Los Angeles Times

Manuel Bernal says apartment complex should be renovated.

B8

FRIDAY, APRIL 3, 1998 *

METRO NEWS

SUBWAY: Debate Rises Over Vacant Buildings

Continued from B1
temporary housing.

"It seems for all intents and purposes the Eastside [subway] extension is dead in the water," said Linda Kite, environmental justice coordinator for Union y Fuerza de la Comunidad, a community group. "You don't have to be a rocket scientist to figure that out. So why do we have to take down this housing to build subway stations, when it's probably not going to happen?"

MTA officials have agreed to meet with members of the coalition today to discuss their proposal.

"It sounds like something that could be workable, but there are so many variables," said Velma Marshall, MTA director of real estate. "The question is, how long would they have access to the buildings?"

The agency considered rehabilitating some of the structures during the construction delay, but the MTA's staff concluded that the project would be too costly and time-consuming. Making the vacant buildings livable would cost about \$2 million, according to an MTA assessment of the remaining properties done last month.

Los Angeles City Councilman Richard Alatorre and Los Angeles County Supervisor Gloria Molina, two MTA board members who represent Eastside constituencies, oppose restoring the buildings while the subway is in limbo.

"It's a good idea, but it's really premature," said Paul Hernandez, a field deputy for Molina. "Unless we really know how long we really have before construction, who knows how long people would be allowed to live there? And at this point, would we be investing money in housing stock we may demolish in the long run?"

At the heart of the debate is the question of the Red Line's future.

The financially strapped agency has put new rail construction on hold for at least six months. And this week, MTA board member Zev Yaroslavsky created a furor when he proposed a ballot measure that would end sales tax funding of Eastside and Mid-City subway construction.

Even though it is unclear whether further subway extensions ever will be built, MTA officials said they have moved forward with the demolition to avoid spending money on the upkeep of vacant buildings.

"We think it's more efficient to demolish them and clear the site," Marshall said. "You have boarded-up buildings out there that are in never-never land. They've already been gutted out and blighted by graffiti. It's going to be an impossible task to constantly go out and maintain them."

Officials said the vacant lots will not be neglected, and they are considering ways to use the space for gardens, business parking and other community uses.

"Having a bunch of vacant properties in that community is an intolerable situation," said Miguel Santana, Molina's assistant chief deputy. "The MTA needs to develop a plan so that properties are well kept up and they're still an attractive part of the community, even during this limbo state."

But community members said they need to preserve the remaining 94 units of housing in an area that is one of the city's most densely populated.

"There's been this huge loss in the community, and Boyle Heights has no subway to show for it," said Greg Spiegel, an attorney with the Legal Aid Foundation working with the coalition. "Why go ahead and demolish, when they can do something for the community?"

According to the 1990 census, more than half of the units in Boyle Heights are overcrowded, an increase of 44% over the past decade.

Between the loss of the homes vacated for the Red Line, the renovation of the Pico-Aliso public housing projects, the recent County-USC hospital expansion and the demolition expected from a city redevelopment project, Boyle Heights is losing about 10% of its housing stock, community organizers said.

"People from the community should be given the opportunity in some form to bring these properties back some life," said Manuel Bernal, executive director of the East L.A. Community Corp., a nonprofit housing developer. "We don't oppose the Red Line, but until the Red Line happens, it's not right for these properties to sit there with nothing."

Bernal said his corporation could rehabilitate the buildings and rent them as temporary housing below market rents until the Red Line starts up again—if it ever does.

Coalition members, who toured some of the properties this week with a contractor, said making the buildings rentable could be done for about \$500,000, a quarter of the MTA's estimate.

Supporters acknowledge that it could be difficult to get funding for a project that may eventually be torn down. And if the Red Line is built, tenants would have to be relocated again. Coalition members said prospective residents would have to sign a lease that clearly stated that the housing would be temporary.

But ultimately, dealing with these challenges would be worth the efforts of the residents and the agency, they said.

"By working together as a team over the course of the delay of the Red Line, the MTA can build a lot of support at the community level," Bernal said. "And that's something they haven't had."

LOS ANGELES TIMES

RESPONSES TO COMMENT LETTER NUMBER 4

Response to Comments 4-1 through 4-8

Comments 4-1 through 4-8 are summary conclusions of the purported failure of the Draft EIR to meet CEQA standards. Please see the responses to Comments 4-25, 4-26, 4-27, 4-48 through 4-51, 4-59, 4-66, 4-70, 4-71, 4-83, 4-84, and others below, which address specific comments and issues concerning environmental data in Subarea 1 and other CEQA requirements.

Response to Comment 4-9

Comment noted. These remarks express an opinion regarding the misuse of tax generated money for Port development and other City enterprises, which the commentator deems detrimental to the community. The comments do not raise environmental issues relevant to the proposed project and are not supported by factual data.

Response to Comments 4-10 and 4-11

Comments 4-10 and 4-11 complain of: (1) the failure of the Introduction section of the EIR to identify the community persons who requested and supported the formation of the Redevelopment Project, (2) the failure to include the principle business district of El Sereno in the Project Area, and (3) the failure of the Agency to "completely notify" all persons within the Project Area of the proposed project.

This EIR was prepared pursuant to the procedural requirements of CEQA and the Community Redevelopment Law. The statement from the EIR referenced in Comment 4-10 reflects the participation of the community prior to initiation of the Redevelopment Plan adoption process. Agency staff worked with two appointed advisory committees on two prior feasibility studies completed before the City Council authorized the designation of the Project Area and preparation of the Redevelopment Plan. Reports and presentations were regularly made to the local Chamber of Commerce at monthly meetings to inform merchants, businesses, and residents of the proposed redevelopment effort.

Contrary to the commentators' statements, all notices required by law were sent before and after the initiation of the redevelopment process.

With regards to noticing of the EIR, the Notice of Completion and Availability of the EIR for Public Review and the Notice of Public Hearing were published in the Los Angeles Times (English only) on Monday, March 2, 1998 and in the Eastside Sun (English and Spanish) on Thursday, March 5, 1998.

Additionally, the proposed project has an elected Project Area Committee (PAC), which holds public meetings conducted in the community at least once a month. Public participation is both encouraged and welcomed at these meetings. As early as September 9, 1997 CRA staff presented the status of the DEIR as part of the Next Steps in the Redevelopment Report to the PAC. The

agenda contained this item and agendas are mailed out to the public from the active mailing list of names, which contains nearly 700 people.

The Redevelopment Project boundaries are established pursuant to the Community Redevelopment Law and is not a function of the CEQA process. The land to be included in the Project Area and the establishment of blight is determined pursuant to the Community Redevelopment Law.

Response to Comment 4-12

Comment noted. The text of the DEIR has been revised to indicate that the proposed Project Area includes a portion of the Lincoln Heights community.

Response to Comment 4-13

Comment 4-13 states that there is a discrepancy between the boundaries in the Northeast Plan Documents and in the EIR between Boyle Heights and Lincoln Heights.

This issue is not relevant to the discussion of the proposed project's environmental impacts. First, the Project Area boundaries are not established by the EIR. Second, while the Community Redevelopment Law requires a redevelopment plan to be consistent with the City's local community plan, it does not require that project area boundaries coincide with the boundaries of the local community plan. The exact Project Area boundaries were established by the City Planning Commission pursuant to Section 33332 of the Community Redevelopment Law.

Response to Comment 4-14

Comment 4-14 states that Section 1.1, Introduction and Background (p. 1-1), contains misleading statements and ignores any benefits to existing people in the area, including quality of life, better City services and improved infrastructure.

The commentor does not identify what statements are misleading. The EIR is an environmental assessment of a redevelopment project whose purpose is the elimination of blight. The section complained of is as stated, a brief introduction and background for the reader on the proposed project. The goals and objectives of the proposed project are those that are specifically enumerated in the Redevelopment Plan and are expressly and clearly "of benefit to existing people in the area." See the revised goals and objectives found in Section 2.2 of the EIR.

Response to Comment 4-15

Comment 4-15 requests that Section 1.2, The CEQA Environmental Review Process, of the EIR be revised to note the failure of and the impossibility of notifying the community of the EIR.

The recommended additional text is factually incorrect. Notice to the community was given pursuant to the requirements of CEQA. The Notice of Completion and Availability of the EIR for Public Review and the Notice of Public Hearing were published in English in the Los Angeles

Times on Monday, March 2, 1998 and in English and Spanish in the Eastside Sun on Thursday, March 5, 1998.

CEQA does not require that the DEIR be made available "to all Community Based Organizations" absent specific requests. See the responses to Comments 4-10 and 4-11 above. It should also be noted that 125 copies of the DEIR were reproduced, 80 of which were distributed to public agencies and to each of the 24 PAC members (note: each PAC member represents a segment of the community including residential owner occupants, residential tenants, business owners, and community organizations). Copies of the DEIR were mailed to the PAC on March 3, 1998. Another 24 copies were mailed prior to the public hearing to members of the community who had requested copies. Copies of the DEIR and a Spanish translation of the Executive Summary were also placed in five community libraries prior to the public hearing. Additionally, copies were available at the Agency's Central Office Records Center for review, purchase, or loan (for a maximum period of two weeks).

Response to Comment 4-16

Comment 4-16 complains again of purported discrepancies in the Project Description and location in the EIR and other City planning documents. As stated in the response to Comment 4-13 above, the Project Area boundaries are not determined by the EIR, nor are the Project Area boundaries required to coincide with the boundaries of other local community plans.

As requested, Section 2.1 of the EIR has been revised to indicate that the proposed Project Area includes a portion of the Lincoln Heights community.

Response to Comment 4-17

Comment 4-17 complains of the nonspecificity of the goals and objectives of the proposed Redevelopment Project and the refusal of the Agency to give the PAC any authority to set priorities and establish specific goals for specific areas. It further requests that language be added to the EIR, which would require the Agency to obtain the "advice and consent" from the PAC regarding implementation of the goals.

The project goals and objectives apply to the entire Project Area, not specified portions. The role of the PAC is not an environmental issue to be discussed and analyzed in the EIR. Community Redevelopment Law Sections 33385-33388 set forth the provisions and requirements regarding PACs. These sections require the Agency to "consult with" and "seek the advice of PAC," but include no provision for "obtaining the consent of PAC." The role of the PAC and the Agency will be comprehensively covered as a specific component in the Report to City Council. The ordinance adopting the Redevelopment Plan also will contain any special provisions with respect to the scope of PAC's involvement in the proposed project. The language requested to be added to the EIR was not added as it does not deal with environmental issues.

Response to Comment 4-18

The section of the DEIR referenced in Comment 4-18 is a broad statement of the Agency's activities to be undertaken pursuant to the Community Redevelopment Law. As required by the Community Redevelopment Law, the role of the PAC with respect to implementation of redevelopment activities will be addressed in the Report to City Council and the ordinance adopting the Redevelopment Plan. The Agency shall "consult with, and obtain the advice of the PAC" in implementing the Redevelopment Plan as required by Community Redevelopment Law Section 33386. The requested language was not added to Section 2.3, p. 2-6, requiring the Agency to obtain the "consent" of PAC as no consent is required and the Agency is not permitted to delegate its authority under the Community Redevelopment Law.

Response to Comment 4-19

Comment 4-19 does not raise project environmental issues. The impacts of the No Project Alternative are discussed in Chapter 5 of the DEIR. Although some development initiated by both private parties and public agencies could still occur without the proposed Redevelopment Project, the level and magnitude of growth is anticipated to be low given the historically low level of investment in the area. Under the No Project Alternative, it is anticipated that existing social, economic, and physical conditions would prevail, and the benefits to the community that could occur under the proposed Redevelopment Project would not be realized.

Section 2.4 of the EIR provides examples of the types of programs that could be implemented to enhance the economic viability of the area. The Redevelopment Plan and the Report to City Council will contain more specific information.

Response to Comment 4-20

Documentation of blight conditions within the Project Area is not a required part of the DEIR, but instead is a specific component that will be contained in the Report to City Council. The Report to Council will include a comprehensive Blight Report, which gives the reasons for selecting the Project Area, describes specific projects proposed by the Agency, describes how these projects will improve or alleviate the conditions of blight, and further describes the physical and economic conditions that exist and cause the Project Area to be blighted. The EIR assesses and analyzes the environmental impacts that may occur in implementing the Redevelopment Plan to eliminate blight.

Response to Comment 4-21

Comment noted. However, the fourth paragraph on page 2-7 is not misleading and false. This EIR is prepared for a proposed Redevelopment Project to be undertaken and implemented by the Agency pursuant to the Community Redevelopment Law. Other public agencies have limited ability to revitalize the community as comprehensively as the proposed Redevelopment Plan.

Response to Comment 4-22

The new language proposed for insertion under the No Project Alternative (p. 2-7 of the DEIR) was not added to the EIR, as the statements in the comment are expressions of the opinion of the authors and do not raise environmental issues for consideration in this EIR.

Response to Comment 4-23

Comment 4-23 is unclear. The whole of the Redevelopment Project Area requires improvement and will conform to the requirements of the Redevelopment Plan. The blighted, vacant, or underutilized portions of the Project Area will be identified and addressed in the Report to Council.

Response to Comment 4-24

California State University at Los Angeles is located outside of the proposed Adelante Eastside Redevelopment Project boundaries. The University does, however, own one parcel of approximately 13,000 square feet within the proposed Project Area, at the southeast corner of Valley Boulevard and Mariondale Avenue.

Response to Comment 4-25

The requested language was not added to the EIR at page 3-1 as it is factually incorrect. East of Soto Street, Valley Boulevard and Alhambra Avenue contain two types of zones. Commercial zoning exists on the north side of Valley Boulevard, between Jones and Baca Avenues, and between Cybil Avenue and Druid Street. Commercial zones also exist on the south side of Valley Boulevard between Borland Road and Highbury Avenue. All other frontage properties along Valley Boulevard and Alhambra Avenue that are within the boundaries of the proposed Redevelopment Project Area are zoned for industrial uses. Under the City of Los Angeles zoning code, residential uses are not permitted in industrial zones though nonconforming residential uses do exist on industrially zoned properties in the proposed Project Area.

Response to Comment 4-26

As noted in the DEIR (p. 3-3), residential uses do exist along portions of Valley Boulevard and Alhambra Avenue. Certain properties (approximately 65 percent) contain only residential uses on parcels that are zoned commercial or industrial. Other properties (approximately 35 percent) contain both commercial and residential uses on the same parcel. The residential units are either located behind or on top of the first floors of the commercial structures. No parcels were identified that contain residential and industrial uses in the same structure.

The EIR (p. 3-3) adequately explains the mixed land uses that exist in the Project Area. Thus, there is no need to add new language regarding such mixed uses, nor are the comments regarding the existing railroad tracks relevant to the proposed project.

The statement relative to abandonment of the area is an opinion of the authors not validated by any factual information.

Response to Comment 4-27

The Northeast Los Angeles District Plan is currently being revised by the City of Los Angeles Department of City Planning. The current schedule for consideration by the City Planning Commission is September 1998. The current Northeast Los Angeles District Plan indicates that properties fronting on Valley Boulevard and Alhambra Avenue, east of Soto Street in Subarea 1 are designated for either Commercial Manufacturing, Limited Industrial, Light Industrial, Neighborhood Commercial, Office Commercial, Highway Oriented Commercial, or Limited Commercial uses.

The revised Northeast Los Angeles District Plan proposes very few changes to the current land use designations with one notable exception. The revised plan is contemplating the removal of the MR1-Restricted Industrial zone as one of the permitted zones under the Limited Industrial land use designations.

Currently, there is an Interim Plan Revision Ordinance (IPRO) in place that affects the entire Northeast Los Angeles District Plan area. One of the provisions of this ordinance prohibits the development of residential uses on commercially zoned properties. The Redevelopment Plan must be consistent with the District Plan.

Response to Comment 4-28

Traffic and public services impacts are not significant criteria for determining land use impacts. The traffic and public services impacts of new development under the proposed Redevelopment Project are discussed in Section 3.6, Traffic and Circulation, and Section 3.9, Public Services of the EIR.

Response to Comment 4-29

Additional language as proposed by Comment 4-29 is not necessary. The location of permitted commercial development in the proposed Project Area is governed by the land use designations contained in the Boyle Heights Community Plan and the Northeast Los Angeles District Plan. Further, it should be noted that the community plans and the zoning code permit the development of housing in commercial areas. Also, the proposed Redevelopment Plan must be consistent with the local community plans and will attempt to eliminate incompatible land uses.

Measures to mitigate the impact of commercial development are provided in Section 3.2, Land Use Mitigation Measures, of this EIR.

Response to Comment 4-30

The SCAG *Regional Comprehensive Plan and Guide* (RCPG) states that the purpose of the RCPG is to create a framework for regional and local decision-making that is consistent and supportive of regional and local goals. The RCPG proposes a strategy for local governments to use, voluntarily, which will assist them in meeting the challenges of the region. The RCPG specifically recognizes that local governments (city and county) in the region have the ultimate authority and responsibility for land use and other critical decisions.

However, state law and the state General Plan Guidelines direct cities and counties to refer their general plan proposals and amendments to areawide planning agencies, such as SCAG, for review and comment. There are similar requirements in CEQA. The Core Chapters (Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management) of the RCPG respond directly to federal and state requirements placed on SCAG and local governments are required to use these chapters as a basis of their plans for purposes of consistency with applicable regional plans (under CEQA). Those requirements based on state and federal statutes found in the core chapters also form the basis for certification of local plans. State law requires specific plans, projects, and planning and development programs to be consistent with local general plans. Additionally, local, state, and federal funding for transportation projects is keyed to SCAG's *Regional Transportation Plan*. Therefore, the requested additional language was not added to the EIR.

Response to Comment 4-31

The proposed new language is not needed in the EIR. It is acknowledged that small and widely separated wetland habitats may exist in the proposed Project Area. However, the proposed project would focus on redeveloping sites in predominantly industrial and commercial corridors in the proposed Project Area that are vacant, economically underutilized, or occupied by vacant or damaged buildings. Consequently, significant impacts to biological resources or wetland habitats are not anticipated. No impacts to Hazard Park or the wetlands in the park are expected. See Section 3.15 of the EIR.

Also, the Agency will coordinate with all appropriate agencies that have jurisdiction over resources that may be affected by the proposed project (e.g., see Mitigation Measure LU-6 in Section 3.2 of this EIR).

Response to Comment 4-32

The language proposed to be added to the EIR by Comment 4-32 deals extensively with purported existing conditions, the commentors opinions, and is not relevant to impacts which will occur as a result of the proposed project.

The DEIR clearly states that land use conflicts are a pre-existing condition in some parts of the proposed Project Area (see page 3-10 of the DEIR under Land Use Conflicts).

The three development alternatives (Minimum/Infill, Moderate, and Maximum Probable Development Alternatives) represent a range of development options that are focussed on existing or future vacant, underutilized parcels, and the reuse of vacant structures. New development under each of these alternative development scenarios would need to be consistent with the land use designations, policies, and objectives of the Boyle Heights Community Plan and the Northeast Los Angeles District Plan. Conformance of new development to the Redevelopment Plan and local community plans should lessen the intensity of potential land use conflicts.

Measures to mitigate the impact of commercial, industrial, and mixed-use development are provided in Section 3.2, Land Use, Mitigation Measures, of this EIR.

Response to Comment 4-33

Language proposed by Comment 4-33 was not added for the following reasons. Mitigation measure LU-2 would apply to residential uses located in a mixed-use development as well as areas that are exclusively residential. Generally, commercial uses are not considered to be sensitive uses and would not be significantly affected by the land use impacts of adjacent industrial development.

Response to Comment 4-34

The elimination of nuisances and hazards caused by railroad operations has not been established as a primary priority of the Redevelopment Plan. Additionally, it should be recognized that there are limitations under Community Redevelopment Law on the use of redevelopment funds for public improvements. Such uses require meeting conditions that are specific to a site, and therefore are at a level of detail not covered in a Program EIR.

Response to Comment 4-35

No changes in the language of LU-3 (p. 3-11) are needed. The criteria for developing artist lofts in industrial areas are covered within the Artist in Residence ordinance of the City's Planning and Zoning codes.

Response to Comment 4-36

The process as described in mitigation measure LU-4 (p. 3-11) is correct as is. No changes to the text are required.

Response to Comment 4-37

It is not clear, as claimed in the comment, how mitigation measure LU-5 "would create a major adverse impact on the surrounding area." The intent of the mitigation measure is to prevent truck and employee traffic generated by industrial and commercial uses from intruding into residential neighborhoods and affecting other sensitive land uses such as schools. Further, it should be noted that new development would be subject to the parking (e.g., offsite parking requirements) and land use provisions of the City of Los Angeles Planning and Zoning Code and would be reviewed for

consistency with the Redevelopment Plan and community plans. Any changes to or variances from existing zoning regulations shall be obtained in accordance with the procedures in the City's Planning and Zoning Code. According to the Code, before granting an application for a variance, the Zoning Administrator must find that the variance would not be materially detrimental to the public welfare or injurious to the property or improvements in the same zone or vicinity in which the property is located, and that the granting of the variance will not adversely affect any element of the General Plan.

Response to Comment 4-38

The commentor offers no information to support the claim that mitigation measure LU-6 would "create a major adverse impact on the surrounding area with respect to the Los Angeles River Master Plan."

The Agency will coordinate with all appropriate responsible agencies with jurisdiction over resources affected by the proposed project. (See, DEIR, pp. 3-10 & 11.) The Los Angeles River Conservancy is an advisory group, not a responsible agency.

Response to Comment 4-39

The Agency will coordinate with all appropriate responsible agencies with jurisdiction over resources affected by the proposed project. Environmental reviews conducted for individual development projects will identify sensitive resources such as wetlands that could be adversely affected by the proposed developments. No additional language need be added. Also, please see the Responses to Comments 10-3 and 10-4.

Response to Comment 4-40

It is not true that the statements under "Unavoidable Significant Adverse Impacts" (p. 3-11) will be incorrect unless commentor's proposed mitigation measures are adopted. Please see the responses to Comments 4-33 through 4-39 regarding the commentor's proposed revisions to land use mitigation measures. Also, as stated in Section 1.3 of this EIR:

Individual projects will be reviewed by the Agency and/or appropriate departments of the City to determine, among other things, whether the project is consistent with the proposed Redevelopment Project, and to determine if potential impacts of the project have been addressed in the Program EIR. If the impacts were already addressed and appropriate mitigation measures incorporated into the project where needed, no further environmental review would be required. If it is determined that the project may have potential adverse impacts that were not addressed in the Program EIR, additional environmental review may be required to adequately evaluate these potential impacts and to establish additional mitigation measures.

Response to Comment 4-41

Section 3.3 of the DEIR (p. 3-12) includes an adequate description of the environment in the vicinity of the project, as it exists before the commencement of the project, from both a local and regional perspective as required by Section 15125 of the *State CEQA Guidelines*. While it is true that past projects of other agencies and governmental activities have removed housing from the community, an EIR is not required to document and analyze the impacts of other existing projects that have already occurred. Nonetheless, it is acknowledged that there is a lack of safe, sanitary, and affordable housing in the proposed Project Area, that many existing units are in need of rehabilitation, and other recent projects have contributed to the existing housing shortage in the community. However, no other language need be added to existing conditions. Other components of the Report to Council will identify occupied and vacant residential units in the Project Area.

Additionally, the DEIR acknowledges that the additional employment generated by the proposed project could create additional pressure on an already tight housing market. However, it is anticipated that many of the new jobs generated by the proposed project will be filled by residents of the area as the intent of the project is to provide jobs for the local community. It is also stated in the DEIR that the proposed project would be subject to two provisions of the Community Redevelopment Law that require: (1) a minimum of 20 percent of the generated tax increment be set aside for development of affordable housing, and (2) any low and moderate income housing removed as the result of a project that receives financial assistance from the Agency or that is subject to an agreement with the Agency be replaced. Although the above measures will help offset the additional pressure on the housing market, Section 3-3 of the DEIR, acknowledges that the additional demand for housing in or near the proposed Project Area is potentially significant.

In Subarea 1 residential units are concentrated in the area between the I-5 freeway and Soto Street. However, there are also several isolated areas of residential units along Valley Boulevard and Alhambra Avenue, east of Soto Street, some of which could be vacant. Based on Sanborn Maps, there are an estimated 105 structures (330 units) along this area of Valley Boulevard and Alhambra Avenue. Larger, more concentrated areas of residential units on Valley Boulevard and Alhambra Avenue were purposely excluded from the proposed Project Area in order to focus redevelopment efforts on the industrial and commercial corridors.

Response to Comment 4-42

The commentor requests that the Redevelopment Plan specify that replacement affordable housing must be available before more affordable housing is removed from the Project Area. The Redevelopment Plan, pursuant to Community Redevelopment Law § 33413, provides that whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance is provided by the agency, the agency shall within 4 years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing

costs within the territorial jurisdiction of the agency. Please see the Response to Comment 4-41 above. The location and timing of replacement housing are issues that will be addressed in the Redevelopment Plan and the Report to Council. See also the response to Comment 9-10 below.

Response to Comment 4-43

Comment 4-43 calls for a revision of population figures found on page 3-13 and Table 3-3 as they ignore the population along Valley Boulevard and Alhambra Avenue. Please see the response to Comment 4-41.

Response to Comment 4-44

Comment 4-44 requests that employment data in Section 3-3, Existing Conditions, Employment, (p. 3-13) undergo new analysis and obtain more accurate figures as the assumptions do not appear valid because of the considerable number of empty buildings and because many are used for warehousing and storage.

The DEIR states that there are an estimated 49,700 existing industrial jobs in the proposed Project Area. This estimate was calculated by multiplying the existing 14.9 million square feet of occupied industrial space by a factor of one employee per 300 square feet. This employee factor is presented in the *Fiscal Impact Handbook* (Burchell and Listokin) as the standard factor to use to determine the number of employees per square foot of heavy industrial space. This factor was used because the majority of the occupied industrial space is used for manufacturing, and not for warehousing which has one employee per 750 square feet. The factor of one employee per 300 square feet was also used in the setting to be consistent with the impact analysis, which applies this factor to show a worst-case scenario of the number of displaced employees.

Response to Comment 4-45

Comment 4-45 calls for the addition of the following criteria to the Significance Criteria on p. 3-13:

“Substantially increases employment in the area”

The intent of the Adelante Eastside Redevelopment Project is to increase employment in the proposed Project Area for the local residents. Providing jobs in an area that has a high unemployment rate would be a beneficial economic effect of the proposed project. The significance criteria address only the economic impacts of the proposed project. Since, an increase in employment would be a beneficial economic effect of the project, “substantially increases employment in the area” is not an appropriate significance criterion.

“Substantially increases truck and other vehicles”

This is a traffic impact criterion. Please see Section 3.6 of the EIR for a discussion of the impacts due to traffic generated by the proposed project.

“Substantially increases the number of employees that commute into the area from long distances”

This comment is also not an appropriate significance criterion because it is the intent of the project to provide jobs for the local community and it is assumed that many employees will come from the local area. See Section 3.6, Traffic and Circulation, for a discussion of the impacts due to traffic generated by the proposed project.

“Substantially increases employment that attracts the types of employees that refuse to be a part of the community”

It is not clear what is meant by this comment. As noted above, the intent of the proposed project is to provide jobs for local residents, many of whom are unemployed. Also, the proposed language is a statement of opinion about workers, not an environmental determinant.

Response to Comment 4-46

Comment 4-46 states that the Minimum/Infill Development Alternative, p. 3-14, does not identify sites that are available for infill/development residential uses.

The estimated 30 new residential units, under the Minimum/Infill Development Alternative, were not site specific. Under this alternative, the assumption was made that the new units could be developed by private or non-profit developers who own or control parcels within portions of Subareas 1 or 4. At a density of 24 units per acre, 30 new units would require 1.3 acres on 1 or several sites that are either zoned for residential uses or where residential uses are permitted in commercial zones by the local community plans.

Response to Comment 4-47

Comment 4-47 states that the Moderate Development Alternative, p. 3-14, does not identify sites that are available for infill/development residential uses.

It was estimated that approximately 120 new residential units could be developed under the Moderate Development Alternative. Thirty of the units could be developed by private or non-profit developers (see the response to Comment 4-46 above). It was assumed that the balance of the units could be developed on future vacant land near proposed Metro Rail Red Line stations in Subarea 4 per the residential land use designations of the Boyle Heights Community Plan. It was estimated that approximately 26 units could be developed at the First Street and Boyle Avenue station and approximately 64 units at the Cesar E. Chavez Avenue and Soto Street station.

Response to Comment 4-48

Comment 4-48 states that "Maximum Probable Development Alternative (p. 3-16) is incomplete as the possible loss of residential units in Subarea 1 are ignored, and the identification of potential infill development residential sites in Subarea 4 are omitted.

It was estimated that approximately 195 new residential units could be developed under the Maximum Probable Development Alternative. It was assumed that 30 of these units could be developed by private or non-profit developers (see the response to Comment 4-46). Approximately 90 units could possibly be developed in Subarea 4 on residentially zoned, future vacant land near two proposed Metro Rail Red Line stations (see the response to Comment 4-47 above). The balance of approximately 75 units could possibly be developed on commercially zoned, future vacant land near the proposed Red Line stations in Subarea 4, as permitted by the land use designations of the Boyle Heights Community Plan. These residential units could be developed as part of a mixed-use commercial/residential complex with approximately 14 units at the proposed First Street and Boyle Avenue Red Line station and approximately 61 units at the First Street and Lorena Street station.

Response to Comments 4-49, 4-50, 4-51 & 4-52

Comments 4-49, 4-50, 4-51 & 4-52 complain that the EIR Impact Assessment sections do not adequately address mixed commercial and industrial uses, and that "Infill" is not defined.

In general, infill development is a concept of providing new development on properties that are vacant or contain structures which are significantly deteriorated, or are significantly under-developed in comparison to allowable use, density, and existing, surrounding development. This concept applies to new commercial, industrial, and residential development. It does not mean relocating small businesses to accommodate larger businesses.

A definition of "Infill Development" has been added to the EIR in Section 2.4, Alternatives To Be Considered, p. 2-7.

It was estimated that 107,000 new square feet of commercial development could occur under the Minimum/Infill Development Alternative through infill development on 50 percent of the existing vacant parcels and through the reuse of 25 percent of the existing vacant structures. The vacant commercial parcels and vacant commercial structures exist throughout Subarea 1 but primarily in Subarea 4.

It was estimated that 296,400 square feet of commercial development could occur under the Moderate Development Alternative through infill development of all existing vacant commercial properties; infill development of future vacant and commercially zoned properties near the three proposed Metro Rail Red Line stations; and through the reuse of 50 percent of all existing vacant commercial structures. The majority of the existing vacant commercial properties are located in Subarea 4.

It was estimated that 327,200 square feet of new commercial development could occur under the Maximum Probable Development Alternative. It was assumed that new infill development would occur on all existing vacant properties in Subareas 1 and 4, future vacant properties near the three Metro Rail Red Line stations in Subarea 4, 5 acres of future vacant land near the LAC+USC Medical Center in Subarea 1, and 2.5 acres of vacant land near the Sears site in Subarea 3. New infill development would total approximately 273,200 square feet of commercial uses. The balance

of 54,000 square feet could occur through the redevelopment of a 3.5-acre parcel near the Sears site in Subarea 3 that is presently underutilized.

Response to Comment 4-53

The location and timing of replacement housing will be addressed in the Redevelopment Plan and the Report to Council. See the responses to Comments 3-2 and 3-3 (project timing, the implementation plan, and annual budgets); Comment 4-41, 4-42 (replacement of affordable housing) and Comment 9-10.

Response to Comment 4-54

Comment 4-54 states that Section 3.4, Urban Design/Visual Quality Environmental Setting on p. 3-20 fails to accurately describe the development of El Sereno and requests the addition of new language. Revisions have been made to the text on page 3-20 of the DEIR as appropriate in responding to this comment.

Response to Comment 4-55

Comments noted. Revisions have been made to the text on page 3-21 of the DEIR as appropriate in response to the comment.

Response to Comment 4-56

The text on page 3-21 of the DEIR has been revised in response to the comment.

Response to Comment 4-57

The Los Angeles County Flood Control District does occupy a site located south of Valley Boulevard and west of Soto Street, so the reference to this District in Section 3.4 of the EIR need not be deleted as requested by this comment.

Response to Comment 4-58

The failure of a proposed project to provide new and improved facilities or to correct existing infrastructure deficiencies would not be considered an environmental impact under CEQA. According to CEQA a "significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project" (Section 15002[g] of the *State CEQA Guidelines*). The provision of new or improved facilities, or correction of existing deficiencies in the infrastructure serving a site or sites would be considered during the building permit review process when development or redevelopment of the affected sites is proposed.

Response to Comment 4-59

The intersections included in the EIR and analyzed in this study were selected after careful review of the proposed Project Area and the surrounding area. The locations of the analyzed intersections were determined in conjunction with the City of Los Angeles, County of Los Angeles, and City of Vernon. The DEIR analyzed the intersection of Valley Boulevard and the I-710 offramp and adjacent intersections along streets near North Main Street, Alhambra Avenue, and Valley Boulevard. (See the response to Comment 4-67.)

Further discussions were held with City of Los Angeles Department of Transportation (LADOT) staff, subsequent to the DEIR, to determine if additional intersections should be included in the analysis. It was determined that it would not be necessary to add the locations identified in the comment because no additional impacts were likely to be identified if the study area were expanded to include those intersections. The impacts at these additional intersections would be similar to those at adjacent intersections that were evaluated in the DEIR.

It should also be noted that this document is intended for planning purposes and, as site-specific projects are proposed, additional environmental reviews will be conducted, which could include the locations mentioned in the comment.

As indicated in the response to Comment 4-4, the monitoring locations for the County of Los Angeles Congestion Management Program that are located within the study area were included in the traffic analysis. The monitoring locations included the intersection of the I-710 offramp and Valley Boulevard and two freeway segments located along the San Bernardino Freeway (at east Los Angeles city limit) and along the Pomona Freeway (east of Indiana Street).

Response to Comment 4-60

The following text describing existing train activity has been added to the existing conditions section of the traffic study (see Section 3.6 of the EIR).

Although not public transit, in Subarea 1, Union Pacific (UP) railroad runs parallel with Valley Boulevard and connects to two nearby railroad yards, Aurant on the east and Taylor Junction on the west. Approximately 23 to 34 trains per day travel through Subarea 1 on the UP railroad right-of-way.

As noted in the comment, this train traffic can cause substantial delays at existing at-grade railroad crossings in the area. However, it should also be recognized that the EIR is a disclosure document, the purpose of which is to evaluate the impacts on the environment of the proposed project. The EIR is not intended to be a planning exercise to identify and find solutions for existing traffic problems. Traffic problems within the study area that may be caused by the heavy volume of train activity are not particularly relevant to an analysis of the proposed project's traffic impacts. It is only relevant if the traffic analysis indicates that the traffic generated by the proposed project would have an adverse impact on rail operations in the area, or would exacerbate existing traffic problems caused by heavy train volumes at rail crossings. The analysis did not

identify any evidence that project generated traffic would result in impacts on rail traffic or would significantly exacerbate problems caused by existing train traffic.

Response to Comment 4-61

For a Program EIR on a redevelopment plan, a detailed, comprehensive evaluation of the adequacy of the existing transit system is not required and is outside the scope of this study (see *State CEQA Guidelines*, Section 15146 regarding degree of specificity required for an EIR on a plan). Also, according to CEQA (Section 15125 of the *State CEQA Guidelines*), the description of the environment "shall be no longer than is necessary to an understanding of the significant effects of the proposed project and its alternatives." The discussion of public transit serving the area provided in Section 3.6 of this EIR is consistent with CEQA requirements. Although it is acknowledged that buses along some lines serving the proposed Project Area may experience overcrowding, as do other lines in the City that serve areas with large transit dependent populations, the results of the traffic study indicate that the existing transit system, in general, should be capable of accommodating the additional ridership that may be generated by the proposed project.

Response to Comments 4-62 & 4-63

Comments 4-62 and 4-63 state that the discussion on the Alameda Corridor and Alameda Corridor East (p. 3-66) is inadequate as it contains no information regarding freight trains and their effect on traffic in the proposed Project Area. It is recognized that the Alameda Corridor will generate increased freight traffic. With the increase in trains, it is possible that public safety features would need to be installed. The specific details of these safety issues should be addressed as site-specific developments are proposed near the railroad crossings or as site-specific problems are analyzed. It should also be noted that the completion of the Alameda Corridor could result in shifts in vehicular traffic from other parallel facilities to the Alameda Corridor, thus alleviating some traffic burdens on the proposed Project Area. For purposes of this study, the effects of the Alameda Corridor were not considered in order to maintain a conservative approach from a vehicular impact standpoint. Thus, new language analyzing the impact of the Alameda Corridor is unnecessary. Also, please see the response to Comment 4-60 above.

Response to Comment 4-64

Comment 4-64 states that the "Automatic Traffic Surveillance and Control System (p. 3-66) is inadequate as the City of Los Angeles Department of Transportation (LADOT) does not plan to improve traffic signals in Subarea 1.

The EIR is not intended to include detailed LADOT plans for the Project Area. However, data obtained from the LADOT, indicates that all analyzed intersections located in Subarea 1 would be part of a future phase of the Automated Traffic Surveillance and Control (ATSAC) system by the year 2015. Therefore, adjustments were made to the projected capacity of those locations where ATSAC would be added. The LADOT has estimated that the addition of ATSAC to a specific

intersection increases its capacity by 7 percent. This adjustment was made at all relevant locations. For these reasons, no new language was added to the DEIR.

Response to Comment 4-65

Comment 4-65 states that deteriorated industrial buildings with infill small grocery stores do not affect pass-by customers. It requests the addition of language to the EIR stating that current pass-by trip reduction in many commercial areas is zero; that the commercial areas have such low quality and high priced goods that mobile customers will go elsewhere.

In response to the comment, it is anticipated that the proposed Redevelopment Project would result in the type of commercial uses that would attract pass-by trips and keep local patrons within the proposed Project Area. Therefore, pass-by trip reductions were assumed in the development of the trip generation estimates for the proposed Redevelopment Project. It should be also noted, however, that if individual projects under the proposed Redevelopment Plan are unsuccessful in attracting this pass-by traffic, it would not result in higher traffic generation for the area. Rather, it would merely reduce each individual project's driveway traffic (i.e., the traffic entering and exiting individual development sites via driveways). (DEIR, p. 3-70)

Response to Comments 4-66 and 4-67

Comments 4-66 and 4-67 state that language should be added to Section 3.6, Project Traffic Volumes, Significance Criteria (p. 3-72) and Project Traffic Volumes, Impact Assessment (p. 3-73) to the effect that this section does not apply to Subarea 1 since there is no traffic data for the main thoroughfares and intersections available.

The intersections included in the EIR and analyzed in this study were selected after careful review of the proposed Project Area and the immediately surrounding area, and the list of analyzed locations was developed in conjunction with the City of Los Angeles, County of Los Angeles, and the City of Vernon. (See the response to Comment 4-59 above.) Traffic data are provided for Subarea 1 at the following locations (see Section 3.6 of the EIR, Tables 3-8 and 3-11 through 3-13):

- Mission Road & Zonal Avenue
- Mission Road & Marengo Street
- San Pablo Street & Zonal Avenue
- Soto Street & I-10 WB Ramps

The analyses of these locations were supplemented with analyses of the following intersections located directly adjacent to Subarea 1 :

- Soto Street & Wabash Avenue
- Herbert Avenue & Medford Street
- Marianna Avenue & Medford Street
- Eastern Avenue & Medford Street

Response to Comment 4-68

The subject location of this comment (i.e., Long Beach Freeway at Valley Boulevard) is a CMP arterial intersection location, not a CMP freeway monitoring location. The level of service analysis at this CMP intersection includes peak hour turning volumes for each approach, including the westbound direction. Thus, the level of service analyses represent the projected operating conditions for both the morning and evening peak hour for the intersection as a whole. The CMP (1997 *Congestion Management Program for Los Angeles County*, Los Angeles County Metropolitan Transportation Authority, November 1997) does not require analysis of the freeway conditions at this location.

Response to Comment 4-69

Comment noted. Within the traffic study, reference is made to Appendix B, which contains the Deficiency Plan Analysis. It should be noted that the inclusion of the Deficiency Plan is not a requirement of CEQA. Rather the Deficiency Plan is a locally mandated requirement (County of Los Angeles Metropolitan Transportation Authority (MTA)) for project traffic impact studies. The Deficiency Plan requirements provide a means for local jurisdictions to track new development and its traffic impacts on the CMP Countywide system and prescribe the methods for reporting and presenting the results to the MTA. The Deficiency Plan Analysis must be completed at the time the EIR is conducted but need not be included in or be a part of the EIR. The Deficiency Plan is supplemental information included as an appendix to the EIR as a convenience to MTA to facilitate that agency's concurrent review of the EIR and the Deficiency Plan. The results of the Deficiency Plan analysis do not affect the traffic impact analyses or conclusions presented in detail in Section 3.6 of this EIR.

The divider page for Appendix B states that the Deficiency Plan Summary is provided "under separate cover." Copies of the traffic study and all appendices are available for review, loan, or purchase at CRA.

Response to Comment 4-70

Please see the responses to Comments 4-66 and 4-67. Contrary to the commentator's claim, the EIR does include traffic data and information for Subarea 1. Thus, the mitigation measures do apply.

Response to Comment 4-71

Please see the responses to Comments 4-66 and 4-67. It should also be noted that this document is intended for planning purposes. As individual development projects are proposed near or within Subarea 1, further environmental reviews will be required to identify any potential site-specific traffic impacts, and whether implementation of any mitigation measures are warranted. These documents would be made available for public review and comment.

Response to Comment 4-72

Comment 4-72 is comprised of opinions and interpretations of the commentor and the suggested language is unacceptable. Federal preemption of railroad locomotive emission control precedes the Intermodal Transportation Efficiency Act of 1991. The requested text has not been added, however, in response to the comment, the following text has been added to page 3-96 of the DEIR under "Regulatory Requirements, Federal."

The EPA is responsible for controlling emissions from all sources that are not expressly the responsibility of the states or subdivisions of the states. EPA's emission control responsibilities include on-road motor vehicles, except in California, and off-road engines. The Clean Air Act, since early in the 1960's and 1970's, has reserved control of railroad locomotive engines exclusively to the federal government thereby prohibiting states from adopting regulations. In January 1997, the Environmental Protection Agency (EPA) proposed the first standards to protect human health from air pollution from diesel locomotives. The new standards would be phased in beginning January 1, 2000.

Response to Comment 4-73

The text on page 3-96 of the DEIR has been revised to reflect the fact that the state is preempted by the federal Clean Air Act from adopting emission standards for railroad locomotives.

Response to Comment 4-74

Comment noted. In 1975, the California legislature specifically limited air district regulatory power by adding Section 40702 to the California Health and Safety Code, which contains the following sentence: "No order, rule, or regulation of any district shall, however, specify the design of equipment, type of construction, or particular method to be used in reducing the release of contaminants from railroad locomotives." Also see the responses to Comments 4-72 and 4-73 above.

Response to Comment 4-75

The new language proposed by the commentor is factually incorrect and was not added to the EIR. The SCAQMD is not prohibited from monitoring air quality near railroad tracks, only from controlling the actual emissions from locomotives. The air monitoring station in downtown Los Angeles, which is the source/receptor area monitoring station for East Los Angeles, is located within several blocks of Union Station and downtown railyards. In addition, the AQMD may conduct special monitoring studies in locations where they do not have permanent monitoring stations and report their findings to the public and to state and federal agencies.

Response to Comment 4-76

Comment noted. It is acknowledged that there have been studies linking diesel exhaust with adverse health effects, but the Agency knows of no studies that specifically address adverse health

effects resulting from ambient air exposure along rail lines. Without such studies, it would be necessary for the SCAQMD to conduct special monitoring studies along these or other railroad tracks in the air basin and analyze health data for the area involved in the study. The commentor offers no supporting information and documentation, and the Agency has no documentation at this time that would support the comment, including the statement that persons working or residing "within 500 feet of railroad tracks in the Project Area will be exposed to diseases caused by the emissions coming from trains."

Response to Comments 4-77 & 4-78

Comments 4-77 and 4-78 complain of a lack of air quality data from intersections near the railroad tracks in Subarea 1.

The CALINE4 analysis focused on the intersections projected to experience the greatest impact from the project. The "no project" concentrations predict existing and future carbon monoxide exposure from motor vehicle traffic at these intersections. The public is protected from any additional carbon monoxide exposure that might arise from non-traffic sources in the Project Area by including in the calculations the background concentrations from the Los Angeles monitoring station. The background concentrations include emissions from automobile, truck, and rail traffic, as well as other sources in downtown Los Angeles. (See CALINE4 analysis in the DEIR, pages 3-104 through 3-106.)

Although there are no carbon monoxide data specific to the proposed Project Area, the addition of monitored concentrations from the Los Angeles station to the modeled data provides the public with a margin of safety to compensate for additional CO sources, including train emissions, that may exist in the proposed Project Area. (See the discussion and analysis in "Local Operational Impacts", DEIR, pages 104-106.) Therefore, the sentence proposed to be added to the EIR is incorrect.

Response to Comment 4-79

Poor air quality as a result of rail traffic would not be an adverse impact of the proposed Adelante Eastside Redevelopment Project. The rail traffic is a pre-existing condition in the proposed Project Area. While properties within the project could experience lessened air quality as a result of train emissions, there is no evidence that local air quality, even with increased train traffic, would be worse than the 5 most recent years of air quality in downtown Los Angeles, which are used as the existing baseline. Air quality continues to improve throughout the Los Angeles Basin as a result of ongoing control programs of the Air Resources Board and the SCAQMD. The 1997 Emission Inventory for the South Coast Air Basin, used as the basis for the most recent Air Quality Management Plan, shows train emissions declining significantly through 2020, even accounting for industrial and population growth throughout the air basin, including the port area. Thus, the suggested new language for "Unavoidable Significant Adverse Impacts" (p. 3-113) is not needed.

Response to Comments 4-80 & 4-81

The text on page 3-114 of the DEIR has been revised to acknowledge that train traffic and train horns are a significant source of noise in Subarea 1 of the proposed Project Area.

Response to Comment 4-82

Noise from railroad operations is a pre-existing condition in the proposed Project Area. The proposed project would not substantially increase rail traffic or train noise in the area. With regards to the impact of existing train noise on new development that could occur under the proposed Redevelopment Project, the State Building Code (Part 2, Title 24, C.A.C.) establishes minimum noise insulation performance standards to protect persons within new hotels, motels, and apartment buildings from excessive noise. Title 24 requires an acoustical analysis be conducted for residential buildings that would be located within annual exterior Community Noise Equivalent Level (CNEL) contours of 60 dB and adjacent to a select system of county roads and city streets, freeways, state highways, railroads, rapid-transit lines, and industrial noise sources. The acoustical analysis is required to show that the proposed building has been designed to limit intruding noise so that the interior annual CNEL (with windows closed) would not exceed 45 dB in any habitable room. Title 24 is designed to protect occupants of residential dwellings where sleep disturbance is a concern. Commercial and industrial uses, on the other hand, are generally not considered to be noise-sensitive uses and are therefore not provided the same level of noise protection by state laws and local noise ordinances as is provided to residential uses.

The new language proposed is not a criterion for determining significant impacts.

Response to Comment 4-83

The purpose of the noise analysis, the results of which are summarized in Table 3-28, was to determine the potential increases in noise levels due to the additional motor vehicle traffic generated under each of the three development scenarios. The locations that are identified in Table 3-28 were chosen as representative of noise-sensitive receptors located near or adjacent to major intersections that are expected to experience the greatest increase in traffic due to the proposed project. As shown in Table 3-28, the calculated existing noise levels (CNEL) at all of the representative noise-sensitive locations in the proposed Project Area are high and generally considered to be in the normally unacceptable category for noise-sensitive uses (see the definition of "normally unacceptable" on the bottom of page 3-114 and top of page 3-115 of the DEIR). When existing noise levels are in the normally unacceptable category (i.e., between 65 and 75 dBA CNEL) the 3-dBA threshold criterion, rather than the 5-dBA criterion, is used to determine the significance of potential impacts (see page 3-115 of the DEIR). If as stated in the comment, noise levels in the hillside areas of Subarea 1 receive more noise than the flatter areas of Boyle Heights, then the 3-dBA threshold criterion would also apply to these hillside areas. Since the results of the analysis show that noise levels at the representative locations near intersections expected to experience the greatest project generated traffic would increase by less than 1 dBA, it is unlikely that the noise-sensitive receptors near Valley Boulevard identified in the comment would experience significant increases in traffic noise of 3-dBA or more.

Response to Comment 4-84

Please see the response to Comment 4-83 above.

Response to Comment 4-85

The statement on page 3-118 of the DEIR is not meant to imply that the only activities at commercial and industrial properties that could prove to be a nuisance to adjacent residents are trash pickup and loading dock activities. Those two activities were cited because generally they are the activities that are most often disturbing to nearby residents. It is acknowledged that other activities including operation of industrial machinery, loudspeaker systems, etc., could also prove annoying. The purpose of this section is not to provide an exhaustive list of specific activities but rather to recognize that there are commercial and industrial activities that could generate annoying noise levels at nearby residences. The revision proposed by commentor is not necessary.

Although some commercial tenants may also be annoyed by noise generated by nearby industry or other commercial uses, generally noise impacts are of the greatest concern where sleep disturbance could occur.

Response to Comment 4-86

For ease of reference, information in the Los Angeles Fire Department's (LAFD) response to the Notice of Preparation in Appendix B of the DEIR has been incorporated in Section 3.9, Public Services, Fire Protection. Additionally, the list of fire stations serving the Project Area has been updated.

The Los Angeles Fire Department generally considers response distance, rather than response time, to be the primary criterion for determining the adequacy of fire protection. According to Inspector Dennis Taylor from the LAFD (telephone conversation, 5/5/98), Fire Station #16 provides adequate protection to the area; however, he acknowledges that train traffic on nearby railroad tracks could cause an increase in response times due to vehicular delays at at-grade railroad crossings.

With regards to fireflow, Inspector Taylor stated that fireflow requirements for community areas are in most cases greater than those required to fight brush fires. Therefore, if fireflow requirements are met within residential areas or industrial areas (ranging from 2,000 to 12,000 gpm) then the fireflow requirements for brush fires are being met. Inspector Taylor also stated that backup plans for any type of emergency that the LAFD can imagine have been made.

Response to Comment 4-87

LAFD has mutual aid agreements with the Los Angeles County Fire Department (Alhambra) and the Fire Departments of the cities of South Pasadena and Vernon.

Response to Comment 4-88

It is the responsibility of LAFD to determine what services are required at each station location. The proposed Project Area appears to have adequate fire protection based on information provided by LAFD. It is acknowledged, however, that railroad traffic could affect emergency vehicle response time and the text of the DEIR has been revised accordingly (see Section 3.9 of the EIR). Fire stations responding to fire emergencies at Cal-State L.A. could include the Los Angeles County Fire Department Headquarters or other nearby stations in the event that personnel and equipment from Fire Station #16 are already in use elsewhere.

Response to Comment 4-89

LAPD review and approval is not meant to preclude or take the place of other existing approval and permit processes.

Response to Comment 4-90

Although the commentor's suggestions for improving existing police services are noted by the Agency, this comment states an opinion of the authors and does not raise any substantive CEQA related environmental issues. Therefore, no additional response is required.

Response to Comment 4-91

Any hazards to school children that may exist are a pre-existing condition in the proposed Project Area. It should also be noted that the proposed project would not increase these hazards nor would it substantially increase the number of school children that could be exposed to these hazards.

Response to Comment 4-92

Since the project would not increase existing hazards to school children or substantially increase the number of students exposed to these hazards, the mitigation measures identified in the comment are not a responsibility of the proposed project. The Agency is, however, supportive of measures that would improve the safety of school children travelling to and from school and encourages the community to work and coordinate with the appropriate responsible agencies in addressing this issue.

Response to Comment 4-93

Public libraries that are located outside but near the proposed Project Area include El Sereno, Biblioteca del Pueblo de Lincoln Heights, and Robert Louis Stevenson libraries.

Response to Comment 4-94

The list of parks in or near the proposed Project Area has been revised. See Table 3-35 in the EIR.

Response to Comment 4-95

Comment noted. Should unused surplus land become available as redevelopment occurs, CRA will coordinate with other responsible City agencies such as the Department of Recreation and Parks in identifying potential improvements to and alternative uses for the surplus property. Thus, the mitigation measure proposed by commentor is unnecessary.

Response to Comment 4-96

Because water mains operate under pressure, leaks occur when pipes and pipe connections become old and worn. When water leaks occur, water pressure in the water distribution system decreases. These drops in pressure can be immediately detected by the Department of Water and Power (DWP). To ensure sufficient water pressure in the distribution system, DWP constantly monitors and maintains city water mains.

Response to Comment 4-97

See the response to Comment 4-96 for a discussion of worn-out water mains. To provide the required gallons per minute fire-flow, individual developers may be required to make a fairshare contribution for improvements to the water delivery system that are necessary to accommodate proposed new developments. The required improvements would be left to the discretion of the DWP. (See mitigation measure PS-1 on page 3-139 of the DEIR.)

Response to Comment 4-98

Water conservation is not likely to discourage businesses from locating to Los Angeles, since businesses would actually save money in the long run by reducing their water consumption costs.

Mitigation measure UT-2 refers to Metropolitan Water District of Southern California facilities.

Use of drought resistant plants is already included in the DEIR as a mitigation measure (see UT-3 on page 3-139 of the DEIR). Although not required, use of sprinkler systems that are hydrozone specific should be considered on a project by project basis.

Response to Comment 4-99

The City of Los Angeles Department of Public Works recently completed a concept report that documents the conditions of all major sewer lines within the City of Los Angeles. According to Bob Manning from the Bureau of Sanitation (telephone conversation, 5/6/98), the concept report states that major sewer lines (i.e., sewer lines 14 inches or greater in diameter) within the proposed Project Area were given a rating of "B" or better, which means that the sewer lines are in good to fair condition. Furthermore, the flow levels at these sewers indicate that all major sewers in this area are operating below capacity.

Response to Comment 4-100

It is anticipated that major improvements to the existing sewer system in the Project Area would not be needed to accommodate development under the proposed Adelante Eastside Redevelopment Project (see Response to Comment 4-99). Minor improvements to the sewer system required to accommodate wastewater flows from individual development projects in the proposed Project Area would be determined on a case-by-case basis. Project developers would be required to make a fairshare contribution for local sewer line improvements necessary to accommodate proposed new developments.

Response to Comment 4-101

The County of Los Angeles owns and maintains storm drainage facilities in the proposed Project Area. Some storm drains in the Project Area are also owned and maintained by the City. The text on page 3-144 of the DEIR has been revised accordingly.

Also, see the response to Comment 4-102 below regarding storm drain system deficiencies.

Response to Comment 4-102

According to John Huang from the Los Angeles County Department of Public Works (LACDPW), Project 67, which is a large storm drain located within Subarea 4, is considered undersized (telephone conversation, 5/11/98). Further study will be necessary by the County to determine the improvements that will be required to this storm drain. This storm drain is the only storm drain located within the proposed Project Area that the LACDPW considers undersized and inadequate. It is also acknowledged that the proposed Project Area, similar to other areas in the City, can experience localized street flooding during major storms.

Response to Comment 4-103

The Storm Drainage Significance Criteria on page 3-144 of the DEIR is not the appropriate place for a discussion of the source or availability of funds for storm drain improvements. As stated on page 3-144 of the DEIR, new development under each of the proposed alternatives may result in a minor increase in impervious surfaces. Consequently, impacts to storm drainage facilities would not be significant. Additionally, mitigation measure UT-9 requires drainage plans to be prepared and submitted to the City Engineer for review and approval prior to the development of drainage improvements at individual large-scale development projects.

Response to Comment 4-104

As stated above, the proposed project would not have a significant impact on storm drains. No additional mitigation measures beyond those identified in the DEIR are necessary.

Response to Comment 4-105

The sentence on page 3-145 of the DEIR is correct as stated.

Response to Comment 4-106

The proposed project will comply with all applicable state code requirements including requirements for placing utilities underground. The proposed Redevelopment Plan requires the undergrounding of utilities where feasible.

Response to Comment 4-107

All new construction is required by law to comply with all applicable building codes including code energy conservation requirements. The City of Los Angeles Department of Building and Safety is responsible for verifying and enforcing compliance with code requirements.

Response to Comment 4-108

Comment noted. The environmental setting information in Section 3.11, Energy Consumption and Conservation, has been updated to include more current statistics.

Response to Comment 4-109

Comment noted. The text on page 3-151 of the DEIR has been revised in response to the comment.

Response to Comment 4-110

The text on page 3-154 of the DEIR has been revised in response to the comment to more accurately describe the topography of the area.

Response to Comment 4-111

The Los Angeles Basin is generally considered to be part of the Transverse Range geomorphic province and is located along the boundary with the Peninsular Range geomorphic province to the south. Geomorphic province boundaries do not entirely correspond to geologic or topographic boundaries. Revisions to the text on pages 3-154 and 3-155 of the DEIR have been made in response to the comment to more precisely describe the regional geographic setting.

Response to Comment 4-112

Landslide deposits are not mapped in the Project Area (Dibblee, 1989 and Lamar, 1970). The Los Angeles River is lined with concrete near the Project Area resulting in little or no groundwater recharge.

Response to Comment 4-113

The text correctly identifies that the Boyle Heights oil field occurs within the proposed Project Area and that the Union Station oil field is located west of the Los Angeles River and the Project Area. Turn of the century oil production occurred outside the proposed Adelante Eastside Redevelopment Project Area.

Response to Comment 4-114

The text on page 3-155 of the DEIR, Mineral Resources, has been revised in response to the comment to more clearly identify mineral resources in the area.

Response to Comment 4-115

Methane is the principal constituent of natural gas. The text on page 3-155 of the DEIR has been revised to identify the potential hazards of methane and natural gas.

Response to Comment 4-116

The Soil Conservation Service was the information source for the soil association descriptions on page 3-155 of the DEIR. In response to the comment, revisions to the text on page 3-157 of the DEIR have been made to provide additional information on the potential hazards of artificial fill.

Response to Comment 4-117

The text on pages 3-157 and 3-158 has been revised to provide additional information on nearby faults including the Elysian Park fault.

Response to Comment 4-118

The purpose of Table 3-45 is to provide a summary of seismic activity, principally large earthquakes, not to identify all past earthquakes in the Los Angeles area.

Response to Comment 4-119

The text on page 3-162 of the DEIR has been revised in response to the comment.

Response to Comment 4-120

Construction at the top or toe of natural or fill slopes is not inherently problematic. Additionally, it should be recognized that engineering geology and geotechnical conditions must be characterized and addressed in the planning and design of new structures in order to obtain grading and building permits. Also, please see the revisions to the text on page 3-162 of the DEIR.

Response to Comment 4-121

Please see the Responses to Comments 4-119 and 4-120 and the revisions to the text in Section 3.12, Geology and Seismicity.

Response to Comment 4-122

New construction related to redevelopment in the Project Area will require engineering geology and geotechnical engineering studies with recommendations in order to obtain grading and building permits. This is not unusual or out of the ordinary, and thereby does not represent a significant impact on development.

Response to Comment 4-123

The text of the DEIR addresses the occurrence and potentially significant impacts of oil fields and oil wells. However, the text on page 3-163 of the DEIR has been revised to acknowledge the potential occurrence of "wildcat wells" in the proposed Project Area.

Response to Comment 4-124

Revisions have been made to the text on pages 3-163 and 3-164 (Mitigation Measures) of the DEIR in response to the concerns about the corrosion potential of local soil and bedrock.

Response to Comment 4-125

The text on page 3-163 of the DEIR has been modified to indicate older structures will need to be retrofitted for seismic safety.

Response to Comment 4-126

The text in the Mitigation Measures section of Geology and Seismicity has been revised to require protective design measures.

Response to Comment 4-127

Mitigation measure GS-2 on page 3-164 of the DEIR has been revised to address the protection of concrete and metal in contact with the ground.

Response to Comment 4-128

According to the California Department of Water Resources, the proposed Project Area is entirely within the Los Angeles Forebay (Bulletin 104, appendix A – Groundwater Geology, Plate 2).

Response to Comment 4-129

Comment noted. The occurrence of locally saturated soils and wetlands will ultimately recharge the Los Angeles Forebay and deeper aquifers. This opportunity is very limited due to the widespread development and pavement and lining of the Los Angeles River. The occurrence of shallow perched groundwater is discussed in the DEIR.

Also, the last sentence of Paragraph 5 under Hydrology on page 3-165 of the DEIR has been revised to acknowledge that perched groundwater may exist in the Repetto Hills and that water percolation may cause seeps and ponding.

Response to Comment 4-130

The first sentence under Surface Water on page 3-166 of the DEIR has been revised to indicate that no major natural surface water resources such as streams, rivers, or lakes exist in the proposed Project Area. However, text has been added acknowledging that small seep ponds and small widely scattered wetland areas may exist in the proposed Project Area. The second paragraph under Surface Water has been deleted.

Response to Comment 4-131

The Hazardous Materials historical review section provides a synopsis of land use activities typically associated with the storage or use of hazardous materials. The oldest aerial photographs reviewed for this study substantiate early residential development in the area.

Response to Comment 4-132

The CHARO Career Center site (4301 E Valley Boulevard), and the intersection of Hatfield Place and Indiana Avenue (Multnomah Drain Project, 4300 Hatfield Place) are listed in the Vista database (Vista ID Nos. 20 and 44, respectively). These two sites are listed on the Los Angeles County Site Mitigation Log but were inadvertently omitted from Table 1 in Appendix E of the DEIR. These two sites have been added to Table 1 in Appendix E of this EIR and have been ranked as having a low potential to affect the project because the current status is case closed by Los Angeles County Health Hazardous Materials Division.

The Castrol site (Vista ID No. 54), located at 1925 North Marianna Avenue, was paved over after site closure was obtained from the California Department of Health Services in 1996, following successful remediation of soil and a 5-year groundwater monitoring program. Structures were demolished and removed. Grading and paving of the site was completed to control drainage and prevent erosion. There are no plans to sell or develop the property at this time. The potential of this site to affect the project has been reclassified as low. A low ranking requires developers to complete a record review to verify regulatory status and establish current site conditions.

The Celotex site is included as part of the Consolidated Freightways Corporation listing (Vista ID No. 30). The listing for this site actually covers several addresses along the block. This site is

listed as having a HIGH potential to affect the project. A HIGH ranking requires a thorough site-specific investigation prior to development.

Response to Comment 4-133

Table 3-46 on page 3-173 of the DEIR has been modified to include the Castrol site under the low potential category (see the response to Comment 4-133). The name of the Consolidated Freightways site listed in Table 1 in Appendix E has been revised to include the Celotex Asphalt Roofing Plant. Also, please see the response to Comment 4-179.

Response to Comment 4-134

The last sentence of the first paragraph under Vegetation and Wildlife on page 3-178 of the DEIR has been revised to indicate that the proposed Project Area is almost completely urban and does not contain extensive native habitat to support listed endangered or threatened species. Text has also been added to the page 3-178 of the DEIR stating that “parks in the area provide open space and are primarily landscaped with lawn grass and a variety of shade trees. Hazard Park contains a wetland strip along the railroad tracks. There are also steep hillside open space areas and vacant lots that may harbor common urban species.”

Response to Comment 4-135

The reader is referred to the responses to specific comments above and corresponding revisions to the text of the DEIR. The reader is also referred to the responses to comments below that concern specific issues discussed in Chapter 4 of the DEIR. It should also be noted that in response to the DEIR comments, no substantial changes to the information, analyses, or conclusions presented in the DEIR have been made.

Response to Comment 4-136

Improvements to existing infrastructure are outside the scope of this EIR (see *State CEQA Guidelines*, Section 15002(g)).

Response to Comment 4-137

The issues raised in the comment regarding the location and timing of replacement housing are more properly addressed in the Redevelopment Plan and the Report to City Council, and in the plan's implementation plan and work program.

Response to Comment 4-138

It is anticipated that most individual development projects proposed under the Redevelopment Plan would be consistent with existing zoning and the land use designations, provisions, policies, and objectives of the Boyle Heights Community Plan and the Northeast Los Angeles District Plan. Although it is possible some projects may require changes to or variances from existing zoning

regulations, the number and scale of such potential changes are likely to be small. In addition, proposed mitigation measures would require CRA to review individual projects to ensure that they incorporate appropriate building heights, setbacks, lot coverage, landscaping, and design measures to enhance the visual character of the proposed Project Area. Given these requirements, the proposed Redevelopment Project is not expected to result in significant visual impacts or adverse cumulative visual impacts.

Response to Comment 4-139

Section 4.1 discusses the potential of the proposed project, when considered with other closely related past, present, and other reasonably foreseeable future projects, to cumulatively affect the environment. Cumulative impacts are two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts (Section 15355 of the *State CEQA Guidelines*). The proposed EIR text in the comment does not address the issue of cumulative impacts on cultural resources (note: for the purposes of this EIR, cultural resources are defined as historic and archaeological resources). Rather the comment identifies several community facilities that are in need of community support and offers several suggestions for their improvement. Although the comment is not relevant to the discussion of cumulative impacts on cultural resources as presented in Chapter 4 of this EIR, the Agency acknowledges and will consider the recommendations and suggestions made by the commentor in future work programs.

Response to Comment 4-140

Please see the responses to Comments 4-4, 4-60, 4-66.

Response to Comment 4-141

Cumulative effects of increased train traffic are accounted for in SCAQMD projections of future air quality described on page 3-99 of the DEIR. The text of this section of the EIR has been revised to note that SCAQMD projections indicate air quality will improve sufficiently to result in attainment of all national air quality standards throughout the air basin by federally mandated dates. Additionally, the SCAQMD projections take into account growth in industrial activity, including increases in air and train traffic.

Response to Comment 4-142

It is acknowledged that existing community noise levels in the vicinity of the railroads as well as major streets and highways in the area are high due to existing rail and motor vehicle traffic. The DEIR also identifies other noise sources (see page 3-114 of the DEIR) such as commercial and industrial activities that contribute to high community noise levels. The calculated existing noise levels at seven noise-sensitive locations in the proposed Project Area, which are presented in Table 3-28 of the DEIR, are indicative of the high noise levels at some locations in the community. The estimated noise levels at these seven locations range from 69.5 to 72.5 dBA (CNEL), which fall in the "normally unacceptable" category based on the noise compatibility guidelines in the City

of Los Angeles *EIR Manual for Private Projects*. However, it should also be recognized that the proposed project would not cumulatively contribute to railroad noise since the project would have only a minor effect on rail operations and rail traffic in the area. In addition, the cumulative effect of noise generated by increased motor vehicle traffic due to the proposed project, related projects, and background growth would be insignificant, on the order of a 2 dBA increase or less. The DEIR does acknowledge, however, that commercial and industrial activities, particularly those activities that occur in early morning or late night hours, could result in significant noise impacts on nearby sensitive receptors (see page 3-118 of the DEIR, Operational Noise). Additionally, it is recognized that noise from all project-related activities (e.g, trash pickup and loading dock activities, machinery operation, and additional motor vehicle traffic) combined with the additional noise generated by other related industrial and commercial development in the area including additional rail traffic could result in significant cumulative noise impacts on nearby sensitive receptors. The text on page 4-5 of the DEIR has been revised accordingly.

Response to Comment 4-143

For a discussion of the adequacy of existing fire protection services and the impact of railroad operations on emergency vehicle response times, the reader is referred to the responses to Comments 4-86 through 4-88.

The additional demand placed on fire protection services due to future development that could occur under the proposed project is not expected to have a significant impact on fire protection services (see Section 3.9, Fire Protection). Although other related development in the proposed Project Area could also increase the demand for fire protection services, the amount of related development is not expected to be substantial given the historically low level of investment in the area. Additionally, the removal or rehabilitation of blighted structures could increase fire safety, thereby offsetting demands due to new development.

The statements in the comment relative to business decision making are not environmental issues.

Response to Comment 4-144

For a discussion of the condition of existing utility infrastructure, the reader is referred to the responses to Comments 4-96 through 4-102.

Response to Comment 4-145

Additional text has been added to Biological Resources on page 4-8 of the DEIR to indicate that redevelopment would not occur in parks and would be unlikely to occur on steep hillsides.

Response to Comment 4-146

It is acknowledged that inadequate infrastructure and city services can be an impediment to growth. However, it is beyond the scope of this EIR to determine the extent to which redevelopment efforts in the area may be impeded by existing infrastructure conditions. Since the purpose of the

Redevelopment Project is to stimulate industrial and commercial development, it has been conservatively assumed that additional development would occur as a result of the plan and therefore, the proposed project would be considered growth inducing as discussed in Section 4.2 of the EIR.

Response to Comment 4-147

Please see the response to Comment 4-146 above.

Response to Comment 4-148

It is acknowledged that there are other public agency programs that could be implemented to improve the community. However, these public programs and funds have limited ability to revitalize the community as comprehensively as the proposed Redevelopment Plan.

Response to Comment 4-149

The reader is referred to the discussion on page 3-10 of the DEIR (see Section 3.2, Land Use, Land Use Conflicts) where it is stated that land use conflicts are a pre-existing condition in the proposed Project Area and that new commercial and industrial development under the proposed project has the potential to result in land use conflicts with existing residential uses in close proximity to that development. As stated on page 3-10 of the DEIR, the extent of potential impacts would depend upon the proposed land use, location, and size of individual development projects implemented under the Redevelopment Plan. The land use conflicts, however, are considered to be potentially significant due to the possible noise, air quality, traffic, and visual impacts of new commercial and industrial development on adjacent residential uses.

Response to Comment 4-150

The cumulative impacts on housing, which are discussed in Section 4.1 of the DEIR, are considered to be significant because of the low vacancy rate and existing shortage of housing in the area. Although the No Project Alternative would not displace housing, it also would not create new housing as would the proposed project. Neither the Agency nor this EIR are responsible for the replacement of dwelling units displaced by programs of other agencies.

With regards to replacement housing, pursuant to the Community Redevelopment Law, the Agency must replace each low and moderate income housing unit removed from the affordable housing market as the result of redevelopment activity on a one-to-one basis. Although the Community Redevelopment Law requires replacement only on a one-to-one basis, redevelopment plans may require a higher ratio. Ratios above the required one-to-one can be established for the entire Project Area by the City Council when the Redevelopment Plan is adopted, or by the Agency Board when they adopt a site-specific development replacement housing plan. In this Project, the PAC is recommending that every one affordable housing unit removed from the market must be replaced by 1.25 affordable housing units. Community Redevelopment Law requires that the replacement housing be constructed within a certain period of time. The Redevelopment Plan and

Report to Council will contain more specific information on the location and timing of replacement housing for the proposed Adelante Eastside Redevelopment Project.

Response to Comment 4-151

The reader is referred to pages 3-34 and 3-35 of the DEIR (See Section 3.4, Urban Design/Visual Quality, Mitigation Measures) for a discussion of the specific mitigation measures that will be implemented to enhance and protect the visual character of the area. Implementation of these measures would minimize any adverse visual impacts of the proposed project. Additionally, it should be noted that the revised Northeast Community Plan has not yet been adopted by the City Council.

Response to Comment 4-152

Comment noted. Please see the responses to Comments 4-4 and 4-66.

Response to Comment 4-153

Please see the response to Comment 4-141 above. Also, the text in the section "Regional Operational Impacts" on page 3-104 has been revised to clarify that the analysis addresses the impacts of only the three build alternatives and that changes in air quality conditions will occur because of actions, both locally and regionally, that are independent of the proposed project.

Response to Comment 4-154

The purpose of the No Project Alternative discussion is to provide a baseline against which the impacts of the proposed project can be compared. Although increased train and motor vehicle traffic in the area would increase community noise levels, these increases would occur with or without the proposed project. However, the proposed project would generate even more traffic than the No Project Alternative, which would further minimally increase community noise, and would result in more industrial and commercial activity, which could have potentially significant noise impacts on nearby sensitive receptors.

Response to Comment 4-155

Increased demand for police protection services is primarily related to increases in residential and employee populations. Thus, the proposed project alternatives, which would increase development, are likely to result in a greater demand for police services than the No Project Alternative. This increased demand, however, may be partially offset by the elimination of blighted and vacant buildings, which tend to be a magnet for vandals and criminal activities. With regards to fire protection services, the elimination or the rehabilitation of blighted buildings that do not meet code requirements and are potential fire hazards may offset the demand for fire protection services due to the additional new development that could occur under the proposed project alternatives.

Although property abandonment would further erode the tax base, the incremental impact under the No Project Alternative is not expected to have a substantial effect on the ability of the City to provide police and fire protection services to the area.

Response to Comment 4-156

Please see the response to comment 4-155 above. Also, as discussed on page 5-4 of the DEIR under Hazardous Materials, any proposed development has an affirmative responsibility to clean up pre-existing hazardous conditions onsite, as a condition of approval. Consequently, development activities, which would occur to a greater degree under the proposed Redevelopment Plan, would tend to accelerate clean up of existing hazardous waste sites.

Response to Comment 4-157

The discussion in Section 5.3 of the DEIR identifies the Minimum/Infill Development Alternative as the environmentally superior alternative. It is not the purpose of an EIR or CEQA to “promote” the environmentally superior alternative. Rather, the basic purposes of CEQA are to inform governmental decision makers and the public of the proposed project’s significant environmental effects and to identify ways that adverse environmental impacts can be avoided or significantly reduced.

It is beyond the scope of this EIR and the requirements of CEQA to “propose additional alternatives that include all government agencies working together to eliminate” blight conditions. Nonetheless, the importance of interagency cooperation and coordination is recognized and a reference to government agencies working together is contained in the proposed Redevelopment Plan’s goals and objectives section.

Response to Comment 4-158

CEQA requires EIRs to include a section identifying those agencies, organizations, and individuals that were consulted in preparing the DEIR (Section 15129 of the *State CEQA Guidelines*). CEQA does not specify which individual agencies, organizations, and individuals shall be consulted.

Response to Comment 4-159

Myra L. Frank & Associates, Inc. (MFA) was responsible for preparing the DEIR under the direction and management of Agency staff. Assisting MFA in conducting the impact analyses were four specialty subconsultants as identified in Chapter 7 of the DEIR.

Any inconsistencies, errors, or omissions discovered during the public review period have been corrected for this FEIR. Corrections and revisions to the text of the DEIR are indicated in this FEIR by use of ~~redline text~~ for additions and ~~strikeout text~~ for deletions.

Response to Comment 4-160

CEQA does not specify which source materials must be consulted in preparing an EIR. The reader is also referred to Appendix A in this FEIR, which has been revised to include references inadvertently omitted from the DEIR.

Response to Comment 4-161

The Agency has met all legal requirements for distribution and noticing of the Notice of Preparation.

Response to Comment 4-162

Please see the response to Comment 4-161 above.

Response to Comment 4-163

The historic resources listed in Table C-1 in Appendix C of the DEIR were those identified in lists from various national, state, and local agencies or previous surveys conducted in the proposed Project Area (see page 3-36 and 3-37 for an identification of the lists and surveys consulted). Table C-1 lists only those properties that are: listed, determined eligible, or appear eligible for inclusion in the National Register of Historic Places (National Register); included in or may be eligible for the California Register of Historical Resources (California Register); designated City of Los Angeles Historic-Cultural Monuments (as defined in Section 22.130 of the Los Angeles Administrative Code) and included in the City's list of monuments (pursuant to Section 22.126 of the Los Angeles Administrative Code); or, designated contributors to Historic Preservation Overlay Zones (HPOZs, pursuant to Subdivisions 1 and 2 of Subsection E of Section 12.20.3 of the Los Angeles Municipal Code). According to available sources, none of the properties identified in the comment is included in the National or California Registers, nor are any designated Historic-Cultural Monuments or contributing structures to designated HPOZs.

The comment that any structure constructed prior to 1950 qualifies as an historic resource is technically incorrect. A building constructed before 1950 does not qualify as an historic resource unless it also meets National Register criteria (36 CFR Section 60.4) or California Register criteria (Title 14 CCR Section 4852[b]).

Response to Comment 4-164

The map shown on Figure 2 is intended to illustrate the analyzed locations within the study area as they relate to the overall street system. Specific details such as location of railroad tracks and pedestrian crossings would be information more appropriate for a site-specific project. Also, for information regarding North Main Street, Alhambra Avenue, and Valley Boulevard, see the responses to Comments 4-4 and 4-66.

Response to Comment 4-165

The information contained in Table 2 “Existing Surface Street Physical Characteristics” summarizes the existing parking restrictions (among other information) for streets within the study area. Onstreet parking is restricted or not allowed along some of these streets. However, it should be noted that these are existing restrictions. They are not a result of the proposed project.

Response to Comment 4-166

Please see the responses to Comments 4-4 and 4-66.

Response to Comment 4-167

Please see the response to Comment 4-166.

Response to Comment 4-168

Please see the responses to Comments 4-4 and 4-66.

Response to Comment 4-169

Comment noted. Please see the response to Comment 4-61.

Response to Comment 4-170

The methodology used to develop Cumulative Base traffic projections assumes that increases in traffic result from two sources: ambient growth and cumulative projects. An ambient growth factor of 18.8 percent was applied to the existing peak hour traffic volumes to reflect citywide and regional growth expected to occur by Year 2015, the buildout year for EIR analysis purposes. This growth factor is consistent with the increase in traffic projected for this area by the City of Los Angeles General Plan Framework and the SCAG regional travel demand forecasting model. It includes the growth from all development projects located within and outside the project study area. The use of this 18.8 percent growth factor ensures conservatism in the analysis since traffic increases due to projects located within the study area are also included in the form of cumulative projects as described below.

The list of cumulative projects was developed through research of files and information from the City of Los Angeles, City of Vernon, and the County of Los Angeles. Because the study is a Program EIR directed at assessing the potential impacts of a redevelopment project, the cumulative projects were limited to large developments in the immediate vicinity of the proposed Project Area (100,000 square feet and/or 100 dwelling units). It should be noted that the traffic generation from these projects includes trips to destinations within the study area as well as to other communities including those mentioned in the comment.

Response to Comment 4-171

Please see the responses to Comments 4-4 and 4-66.

Response to Comment 4-172

Because of the planning nature of the study, information on parcel-specific development sites within each subarea was not available. Project trip generation estimates were generated based on the general areas where development/redevelopment would occur and the corresponding trips were assigned to the street system accordingly. This is the normal methodology used for traffic analyses for Program EIRs.

The impact of railroad operations on this Project and Project trip generation estimates is not an impact of the proposed project and is not relevant to the traffic analysis.

Response to Comment 4-173

The project distribution pattern illustrated in Figure 7 identifies the specific percentage of trips that would utilize each of the regional facilities, i.e., the freeways and major arterials, which would be used to enter and leave the study area. Figure 7 also illustrates the general percentages for trips traveling north, south, east, and west via the local street system. It should be noted that the local percentages are an overall average for the entire study area and that these percentages would vary for each street depending on the specific area. Railroad operations would not influence the trip distribution percentages since they reflect "desire" lines for traffic based on origins and destinations that would attract trips. It is possible that railroad operations may affect trips on the occasions when trains are operating but, in general, the trips would have a specific route regardless of railroad operations.

Response to Comment 4-174

Comment noted. Please see the responses to Comments 4-4, 4-60, 4-66, and 4-173.

Response to Comment 4-175

Please see the responses to Comments 4-4, 4-60, 4-66, and 4-173.

Response to Comment 4-176

Please see the responses to Comments 4-4, 4-60, 4-66, and 4-173.

Response to Comment 4-177

Comment noted. Please see the responses to Comments 4-4, 4-60, 4-66, and 4-173.

Response to Comment 4-178

Please see the responses to Comments 4-4, 4-60, 4-66, and 4-173.

Response to Comment 4-179

The site name for this location has been modified. See Table 1 in Appendix E (Vista ID No. 30).

Response to Comment 4-180

Agency coordination is an issue related to redevelopment plan implementation, it is not an environmental issue. Nonetheless, the Agency does coordinate the removal of blight conditions with all other affected public agencies, subject to appropriate laws, rules, and regulations governing the Agency and those organizations.

Response to Comment 4-181

Comment noted. The remarks in the comment do not address environmental issues. No further response is required.

Response to Comment 4-182

The DEIR does not list specific projects because it is programmatic in nature. The implementation plan, which is required as part of the Redevelopment Plan, and the successive annual work programs will list specific projects, and public and private services. The Report to City Council contains references to the work programs.

Response to Comment 4-183

The purpose of the DEIR is not to document or establish blight conditions. A comprehensive report on blighted conditions in the Project Area is an important element of the Report to City Council.

Comment Letter 5

Friends of Hazard Park And Hazard Park Wetlands

P.O. Box 331032, Boyle Station, L.A., CA 90033
(213) 225-4659 FAX (818) 343-9039

April 11, 1998

Dr. Jim Campbell
Biologist

Kathy Farnsworth
Local Activist

Dr. J. Henrickson
Botanist

Ray Huante
Former Park Director

Kathy Knight
Environmentalist

Stephen Maloney
Science Teacher

Alex Man
Chair: Friends of
Hazard Park and
Wetlands

Lucy Medrano
Student Intern

Gonzalo Molina
Civic Leader

Daniel T. Munoz
Community Historian

Marilyn Perron
Science Teacher

Dennis Piliin
Bravo Coordinator

Sharon Stewart
Bravo Science Chair

Jill Swift
Former L.A.
Park Commissioner

Melvin Swift
Attorney

Donald Spivack
Deputy Administrator
Community Redevelopment Agency - City of Los Angeles
354 South Spring Street
Suite 800
Los Angeles, CA. 90013

RE: REQUEST TO EXTEND DATE FOR
COMMENTS ON DEIR/S.C.H.#9706165

Dear Mr. Spivack:

Many of the Boyle and Lincoln Heights residents that attended the Thursday, April 2, 1998 meeting stated that they had requested, but not received a copy of the Draft Environmental Impact Report for the Adelante Eastside Redevelopment Project - State Clearing House No. 9706165.

5-1

Also, because the public notice announcing the availability of the Draft Environmental Impact was only published in East Los Angeles weekly newspapers, not in the Los Angeles Times, it (the notice) didn't meet the requirement of State Law that requires publication in a "newspaper of general circulation". As a result of the failure to publish a notice in the Los Angeles Times many people who wished to submit comments on the DEIR are unable to submit their comments before the April 15, 1998 deadline.

5-2

Based on the above stated facts, FRIENDS OF HAZARD PARK AND HAZARD PARK WETLANDS request that the public comment period on DEIR/SCH#9706165 be extended thirty (30) days.

5-3

Your help in this matter will be much appreciated.

Sincerely,

Alexander M. Man

Alexander M. Man
Chairman

Friends of Hazard Park & Hazard Park Wetlands.

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Limbrugh _____

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RESPONSES TO COMMENT LETTER NUMBER 5

Response to Comment 5-1

A transcript of the April 2, 1998 public hearing, which is included at the end of this chapter, does not support the commentor's statement that many of the Boyle and Lincoln Heights residents who attended the meeting had requested but not received a copy of the DEIR. Additionally, it should be noted that Agency outreach efforts extended beyond those required under state law—copies of the DEIR were distributed to the Project Area Committee and placed in five eastside community library branches and the Agency's Central Office Record's Department where they were available for review, purchase, or loan (for up to a 2-week period).

Response to Comment 5-2

The statement is factually wrong. The Notice of Completion for the DEIR was published in the Los Angeles Times on 3/2/98 and in the Eastside Sun on 3/2/98.

Response to Comment 5-3

Comment noted. The 45-day public review period for the DEIR complies with state law and is sufficient for adequate review of the document.

Comment Letter 6



**South Coast
Air Quality Management District**

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

April 14, 1998

FAXED APRIL 18, 1998

Donald Spivack
Deputy Administrator
The Community Redevelopment Agency
Of the City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013

RECEIVED
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Draft Environment Impact Report for the Adelante Eastside Redevelopment Project

Dear Mr. Spivack:

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned project. The comments included herein are meant as guidance for the Lead Agency and should be incorporated into the Final EIR wherever possible.

Pursuant to Public Resources Code Section 21092.5, please provide the AQMD with written responses to all comments contained herein prior to the certification of the document. The AQMD would be happy to work with the Lead Agency to address these special issues and any other questions that may arise. Please call Mark Coleman, of my staff, at (909) 396-3074, if you have any questions regarding these comments.

Sincerely,

Catherine L. Wasikowski

Catherine L. Wasikowski
Director, Transportation Programs

CLW:KH:SS:MC

Attachment

(cqadelrtd.doc)

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ATTACHMENT
Comments on the Adelante Eastside Redevelopment Project

- Under Areas of Controversy on page S-6 of the Draft EIR, it states that 65 residences could be demolished under the Maximum Probable Development Alternative. Based on the Lead Agency's knowledge of the types of projects that are being proposed in the redevelopment area, please provide similar information estimating emissions from demolition, asbestos removal and disposal, and lead paint abatement pertaining to these existing structures.

6-1

- On page 3-104 it states that, "Emissions (mobile source) were calculated, based on total trips by land use, using the California Air Resources Board's model, URBEMIS5." Please list the land use categories used in association with the three alternatives identified in the Draft EIR.

6-2

- The construction mitigation measures listed on page 3-111 of the Draft EIR appear to be required by the AQMD Rules 402 and 403. Please clarify. If a project is subject to AQMD rules or regulations the applicable rules should be identified and discussed in the environmental document. If the air quality discussion (which includes the effects of AQMD rules) indicates that air quality impacts are significant, then the Lead Agency must identify additional feasible mitigations to reduce potential impacts. In such cases, mitigation measures should be designed to go above and beyond the emission reductions required by AQMD rules and regulations.

6-3

- On page 3-112, Table 3-27 shows NOx emissions as being significant under all three alternative scenarios, and PM10 emissions as being significant under the Moderate and Maximum alternatives. Please discuss and clarify how the project will be mitigated and/or phased so that emission levels will be below the AQMD thresholds of significance in regard to these emissions. Please provide data (i.e., control efficiencies, pre- and post mitigation emissions, etc.) to substantiate that the watering mitigation proposed will effectively reduce emissions to insignificance.

6-4

On this same page, under "Operational Impacts" it indicates that operational impacts are not significant because they "are accounted for in the 1997 AQMP and are considered by SCAG to be mitigated by control measures in the AQMP, which are all scheduled to be in place by the year 2010." Emissions that are generated by future activities within the redevelopment area should be evaluated against the AQMD thresholds of significance that are established to assess air quality impacts on a localized basis. This test of significance should not be based on the AQMP attainment schedule for meeting federal and state air quality standards, nor regional control measure implementation. For instance, the AQMD has not achieved the National Ambient Air Quality Standard (NAAQS), nor the California Ambient Air Quality Standard (CAAQS) 8-hour standards for CO, and are not expected to achieve this by 2000. NOx is a precursor to ozone, which will not be attained until 2010 (or beyond for the CAAQS); and PM10, which will not be attained until 2000 for the NAAQS and 2010 for the CAAQS. Since the project will be developed before these time periods, mitigation should be

6-5

proposed to reduce potential operational air quality impacts along an earlier schedule than what is outlined in the Air Quality Management Plan (AQMP).

6-5
cont'd

- Pages 3-104 through 3-110 provide the CO hot spot results based on CALINE4 modeling. The results cannot be verified without the associated air quality calculation data inputs and model printouts. It is recommended that this information be provided in an air quality appendix to the Draft EIR so that AQMD can corroborate that the CO hot spot analysis was adequately performed.

6-6

- The summary of construction and operational emissions on pages 3-103 and 3-105 in Tables 3-21 and 3-22, respectively, do not provide sufficient information for the AQMP to corroborate the findings of insignificance relative to AQMD emission thresholds. For example, with reference to employee vehicle speeds page 3-102 of the DEIR states that "Speeds are based on Table A9-5-F in the Handbook (AQMD CEQA Air Quality Handbook)." What speeds were used from this table? Also, there is a discussion on page 3-102 regarding the exhaust emissions factors that were used from Tables A9-8-A and A9-8-B to estimate emissions from heavy duty construction equipment, yet the corresponding table does not identify the specific equipment used, number of equipment, nor construction schedule estimates (days/hours of equipment operation, number of workers, etc.).

6-7

The summary of construction impacts on page 3-102 describes a worst case scenario on all three project alternatives. Please indicate what assumptions and methodologies were used and include references to illustrate how a worst case scenario was accounted for.

6-8

In general, the AQMD cannot support your determination of insignificance without the appropriate documentation to corroborate your emission results for both operational and construction activities. It is recommended that this information be expanded to include all inputs, variables, assumptions, formulas, and example calculations to detail the outcome of the air quality analysis for the project.

6-9

- On Page 3-112, Table 3-27, indicates that a 70% reduction efficiency will be achieved during excavation activities. Please specifically identify which mitigation measures are to be used, and the control efficiencies associated with each measure. If control efficiencies are different than those identified in the AQMD CEQA Handbook, please cite the source of these control efficiencies, and provide justification for their use in this project.

6-10

Also, clarify what type of equipment (i.e., construction equipment, passenger vehicles, heavy-duty trucks, etc.) is being referred to under the mitigation measure indicating that equipment will be turned off after five minutes. What is the long-term emissions impact (cold start, hot start, hot soak, etc.) of restarting such equipment over the course of a day? How frequently will the equipment be engaged again for construction work? Please provide a reference for the 25% control efficiency identified in the table.

6-11

D. Spivack

3

April 14, 1998

- It is recommended that the discussion on cumulative air quality impacts on page 4-4 identify and consider existing developments and foreseeable projects that have been approved for construction as well as others that are currently under review.

6-12

RESPONSES TO COMMENT LETTER NUMBER 6

Response to Comment 6-1

As stated on page 3-102 of the DEIR, the construction scenario assumes that 50 percent of the entire construction would occur on 50 percent of the acreage on a single day over a 15-year construction period. Redevelopment under the proposed plan would actually occur over the 30-year life of the plan, but in order to approximate worst-case conditions, a 15-year completion schedule was assumed. Since it is much more likely that construction will be spread out rather than occur at the same time, the analysis represents a worst-case scenario for both length of construction and amount occurring on a single day. Demolition is assumed to occur prior to grading. Assuming that the 65 scattered residential units in Subarea 4, which represent both small stand alone single-family residences and units within multi-family structures that average 1,500 square feet in size per unit, PM10 emissions from demolition of all units would be substantially less than grading the entire acreage. Therefore, calculating only grading emissions results in a higher PM10 total than assuming some demolition and some grading. However, demolition can result in exposure to asbestos and lead paint particulates as well as PM10. The text of the DEIR has been revised to specify that the project will comply with requirements of Rule 1403, and that the SCAQMD has determined in the *CEQA Air Quality Handbook* (page 9-3) that compliance with Rule 1403 is considered to mitigate asbestos emissions to a level of insignificance. The Handbook does not address lead particulates in demolition. The text has also been revised to reference potential lead emissions from paint and to require that all demolition debris be kept wet in order to reduce the potential that these emissions might become airborne. Workers will be advised to wear masks to prevent breathing lead particulates.

Response to Comment 6-2

The land use categories, as stated on page 3-102 of the DEIR are residential, commercial and industrial. The land use percentages by alternative are as follows: Minimum/Infill Development (5 percent housing, 8 percent commercial, and 87 percent industrial); Moderate Development (6 percent housing, 16 percent commercial, and 78 percent industrial); and Maximum Probable Development (5 percent housing, 18 percent commercial, and 77 percent industrial). The residential trips are broken down as follows by URBEMIS: 27.3 percent home to work, 21.2 percent home to shop, and 51.5 percent home to other.

All data and assumptions used in the modeling are contained in the URBEMIS printout, which is attached as Appendix F (printed under separate cover) of this EIR.

Response to Comment 6-3

The requirements of AQMD Rules 402 and 403 are discussed on pages 3-99 and 3-113 of this EIR. Additional mitigation is provided as item *i.* under mitigation measure AQ-1 on page 3-113 of the EIR and by extending the provisions of AQMD Rule 403 to all Redevelopment Plan projects including those that would be exempt from Rule 403 because of their small size. Additional mitigation has also been added to the EIR by amending item *b.* of AQ-1 to go beyond

the requirements of Rule 403 to require sufficient watering to maintain a surface crust at all times, regardless of wind conditions (see Section 3.7, Air Quality, Mitigation Measures).

Response to Comment 6-4

As discussed above (see the response to Comment 6-1), the analysis of construction air quality impacts represents a worst-case analysis for all three alternatives because it assumes that construction would occur simultaneously on 50 percent of the developable acreage on a single day. This is a conservative approach since it is probable that redevelopment would proceed incrementally over the 30-year life of the plan (see the response to Comments 3-2 and 3-3).

It should also be noted that in addition to the broad overview provided in this EIR, subsequent environmental review of individual projects will be conducted as they are proposed under the Redevelopment Plan. Mitigation measures identified in this EIR and other measures for site-specific projects that are imposed as conditions of approval, will be implemented and monitored in accordance with state law. Also, to ensure that future development projects comply with all SCAQMD regulations, text has been added to page 3-111 of the DEIR to note that the lead agency shall require that contractors provide documentation that they will comply with all applicable SCAQMD regulations, including Rules 402, 403, 1113, and 1403.

With regards to the comment that data should be provided to substantiate the effectiveness of watering mitigation in reducing PM10 emissions, the reader is referred to the response to Comment 6-10 below. Also, it should be noted that the mitigation measures for PM10 identified in this EIR consist of more than watering.

Response to Comment 6-5

As noted in Table 3-22 (Total Operational Emissions) of the DEIR, operational impacts were calculated and evaluated according to SCAQMD criteria and thresholds of significance. It should be noted that the SCAQMD thresholds are advisory thresholds for consideration by local lead agencies preparing environmental documents under CEQA.

Under Section 40460 (b) of the California Health and Safety Code, the Southern California Association of Governments (SCAG) is responsible for preparing and approving the portions of the Air Quality Management Plan (AQMP) relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies, as well as emission data related to its responsibilities. The development that is anticipated to occur under the proposed Redevelopment Project is already accounted for in the 1997 AQMP. The proposed project adds no emissions that were not previously accounted for by the SCAQMD in its projections of attainment of all national ambient air standards by the year 2010. SCAG has issued findings that the regional air quality impacts of any project that is consistent with the growth forecasts for the subregion in which it is located are mitigated by the control measures and land use and transportation strategies contained in the AQMP. Further, it should be noted that the SCAQMD comment asserts that development under the proposed

Redevelopment Project would be completed prior to the year 2000 and 2010 attainment deadlines. This is contrary to what is stated in the DEIR. The DEIR conservatively assumed for analysis purposes that all development would be completed by the year 2015. This is a conservative assumption because it is likely that development would be spread over the 30-year life of the plan extending well beyond the year 2000 and 2010 attainment deadlines.

Nonetheless, in response to the comment and in recognition of SCAQMD significance criteria, the potential operational air quality impacts of the proposed project have been identified as “potentially significant” and the text of the EIR has been revised accordingly (see Section 3.7 of the EIR).

It should also be noted that the DEIR did identify a mitigation measure to reduce operational air quality impacts (see Mitigation Measure TC-1 referenced on page 3-113 and described on pages 3-85 and 3-86 of the DEIR). No additional feasible, implementable measures to mitigate operational air quality impacts have been identified.

Response to Comment 6-6

Appendix F (printed under separate cover) has been attached to this EIR. Appendix F contains the requested data inputs and model printouts. The results of the CALINE model runs are summarized in the text and tables in Section 3.7 of the EIR.

Response to Comment 6-7

The text of the EIR has been amended to include the specific construction details requested. The types of equipment assumed in the analysis were listed in the DEIR. The text of the DEIR has also been amended to identify the total number of pieces of equipment for each alternative. The emission factors used for each type of equipment were those contained in the AQMD CEQA Handbook. In addition, the text has been revised to show that the speeds chosen were those listed in the Handbook for home-to-work trips in Los Angeles County in the year 2010.

The detailed modeling information requested by the commentor is also available and contained in Appendix F (printed under separate cover) of this EIR.

Response to Comment 6-8

The first paragraph under Construction Impacts on page 3-102 of the DEIR explains the assumptions regarding development of a worst-case scenario for each alternative. Although construction would occur incrementally over a 30-year period, the analysis assumed that on a single day in the year 2015, there would be simultaneous construction of 50 percent of the proposed development on 50 percent of the developable acreage. Also, please see the response to Comment 6-1 above.

Response to Comment 6-9

The text of the DEIR has been revised to include the key factors used to calculate emission impacts. All calculations and the data and assumptions supporting these calculations are contained in Appendix F (printed under separate cover) of this Final EIR. A copy of this Final EIR, including Appendix F, will be forwarded to the SCAQMD.

Response to Comment 6-10

The PM10 reduction measures included in the mitigation and the control efficiencies cited in the SCAQMD Handbook are presented below:

- a. Moisten soil each day prior to commencing grading to depth of soil cut. (10%) (In Rule 403, not in the Handbook).
- b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per hour or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site. (34%)
- c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil. (30%)
- d. Establish tire washing equipment on site and wash mud-covered tires and under-carriages of trucks leaving construction sites. (40%)
- e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites. (25%)
- f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil. (No credit because it is not known at this time whether soil will be disposed of on site or whether transport will be required .)
- g. Cease grading during periods when winds exceed 25 miles per hour. (No credit)
- h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time but no later than 10 days after soil disturbance. (30%)

Together, these measures add up to significantly more than the 70% emission reduction credit claimed in the DEIR.

Response to Comment 6-11

The mitigation measure specifying that equipment will be turned off after 5 minutes of inactivity refers only to diesel equipment. There is no information at this time regarding what specific equipment would be in use for individual development projects under the proposed plan. Instead, the analysis assumed a mix of standard equipment used for the type of construction anticipated under the proposed project. The list of this equipment, which includes bulldozers, rollers, scrapers, and miscellaneous equipment, is contained in the Appendix F of this EIR. There is no information in the SCAQMD CEQA Handbook regarding hot soaks and cold starts for diesel equipment (nor are there any emissions factors in CARB's EMFAC programs on hot and cold starts for diesel trucks). Therefore, no attempt was made to analyze such emissions.

The initial analysis and mitigation assumptions can only approximate actual peak day equipment usage over the next 15 to 30 years, not be a precise accounting. Turning off equipment when not in use for more than 5 minutes does not mean that equipment is continuously turned off and on all day. It is known that different equipment is in use at different times for different construction tasks at all construction sites. The 25 percent reduction figure shown is not a control factor; rather, it is an assumption applied across all alternatives to attempt to determine a more realistic usage pattern, given the small size of many of the potential development sites, than the initial worst-case analysis, which assumed that all equipment operates continuously for 8 hours at all sites.

Response to Comment 6-12

Since development would occur incrementally over the 30-year life of the plan (note: for the purposes of the EIR analyses it was assumed that all development under the plan would occur by the year 2015) and it is not known exactly where or when this development would occur, a list of short-term related projects may not be the most appropriate basis for conducting a cumulative impacts analysis. Nonetheless, a list of cumulative projects was developed for the traffic analysis in accordance with LADOT requirements. This list is presented in Table 3-9 and shown on Figure 3-14 of this EIR. Only two of the seven projects listed are located within the boundaries of the proposed Project Area: the proposed County+USC hospital project located at Mission Road and Marengo Street, and the Aliso Extension Housing Development located west of Mission Road and south of U.S. 101. Three projects are located along Alameda Street, approximately 0.5 mile west of the proposed Redevelopment Project Area and one project is located 0.7 mile north of the Redevelopment Project Area along Broadway. A fifth project, the Pico Gardens Housing Development is located further to the west in the downtown area. According to the traffic analysis, these 7 projects would result in a net increase of approximately 8,500 dwelling units, 1.5 million square feet of commercial development, and 5,200 hotel rooms (see Table 3-9 of the EIR). An estimated 58,400 daily trips would be generated by this additional development.

In addition to the seven projects presented in Table 3-9, other planned projects that could affect the proposed Project Area include the East Side Metro Rail Red Line extension, the North Outfall

Sewer/East Central Interceptor Sewer, and the Alameda Corridor. The proposed Red Line project would extend the current Metro Rail Red Line approximately 7 miles east of Union Station and provide three new stations in the Project Area at First Street/Boyle Avenue, Cesar E. Chavez Avenue/Soto Street, and First Street/Lorena Avenue. It should be noted that the MTA is in the process of reevaluating its transportation and transit program, and consequently, this project is currently on hold. The North Outfall/East Central Interceptor Sewer, which would be constructed as a tunnel or open trench, would start at 4th Street and Mission Road in the proposed Project Area and continue west approximately 13 miles to Jefferson Boulevard and Rodeo Road. The proposed Alameda Corridor project would consolidate, along Alameda Street, 20 miles of freight rail traffic traveling to and from the ports of Los Angeles and Long Beach. The Alameda Corridor Project includes proposed improvements, such as a grade separation and new bridge across the Los Angeles River, in the southwestern corner of the proposed Redevelopment Project Area. Other Alameda Corridor improvements are also proposed west of the Los Angeles River in the general vicinity of the proposed Project Area.

The proposed Adelante Eastside Redevelopment Project in combination with other related projects could result in both cumulative construction and operational air quality impacts. Should the construction periods for individual development projects under the proposed Redevelopment Plan coincide with construction of other projects in the area, cumulative construction emissions would occur and it is possible SCAQMD significance thresholds could be exceeded (note: the DEIR analysis, which was based on a worst-case scenario, determined that construction emissions due to development under the proposed Adelante Redevelopment Project only could exceed SCAQMD significance thresholds for particulate matter and nitrogen oxides for all three alternatives). The greatest potential for significant adverse impacts would occur when there are sensitive receptors in the immediate vicinity of two or more large-scale simultaneous, construction projects, such as the Red Line extension or County+USC projects.

Cumulative operational air quality impacts could include localized impacts due to high carbon monoxide concentrations at sensitive receptors in the immediate vicinity of traffic generated by cumulative development and regional impacts on the air basin due to the additional pollutant "burden" generated by mobile (automobile, truck, and bus traffic travelling to and from the Project Area) and stationary sources (e.g., utility power plants and stationary equipment such as restaurant grills, industrial equipment, etc.). The analysis of local operational air quality impacts in the DEIR, which is a cumulative analysis since it reflects projected cumulative traffic volumes on local streets and highways due to development under the plan as well as related development and background growth, concluded that local carbon monoxide concentrations in future years in the vicinity of the proposed Project Area would be below state and national standards. The cumulative impact on the air basin due to the potential increases in pollutant emissions from mobile and stationary sources resulting from the cumulative development, however, could exceed SCAQMD thresholds (note: the DEIR analysis of the regional air quality impacts of the three Redevelopment Plan alternatives determined that SCAQMD thresholds could be exceeded for nitrogen oxides, carbon monoxide, and reactive organic compounds depending upon the alternative.)

It should be noted that subsequent environmental reviews of individual development projects will be conducted as they are proposed under the Redevelopment Plan. The environmental review/study will consider other projects in the vicinity that could, in conjunction with the individual development project, contribute to an adverse cumulative impact on air quality.

In response to the comment and based on the above, the text of the DEIR has been revised accordingly (see Section 4.1, Air Quality, of this EIR).

To Don Spivack

Comment Letter 7

How can the EIR Report be completed when the redevelopment plan has not been? 7-1
 It's like putting the cart before the horse. There is such a rush to jam this project down the throats of the east side people that the CRA has neglected to properly inform, involve the residents homeowners and business owners about the process and also how this will affect all of us. And even sad is the fact of the lack of respect given to the majority Latinos in the project area by not having any CRA information in Spanish even after several request to make the translation of all documents. 7-2 7-3

I look forward to your response.

yours Professionally,
 Saul Medina
 Sal Medina
 120 Chesebroughs
 Los Angeles Ca. 90063

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 98 APR 15 P1:29

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 Santillanes.
 Bocanegra.
 Chesebrough.

RESPONSES TO COMMENT LETTER NUMBER 7

Response to Comment 7-1

Redevelopment is a process that involves exhaustive and continued planning and study, including environmental assessment, public participation, and noticed public hearing. The assessment of the potential environmental impacts of a proposed redevelopment plan requires a careful melding of two statutory processes: those prescribed by the Community Redevelopment Law and those prescribed by CEQA. Consequently, preparation of Draft and Final EIRs and drafting of a redevelopment plan are concurrent processes. Further, while the EIR is an integral element of the planning, preparation, and adoption of a redevelopment plan and approval of a project, it is only a fraction of the redevelopment plan adoption process. The blight study for the proposed Redevelopment Project is the main component of the Report to Council, which sets forth the legal foundation and the reasons for the project. The EIR analyzes and assesses the potential environmental results of actions and activities undertaken by the Agency to eradicate the blight established in the blight study. As discussed in Chapter 2 of this EIR, Agency actions and activities in implementing the plan could result in three alternative development "scenarios." The three alternatives, which encompass low, moderate, and high levels of development potential, were developed based on land use, zoning, and real estate market conditions and are evaluated in Chapter 3 of this EIR. The EIR is a reference document upon which decisions concerning the project can be made. One of these three alternatives will be selected as the basis for a 5-year work program, which will be used as a guide to realize development within the community.

Response to Comment 7-2

The comment is factually incorrect. Efforts to adopt a redevelopment project for the Eastside community have extended over a period of two and one half years. Beginning in April 1996, regular monthly meetings have been held in the community. A Project Area Committee (PAC) has been elected according to state law and it has been actively involved in the process, providing input and comments to the Agency on the proposed Redevelopment Project. Preparation and processing of the EIR has occurred over the last 18 months. Reports on the status of the EIR were provided to the PAC and newspaper notices announcing the availability of the EIR and the date of the public hearing were placed in the Los Angeles Times (March 2, 1998) and Eastside Sun (March 5, 1998).

The Agency has made continuous efforts to inform the business and community of the adoption of the proposed Redevelopment Project. The Agency has compiled a mailing list of nearly 700 people since Redevelopment Project efforts began on April 30, 1996. Each year subsequent to initiation of the PAC, community elections are held for vacant PAC positions. All property owners, tenants, business owners, and occupants within the proposed Project Area boundaries are notified that elections are pending and that informational meetings will be held describing the role of the PAC and its members and the redevelopment efforts. Informational meetings were held in the community on March 16, 1996, February 14, 1997, and February 18, 1998. It should also

be noted that one of the main roles of the PAC members is to inform their constituencies in the community of the redevelopment process.

Response to Comment 7-3

The comment is factually incorrect. Since the initiation of monthly meetings in April 1996, the Agency has provided Spanish translation services at all public meetings and has also provided Spanish translations of meeting minutes. Spanish translations of PAC documents are distributed to PAC members who request such documents and are available to everyone who attends the monthly meetings. The Executive Summary of the DEIR was translated into Spanish and copies were made available to the PAC and community at the March 31, 1998 PAC meeting. Copies were also provided at the public hearing at CRA offices at 354 South Spring Street on April 2, 1998. In addition, a notice, in English and Spanish, announcing the availability of the DEIR and the time and date of the DEIR public hearing was placed in the Eastside Sun newspaper on March 5, 1998.

Comment Letter 8

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'98 APR 15 P1:29

120 Cheesbrough's Lane
Los Angeles, CA 90063

April 15, 1998

Donald Spivack
Community Redevelopment Agency
354 South Spring Street, Suite 800
Los Angeles, CA 90013

Dear Mr. Spivack:

I am writing to submit written comments to the Environmental Impact Report (EIR) for the Adelante Eastside Redevelopment Project. I am a long-time resident of Boyle Heights and a member of the Project Area Committee (PAC). However, I am submitting these comments as an individual; these comments do not necessarily represent the views of the PAC.

I agree with much of what the PAC has submitted in their written comments as well as many of the comments submitted by the Hillside Homeowners Association. However, I would like to add a few comments of my own.

First, the Draft EIR is misleading and deceptive in its format. The EIR presents three levels of development intensity. While this provides the CRA with a great deal of flexibility, it obscures the true impact of the project. The CRA always adopts the maximum intensity alternative. By presenting additional options which the CRA does not intend to adopt, the EIR misleads the public. The EIR plays a shell game on the public, diverting its attention from the real program by suggesting less harmful options. This deceit undermines a major purpose of CEQA which is to inform the public.

8-1

In addition, I object to the timing of the EIR. Originally scheduled to be published in September of 1997, the EIR was not published until March of 1998. At the request of CRA staff, the PAC completed its substantive review of the plan by October of 1997. This is five months prior to the publication of the EIR. The delayed release of the EIR undermines the CEQA process. CEQA calls for review of the environmental impacts in the context of the substance of the project. By delaying the publication of the EIR, the CRA prohibited the PAC's consideration of the project's environmental impacts contemporaneously with its review of the substance.

8-2

Also, the EIR was not translated into Spanish. Considering a large percentage of the impacted area is limited to Spanish literacy, the CRA has failed to adequately inform the public. It is inadequate to only translate the Executive Summary; the Executive Summary

8-3

excludes vital detail on environmental impacts. Moreover, the CRA's failure to translate the complete EIR is particularly troubling because the CRA said part of the publication was due to the time it took to translate the entire document. Apparently, this translation never took place.

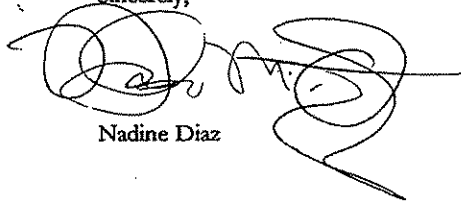
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Finally, the EIR fails to adequately link the impacts and improvements cited in the EIR to the blight study. A redevelopment project is only justified to the extent it eliminates blight. Here, the EIR fails to provide the necessary link between the project and the blight identified in the study. There also was insufficient time to review this important document. In the CRA's rush to get this plan adopted they have chosen to comply only with the minimum number of days required for public review. It would be more productive if there could be additional time.

8-4

I look forward to reading your responses to my comments in the final EIR.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nadine Diaz', with a large, stylized flourish extending to the right.

Nadine Diaz

RESPONSES TO COMMENT LETTER NUMBER 8

Response to Comment 8-1

The three alternative development scenarios represent a range of development that could occur, given existing development opportunities in the area, if the plan is implemented. As stated in Section 2.4 of the DEIR, the alternatives are intended to bracket a range of probable options to ensure that the environmental review process at the Program EIR level can be used to its maximum extent to reduce administrative reviews when actual projects are proposed. Each alternative was evaluated in equal detail in this EIR. No where is it indicated in the EIR that one alternative development scenario is more likely to occur than another. The comment presumes, however, that the maximum level of development will occur, when in fact it is not possible to predict with any certainty the specific level of development, within the range analyzed, that will occur should the plan be adopted. The level of development will depend on economic conditions, the implementation plan which sets forth a fundable program to address blight, and annual work programs prepared and administered by CRA by which aspects of the plan are to be implemented. Additionally, the statement that the CRA always adopts the maximum intensity alternative is factually incorrect.

Response to Comment 8-2

Comment noted. Due to boundary changes initiated by the community and the PAC, preparation of the DEIR could not be completed until the proposed Project Area boundaries were adopted by the Planning Commission in January 1998. The delay in publishing the DEIR has not affected ongoing consideration of the plan.

Response to Comment 8-3

Comment noted. There is no legal requirement that EIRs be translated into Spanish. The Executive Summary was translated and copies were made available to the public as an accommodation to the community. It should also be noted that no requests for environmental documents in Spanish were received during the 45-day review period.

Response to Comment 8-4

There is no requirement that the EIR "link impacts and improvements cited in the EIR to the blight study." This link is established by the Report to City Council. Redevelopment is a process that involves exhaustive and continued planning and study, including environmental assessment, public participation, and noticed public hearing. The assessment of the potential environmental impacts of a proposed redevelopment plan requires a careful melding of two statutory processes: those prescribed by the Community Redevelopment Law and those prescribed by CEQA. While the EIR is an integral element of the planning, preparation, and adoption of a redevelopment plan and approval of a project, it is only a fraction of the redevelopment plan adoption process. The

blight study for the proposed Redevelopment Project is the main component of the Report to Council, which sets forth the legal foundation and the reasons for the project. The EIR analyzes and assesses the potential environmental results of actions and activities undertaken by the Agency to eradicate the blight established in the blight study.

With regards to the comment on the adequacy of the public review period, the 45-day review period fully complies with the law and provides sufficient time for the public to review and comment on environmental issues in the DEIR.

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ADELANTE EASTSIDE
PROJECT AREA COMMITTEE

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'98 APR 15 P1:00

April 15, 1998

Donald Spivack
Deputy Administrator
CRALA
354 South Spring Street
Suite 800
Los Angeles, CA 90013

Dear Mr. Spivack:

This letter, written on behalf of the Adelante Eastside Project Area Committee (PAC), comprises the PAC's written comments to the Draft Environmental Impact Report (EIR) for the Adelante Eastside Redevelopment Project. The PAC looks forward to the CRA's responses to the following comments:

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|----|--|-----|
| 1) | The EIR uses an erroneous Goals and Objectives statement that was not approved by the PAC. The Final EIR should use the Goals and Objectives drafted and approved by the PAC and approved by the CRA. | 9-1 |
| 2) | The EIR does not adequately identify nor mitigate the impact of eminent domain on residential property due to the EIR's ambiguity as to when it may be used. The CRA's use of eminent domain is an area of controversy in Boyle Heights due to its misuse by previous administrations. The EIR does not reflect the CRA's, Councilperson Richard Alatorre's, the PAC's and the community's agreement that there will be no eminent domain on property which is 100% residentially zoned or occupied. The EIR is ambiguous as to the use of eminent domain on residential property particularly at page 3-19, second paragraph. All references to eminent domain in the Final EIR should have no ambiguity as to when eminent domain may be used. | 9-2 |
| 3) | The EIR does not adequately identify nor mitigate the impact of eminent domain on residential housing because it does not specify the type of dwellings that may be acquired. For instance, the EIR should indicate address where known, number of units, whether it is a single-family home, duplex or apartment house and other relevant information. | 9-3 |
| 4) | The EIR does not adequately identify nor mitigate the impacts on mixed-use commercial and residential property. | 9-4 |

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|----|--|------|
| a) | The EIR does not adequately address the impact of eminent domain on the mixed-use commercial and residential buildings that have a long tradition in Boyle Heights and are an integral part of the community's character and history. The Final EIR must address this potential impact and mitigate it. | 9-5 |
| b) | The EIR does not adequately identify the number and location of mixed-use buildings that may be subject to acquisition or demolition. | 9-6 |
| 5) | The EIR does not adequately identify nor mitigate the impacts of the project on the supply and demand of affordable housing. | |
| a) | The EIR cites an increase in employment but fails to identify the increase in demand for housing that will accompany it. Most of the increased housing demand will come from hourly wage earners who work the new jobs and will require affordable housing. | 9-7 |
| b) | Failing to recognize the increased demand results in failing to adequately mitigate the loss of affordable housing. The EIR employs an affordable housing replacement ratio of one to one. However, because of increased demand, one to one will not adequately mitigate the impact of the project. Adequate mitigation requires at least one and one quarter new affordable housing units for each unit removed. | 9-8 |
| c) | The EIR does not adequately identify nor mitigate the loss of affordable housing because it fails to reflect the CRA's, the PAC's and the community's agreement that affordable housing will be replaced and constructed, under the redevelopment plan, within a limited area bounded by the Los Angeles River in the West, Washington Boulevard in the South, the City limits in the East, and Avenue 52 in the North. | 9-9 |
| d) | To adequately mitigate the loss of housing, the EIR should require that lost housing be replaced by units of similar housing. For example, very low income housing should replace any lost units of very low income housing. | 9-10 |
| 6) | The EIR does not adequately identify nor mitigate the cumulative impacts of other government activity in the area which intensifies the project's impacts. These projects include the Los Angeles County's acquisition of properties and expansion of USC County Hospital; the Department of Housing and Urban Development's demolition and construction of public housing projects like Pico-Aliso and Aliso Village; and the MTA's acquisition of properties, construction and possible construction delays. Specifically, the EIR does not adequately identify and mitigate the impacts on: | 9-11 |

CHAPTER 8—RESPONSES TO COMMENTS ON THE DEIR

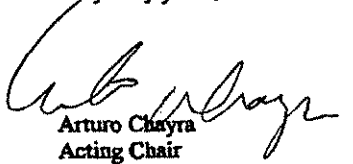
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| a) The loss of affordable housing due to acquisitions;
b) The loss of local business ownership due to acquisitions;
c) The loss of local home ownership due to acquisitions;
d) The loss of single-family homes due to acquisitions; and
e) The loss of local employment due to acquisitions. | 9-11
cont'd |
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 | |
| 7) The EIR does not adequately identify nor mitigate traffic impacts. For instance, the EIR's traffic mitigation is premised in part on MTA subway stations. Because of the current uncertainty as to date of construction and completion of the subway, the mitigation should have additional alternatives to the subway for the years before it is completed. | 9-12 |
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 | |
| 8) The EIR does not adequately identify nor mitigate the impacts caused by the possibility that the MTA's Eastside Extension may not be constructed for several years. EIR analysis based on its existence should be revised and alternatives considered. | 9-13 |
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 | |
| 9) The EIR does not adequately identify nor mitigate the affects of air, noise and soil pollution and traffic problems caused by railroad crossings and industrial and commercial activity on and near the Valley Boulevard section of the project, particularly near the intersection at Eastern. | 9-14 |
|
 | |
| 10) The EIR does not adequately identify nor mitigate the impact on emergency services caused by railroad and other traffic along and near the Valley Boulevard section of the project. | 9-15 |
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 | |
| 11) The EIR does not adequately mitigate impacts because it ignores the role of the PAC in mitigation efforts. The CRA, Councilperson Alatorre and the PAC have agreed that the redevelopment plan shall include an elected PAC in existence for the life of the plan. The Final EIR should make use of the PAC as a mitigation tool. For example, the EIR should mitigate impacts by requiring the PAC's review and recommendation before setting design standards. | 9-16 |

The PAC has delegated the task of submitting written comments to the EIR to its EIR subcommittee. I am submitting the EIR subcommittee's written comments on behalf of the PAC.

Very truly yours,


Arturo Chayra
Acting Chair
EIR Subcommittee to the PAC

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RESPONSES TO COMMENT LETTER NUMBER 9

Response to Comment 9-1

Comment noted. The goals and objectives have been revised (see Section 2.2 of this EIR). It should be noted, however, that these revised goals and objectives are a working version, which will be further reviewed and refined by legal staff. When completed, the goals and objectives will become part of the Redevelopment Plan.

The changes to the goals and objectives do not materially affect the analyses and conclusions presented in the DEIR.

Response to Comment 9-2

As provided for in the Redevelopment Plan, the power of eminent domain would not be used to acquire property that is used exclusively for residential purposes, provided that the residential use is consistent with zoning requirements and is in good condition. The use of eminent domain is not an impact. Eminent domain is one method of effectuating land assemblage, but is not the only tool. Displacement of residential, commercial, or industrial uses are identified as potential impacts of the plan (Maximum Probable Development Alternative), which are evaluated in detail in Section 3.3 of the DEIR; however, the manner in which displacement occurs, i.e., through use of eminent domain, is not an impact.

Response to Comment 9-3

Until specific development projects are proposed, it is not possible to identify with certainty those uses that may be displaced by new development. The analyses in the DEIR assumed that residential displacement would occur only under the Maximum Probable Development Alternative and would affect an estimated 65 units located on industrially zoned land in Subareas 2 and 3. These residential uses tend to be isolated and scattered within the industrial corridors. The residential structures are predominantly single-family and duplex units with some four-unit multi-family structures. In two instances, the residential units are located above or behind commercial uses on industrial zoned properties. It was assumed for the purposes of the analyses in the EIR that these residences are likely to convert over time to industrial uses due to the fact that they are located in primarily industrial corridors. As previously indicated, the Redevelopment Plan is being drafted to reflect the fact that eminent domain will not be used to acquire property that is used exclusively for residential purposes, provided that the residential use is consistent with zoning requirements and is in good condition. Also see the response to Comment 9-2 above.

Response to Comment 9-4

The focus of redevelopment efforts would be to stimulate development on vacant and underutilized industrial and commercial properties in the proposed Project Area. Consequently,

the proposed Adelante Eastside Redevelopment Project would not substantially alter existing land use patterns in the Project Area including mixed-use development along the commercial corridors in Subarea 4.

Under the Minimum/Infill Development Alternative, infill development could occur on a low percentage of existing vacant commercial, industrial, and residential sites. Also, the reuse of a limited number of vacant commercial and industrial structures is anticipated under this alternative development scenario. It is assumed that new development under this alternative would not displace existing businesses or residences.

Under the Moderate Development Alternative, a higher percentage of vacant sites and vacant structures would be developed and reused. It is also assumed that future vacant parcels near the proposed Metro Rail Red Line stations would be available for future development. No displacement of commercial or residential uses is anticipated under this alternative.

The Maximum Probable Development Alternative could result in the development and reuse of a much higher percentage of vacant sites and vacant structures. It is also assumed that commercial and residential development would occur on future vacant parcels near the proposed Metro Rail Red Line stations and that commercial and industrial development could occur on vacant properties near the Sears site and future vacant land near the Los Angeles County+USC Medical Center. Under this alternative, a certain amount of new commercial development could occur on underutilized property located northeast of the intersection of Olympic and Soto Streets. This property currently includes an auto service center, truck parking area, and some vacant land. Development of this site could result in the displacement of 20,600 square feet of commercial space in order to accommodate an estimated 53,900 square feet of new commercial uses. Under this alternative, new industrial development could also occur on underutilized sites such as the former Bethlehem Steel site and certain industrial properties that are currently used for outdoor storage of materials. Development of the Bethlehem Steel site could result in the displacement of a recycling business containing approximately 37,500 square feet in order to accommodate an estimated 82,500 square feet of new industrial uses. It is also possible that an estimated 65 isolated, scattered single-family and multi-family units in Subareas 2 and 3 that are located on industrially zoned land could be displaced due to new industrial development stimulated under the Redevelopment Plan. The residential structures are predominantly single-family and duplex units with some four-unit multi-family structures. In two instances, the residential units are located above or behind commercial uses on industrial zoned properties.

Response to Comment 9-5

Please see the responses to Comments 9-2, 9-3, and 9-4 above.

Response to Comment 9-6

Please see the responses to Comments 9-3 and 9-4.

Response to Comment 9-7

It is acknowledged that often times the addition of new jobs creates a demand for new housing, particularly when the employees who fill the new jobs come from outside the community and seek housing in the community where the new jobs are located. It is the intent of the Adelante Eastside Redevelopment Project to create jobs primarily for the residents of the Boyle Heights, El Sereno, and Lincoln Heights communities, by providing the type of jobs that match the local job skills. Given the intent of the project and the high unemployment in the proposed Project Area, it is anticipated that the new jobs will largely be filled by residents who already live in the community. Thus, it is anticipated that the proposed project will not create a significant demand for new housing.

Response to Comment 9-8

Comment noted. The CRA staff are recommending a 1.25:1 replacement housing ratio (1.25 new replacement units for each unit displaced) for consideration by the Board and City Council when they consider the Redevelopment Plan for adoption.

Response to Comment 9-9

The draft Redevelopment Plan, which is part of the Report to City Council that is currently being prepared, will address the issue of the location of replacement housing.

Response to Comment 9-10

Replacement housing standards are prescribed by the Community Redevelopment Law (CRL). If redevelopment activity involving the CRA results in the removal of low- and moderate-income housing units from the affordable housing market, the CRA must replace each unit removed from the affordable housing market on a one-to-one basis, per the CRL. Prior to the removal of units from the affordable housing market, there must be a replacement housing plan prepared to ensure the timely development/availability of the replacement housing.

Although the CRL requires replacement only on a one-to-one basis, redevelopment plans may require a higher ratio. Similarly, the replacement housing plan for a site-specific development (such as the Convention Center) may require a higher ratio. Ratios above the one-to-one required by law are established for a whole redevelopment project by the City Council when they adopt the redevelopment plan, or by the CRA board when they adopt the site-specific development replacement housing plan. As stated above, the CRA staff are recommending a 1.25:1 replacement housing ratio (1.25 new replacement units for each unit displaced) for consideration by the Board and City Council when they consider the Redevelopment Plan for adoption.

Response to Comment 9-11

The Los Angeles County+USC Replacement Hospital Project has acquired residential properties east of Cummings Street. Approximately 48 residential units were displaced and 70 families were relocated. In addition, five businesses have been relocated. The residential properties are not within the boundaries of the proposed Adelante Eastside Redevelopment Project and the acquisition and related displacement has been completed.

The Pico Aliso Urban Revitalization Demonstration Project proposes to demolish existing public housing units and build new affordable housing units in their place. There are 577 existing residential units in the Pico Aliso housing complex. The reconstruction project, when completed, will include 60 units of senior citizen housing and 361 affordable units for a total of 421 new residential units.

The potential housing displacement impacts of the Metro Red Line East Side Extension are discussed on page 4-3 of the DEIR.

The DEIR acknowledges that the cumulative housing impacts due to the proposed project and other related projects are considered to be significant. A minimal amount of business displacement may occur under the proposed Maximum Probable Development Alternative. Measures to mitigate the housing and business displacement impacts of the proposed project are identified in Section 3.3 of the EIR. In addition, the Agency staff have recommended that displaced housing be replaced on a 1.25 to 1 basis (1.25 new replacement units for each unit displaced; see the response to Comment 9-8 above). While the CRA is not required to mitigate the impacts of projects proposed by other public agencies, it is expected that, if the proposed Redevelopment Plan is adopted, there will be a significant housing component in project work programs.

Response to Comment 9-12

The document has identified that the proposed Adelante Eastside Redevelopment Project would have potentially significant traffic impacts at several locations, some of which cannot be mitigated. However, the EIR does identify those mitigation measures that are feasible and has estimated their effectiveness.

The MTA construction schedule for the Metro Red Line Eastside Extension that was available at the time this analysis was conducted indicated completion of the Red Line Extension in the Year 2005, which is within the timeframe for the proposed Adelante Eastside Redevelopment Project. Therefore, the potential effects of the Red Line extension were indirectly included in the development of the Cumulative Base traffic conditions. The traffic projections for the Cumulative Base were based in part on the use of an ambient growth rate, which was obtained from travel demand forecasting models (i.e., General Plan Framework and SCAG models) that did assume the completion of this portion of the rail system. However, the traffic volumes from

APR-15-98 WED 7:19 JAMES-HENRICKSON-

Comment-Letter 10

CALIFORNIA STATE UNIVERSITY, LOS ANGELES

5151 STATE UNIVERSITY DRIVE, LOS ANGELES, CA 90032 <http://www.calstatela.edu>

To: ~~Donald Spivack~~, Deputy Administrator, The Community Redevelopment Agency of the City of Los Angeles.

From: James Henrickson, Ph.D. Biological Consultant and Professor of Botany, California State University, Los Angeles.

Re: Comments on EIR: Adelante Eastside Redevelopment Project.

xc
AIS
I can records to
MGK
Lee
Lynch
Kim
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CITY OF LOS ANGELES
PLANNING DEPT.

The Adelante Eastside Redevelopment Project EIR, which notes a 15.2 percent reduction in open space, errors in its assessment of biological resources in its Project Area. While I admit that native vegetation in the proposed Project Area has been largely replaced by urban landscaping and intrusive exotic species and that wildlife in the area also include species adapted to a disturbed environment. Their statement (page 3-178) that "The proposed Project Area is completely urban and does not contain habitat to support any endangered or threatened species" can not be supported.

10-1

Any Project Area, of this size, with several poorly used industrial regions would be expected to contain resources that can be exploited by native wildlife—namely open space. Other small drainages and seeps would be expected to serve as suitable habitat for wildlife and native wetland plants. One such seep area, with exposed ponds, occurs within HAZARD PARK. The site consists of a natural seep pond along a recently abandoned railroad. The site contains native plants and associated wetland dependent birds. This particular area is currently being investigated to determine the potential of enhancing the wetland habitats and improving the habitats for animals.

10-2

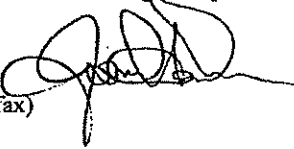
Other such microhabitats would be expected to occur in the Project Area, but I see no emphasis has been placed on their location or assessment. While such wetland habitats may be small and widely separated, many of them have the potential of having their wildlife values enhanced. Such wetland habitats increase the biological diversity in the Los Angeles basin, and can be used to produce viable biological habitats and both educational and recreational actives for the citizens of the adjacent urban environments. Such wetlands are also dependent on natural seeps and drainages. The EIR makes note of the potential of pollution of these resources, the dangers they can cause during construction etc., but it fails to address the preservation of these seeps and drainages as they play a role in the creation of natural habitats through the Project Area.

10-3

In these points I find the EIR remiss, and request the appropriate measures be taken to locate areas of good or potentially good biological habitat and to access the resources in these areas. Wetland habitats in particular have state and federal protection regardless of the existence of threatened, rare and endangered species.

10-4

James Henrickson, Ph.D.
(213-)343-2057 (343-2097 fax)



Action: _____
Info: ILH
Spivack
Santillanes
Proser
Bocanegra
Kimborough

The California State University
Bakersfield • Channel Islands • Chico • Dominguez Hills • Fresno • Fullerton • Hayward • Humboldt • Long Beach • Los Angeles • Maritime Academy
Northridge • Monterey Bay • Pomona • Sacramento • San Bernardino • San Diego • San Francisco • San Jose • San Luis Obispo • San Marcos • Sonoma • Stanislaus

RESPONSES TO COMMENT LETTER NUMBER 10

Response to Comment 10-1

The text on page 3-178 of the DEIR under Vegetation and Wildlife has been revised to state that the proposed Project Area is located in an urban area and does not contain extensive native habitat to support listed endangered or threatened species. The text has also been revised to acknowledge that there are parks, steep hillside areas containing open space, and vacant lots in the proposed Project Area that may harbor common urban species.

Response to Comment 10-2

The seep and wetland area in Hazard Park supports cattails, palms, mulefat, and other hydrophytic species, as well as species more typical to a disturbed environment such as castor bean and thistle. It should be recognized, however, that use of Hazard Park or other parkland for residential, commercial, or industrial development is not anticipated or proposed under the Adelante Eastside Redevelopment Project. Rather, the proposed project would focus on redeveloping sites in predominantly industrial and commercial corridors in the Project Area that are vacant, economically underutilized, or occupied by vacant or damaged buildings. Additionally, it should be noted that the proposed project is not expected to result in adverse impacts to Hazard Park or the wetland.

Response to Comment 10-3

It is acknowledged that small and widely separated wetland habitats, which are dependent on natural seeps and drainages, may exist in the proposed Project Area. Also, the value of wetland habitat is recognized by both the state and federal governments as evidenced by laws that seek to preserve and protect wetland areas. Any future individual development projects implemented under the proposed Redevelopment Project will have to comply with these applicable laws and regulations governing wetlands. In addition, when individual development projects are proposed, a project specific environmental analysis will be conducted by CRA to identify potential project impacts including impacts to sensitive resources such as wetlands. However, as stated above and in the DEIR, it is anticipated that new development under the plan would occur in predominantly industrial and commercial corridors in the proposed Project Area on vacant or underutilized commercial and industrial sites. Consequently, significant impacts to biological resources are not anticipated.

Response to Comment 10-4

Please see the response to Comment 10-3 above. Also, since the wetland areas referred to in the comment may be small and widely scattered and it is not known at this time exactly where or when individual development projects will be proposed, it is beyond the scope of this Program EIR and CEQA requirements to conduct an inventory and assessment of these resources, which

the specific cumulative projects located within the study area should be more than sufficient to compensate for this difference.

A small adjustment was made to reflect the effects of the Red Line Extension when developing traffic generation estimates for the proposed project. It was assumed that the morning peak hour traffic generation would be reduced by less than 1 percent of the total peak hour volume (a reduction of 20 trips) and the trips during the evening peak hour reduced by less than 2 percent (a reduction of approximately 65 trips). Therefore, a level of service analysis without the Red Line extension is not likely to change the results of the traffic study.

It should be noted that the completion of the Red Line Extension also included the assumption that related development would occur around each of the Red Line stations. These developments are also an integral part of the General Plan Framework and SCAG traffic forecasts for the area and are, therefore, included in the growth factor. If these stations are not constructed, additional development at these stations anticipated under the proposed Adelante Eastside Redevelopment Project would likely not occur, which would reduce the forecasted traffic levels in the area.

Response to Comment 9-13

Please see the response to Comment 9-12.

Response to Comment 9-14

The reader is referred to the responses to Comment 4-72 through 4-85 for a discussion of air and noise impacts from railroad and industrial/commercial activities in Subarea 1. Responses to Comments 4-66 through 4-68 discuss traffic impacts in Subarea 1. Geological and soil issues in Subarea 1 are discussed in the responses to Comments 4-111 through 4-127.

Response to Comment 9-15

Railroad and motor vehicle traffic and congestion is a pre-existing condition in the proposed Project Area. It is not the responsibility of the proposed project to improve inadequate services or rebuild existing infrastructure to mitigate existing problems. According to CEQA, a proposed project is only responsible for mitigating its significant effects on the environment. The proposed Adelante Eastside Redevelopment Project would only minimally affect railroad operations in the proposed Project Area. Most existing and future rail traffic using the UP railroad line along Valley Boulevard and Alhambra Avenue would be regional or interstate through traffic. For a discussion of measures to mitigate motor vehicle traffic impacts, the reader is referred to Section 3.6, Traffic and Circulation, Mitigation Measures (see page 3-85 of the DEIR) and responses to comments from the City of Los Angeles Department of Transportation (Comment Letters 12 and 20).

Response to Comment 9-16

Comment noted. This comment does not address an environmental issue, but rather it concerns the role the PAC will play in reviewing redevelopment under the plan. Consequently, no additional response is required.

could change or disappear between now and whenever development occurs. Also please see the response to Comment 10-3.

FAX NO. (213) 617-0966
ATT: DONALD SPIVAK

Comment Letter 11

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Friends of Hazard Park

And Hazard Park Wetlands

P.O. Box 331032, Boyle Station, L.A., CA 90033
(213) 225-4659 FAX (818) 343-9039

Action: _____
Info: San Millanes
Spivack
Propser

April 14, 1998

98 APR 22 09:14

Dr. Jim Campbell
Biologist

Kathy Farnsworth
Local Activist

Dr. J. Henrickson
Botanist

Ray Huante
Former Park Director

Kathy Knight
Environmentalist

Stephen Maloney
Science Teacher

Alex Man
Chair: Friends of
Hazard Park and
Wetlands

Lucy Medrano
Student Intern

Gonzalo Molina
Civic Leader

Daniel T. Munoz
Community Historian

Marilyn Perron
Science Teacher

Dennis Piliin
Bravo Coordinator

Sharon Stewart
Bravo Science Chair

Jill Swift
Former L.A.
Park Commissioner

Melvin Swift
Attorney

Mr. Donald Spivack
Deputy Administrator
The Community Redevelopment Agency - City of Los Angeles
354 South Spring Street
Suite 800
Los Angeles, CA. 90013

RE: FRIENDS OF HAZARD PARK & HAZARD PARK WETLANDS SUBMITS
ATTACHED COMMENTS ON COMPLETENESS, ADEQUACY & ACCURACY
OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) ON ADELANTE
EASTSIDE REDEVELOPEMENT PROJECT * SCH#9706165.

1) SUBAREA 1 NOT IN AREA KNOWN AS BOYLE HEIGHTS COMMUNITY
PLAN AREA: SUBAREA 1 (page S-3) of Figure S-2) isn't in the
Boyle Heights Community Plan area. Executive Summary at
page S-1 ~~introduce~~ erroneously states: "...the Community
Redevelopment Agency of the City of Los Angeles (CRA or
Agency) to address revitalization opportunities in the
Boyle Heights community and along the Valley Boulevard/
Alhambra Avenue industrial corridor in El Sereno."
SUBAREA 1 IS SHOWN IN THE NORTHEAST LOS ANGELES DISTRICT
PLAN MAP (APPROVED BY THE CITY COUNCIL ON 7/3/79, CPC 22490)
AS BEING TOTALLY SEPERATE FROM THE BOYLE HEIGHTS COMMUNITY
PLAN WHICH HAS A DIFFERENT CPC NUMBER (23186) AND WAS APP-
ROVED SEPERATELY BY THE PLANNING COMMISSION AND THE CITY
COUNCIL. FURTHER, THE NORTHERN BOUNDRY OF THE BOYLE HEIGHTS
COMMUNITY PLAN IS AT MARENGO STREET AND THE SAN BERNARDINO
FREEWAY, WHERE IT MEETS THE LOS ANGELES COUNTY LINE.

2) COMMUNITY REDEVELOPEMENT AGENCY VIOLATION OF ARTICLE 1,
PARAGRAPH 5 OF CRA CEQA GUIDELINES; PAGE 1-2; APPLICABILITY
TO REDEVELOPEMENT PLANS, WHICH STATES AT THE SECOND SENTENCE
OF THE PARAGRAPH: "THIS IS IN ACCORDANCE WITH THE LEAD
AGENCY PRINCIPAL WHICH PROVIDES THAT NOT MORE THAN ONE EIR
SHALL BE PREPARED IN CONNECTION WITH THE SAME UNDERLYING
ACTIVITY."

CLEARLY, A SECOND DEIR IS REQUIRED FOR THE NORTHEAST LOS
ANGELES DISTRICT PLAN BECAUSE IT'S IN A SEPERATE PLANNING
AREA, WHICH ~~WAS~~ APPROVED BY A SEPERATE LEGAL, PLANNING
AND POLITICAL PROCESS. NOT ONLY ARE THE TWO DISTRICT PLANS
SEPERATED BY DEFINITE BOUNDRIES, THE TOPOGRAPHY OF THE TWO
PLANNING DISTRICTS ARE VERY DIFFERENT.

3) OMISSION OF EXISTING BIOLOGICAL RESOURCES IN HAZARD PARK
AND HAZARD PARK WETLAND FROM DEIR: The Hazard Park wetland,
which has been identified by the United States Fish and
Wildlife Service as protected wetland, is not listed at
page 3-178/3.15 BIOLOGICAL RESOURCES. The native plants,
animals, fresh water fish have been identified by Drs.
James Henrickson and James Campbell, respectively a
botanist and marine biologist. Further a hdrological
study has determined that the wetland receives a constant

11-1

11-2

11-3

CHAPTER 8--RESPONSES TO COMMENTS ON THE DEIR

PAGE 2
COMMENTS ON DEIR - DONALD SPIVACK
SCH#9706165
April 14, 1998

FAX NO. (213) 617-0966
ATTENTION: MR. DONALD SPIVACK

supply of fresh water from a local spring and drainage from the hills adjacent to the park.

11-3
cont'd

4) HILLTOP FOREST ADJACENT TO HAZARD PARK & USC MEDICAL SCHOOL OMITTED FROM DEIR: Historical paragraph at top of page 3-41 of DEIR omitted Canary Island pine forest of 120 mature trees, appraised as a having a value of \$2000000, surrounds the oldest reservoir in the City of Los Angeles. Several species of birds and wildlife occupies the forest.

11-4

5) A 15 ACRE AREA OF VACANT LAND, FORMERLY SITE OF 200 HOMES OMITTED FROM DEIR: At page 3-41, part of which deals very lightly with the history of the area bounded by Marengo, Soto, Mission and Valley Boulevard is the former site of approximately 500 homes that were purchased both by the USC Medical School and the County Hospital, under the threat of eminent domain. The most recent expansion occurred with the demolition of 200 residences below the forest hilltop, across Cummings Street, from the eastern side of the County Hospital. Repeated expansion programs by USC Medical School, the County hospital and Juvenile Hall have removed all residences south of Valley Boulevard, west of Soto Street, East of Mission Road and north of Marengo. THE HISTORY OF THIS DESTRUCTION OF A RESIDENTIAL COMMUNITY THAT SURROUNDED HAZARD PARK, THE COUNTY HOSPITAL AND THE USC MEDICAL SCHOOL, LIKE THE BIOLOGICAL RESOURCES OF HAZARD PARK AND ITS WETLAND, IS TOTALLY MISSING FROM THE DEIR.

11-5

6) DEIR OMITTS LOSS OF 500 ACRES OF NORTHEAST AREA OPEN SPACE IN LOS ANGELES CITYWIDE GENERAL PLAN FRAMEWORK EIR: The DEIR dismisses the impacts that will be generated by the proposed Adelante Eastside Redevelopment Project. While acknowledging increase of diesel exhaust fumes from construction following plan approval, the failure of the DEIR to consider the serious environmental impacts with the loss of 496 open space acres, further diminishes the credibility of the DEIR. Loss of mature trees, which the DEIR never considered, with the loss of approximately 500 acres of openspace will not be mitigated by anything that could be found in this badly deficient document. CLEARLY, BY OMITTING THE LOSS OF 496 ACRES OF OPEN SPACE PROPOSED BY THE CITYWIDE GENERAL PLAN, IT IS VERY OBVIOUS THE THE PREPARERS OF THE DEIR NEVER TALKED TO THE STAFF OF THE LOS ANGELES PLANNING DEPARTMENT WHO ARE PREPARING THE COMMUNITY PLAN FOR THE NORTHEAST LOS ANGELES AREA.

11-6

Sincerely,

Alexander M. Man
Alexander M. Man

Chairman - Friends of Hazard Park & Hazard Park Wetlands

2.1 LAND USE

Northeast Los Angeles

FAX NO: (213)617-0966
ATTENTION: DONALD SPIVACK

Existing Setting

The Northeast Los Angeles Community Plan Area (CPA) contains 15,651 acres which is approximately 5 percent of the land in the City of Los Angeles. Northeast Los Angeles is located roughly east of the Golden State Freeway (Interstate 5), north of the San Bernardino Freeway (Interstate 10) and south of the Foothill Freeway (Interstate 210). The CPA is surrounded by the communities of Hollywood, Silverlake-Echo Park, Central City North, Boyle Heights and the Cities of Glendale, Pasadena, South Pasadena and Alhambra. Existing land uses are summarized in Table LU-16.

Project Impacts

A. Land Use Type and Amount

Land use changes that would result from the implementation of the General Plan Framework Policy are indicated in Table LU-16.

Table LU-16

Land Use	Existing			Policy			Change Units/ Square Feet (%)
	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	Acres	Per- cent Total Land	Dwelling Units/ Square Feet	
Residential	6,764	43.2	72,597	7,879	50.3	89,118	22.8
Single Family	5,675	36.2	39,260	5,706	36.4	41,532	5.8
Multi-Family	1,088	7.0	33,337	2,173	13.9	47,586	42.7
Commercial & Mixed Use	501	3.2		766	4.9		
Commercial	495	3.2	8,873,200	390	2.5	10,583,982	19.3
Retail			7,602,200			8,905,604	17.1
Office			1,271,000			1,678,378	32.1
Mixed-Use	6	0.04	N.A.	376	2.4	N.A.	
Industrial	1,240	7.9	12,404,060	1,300	8.3	12,404,060	0
Open Space/Public/ Institutional/Other	3,192	20.4		2,706	17.3		(15.2)
Infrastructure	3,856	24.6	N.A.	3,081	19.2		N.A.
Vacant	97	0.6		0	0		(100.0)
Total	15,651	100.0		15,651	100.0		

Note: Refer to Table LU-1 footnotes.

RESPONSES TO COMMENT LETTER NUMBER 11

Response to Comment 11-1

The City of Los Angeles community plan areas that encompass the proposed Project Area are the Northeast Los Angeles District Plan and Boyle Heights Community Plan. The western portion of Subarea 1 that is east of the Los Angeles River and generally west of the Golden State Freeway and Subareas 2, 3, and 4 are located in the Boyle Heights Community Plan area.

Response to Comment 11-2

Neither California redevelopment law nor CRA guidelines prohibit redevelopment plans from encompassing portions of more than one plan area. This Program EIR evaluates impacts on the environment of the potential level of development that may occur under the proposed Redevelopment Plan within the boundaries of the proposed Redevelopment Plan Area. It is not intended to address the development that may occur under the Northeast Los Angeles District Plan or Boyle Heights Community Plan.

Response to Comment 11-3

Please see the response to Comment 10-2 above.

Response to Comment 11-4

The section of the DEIR referenced in the comment identifies and describes historical and architectural resources in the proposed Project Area. The Canary Island pines, although notable, are not considered to be a historical resource.

The reservoir mentioned in the comment was not shown in any of the lists of known historical resources or previous architectural and historic resource surveys in the proposed Project Area that were consulted during preparation of the DEIR.

With regards to biological resources in Hazard Park, the reader is referred to the responses to Comments 10-1 through 10-3.

Response to Comment 11-5

Please see the response to Comment 9-11.

Response to Comment 11-6

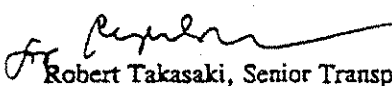
The loss of 496 acres shown in Table LU-16 of the *Los Angeles Citywide General Plan Framework EIR* refers to the loss of public, institutional, and other land, as well as open space land in the Northeast Los Angeles District Plan area. This acreage is distributed throughout the Northeast Los Angeles District Plan area, which is located mostly north of and outside the proposed Project Area and encompasses a much wider area. A discussion of the impacts of the loss of these 496 acres is the responsibility of the *Los Angeles Citywide General Plan Framework EIR*, not this EIR. Additionally, it is not anticipated that the proposed project would displace undeveloped open space land since the proposed Redevelopment Plan targets the development of vacant and underutilized sites in the industrial and commercial corridors on the eastside.

Comment Letter 12

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: April 15, 1998

To: Ileana Liel, Senior Planner
Community Redevelopment Agency

From: 
Robert Takasaki, Senior Transportation Engineer
Department of Transportation

Subject: COMMENTS ON DRAFT ENVIRONMENTAL REPORT (DEIR)
FOR THE PROPOSED ADELANTE EASTSIDE REDEVELOPMENT
PROJECT

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The Department of Transportation (DOT) has reviewed the Draft Environmental Report (DEIR) and traffic study for the proposed Adelante Eastside Redevelopment Project. Except as noted below, DOT generally concurs with the findings of the traffic study.

- o The V/C ratios and LOS for some of the intersections studied in this report are comparable with the results of previous traffic studies conducted by DOT on the same intersections. 12-1
- o The study should have included traffic analyses of Valley Boulevard intersections with Eastern Avenue grade separation and with the railroad crossing at Marianna Avenue, as well as with the pedestrian grade separation at Boca Avenue. 12-2

DOT was not consulted in the proposed mitigation measures included in the traffic study. However, since DOT will have to review future development in this area, mitigation measures for future projects will be studied on an individual project basis under the DOT's development review policy. 12-3

If you have any questions on this matter, please contact Taimour Tanavoli at 213-240-3079.

cc:adelante

I Liel
Spivack
Santillanes
Posa
Bocanegra
Kimbrough

RESPONSES TO COMMENT LETTER NUMBER 12

Response to Comment 12-1

The comment that the level of service results are consistent with previous LADOT traffic studies is noted by the Agency.

Response to Comment 12-2

Please see the responses to Comment Letter Number 20.

Response to Comment 12-3

Comment noted. As site-specific projects are proposed, LADOT would have the opportunity to review potential traffic mitigation measures.

Comment Letter 13

STATE OF CALIFORNIA—BUSINESS AND TRANSPORTATION AGENCY

PETE WILSON, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.
LOS ANGELES, CA 90012-3606

RECEIVED
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April 13, 1998

'98 APR 20 A9:14

Mr. Don Spivack
Deputy Administrator
Los Angeles Community
Redevelopment Agency
354 S. Spring St., Ste. 800
Los Angeles, CA 90013

RE: IGR/CEQA 980250/NC
DEIR
Adelante Eastside Redevelopment Project
Schedule No. 97061065
LA-5-VAR/LA-10-VAR/LA-60-VAR/LA-101-VAR

Dear Mr. Spivack:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed Adelante Eastside Redevelopment Project. The proposed project area is east of downtown Los Angeles and the Los Angeles River, and is surrounded by the Los Angeles City communities of Lincoln Heights on the north and Central City North on the west, by the Cities of Alhambra and Monterey Park and unincorporated East Los Angeles on the east, and the Cities of Commerce and Vernon on the south.

Following are our comments:

1. References were made in the document to traffic mitigation measures involving the Metro Rail Red Line. Analysis should include alternatives if the Red Line is not constructed. 13-1
2. On page 3-87, the proposed improvement to install a two-phase traffic signal at SR 60 westbound ramps and Third Street should include, but not limited to, the following: 13-2
 - o financing
 - o scheduling considerations
 - o implementation responsibilities
 - o monitoring plan

Action:
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Spivack
Hui
Bocanegra
Foster
Limproug
Santillanes

Mr. Don Spivack

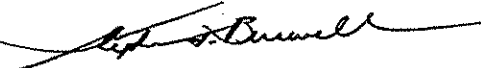
April 13, 1998

3. The Traffic Study should include analysis of ADT, AM, and PM peak-hour volumes for both the existing and future (2015) conditions. This should include Routes 5, 10, 60 and 101 and affected ramps, streets, crossroads and controlling intersections.

13-3

If you have any questions, please call me at (213) 897-4429 and refer to IGR/CEQA No. 980250.

Sincerely,



STEPHEN J. BUSWELL
IGR/CEQA Program Manager
Transportation Planning Office
District 07

cc: Chris Belsky
State Clearinghouse

RESPONSES TO COMMENT LETTER NUMBER 13

Response to Comment 13-1

Please see the response to Comment 9-12.

Response to Comment 13-2

The Agency will prepare a mitigation monitoring and reporting program to ensure compliance with all measures that were adopted to mitigate or avoid significant effects on the environment. The mitigation monitoring and reporting plan will identify the parties responsible for implementing and monitoring the mitigation and the implementation and monitoring schedule. Other specific issues raised in comment will be addressed prior to design of the proposed improvement.

Response to Comment 13-3

Since this is a program EIR, this document is intended for planning purposes at a general level of detail. As site-specific projects are proposed, depending on the size and type of the project, additional traffic analyses will be conducted that will address specific issues in greater detail. These site-specific traffic studies could include additional locations for analysis including those identified in the comment. It should be recognized that the traffic study did analyze ramp locations with I-710 and SR-60 along with freeway segments on SR-60 and I-10.

213 328 5322

CRL COMP

Comment Letter 14



GABRIELEÑO TONGVA TRIBAL COUNCIL

April 15, 1998

VIA FAX: 213/977-1665

Donald Spivack
Deputy Administrator
Community Redevelopment Agency
354 S. Spring Street, Suite 800
Los Angeles, CA 90013-1258

Action: Lid
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RECEIVED
RECORDS DEPT.
98 APR 16 AB:07

RE: ADELANTE EASTSIDE REDEVELOPMENT PROJECT
SCH #9706165

Dear Mr. Spivack:

I want to thank you for sending the Draft Environmental Report to the Gabrieleno/Tongva Tribal Council ("G/TTC"). The G/TTC, as the governing body for the indigenous people of the Los Angeles area, would like to respond to the Draft Environmental Impact Report ("DEIR") for the above referenced project.

We have reviewed the DEIR and find that it does not contain adequate information on the archaeological cultural resources of the project area. We request a copy of Myra Frank & Associates, Inc. full archaeological report along with a list of of any books, reports, and other sources that she used to draw her conclusion that there are no archaeological sights within this proposed redevelopment area. Although, at this time, we know of no specific ancestral villages discovered in this area we will be doing further research. Accordingly, please send copies of the Adelante Eastside Redevelopment Project to:

14-1

1. Sharon Cotrell, 2035 E. Broadway, Long Beach, CA 90803
2. Clay Singer, 1071 Main St., #99, Cambria, CA 93428
3. Chester King, Box 826, Topanga, CA 90290
4. Craig Castillo, P.O. Box 3422, Quail Valley, CA 92587

The proposed redevelopment area is so huge and so much of it lies along the Los Angeles river that there could have been villages in these areas. We suggest that further research be commissioned by your agency and we further request to be included in the selection process of the researcher.

14-2

As we understand it, there is no specific construction planned, at this time, within this Adelante Eastside Redevelopment area. When specific construction is planned please send us copies of your Request for Proposal.

14-3

P.O. BOX 693 ▲ SAN GABRIEL, CA ▲ 91778

X 213 328 5322

CAL COMP

82

Lastly, we request that the G/TTC be put on your permanent mailing list for notification of any future projects under the jurisdiction of the Los Angeles Community Redevelopment Agency. We want to be informed with the very first notice that goes out to agencies. Please send any further correspondence to Mary Ann Moore and Craig Castillo, Co-Chairs of the G/TTC Cultural Resources Committee. With an additional copy to Sharon Cotrell, G/TTC Tribal Researcher.

14-4

Thank you again for informing us of and we look forward to working with you once again.

Sincerely,

Mary Ann Moore
Mary Ann Moore, Co-Chair
Cultural Resources Committee

cc: Craig Castillo
Anthony Morales

RESPONSES TO COMMENT LETTER NUMBER 14

Response to Comment 14-1

As stated on page 3-36 of the DEIR, an archaeological records search was conducted by the Regional Information Center, UCLA Institute of Archaeology. A records search is an appropriate level of analysis for a Program EIR for a redevelopment plan, given that it is currently not known where specific development projects will be constructed in the future under the proposed plan. According to the response from the Regional Information Center, there are no known prehistoric archaeological sites identified within or adjacent to the proposed Project Area. One isolate (archaeological fragment) was previously identified in Subarea 4. That isolate was removed and found not to be eligible for the *National Register of Historic Places*. Accordingly, on page 3-52 of the DEIR, it is stated that since there are no known prehistoric archaeological or historic archaeological sites identified in the proposed Project Area, no significant effects can be predicted.

A copy of the Regional Information Center's records search will be forwarded to the commentor.

Response to Comment 14-2

When specific individual development projects are proposed, additional environmental analyses and reviews and further archaeological research will be conducted as appropriate. CRA will put the Gabrieleño Tongva Tribal Council on the list of persons receiving any Requests for Proposals for future archaeological work, however selection of consultants is an activity normally conducted within the CRA by Agency staff.

Response to Comment 14-3

Comment noted. The DEIR is not intended to address specific projects since, as stated previously, it is a programmatic EIR. Also, please see the responses to Comments 4-182 and 14-4 below.

Response to Comment 14-4

The organization will be placed on appropriate mailing lists for receipt of information and notification of future projects within the proposed Project Area.

Comment Letter 15

Los Angeles Unified School District

Facilities Services Division

RECEIVED
RECORD'S DEPT.

RUBEN ZACARIAS
Superintendent of Schools

Environmental Review File
Adelante Redevelopment Project

BETH LOUARGAND
General Manager

BOB NICCUM
Director of Real Estate
and Asset Management

'98 APR 20 A9:14

April 15, 1998

Mr. Donald Spivack
Deputy Administrator
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street, Suite 800
Los Angeles, CA 90013

Dear Mr. Spivack:

Re: ADELANTE EASTSIDE REDEVELOPMENT PROJECT

The Los Angeles Unified School District has reviewed the Draft Environmental Impact Report (DEIR) for the Adelante Eastside Redevelopment Project.

Attached are comments on the schools section of the DEIR. Also attached are the latest school district enrollment and capacity data for the schools which serve this project and the latest fingertip facts guide. Please use these to update your analysis with the most recent data. The district has grown over 40,000 students to 681,505 students since the 1993/94 school year data you reported in the DEIR and enrollment has not been stable as was the case from 1991/92 - 1993/94, but has been increasing significantly.

15-1

PROJECT IMPACTS

Noise

In regard to noise impacts, your threshold of significance for construction noise does not comply with the District noise standard. Your analysis uses five decibels (dBA) above ambient noise levels as the criteria for significance in determining impact from construction noise. However, the District standard for determining impact is three decibels. Therefore, the District is requesting that the applicant comply with the District standard when evaluating impact to District sites. In general if project noise emissions are significant for schools, mitigation should be provided to reduce those impacts to a level of insignificance.

15-2

Transportation/Circulation

According to the Notice of Preparation for the above-referenced project, project activities are unclear at this time. Should demolition activities and subsequent construction activities impact the sidewalk, mitigation measures will be necessary to safeguard pedestrians walking to and from the school. It is requested that the following mitigation measures applicable to the project be taken into consideration.

15-3

- LAUSD Transportation Branch, (213) 227-4400, must be contacted regarding the potential impact, if any, upon existing school bus routes.
- Contractors must guarantee that safe and convenient pedestrian routes to school are maintained. The "Pedestrian Routes to School" map will be furnished upon request.

Real Estate and Asset Management Branch, 355 S. Grand Avenue, Suite 500, Los Angeles, CA 90071
Telephone (213) 633-7531 ♦ Fax (213) 633-7546 ♦ e-mail: realstate@lausd.k12.ca.us

Mr. Spivack

-2-

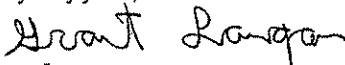
April 15, 1998

- Contractors must maintain ongoing communication with administrators at impacted school sites providing sufficient notice to forewarn children and parents when existing pedestrian routes to school will be impacted.
- Appropriate traffic controls (sign and signals) must be installed as needed to ensure pedestrian/vehicular safety.
- Construction scheduling and haul routes should be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul trucks are not to be routed past the school except when school is not in session.
- No staging or parking of construction vehicles, including vehicles to transport workers, on streets adjacent to school sites.
- Funding for crossing guards to be provided when safety of children is compromised by construction-related activities at impacted crossings.
- Funding for a flag person to be provided as needed where construction related activities compromise the safety of pedestrians and/or motorists while traveling to and from school.
- Barriers must be constructed as needed to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
- Security patrols should be funded and provided to minimize trespassing, vandalism, and short-cut attractions.
- Fencing should be installed to secure construction equipment to minimize trespassing, vandalism, and short-cut attractions.

15-3
cont'd

If we can provide any additional information, please contact me at (213) 633-7523.

Very truly yours,



Grant Langan
Environmental Planning Specialist

GL:va

c: Ms. Louargand
Mr. Arabzadeh
Mr. Rodriguez
Mr. Armada
Ms. Rodriguez
Ms. Takaki

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CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

PS-11 The following specific measures should be incorporated into proposed developments to strengthen crime prevention:

- Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
- Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
- Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
- Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.

PS-12 All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be approved by the LAPD.

PS-13 All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.

Unavoidable Significant Adverse Impacts

None. Implementation of the mitigation measures above would reduce impacts to police protection services to a level of insignificance.

SCHOOLS

Environmental Setting

The Los Angeles Unified School District. The Los Angeles Unified School District (LAUSD, or District) is one of the largest public school districts in the nation. Located in Los Angeles County, California, it serves the City of Los Angeles, all or portions of 16 other cities in the County, and numerous unincorporated areas of the County that surround the City of Los Angeles. The District comprises an area of over 700 square miles, with an estimated population of over 4.2 million. Approximately two-thirds of the District's land area, and 83 percent of the population residing in it, falls within the City of Los Angeles.

27

82%

Update { The LAUSD provides kindergarten through high school (K-12) education as well as adult and special education programs to approximately 640,000 students in 800 schools and centers. It employs about 56,500 personnel, about half (28,000) of whom are teachers.

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

update As of the Fall of 1993, LAUSD's total K-12 enrollment⁷ was an estimated 639,687 students. Approximately 54 percent of these students attended the elementary school (K-6) level, 38.3 percent attended the middle/junior and high school levels, and 7.7 percent attended magnet schools and centers throughout the District (Table 3-30).

Table 3-30: LAUSD K-12 (R3) Enrollment, FY 1991/92 TO FY 1993/94

GRADE LEVEL	1991/92 ENROLLMENT	1992/93 ENROLLMENT	1993/94 ENROLLMENT
Senior High School	126,547	126,955	124,973
Junior High School	121,177	119,876	118,920
Elementary School	347,607	347,676	346,811
Magnet Schools, Centers, and Other Facilities	44,368	46,699	48,983
Total (K-12) R3 Enrollment	639,699	641,206	639,687

Source: LAUSD *Fingertip Facts*, 1991/92, 1992/93, 1993/94.

update As shown in Table 3-30, R3 (resident) enrollment, both in total and by school type, has remained stable over this 2-year period, growing by 0.24 percent between 1991/92 and 1992/93 and actually decreasing by 0.24 percent between 1992/93 and 1993/94. The 1993/94 LAUSD student enrollment is 12 students less than the 1991/92 LAUSD student enrollment.

Schools in the Project Vicinity. Table 3-31 lists the public schools operated by the Los Angeles Unified School District that serve the proposed Project Area, their capacities and their enrollment. There are 37 schools serving the proposed Project Area: 26 are elementary schools, 5 are middle schools, 4 are at the high school level, and 2 are learning centers. The locations of these schools are shown on Figure 3-17.

update Of the schools serving the proposed Project Area, 3 are operating over capacity, 3 are operating at capacity, and 31 are operating below capacity. Approximately 6,100 additional students could be enrolled within these local schools without exceeding student capacity.

⁷ LAUSD utilizes three enrollment concepts. "R3," or total "resident" enrollment, is the number of students enrolled in LAUSD, though not necessarily in their neighborhood schools (i.e., due to busing, attendance at magnet schools, continuation high schools, or other District schools). "R1" or actual enrollment, is the number of students actually enrolled in a particular neighborhood school. "Total" LAUSD enrollment includes all students enrolled in all District facilities including all continuation high schools, special education, and other similar facilities.

Update Chart

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Table 3-31: LAUSD Public Schools Serving the Proposed Project Area

School	Grade Level	Current Student Enrollment (R3)	Student Capacity	Percent Capacity
Albion Street	Elementary	485	528	92
Belvedere	Elementary	1,324	1,353	98
Breed Street	Elementary	676	790	86
Bridge Street	Elementary	374	463	81
City Terrace	Elementary	472	488	97
Dena, Christopher	Elementary	1,038	966	107
Eastman Avenue	Elementary	1,363	1,522	90
Euclid Avenue	Elementary	682	782	87
Evergreen Avenue	Elementary	1,080	1,236	87
Farmdale	Elementary	727	754	96
1st Street	Elementary	762	793	96
Gates Street	Elementary	991	1,172	85
Griffin Avenue	Elementary	660	696	95
Harrison	Elementary	993	1,288	77
Huntington Drive	Elementary	694	732	95
Lorena Street	Elementary	875	908	96
Malabar Street	Elementary	965	1,106	87
Mulmnomah Street	Elementary	401	469	86
Murchison Street	Elementary	845	964	88
Rowan Avenue	Elementary	1,462	1,338	109
2nd Street	Elementary	757	816	93
Sheridan Street	Elementary	1,378	1,434	96
Sierra Park	Elementary	1,062	1,078	99
Soto Street	Elementary	475	555	86
Sunrise	Elementary	567	679	84
Utah Street	Elementary	779	934	83
Belvedere Middle	Middle	1,769	2,564	69
El Sereno Middle	Middle	2,170	2,611	83
Hollenbeck Middle	Middle	2,102	2,438	86
Nightingale Middle	Middle	2,102	1,920	109
Stevenson Middle	Middle	2,242	2,334	96
Lincoln Senior High	High	2,472	2,727	91
Roosevelt Senior High	High	4,884	5,076	96
Wilson Senior High	High	2,337	2,923	80
Bravo Medical Magnet Senior High	High	1,691	1,685	100
East L.A. Occupational Center	n/a	253	253	100
East L.A. Skills Center	n/a	279	279	100
Totals		41,432	47,654	87
Source: Myra L. Frank & Associates, Inc., 1998.				

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

The Los Angeles County Office of Education (COE). The COE is a regional provider of services to students within the proposed Project Area and throughout the County of Los Angeles. The COE operates educational programs and supports local school districts with academic, business, administrative, and consulting services. Services include but are not limited to: regionalized special education transportation services, updating and improving business techniques, computer applications, teaching strategies, and administration. The COE also represents school districts on appropriate matters before state government, and may also provide other educational and/or support services as required or deemed necessary.

In addition to providing educational services to the County's general population, the COE administers programs that are of benefit to those who are unable to attend conventional school facilities, such as the physically and mentally handicapped, wards of the Juvenile Court, preschool children, and students in job-training programs. Approximately 8,400 students throughout the County were enrolled in COE facilities in 1993-1994.⁸

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the proposed project would have a significant impact on schools if:

- the students generated by the project exceed existing enrollment capacities, thereby creating a substantial need for additional facilities or personnel, or
- the physical effects of the project substantially affect the health, safety, or education of students at local schools.

Impact Assessment. Potential impacts of the proposed Redevelopment Project could involve overcrowding or student health and safety.

- **Overcrowding.** The Adelante Eastside Redevelopment Project would generate additional students at LAUSD schools. These increases would occur due to the increased number of dwelling units and residents and indirectly due to the increased number of persons employed within the proposed Project Area.

Direct Student Generation from Residential Growth. An increase in the number of residents would increase the enrollment levels of local schools through the addition of school-age children into the area. The overall increase of students was calculated using Los Angeles School District's "Student Generation Factors" and may be found in Table 3-32.

As shown in the table, the Infill Alternative, which would increase the number of student-generating dwelling units by 30, could increase enrollment at local schools by 14 students and the Moderate Development Alternative, which would increase the number of student-generating dwelling units by 120, could increase enrollment by 53 students. The Maximum Probable

⁸ Telephone communication with Vester Franklin, Communications, County Office of Education, June 21, 1995.

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Table 3-32: Increase in Student Enrollment Due to Additional Residential Units

Alternative	No. of Residential Units	No. of Elementary	No. of Middle School	No. of High School	Total No. of Students
Minimum Development/Infill	30	7	3	4	14
Moderate Development	120	28	11	14	53
Maximum Probable Development	130	30	12	16	58
Note: 1 The number of students was calculated using "Student Generation Factors" which give the number of new students per new resident. The factors are: 0.23 for elementary, 0.09 for middle school, and 0.12 for high school students (provided by LAUSD).					
Source: Myra L. Frank and Associates, Inc., 1998.					

Update this number

Development Alternative with the greatest potential development levels, 130 additional student-generating dwelling units, could result in an increase of 58 students. Since the available school capacity would allow an additional (6,200) students before reaching the capacity of proposed Project Area schools, the additional students generated under each of the project alternatives would not induce school overcrowding or have a significant impact.

Indirect Student Generation from Additional Employment. In addition to students generated by the development of residential units under the proposed Redevelopment Project, new jobs may indirectly generate a demand for new housing in the District and further increase student enrollment. Since the proposed Redevelopment Project focuses on creating jobs to meet community needs in an area with a higher than average unemployment rate, the demand for housing due to added employment opportunities is expected to be low. However, a worst-case estimate of indirect housing demand, where 100 percent of the new jobs would induce new housing, was calculated. The Los Angeles Unified School District has estimated that each new job would generate a demand for 0.489 residential units within the District.⁹ The student increases due to added employment are illustrated in Table 3-33. As shown in the table, employment generated by the Minimum/Infill Development Alternative could indirectly increase enrollment by 587 students, and the Moderate Development Alternative could result in an indirect increase of 1,238 students. Employment generated by the Maximum Probable Development Alternative could indirectly result in the greatest increase — an estimated 2,108 students. It is reasonable to assume that these new students would be spread throughout the District in areas that are within commuting distance of the proposed Project Area.

Analyze with new data

Since there appears to be ample available capacity, the increases in enrollment due to the proposed project alternatives are not considered to be significant. Furthermore, as discussed

⁹ Recht Hausrath & Associates, Los Angeles Unified School District, School Facilities Fee Plan, Documentation for Imposition of School Impact Fees, February 1994.

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Table 3-33: Increased Student Enrollment Due to Additional Employment

Alternative	New Employees ²	Additional Residential Units	Additional Students			Total # of Students
			Elementary ³	Middle School ³	High School ³	
Minimum Development/Infill	2,729	1,334	307	120	160	587
Moderate Development	5,755	2,814	647	253	338	1,238
Maximum Probable Development	9,798	4,791	1,102	431	575	2,108
Notes:						
¹ Calculated assuming worst case scenario that a demand for 0.489 residential units would be generated for every additional job (provided by L.A.U.S.D.).						
² See Section 3-3 for calculation of additional employment.						
³ Calculated assuming 0.23 elementary students, 0.09 middle school students, and 0.12 high school students per residential dwelling unit (provided by L.A.U.S.D.).						
Source: Myra L. Frank and Associates, Inc., 1998.						

above, the proposed project would focus on giving local residents preference for jobs created in the proposed area, therefore, the demand for housing due to added employment opportunities is expected to be low and the estimates of students due to new employment may be overstated.

The County Office of Education. As stated above, the new jobs generated as a result of the proposed Redevelopment Project could indirectly induce an increase in the number of residents within Los Angeles County. There are approximately 8,428 students at special County facilities throughout the County, which has a population of approximately 8.9 million persons. Thus, approximately 0.095 percent of the persons within the County are students at the County Office of Education.

The County population could increase by up to 2,854 under the Minimum/Infill Development Alternative, 6,253 under the Moderate Development Alternative, and 10,346 under the Maximum Probable Development Alternative. Thus, the number of students at COE facilities could increase by a nominal one student under each alternative. This increase would not have a significant impact upon COE facilities.

- **Student Health and Safety.** Another concern of the District is the maintenance of student safety. Construction activities onsite and construction vehicles and haul trucks could pose safety hazards to students travelling to and from school. Due to the extensive construction activity that could occur with implementation of the Redevelopment Project and the large number of elementary schools in the area, these hazards are considered to be potentially significant. The increased traffic generated by new commercial and industrial uses could also affect the safety of students, in addition to generating potential noise and air pollution impacts on local schools (See Section 3.7, Air Quality, and Section 3.8, Noise, for a discussion of these issues).

CHAPTER 3—ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

Mitigation Measures

PS-14 To minimize student safety concerns due to construction traffic, construction vehicles shall not be parked or be staged next to school sites to the greatest extent feasible and haul trucks shall not be routed past District schools except when schools are not in session. Construction sites shall be properly fenced, secured, and illuminated.

Unavoidable Significant Adverse Impacts

None. Implementation of the mitigation measure above would reduce potential impacts on schools to a level of insignificance.

LIBRARIES

Environmental Setting

Two libraries, the Malabar Branch Library and the Benjamin Franklin Branch Library, shown in Figure 3-17, serve the proposed Redevelopment Project Area. The libraries are managed by the Northeast Regional Office of the Los Angeles City Public Library.

<i>Table 3-34: Libraries in the Proposed Project Area</i>		
Branch	Address	Building Square Footage
Benjamin Franklin	2200 E. 1st St.	7,000
Malabar	2801 Wabash Ave	8,220
Total		15,220
Source: Myra L. Frank and Associates, Inc., 1998.		

Environmental Impacts

Significance Criteria. For the purposes of this EIR, the project would have a significant impact on library facilities if it results in residential population increases that would substantially increase the demand for library services, thereby creating a substantial deficiency in existing library space.

Impact Assessment. Current standards for branch libraries are based on the population served as follows: 9,000 square feet of library space for every 25,000 to 30,000 persons served; 10,500 square feet for every 35,000 to 50,000 persons served; and 12,500 square feet of library space is required for every 50,000 to 100,000 persons served.¹⁰ The Minimum/Infill Development Alternative would generate 125 additional residents; the Moderate Development Alternative would

¹⁰ From the Branch Facilities Plan, prepared by the Los Angeles City Public Library System and adopted by the Board of Library Commissioners on August 24, 1983.

**1997-98 ENROLLMENTS AND CAPACITIES OF SCHOOLS
IN THE ADELANTE EASTSIDE REDEVELOPMENT PLAN AREA**

LOC CODE	SCHOOL	OP CAP 1997-98	CALENDAR 1997-98	R3 ENR (10/97)	ACT ENR (10/97)	MAG AUTH (10/97)	R3 ENR + MAG**	R3 SPACE AVAIL	ACT ENR + MAG**	ACT SPACE AVAIL	PROJ 5-YR R3 GROWTH***
2014	ALBION ST *	585	LEARN	458	457	N/A	458	127	457	128	
2397	BELVEDERE *	1296	LEARN	1305	1305	N/A	1305	-9	1305	-9	
2493	BREED ST	795	LEARN	720	720	N/A	720	75	720	75	
2521	BRIDGE ST	435	LEARN	383	383	N/A	383	52	383	52	
3096	CITY TERRACE *	599	LEARN	481	482	N/A	481	118	482	117	
3315	DENA, CHRISTOPHER	1137	CON 6M	1052	1044	N/A	1052	85	1044	93	
3521	EASTMAN AVE *	1413	LEARN	1376	1371	N/A	1376	37	1371	42	
3671	EUCLID AVE	746	LEARN	704	703	N/A	704	42	703	43	
3699	EVERGREEN AVE	1205	LEARN	1138	1135	N/A	1138	67	1135	70	
3740	FARMDALE	840	LEARN	779	779	N/A	779	61	779	61	
3836	1ST ST	843	LEARN	784	783	N/A	784	59	783	60	
4096	GATES ST *	1078	60/20	971	1015	N/A	971	107	1015	63	
4301	GRIFFIN AVE *	742	LEARN	693	688	N/A	693	49	688	54	
4438	HARRISON *	1198	CON 6	900	1147	N/A	900	298	1147	51	
4630	HUNTINGTON DR *	843	LEARN	716	715	N/A	716	127	715	128	
4945	LORENA ST	1086	LEARN	882	881	N/A	882	204	881	205	
5082	MALABAR ST	1063	LEARN	967	964	N/A	967	96	964	99	
5425	MULTNOMAH ST	427	LEARN	393	393	N/A	393	34	393	34	
5438	MURCHISON ST	907	LEARN	820	818	N/A	820	87	818	89	
6425	ROWAN AVE *	1677	CON 6	1440	1434	N/A	1440	237	1434	243	
6575	2ND ST	776	LEARN	715	714	N/A	715	61	714	62	
6685	SHERIDAN ST	1473	LEARN	1366	1365	N/A	1366	107	1365	108	
6753	SIERRA PARK	1278	90/30	1094	1092	N/A	1094	184	1092	186	
6849	SOTO ST	477	LEARN	445	443	N/A	445	32	443	34	
6988	SUNRISE	715	LEARN	608	619	N/A	608	107	619	96	
7370	UTAH ST	854	LEARN	719	738	N/A	719	135	738	116	

LOC CODE	SCHOOL	OP CAP 1997-98	CALENDAR 1997-98	R3 ENR (10/97)	ACT ENR (10/97)	MAG AUTH (10/97)	R3 ENR + MAG**	R3 SPACE AVAIL	ACT ENR + MAG**	ACT SPACE AVAIL	PROJ 5-YR R3 GROWTH***
8047	BELVEDERE MIDDLE *	2564	LEARN	1778	1762	344	2122	442	2106	458	
8118	EL SERENO MIDDLE	2449	LEARN	2265	2247	224	2489	-40	2471	-22	
8179	HOLLENBECK MIDDLE	2438	TRAD	2169	2157	0	2169	269	2157	281	
8264	NIGHTINGALE MIDDLE *	1920	LEARN	2109	1779	0	2109	-189	1779	141	
8387	STEVENSON MIDDLE	2334	LEARN	2235	2233	100	2335	-1	2333	1	
8729	LINCOLN SENIOR HIGH *	2727	LEARN	2501	2701	0	2501	226	2701	26	
8829	ROOSEVELT SENIOR HIGH	5076	CON 6	4700	4633	393	5093	-17	5026	50	
8618	WILSON SENIOR HIGH	2868	LEARN	2310	2294	244	2554	314	2538	330	
8754	BRAVO MEDICAL MAGNET SR HIGH	1685	TRAD	1708	1708	0	1708	0	1708	0	N/A
9466	EAST L. A. OCCUPATIONAL CTR	165	AEWC	165	165	0	165	0	165	0	N/A
9467	EAST L. A. SKILLS CTR	213	AEWC	213	213	0	213	0	213	0	N/A

* THIS SCHOOL SERVES A PORTION OF THE SUBJECT COMMUNITY PLAN AREA, BUT IS PHYSICALLY LOCATED OUTSIDE THE PLAN AREA.

** FOR ELEMENTARY SCHOOLS, OPCAP DATA DOES NOT INCLUDE SPACES USED BY A MAGNET PROGRAM. THEREFORE, THE AUTHORIZED MAGNET ENROLLMENT FOR ELEMENTARY SCHOOLS IN THE MAG AUTH COLUMN ARE PROVIDED FOR INFORMATION ONLY AS TO THE MAXIMUM NUMBER OF STUDENTS THAT COULD ATTEND THE MAGNET. THE NOTATION N/A (NOT APPLICABLE) IS PLACED IN THE R3 ENR+MAG AND ACT ENR+MAG COLUMNS BECAUSE SUCH DATA, WHEN COMPARED TO THE OPCAP, WOULD NOT BE MEANINGFUL.

*** 5-YEAR 'R3' PROJECTIONS ARE BASED ON BIRTH DATA AND RETENTION RATES WITHIN A SCHOOL'S ATTENDANCE BOUNDARY AREA, AND REFERS ONLY TO THE STUDENTS RESIDENT TO THAT SCHOOL; ALL TRAVELERS (EXCEPT FOR MAGNET STUDENTS) ARE 'RETURNED' TO THE HOME SCHOOL. THE NUMBER IN THIS COLUMN IS THE DIFFERENCE BETWEEN THE CURRENT YEAR R3 ENROLLMENT AND THE ESTIMATED ENROLLMENT IN 5 YEARS, REPRESENTING THE CHANGE IN ENROLLMENT EXPECTED, NOT THE ANTICIPATED SPACE AVAILABILITY.

CHAPTER 8—RESPONSES TO COMMENTS ON THE DEIR

[illegible]

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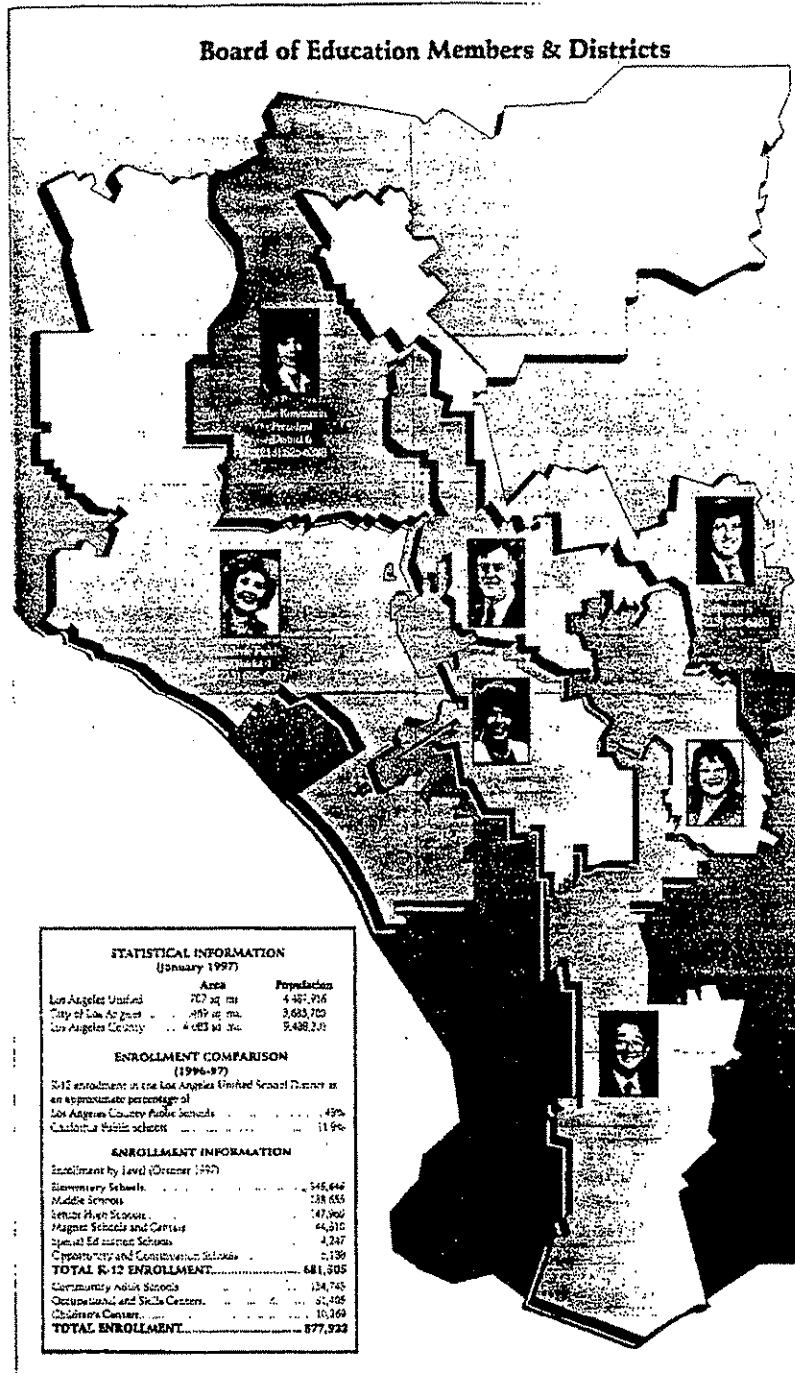
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SCHOOLS		1997
Albany High	71	67
Albany Middle	1	1
Albany Junior High	49	49
Malibu	1	1
Malibu Middle	20	20
Malibu Junior High	45	45
Special Education	11	11
Concord	11	11
Concord Middle	11	11
Concord Junior High	26	26
Concord Adult	1	1
Concord Adult School	150	150
TOTAL SCHOOLS	368	368
CENTERS		
Children's Center	1	1
Adult Center	1	1
Community Center	111	111
Continuing Care	1	1
Continuing Care Center	1	1
Non-Profit Center	2	2
Non-Profit Center	1	1
Senior Center	4	4
Regional Adult Education Center	1	1
Skills Center	1	1
Business and Industry School	1	1
TOTAL SCHOOLS AND CENTERS	549	549

[illegible][illegible]

1997-98
FINGER TIP
F a c t s
LOS ANGELES UNIFIED SCHOOL DISTRICT

[illegible]



RESPONSES TO COMMENT LETTER NUMBER 16

Response to Comment 16-1

Comment noted.

Comment Letter 17

BOARD OF RECREATION AND
PARK COMMISSIONERS

STEVEN L. SOBOROFF
PRESIDENT

LEROY CHASE
VICE PRESIDENT

MIKE ROOS
P. JUAN SANTILLAN
LISA SPECHT

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
RECREATION AND PARKS
200 NO. MAIN ST.
13TH FLOOR
LOS ANGELES, CALIF. 90012

(213) 485-5671
FAX - (213) 617-0439

JACKIE TATUM
GENERAL MANAGER

April 17, 1998

Mr. Lee Lisecki
Myra L. Frank & Assoc., Inc.
811 West 7th Street, Suite 800
Los Angeles, CA 90017

Dear Mr. Lisecki:

In reviewing your E.I.R. for the Adelante Eastside Redevelopment Project, we would like to point out a correction or two (see Page 3-134). Within the proposed project, there are eight, not nine park and recreational centers under our jurisdiction. Hostetter Playground is not one of our parks. It seems to be the playground surrounding an elementary school. Deleting this facility will change your total park acreage to 118.3 acres. This deletion also changes your Table 3-35 on Page 3-120.

17-1

Under mitigation measures, Pages 3-135, PS-16 and PS-17, we are in total agreement with your recommendations for more open space. Although the report says the existing parks adequately serve the 128,000 residents, rest assured that we do not have enough parks to service the existing eastside population. The existing parks have their limitations. Lincoln Park, for example, is 46 acres, but the lake is approximately 5 acres. The same is true for Hollenbeck Park of 21 acres, of which 4.5 is water, thereby reducing the area for any type of play activity. The trend with the eastside parks are for soccer fields and more soccer fields.

17-2

We note on Page 6-1 that this agency was not contacted for input. If additional information or clarification is needed, please call our Planning Officer, Al Carmichael, at (213) 485-8168.

Very truly yours,

JACKIE TATUM
General Manager

Dallan R. Zamzla
DALLAN R. ZAMZLA
Director of Planning and Development

DRZ:AAC/mw
aac/myra

cc: Donald Spivack, C.R.A.

AN EQUAL EMPLOYMENT OPPORTUNITY — AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste.



CHAPTER 8—RESPONSES TO COMMENTS ON THE DEIR

Mail to: State Clearinghouse, 1400 Tenth Street, Room 121, Sacramento, California 95814 — 916/445-0613

NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT FORM

SCM 97061065

1. Project Title: Proposed Adelante Eastside Redevelopment Project

2. Lead Agency: Community Redevelopment Agency/LA 3. Contact Person: Don Spivack

4a. Street Address: 354 S. Spring St., Suite 800 4b. City: Los Angeles

5a. County: Los Angeles 5b. Zip: 90013 5c. Phone: (213) 977-1682

PROJECT LOCATION 4. County: Los Angeles 4a. City/Community: Los Angeles

4b. (Optional) Assessor's Parcel No. 4c. Section 4d. Subsection 4e. Range

5a. Cross Streets: 5b. For Rural, Nearest Community:

6. Within 2 miles of: a. State Hwy No. 1-10, 15 b. Airports c. Waterways

7. DOCUMENT TYPE 8. LOCAL ACTION TYPE 9. DEVELOPMENT TYPE

01 CEQA 01 General Plan Update 01 Residential: Chpts See attached EIR

02 ROP 02 New Element 02 Offices: Sq.Ft.

03 Early Cons 03 General Plan Amendment 03 Acres Employees

04 Reg Dev 04 Master Plan 04 Shopping/Commercial: Sq.Ft.

05 Draft EIR 05 Annexation 05 Acres Employees

06 Supplement/ 06 Specific Plan 06 Industrial: Sq.Ft.

07 Subsequent EIR 07 Redevelopment 07 Acres Employees

(If so, prior SCH) 08 Reason 08 Sewer: MGD

09 NEPA 09 Land Division 09 Water: MGD

06 Notice of Intent (Subdivision, Parcel Map, 06 Transportation: Type FILED

07 Envir. Assessment/ 07 Use Permit 07 Mineral Extraction: Mineral FILED

08 Draft EIS 08 Cancel Ag Preference 08 Power Generation: Watts STATE

09 OTHER 09 Other 09 Other CLEARINGHOUSE

10 Information Only 10 Other 10 Other

11 Final Document 11 Other 11 Other

12 Final Document 12 Other 12 Other

13. PROJECT ISSUES DISCUSSED IN DOCUMENT

01 X Aesthetic/Visual 02 X Agriculture/Land 03 X Air Quality 04 X Archaeological/Historical 05 X Coastal Zone 06 X Fire Hazards 07 X Flooding/Drainage 08 X Noise 09 X Public Services 10 X Schools 11 X Septic Systems 12 X Soils/Seismic 13 X Subst./Waste/Debris 14 X Minerals 15 X Noise 16 X Public Services 17 X Schools 18 X Septic Systems 19 X Soils/Seismic 20 X Subst./Waste/Debris 21 X Minerals 22 X Noise 23 X Public Services 24 X Schools 25 X Septic Systems 26 X Soils/Seismic 27 X Subst./Waste/Debris 28 X Minerals 29 X Noise 30 X Public Services 31 X Schools 32 X Septic Systems 33 X Soils/Seismic 34 X Subst./Waste/Debris 35 X Minerals 36 X Noise 37 X Public Services 38 X Schools 39 X Septic Systems 40 X Soils/Seismic 41 X Subst./Waste/Debris 42 X Minerals 43 X Noise 44 X Public Services 45 X Schools 46 X Septic Systems 47 X Soils/Seismic 48 X Subst./Waste/Debris 49 X Minerals 50 X Noise 51 X Public Services 52 X Schools 53 X Septic Systems 54 X Soils/Seismic 55 X Subst./Waste/Debris 56 X Minerals 57 X Noise 58 X Public Services 59 X Schools 60 X Septic Systems 61 X Soils/Seismic 62 X Subst./Waste/Debris 63 X Minerals 64 X Noise 65 X Public Services 66 X Schools 67 X Septic Systems 68 X Soils/Seismic 69 X Subst./Waste/Debris 70 X Minerals 71 X Noise 72 X Public Services 73 X Schools 74 X Septic Systems 75 X Soils/Seismic 76 X Subst./Waste/Debris 77 X Minerals 78 X Noise 79 X Public Services 80 X Schools 81 X Septic Systems 82 X Soils/Seismic 83 X Subst./Waste/Debris 84 X Minerals 85 X Noise 86 X Public Services 87 X Schools 88 X Septic Systems 89 X Soils/Seismic 90 X Subst./Waste/Debris 91 X Minerals 92 X Noise 93 X Public Services 94 X Schools 95 X Septic Systems 96 X Soils/Seismic 97 X Subst./Waste/Debris 98 X Minerals 99 X Noise 100 X Public Services

See attached Draft EIR

14. PROJECT DESCRIPTION:

See attached Draft EIR

State Clearinghouse Contact: Mr. Chris Belsky
(916) 445-0613

State Review Began: 3-2-78

Dept. Review to Agency 4-9

Agency Rev to SCH 4-14

SCH COMPLIANCE 4-16

Please note SCH Number on all Comments

97061065

Please forward late comments directly to the Lead Agency

AQMD/APCD 33 (Resources: 2, 7)

Project Sent to the following State Agencies

X Resources

X Boating

X Coastal Comm

X Coastal Conserv

X Colorado Rvr Bd

X Conservation

X Fish & Game # 5

X Delta Protection

X Forestry

X Parks & Rec/OHP

X Reclamation

X BCDC

X DWR

X OES

X Bus Transp Hous

X Aeronautics

X CHP

X Caltrans # 7

X Trans Planning

X Housing & Devel

X Health & Welfare

X Drinking H2O

X Medical Waste

State/Consumer Svcs

General Services

Cal/EPA

X ARB

X CA Waste Mgmt Bd

X SWRCB: Grants

X SWRCB: Delta

X SWRCB: Wtr Quality

X SWRCB: Wtr Rights

X Reg. WQCB # 4

X DTSC/CTC

Yth/Adlt Corrections

Corrections

Independent Comm

Energy Comm

X NAHC

X PUC

X Santa Mn Mtns

X State Lands Comm

X Tahoe Rgl Plan

Other:

RESPONSES TO COMMENT LETTER NUMBER 18

Response to Comment 18-1

Comment noted. This is an informational comment. No response is necessary.

Comment Letter 19



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

C.R.A.
RECORDS CENTER

April 15, 1998
98 APR 27 AM 11:41

Mr. Donald Spivack
Community Redevelopment Agency
354 South Spring Street, Suite 800
Los Angeles, CA 90013-1258

Dear Mr. Spivack:

RESPONSE TO A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) -
ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Thank you for the opportunity to provide comments on the DEIR for the proposed Adelante Eastside Redevelopment Project. We have reviewed the DEIR and offer the following comments:

Environmental Programs

The EIR should reference order number 96054, National Pollutant Discharge Elimination System Permit CAS614001 issued by the California Regional Water Quality Control Board to the County and local agencies.

19-1

All references to the "Los Angeles County, Countywide Siting Element" should be updated to the June 1997 edition.

19-2

If you have any questions regarding the above comments, please contact Mr. Chuk Agu of our Environmental Programs Division at (626) 458-2188.

Special Studies/Planning

The proposed redevelopment project encourages industrial redevelopment along the Los Angeles River of the study area. It acknowledges that the new industrial development within close proximity of the Los Angeles River Master Plan (LARMP) project area could conflict with the goals of the LARMP to beautify the River corridor and develop the River as a multi-purpose facility. However, the EIR implies that the Redevelopment Project also include landscaping and other improvements to upgrade the appearance of the area. The Community Redevelopment Agency should review the LARMP and coordinate with this Department to ensure consistency between the Redevelopment Project and LARMP.

19-3

If you have any questions regarding the above comments, please contact Ms. Jennifer Fang of our Planning Division at (626) 458-4346.

Mr. Donald Spivack
April 15, 1998
Page 2

Traffic and Lighting

Based on using the County's significant impact threshold criteria, the project along would result in a significant traffic impact at the following County and/or City/County intersections. The following mitigation measures should be the sole responsibility of this project.

• Indiana Street/Cesar E. Chavez Avenue (Brooklyn Avenue)

South approach: One left-turn lane and one shared through/right-turn lane (install one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

19-4

Install traffic signals: the traffic signals should be coordinated with the signals at the intersection of Lorena Street and Cesar E. Chavez Avenue to facilitate the continuous movement of traffic due to the close proximity of the two intersections.

• Indiana Street/First Street

Pay for the entire cost to upgrade the signal to be connected to the City of Los Angeles Department of Transportation (LADOT) Automatic Traffic Surveillance and Control (ATSAC) System.

19-5

• Indiana Street/Third Street

North approach: One left-turn lane and one shared through/right-turn lane (install one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

19-6

South approach: One left-turn lane and one shared through/right-turn lane (install one left-turn land and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

Pay for the entire cost to upgrade the signal to be connected to LADOT ATSAC System.

• Indiana Street/Whittier Boulevard

North approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

19-7

Mr. Donald Spivack
April 15, 1998
Page 3.

South approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

West approach: One shared left/through lane, one through lane, and one exclusive right-turn lane (add one exclusive right-turn lane and convert one shared through/right-turn lane to a through lane).

19-7
cont'd

Pay for the entire cost to upgrade the signal to be connected to LADOT ATSAC System.

- Indiana Street/Olympic Boulevard

North approach: One left-turn lane and one shared through/right-turn lane (install one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

South approach: One left-turn lane and one shared through/right-turn lane (install one left-turn lane and convert one shared left/through/right-turn lane to one shared through/right-turn lane).

19-8

Pay for the entire cost to upgrade the signal to be connected to LADOT ATSAC System.

- Pomona Freeway (State Route 60) Westbound Ramps/Third Street

Install traffic signals.

19-9

Detailed striping and signal plans and final signal timing sheets for the above improvements should be prepared and submitted to this Department for review and approval.

19-10

The subject document is a proposed redevelopment plan for planning purposes and not a project specific document. We would like to have the opportunity to review the necessary environmental impact reports on a project-by-project basis for any potential traffic impacts on County roadways and intersections in the unincorporated area. A traffic report is generally needed if a project generates over 500 trips per day unless other possible adverse impacts as identified on page 1 of the enclosed County of Los Angeles Traffic Impact Analysis Report Guidelines. The evaluation of the roads and intersections within the County should be evaluated using criteria established by this Department. The report should also include an analysis of cumulative traffic of the project and other known developments and, if necessary, propose cumulative traffic mitigation measures.

19-11

Mr. Donald Spivack
April 15, 1998
Page 4

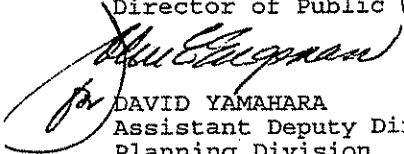
We recommend that the State of California Department of Transportation and adjoining cities review this document for significant impacts/mitigations within their jurisdictions. | 19-12

If you have any questions regarding the above comments, please contact Mr. Suen Fei Lau of our Traffic and Lighting Division at (626) 458-5909.

If you have any questions regarding the environmental reviewing process of this Department, please contact Mr. Vik Bapna at the address on the first page or at (626) 458-4363.

Very truly yours,

HARRY W. STONE
Director of Public Works



DAVID YAMAHARA
Assistant Deputy Director
Planning Division

YC:km
88

Enc.

RESPONSES TO COMMENT LETTER NUMBER 19

Response to Comment 19-1

Comment noted. The text on page 3-144 of the DEIR has been revised to reference order number 96054, NPDES Permit CAS614001.

Response to Comment 19-2

Comment noted. All references to the *Los Angeles County, Countywide Siting Element* have been updated to the June 1997 edition.

Response to Comment 19-3

Comment noted. The Agency will coordinate with all appropriate regulatory and responsible agencies when individual development projects are proposed that may affect resources under the jurisdiction of those agencies.

Response to Comment 19-4

Per the direction of County of Los Angeles staff, the impact criteria utilized in the study are consistent with that utilized by the City of Los Angeles as described on page 67 of the traffic study.

The mitigation measures suggested in the comment for the intersection of Indiana Street/Cesar E. Chavez Avenue are consistent with those proposed in the traffic study.

Response to Comment 19-5

Using the significant impact criteria summarized on page 67 of the traffic study, this intersection would not be significantly affected by the proposed project.

Based on conversations with the Los Angeles Department of Transportation, the City of Los Angeles is expected to install ATSAC at this analyzed intersection (which is under joint jurisdiction) by the Year 2015. Therefore, for the future base condition, the effects of ATSAC (i.e., a 7 percent increase in capacity) were considered in the intersection capacity analysis. Consequently, implementation of ATSAC at this intersection would not be the responsibility of the proposed Redevelopment Project.

Response to Comment 19-6

Please see the response to Comment 19-5.

Response to Comment 19-7

The improvements listed in the comment are consistent with the traffic study. Under existing conditions it was observed that the north and south approaches operate as one left-turn lane and one shared through/right-turn lane, and was analyzed as such. The improvement mentioned in the comment for the west approach is also consistent with that proposed in the traffic study.

Also, based on conversations with the Los Angeles Department of Transportation, it is expected that this analyzed intersection (under joint jurisdiction) would be part of the ATSAC system by the Year 2015. Therefore, for the future base condition, the effects of ATSAC (i.e., a 7 percent increase in capacity) were considered in the intersection capacity analysis. Consequently, implementation of ATSAC at this intersection would not be the responsibility of the proposed Redevelopment Project.

Response to Comment 19-8

The improvements mentioned in the comment are consistent with those proposed in the traffic study.

Also, based on conversations with the Los Angeles Department of Transportation, it is expected that this analyzed intersection (under joint jurisdiction) would be part of the ATSAC system by the Year 2015. Therefore, for the future base condition, the effects of ATSAC (i.e., a 7 percent increase in capacity) were considered in the intersection capacity analysis. Consequently, implementation of ATSAC at this intersection would not be the responsibility of the proposed Redevelopment Project.

Response to Comment 19-9

The improvements mentioned in the comment are consistent with those proposed in the traffic study.

Response to Comment 19-10

As site-specific developments are proposed, additional environmental documents would be prepared and provided to the appropriate jurisdictions for review. At that time, requests for detailed information on striping and signal plans would be appropriate.

Response to Comment 19-11

Comment noted. The County Department of Public Works has been included on the mailing list for all subsequent environmental documents prepared for individual development projects in the proposed Project Area.

Response to Comment 19-12

Comment noted. The California Department of Transportation (Caltrans) has reviewed the DEIR (see Comment Letter Number 13).

Comment Letter 20

FORM 600L 100 (Rev. 6-89)

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: June 1, 1998

To: Donald Spivack, Deputy Administrator
Community Redevelopment Agency
Attention: Al Santillanes, Project Manager

From: *Robert T. Takasaki*
Robert T. Takasaki, Senior Transportation Engineer
Department of Transportation

Subject: Clarification of Department of Transportation (DOT) Comments on Draft Environmental Impact Report (DEIR) for the Proposed Adelante Eastside Redevelopment Project

Reference is made to our April 15, 1998, memorandum to your agency in which DOT indicated that the traffic study for the project should have included a traffic analysis of Valley Boulevard intersection with Eastern Avenue grade separation and with the railroad crossing at Marianna Avenue as well as with the pedestrian grade separation at Boca Avenue. That comment was mis-written and should have indicated instead that the traffic study only analyzed one intersection along Valley Boulevard at the on-off ramps to the Long Beach Freeway. While it may have been desirable for additional intersections along Valley Boulevard to have been analyzed, the single intersection is probably sufficient for purposes of the program EIR, and DOT is not asking for additional Valley Boulevard intersections to be analyzed at this time. Such analysis could occur later as future projects are identified along Valley Boulevard.

20-1

In addition, our previous comments should have indicated two major mitigation measures which should have been included in the list of traffic mitigation measures for the program EIR. These were the Valley Boulevard grade separation project at Eastern Avenue/Marianna Avenue and the Valley Boulevard pedestrian grade separation project at Boca Avenue. Both of these projects were previously approved for funding in the 1997 Los Angeles County Metropolitan Transportation Authority Call for Projects Program.

20-2

I hope this clarifies our previous comments. If you have any further questions, please call me at (213) 580-5209.

RTT:sb

c:adelante

RESPONSES TO COMMENT LETTER NUMBER 20

Response to Comment 20-1

It is recognized that Comment 12-2 in the LADOT letter dated April 15, 1998 was mis-written. Also, as noted in the comment, additional locations along Valley Boulevard could be analyzed as future site-specific developments are proposed.

Response to Comment 20-2

The two improvements are noted by the Agency. Since these improvements have been approved for funding, they would be considered as part of the future base transportation system for the study. The inclusion of the measures noted in the comment is not likely to change the results of the traffic analyses.

Public Hearing

CERTIFIED COPY

COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS
PUBLIC HEARING/DRAFT ENVIRONMENTAL IMPACT REPORT

PROPOSED ADELANTE EASTSIDE REDEVELOPMENT

April 2, 1998

FILE NO:

6503

REPORTED BY:

SUSAN K. ANSEN
CSR 4081

Los Angeles Deposition Service
Mailing Address: 688 Verdemon Circle • Second Floor • Simi Valley, CA 93065

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PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL
IMPACT REPORT FOR THE PROPOSED ADELANTE
EASTSIDE REDEVELOPMENT PROJECT

APRIL 2, 1998

9:15 A.M.

REPORTED BY: SUSAN K. ANSEN, CSR #4081

1

1 PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT
2 REPORT FOR THE PROPOSED ADELANTE EASTSIDE
3 REDEVELOPMENT PROJECT
4
5

6 IN ATTENDANCE
7
8

9 CRA COMMISSIONERS:

10 Christine Essel, Chair
11 Peggy Moore, Vice Chair
12 Armando Vergara, Sr., Treasurer
13 Juanita G. Chavez
14 Dr. Keith S. Richman
15 Christine M. Robert
16 Clinton F. Rosemond
17

18 CRA STAFF, LEGAL COUNSEL:

19 John E. Molloy, Administrator
20 Kim Pfoser, Principal Planner
21 Donald R. Spivack, Deputy Administrator
22 Dov Lesel, Agency General Attorney
23
24
25

1 LOS ANGELES, CALIFORNIA

2 THURSDAY, APRIL 2, 1998

3 9:15 A.M.

4
5 MS. ESSEL: I'd like to convene the public
6 hearing on the Draft Environmental Impact Report for
7 the Proposed Adelante Eastside Redevelopment Project.

8 I have a number of speakers that have
9 submitted slips on this, about half a dozen. I'll
10 call you a couple at a time so you can be prepared.

11 Greg Spiegel is first. I believe it says
12 Rosa Valencia second, and Arturo Herrera third.

13 MR. SPIVAK: Do you want to start with the
14 staff presentation?

15 MS. ESSEL: Well, I know I'm in a hurry, but
16 okay.

17 MR. SPIVAK: Thank you.

18 Commissioners, ladies and gentlemen, my
19 name is Don Spivak. I'm deputy administrator for the
20 agency here to introduce the item before you regarding
21 the Draft Environmental Impact Report.

22 While holding a public hearing on a Draft
23 EIR is not required by California Environmental
24 Quality Act, it has been a long-standing agency
25 practice to provide the hearing as an additional

3

1 opportunity for the community to provide input on the
2 environmental issues in proposed redevelopment project
3 areas.

4 No action will be taken by the board
5 today. The purpose of the public hearing is to listen
6 to testimony as well as receive written materials that
7 may be submitted.

8 There will be no response to any comments
9 today. Any and all comments will be responded to in
10 the Final EIR which will be mailed to everyone who
11 commented on the Draft EIR, provided the speaker cards
12 have a legible name and mailing address.

13 We have a court reporter who will be
14 preparing a verbatim transcript of all comments made
15 today. Therefore, I request those who speak to please
16 state their name and any organization that they
17 represent.

18 Notice of the EIR would be prepared for
19 the Proposed Adelante Eastside Redevelopment Project
20 was issued on June 12, 1997. Responses to the notice
21 are included in Appendix B of the Draft EIR along with
22 an explanation how and where the responses to the
23 Notice of Preparation were addressed in the draft
24 document.

25 The Draft EIR was distributed for public

1 review on March 2, 1998, and made available in public
2 libraries and agency offices.

3 The required 45-day review period ends on
4 April 15, 1998, meaning that after the public hearing
5 there is additional time to provide comments or
6 elaborate on testimony given today or for those who
7 chose not to speak to provide written comments.

8 Notice of the availability of the Draft
9 EIR was published in the "Los Angeles Times" on March
10 2 of this year and the "Eastside Sun" newspaper on
11 March 5 of this year. The notice stated the time of
12 the public review period from March 2 through April 15
13 and the time and place of the public hearing this
14 morning. It stated that members of the public could
15 examine copies of the Draft EIR at the agency's record
16 center here at the central office, in the Eastside
17 office at 3500 Whittier Boulevard, and at the Benjamin
18 Franklin, Robert Louis Stevenson, Malabar, Lincoln
19 Heights and El Sereno branch libraries of the Los
20 Angeles Public Library on the Eastside.

21 The agency's central records department
22 also makes copies available to be borrowed for a
23 two-week period for those who do not wish to or do not
24 have the time to spend reviewing the document at a
25 site office or library or do not wish to acquire a

1 copy by paying for it.

2 The Draft EIR evaluates three development
3 alternative scenarios: A minimum infill, a moderate,
4 and a maximum probable development level including the
5 required no project alternative.

6 The maximum probable development scenario
7 projects that the proposed project could over the life
8 of the plan realize the construction of up to 2.6
9 million square feet of industrial space, over 600,000
10 square feet of commercial space, 195 new residential
11 units, over 10,000 square feet of public or
12 quasi-public uses, and result in the potential
13 displacement of 65 units within the industrial and
14 commercial land uses within the project area.

15 The Draft EIR and its purpose is to serve
16 as an information document. It identifies potential
17 significant adverse impacts on the physical
18 environment. It proposes mitigation measures to
19 reduce those impacts where feasible. Its purpose is
20 not to solve economic or social problems nor to
21 provide solutions for existing environmental problems.

22 The purpose of CEQA is to provide the
23 public and the decision-makers with information on
24 what would happen or what could happen to the
25 environment if a particular project is approved, of

6

1 measures to reduce those impacts, and alternatives
2 that may reduce those impacts so that informed
3 decisions can be made.

4 Again, the purpose of this public hearing
5 is to take comments on the Draft Environmental Impact
6 Report and not on the redevelopment plan itself or the
7 redevelopment work program. Both of those documents
8 are under preparation in consultation with the elected
9 Project Advisory Committee and will be considered at a
10 later time.

11 I would like to restate that the board
12 will not take any action on the item today. The board
13 will listen to testimony which will be included in the
14 Final EIR and responded to as appropriate at that
15 time. Thank you very much.

16 MS. ESSEL: Any questions of staff before we
17 begin?

18 Okay, as called before, Greg Spiegel,
19 Rosa Valencia, and Arturo Herrera.

20 MR. SPIEGEL: Good morning. My name is Greg
21 Spiegel from the Legal Aid Foundation of Los Angeles.
22 I'm here speaking on behalf the Adelante Eastside PAC.
23 We're going to make a few oral statements today. The
24 majority of our statements will be submitted in
25 writing, but we wanted to be here today, be present,

7

1 to let you know the interest the community has in the
2 project and the hopes it has for a successful project,
3 that it's going to benefit the community and maximize
4 participation of the residents.

5 So let me begin by saying the following
6 is a list of inadequacies in the Draft EIR as we see
7 it in our initial review:

8 The DEIR does not adequately address the
9 impacts on affordable housing. It cites an increase
10 in traffic caused by the activity, an increase in the
11 search for jobs, and that's going to be reflected in
12 an increase in demand for affordable housing.

13 However, the plan cites only a one-to-one replacement
14 ratio for affordable housing taken down.

PH-1

15 Because there is going to be an increase
16 in demand for affordable housing, housing is going to
17 have to be replaced at higher than one-to-one ratio.
18 Staff and the PAC have already agreed to a 1.25 to 1
19 ratio, and that should be reflected in the Final EIR.

20 The Draft EIR does not adequately address
21 the cumulative effects of the projects of the County
22 Hospital, the MTA Subway Eastside Extension Projects,
23 or the modernization projects at the public housing
24 specifically as they affect the loss of affordable
25 housing in the area.

PH-2

1 The Draft EIR does not adequately address
2 traffic mitigation. For the increase of traffic the
3 Draft EIR proposes that it's mitigated by the presence
4 of the Eastside Extension Subway. As you know, the
5 future of that subway is in a great deal of doubt
6 right now. So we'd like to see an alternative
7 mitigation measure also in the draft to account for a
8 subway that might not happen.

PH-3

9 The Draft EIR does not reflect an
10 agreement between the PAC and the CRA regarding the
11 limited area where replacement of affordable housing
12 will go. Staff and the PAC has agreed the housing,
13 affordable housing will be limited to an area bounded
14 by the Los Angeles River, Avenue 60, the county line
15 in the east, and the South Washington Boulevard.

PH-4

16 MS. ESSEL: Mr. Spiegel, how much more time do
17 you need?

18 MR. SPIEGEL: About a minute.

19 MS. ESSEL: Okay.

20 MR. SPIEGEL: The Draft EIR -- and this is a
21 major concern from the PAC -- it does not presume the
22 permanent existence of the elected PAC as has been
23 agreed by Councilperson Alatorre, CRA staff, and the
24 PAC. Mitigation measures should reflect the permanent
25 existence of the PAC by including a role for the PAC

PH-5

1 such as review and recommendation of design standards
2 that are set to mitigate impacts on the project area.

PH-5
cont'd

3 And then lastly, the Draft EIR does not
4 accurately reflect agreements between the
5 councilperson, the PAC, and staff regarding the
6 prohibition on the use of eminent domain in 100
7 percent residentially used or zoned property. Thank
8 you.

PH-6

9 MS. ESSEL: Thank you.

10 Is it Ross Valencia or Rosa Valencia?

11 MR. ROSS: Ross.

12 MS. ESSEL: Ross. Okay. Sorry.

13 MR. VALENCIA: Thank you. Good morning.

14 I'm here on behalf of the Boyle Heights
15 Homeowners Residents Association and to express our
16 desire to have this program implemented as soon as
17 possible. We're getting tired of the delays. We want
18 you to know that we appreciate the opportunity and the
19 challenge you're giving us to enhance and better our
20 lifestyle in our community.

21 If I may, I would like to turn the
22 balance of my time over to Mr. Art Chayra who's a
23 member of the PAC.

24 MS. ESSEL: I had called Arturo Herrera next.
25 Are you Arturo?

10

1 MR. CHAYRA: I do have a speaker card. I
2 arrived a little bit late.

3 Ladies and gentlemen, Madam Chairman, I'm
4 vice chairman of PAC, the Adelante PAC, and the acting
5 chairman of the EIR subcommittee. Subcommittee of the
6 PAC --

7 MS. ESSEL: Could you say your name one more
8 time.

9 MR. CHAYRA: My name is Arturo P. Chayra.
10 That's spelled C-h-a-y-r-a.

11 MS. ESSEL: Thank you for spelling it.

12 MR. CHAYRA: We are in process of reviewing the
13 DEIR, and I'd like to submit to you the following
14 comments regarding the action: One, the PAC was given
15 the responsibility of producing the goals and
16 objectives to be used in the Redevelopment plan.
17 These are the goals, and I brought these here with me,
18 and I'd like to make sure you get these today, our
19 written goals and objectives.

20 They were approved by the CRA, and we
21 feel that these goals and objectives should be used
22 instead of the ones that were the boilerplate one that
23 was used in the DEIR. And the effect that our goals
24 and objectives should be at least addressed in the
25 DEIR.

11

PH-7

1 The DEIR assumes that the Eastside
2 MetroRail and extension would eventually be approved,
3 and no consideration was given to mitigation of
4 traffic and circulation problems in the event the
5 Metro was not built.

PH-8

6 It is now apparent that the probability
7 is now higher that the Metro will not be built. The
8 overall effects of no Metro should now be re-examined,
9 and this negative probability is of great concern now
10 to the Boyle Heights community.

11 The subject of the power of the use of
12 eminent domain by the CRA is a serious area of
13 controversy in Boyle Heights of course because of the
14 misuse of power by previous administrations in our
15 neighborhood. The CRA and Councilperson Alatorre have
16 agreed that there will be no eminent domain on
17 property which is 100 percent residentially occupied.

PH-9

18 The DEIR is ambiguous when discussing
19 this subject. Second paragraph of page 3-19 is an
20 example of this ambiguity. And this and other
21 references to eminent domain should be crystal clear
22 to the community.

23 The PAC is in agreement with the CRA that
24 eminent domain may be used in extreme situations on
25 commercial/industrial properties and mixed-use

12

1 residential/industrial properties.

2 However, there is still a disagreement on
3 the use of eminent domain on commercial/residential
4 properties. That concern of that is as follows: A,
5 Boyle Heights is a long tradition of mixed-use
6 buildings, actually since the turn of the century.
7 And this use is an integral part of the character of
8 our community. And the removal of these buildings
9 would have a direct effect we believe on our
10 environment. The DEIR is vague on the number and
11 location of mixed-use buildings.

PH-9
cont'd

12 We feel that a listing of the inventory
13 and location of the mixed-use buildings is important
14 in order to logically discuss this proposal and
15 possibly reduce the PAC members' concern on mixed-use.
16 Maybe there is no problem. Maybe we're looking at
17 something that doesn't exist. But we don't know what
18 mixed-use buildings you're talking about. But
19 mixed-use residential/commercial is going to be a
20 problem.

PH-10

21 MS. ESSEL: Excuse me, sir, how much more time
22 do you need?

23 MR. CHAYRA: Just one more.

24 Table 3-4, page 3-15, indicates that a
25 total of 65 residential units will be displaced. The

PH-11

1 DEIR does not specify the type of buildings that these
2 are; for example, are these apartment units, duplexes,
3 single units or mixed-use residences? We should be
4 more specific in that area.

PH-11
cont'd

5 The PAC has an agreement that the
6 replacement of affordable housing should replace one
7 and a quarter to one. This was addressed by the
8 attorney before.

PH-12

9 The last thing is that the DEIR has
10 overlooked the serious environmental effect on air and
11 noise and (unintelligible) pollution on the Valley
12 Boulevard section of the project area. I see here the
13 members of the Hillside Homeowners Association will be
14 discussing this in greater detail, but I want you to
15 understand that this is of concern to the area, and
16 your DEIR does not address this problem.

PH-13

17 There is a serious problem that has to be
18 mitigated out there, particularly at the intersection
19 of Valley Boulevard and where we have to cross that
20 railroad station or railroad tracks every day. And if
21 you've ever been in that area, you'll find that it is
22 a serious problem, and eventually we'll have a
23 fatality in that area because we see people crossing
24 the tracks to get to school and the fact that this
25 train stops on middle of the tracks that prevents

PH-14

1 emergency vehicles from going back and forth to
2 service our community.

PH-14
cont'd

3 These are problems that we think have got
4 to be looked at, addressed, and should be addressed
5 too in the DEIR. Thank you very much.

6 I'd like to leave my goals and objectives
7 with the secretary.

8 MS. ESSEL: Arturo Herrera followed by Charles
9 Sudduth.

10 MR. HERRERA: Good morning. My name is Arturo
11 Herrera. I'm a resident of Boyle Heights and also a
12 member of the Boyle Heights Residents Association,
13 Homeowners Association, and also a PAC member.

14 I'm for the project in itself because I
15 think this is going to bring economic roles into our
16 community as far as in our industrial area and our
17 commercial area. And I feel that the CRA and the
18 staff has addressed the issues concerning our
19 communities and our goals and objectives to this
20 project. So I'm really for this project and looking
21 forward to work with the CRA and going forth with this
22 project. Like I say again, I'll say again, it will
23 bring economic growth to our community.

PH-15

24 Like I said, right now we have this
25 opportunity to take this tool and implement it into

1 our community. If we miss the train, it will be
2 another 60 years from now that we'll have this great
3 opportunity to really come back to help us out in our
4 community. And I know that private contractors or
5 private businesses aren't going to go in there and
6 help us in our community. And working through the
7 CRA, I think we can do something for our community
8 which I think is getting a little blighted right now.
9 And I think right now we got to get the horse by the
10 tail and really go forth in this project. Thank you
11 very much.

PH-15
cont'd

12 MS. ESSEL: Thank you. Charles Sudduth followed
13 by George Cabrera, Jr.

14 MR. SUDDUTH: My name is Charles Sudduth. I
15 represent the Hillside Village Property Owners
16 Association. I'm a registered civil engineer and
17 geotechnical engineer and have spent 30 years
18 reviewing EIR reports and other -- and preparing such
19 documents.

20 I find that while our communities welcome
21 community redevelopment and development of our area,
22 we question whether or not the Community Redevelopment
23 Agency is that agency that can do that.

24 As representing the so-called Subarea 1
25 in which the PAC of which has no representatives from

16

1 that area, the EIR is, let's say, lacking throughout
2 this entire document. It has no data regarding
3 Subarea 1 when it comes to describing the topography,
4 the geology, the faults and seismicity, the soils, the
5 traffic, noise, parks, libraries, and population.

PH-16

6 Project area says that there is no
7 population east of the intersection of Soto Street and
8 Valley Boulevard. That is incorrect. We have members
9 in our association that live in that area.

PH-17

10 The DEIR fails to note where the worst
11 blight is throughout the entire project area. It
12 ignores the pollution generated by trains passing
13 through there. Union Pacific has told us that they
14 are rebuilding the tracks to run trains through there
15 at 70 miles an hour and 93 trains a day.

PH-18

16 We have a grade separation at Soto
17 Street, the only one within two miles. The other
18 grade separation is at Fremont Avenue and Alhambra.
19 The tracks also serve between two yards.

PH-19

20 The history part of the DEIR adequately
21 describes the area. However, the first part of
22 chapter 3, which describes the existing conditions, is
23 completely erroneous.

PH-20

24 MS. ESSEL: How much more time do you need, sir?

25 MR. SUDDUTH: Okay, I'm going to end this up.

17

1 I have a rough draft of what we have
2 reviewed at this time. It's still undergoing review
3 by our association, but we feel very strongly that
4 this DEIR should be thrown out and rewritten again to
5 meet the needs of the community and not to promote
6 what the CRA staff wants to do in the community.

PH-21

7 The CRA staff has steadily told our area
8 they're not interested in taking care of the
9 infrastructure deficiencies; they're not interested in
10 eliminating the traffic hazards in our area. This
11 DEIR does not even note the traffic hazards in our
12 area; they don't note the noise conditions. They
13 don't note the hills in the area. The geology is
14 completely incorrect, and the soils is really
15 nonexistent.

PH-22

16 I shall give the staff a copy of our
17 current status as far as the review of this thing, and
18 we will have the final review before the 15th.

19 MS. ESSEL: Thank you.

20 George Cabrera, Jr., followed by Howard
21 Watts.

PH-23

22 MR. CABRERA: Good morning, Madam Chairman,
23 members of the committee, members of the audience. I
24 concur with our representative Charles Sudduth for the
25 Hillside Village Property Owners Association.

18

1 I also have something I'd like to read to
2 the members of the committee. In our draft, it states
3 in chapter 1, Introduction -- section 1.1 Introduction
4 and Background on page 1-1, contains misleading
5 statements. The objectives stated in the last
6 paragraph ignores any benefits to existing people in
7 the area including improving quality of life, better
8 city services and improved infrastructure. The
9 objective ends up a very vague document.

PH-24

10 In chapter 1 Introduction, section 1.2,
11 "CEQA Environmental Review Process" beginning on page
12 1-2 fails to note the impossibility of notifying the
13 community of the EIR.

14 There is no widely distributed newspaper
15 throughout the entire proposed redevelopment plan
16 area. There was no attempt to make copies available
17 to all community-based organizations. Many business
18 owners and residents are functionally illiterate when
19 it comes to understanding government and their rights.
20 Only 154 copies of the DEIR were presented. The CRA
21 staff made no attempt to contact affected people in
22 order to comply with CEQA intent.

PH-25

23 In chapter 2, "Description of the
24 Redevelopment Project," Section 2-1, "Project
25 Location" beginning on page 2-1 fails to note the

PH-26

1 project also includes Lincoln Heights. The northeast
2 plan indicates that community of Lincoln Heights
3 extends to Marengo and Daly Streets.

4 Hazard Park, the University of Southern
5 California Medical Campus, County U.S.C. Medical
6 Center, Central Juvenile Hall, and the Los Angeles
7 County Department of Public Works yards remain in
8 limbo as to where they belong. This discrepancy
9 between the CRA, the Planning Commission, and the city
10 council must be resolved.

PH-26
cont'd

11 The proposed Adelante Eastside
12 Redevelopment Project Area covers about corridors in
13 the cities Boyle Heights, Lincoln Heights, and El
14 Sereno communities.

15 Madam Chairman and committee, as a member
16 of the Hillside Village Property Owners Association we
17 are completely against this plan. And that's my
18 public comment for this morning.

PH-27

19 MS. ESSEL: Thank you.

20 Howard.

21 MR. WATTS: Well, I guess I better go after
22 these people who are for this darn thing because it
23 looks like they cut off the main people. The main
24 secretary from Hollywood, they cut him out of the PAC.

25 You know, we've been suffering this kind

20

1 of problems for a long time, and why they cut Don
2 Lippman out I'll never know, but he told me the PAC
3 was taken over by a bunch of other people who were not
4 on that PAC at that time.

5 I want to make it clear, an EIR has to do
6 with air, transportation, and other issues. I
7 congratulate the two people that did speak against
8 this whole EIR, the Draft EIR, and I think it's
9 obvious that the CRA is doing the same thing that
10 they've done all over the city: Don't inform the
11 people because the more you inform them, the better
12 they get educated. And the more they get educated,
13 they throw the CRA out. And they throw the oversight
14 committee out which is Housing and Redevelopment
15 folks. If you come down here after it passes here, it
16 will go there and then to the council.

17 And Joel Wachs said any eminent domain
18 comes from here to the council directly after
19 oversight says yes or no on eminent domain.

20 I heard a lot about the transportation
21 because of trains going through there. I wonder why.
22 Sixty-five homes are going to be displaced also by
23 eminent domain. It's not going to be done by any
24 other way.

25 John Molloy is over there shaking his

21

PH-28

1 head. I never heard of a potential non-eminent domain
2 project. John, we need to send you back to Sacramento
3 when you shake your head like that.

4 MS. ESSEL: How much more time do you need,
5 Howard?

6 MR. WATTS: Thank you very much.

7 MS. ESSEL: That concludes the public testimony
8 on Item 2.

9 Does the Commission at this point have
10 any particular questions of staff prior to closing
11 this item?

12 Thank you very much. And I imagine we'll
13 be seeing this item again in the near future.

14 When will it come back again?

15 MR. SPIVAK: The public review period closes on
16 the 15th of April. And when we see the extent of
17 comments and the need to respond to them, we'll be
18 able to set a timetable as to when we expect to be
19 back.

20 MS. ESSEL: Okay. Shouldn't be too long I would
21 imagine. Thank you.

22 (Whereupon the Public Hearing on the
23 Draft Environmental Impact Report for the
24 Proposed Adelante Eastside Redevelopment
25 Project was closed at 9:45.)

1 STATE OF CALIFORNIA)
2) ss.
3 COUNTY OF LOS ANGELES)

4 I, Susan K. Ansen, CSR No. 4081, certify:

5 That the foregoing was taken before me at
6 the time and place therein set forth;

7 That the Public Hearing on the Draft
8 Environmental Impact Report for the Proposed Adelante
9 Eastside Redevelopment Project was recorded
10 stenographically by me and thereafter transcribed into
11 typewritten form under my personal supervision.

12 That the foregoing transcript is a true
13 and correct transcription of my stenographic notes of
14 the proceedings held.

15 IN WITNESS WHEREOF, I have subscribed my
16 name this 13th day of April, 1998.

17
18 Susan K. Ansen
19 Certified Shorthand Reporter
20 for the State of California
21
22
23
24
25

RESPONSES TO PUBLIC HEARING COMMENTS

Response to Comment PH-1

Since there is an existing shortage of decent, safe, sanitary and adequately sized housing in the area, the increased demand for new housing is identified as a significant impact in the DEIR. Agency staff are recommending replacement of displaced housing on a 1.25 to 1 ratio (1.25 replacement units for each unit displaced).

Response to Comment PH-2

Please see the responses to Comments 4-150 and 9-11.

Response to Comment PH-3

Please see the response to Comment 9-12

Response to Comment PH-4

Please see the response to Comment 9-9.

Response to Comment PH-5

Please see the response to Comment 9-16.

Response to Comment PH-6

Please see the response to Comment 9-2.

Response to Comment PH-7

The revised goals and objectives have been incorporated in this FEIR.

Response to Comment PH-8

Please see the response to Comment 9-12.

Response to Comment PH-9

Please see the response to Comment 9-2.

Response to Comment PH-10

Please see the response to Comment 9-4.

Response to Comment PH-11

The 65 residential units that may be displaced over time as new industrial development and expansion occurs in Subareas 2 and 3 are nonconforming uses located on industrially zoned land. These residential uses tend to be isolated and scattered within the industrial corridors. The residential structures are predominantly single-family and duplex units with some four-unit multi-family structures. In two instances, the residential units are located above or behind commercial uses on industrial zoned properties.

Response to Comment PH-12

Agency staff are recommending a replacement housing ratio of 1.25 to 1 (1.25 replacement units for each unit displaced).

Response to Comment PH-13

Please see the responses to Comments 4-72 through 4-79 (air quality impacts) and Comments 4-80 through 4-85 (noise impacts).

Response to Comment PH-14

Comment noted. However, it should be recognized that it is not a responsibility of the proposed project to mitigate existing safety hazards (according to Section 15021 (a)(2) of the *State CEQA Guidelines* "A public agency should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that *the project* would have on the environment." *emphasis added*).

Response to Comment PH-15

The comment supporting the project is noted by the Agency.

Response to Comment PH-16

Data on environmental conditions in Subarea 1 is provided in the relevant sections of the DEIR. The reader is also referred to the responses to the comments in Letter Number 4 that specifically address this issue.

Response to Comment PH-17

There is a residential population in Subarea 1. Subarea 1 residential units are located south of North Main Street and just west of Soto Street. East of Soto Street, residential units are located along portions of the north side of Valley Boulevard; east of Boca Avenue; the southside of Valley Boulevard, east of Cavanagh Road; and the northside of Alhambra Avenue, east of Lombardy Boulevard.

Response to Comment PH-18

The purpose of the DEIR is not to identify blight conditions. That information will be in the Report to Council.

Response to Comment PH-19

Please see the responses to Comments 4-73 through 4-79.

Response to Comment PH-20

Comment noted.

Response to Comment PH-21

The comment, which expresses an opinion of the speaker, is noted by the Agency.

Response to Comment PH-22

Please see the responses to Comments 4-34, 4-58, and 4-136.

Response to Comment PH-23

Comments noted. Traffic, noise, and geological/soils conditions are discussed in the relevant sections of the DEIR. The reader is also referred to the responses to specific comments regarding these issues in Comment Letter Number 4.

Response to Comment PH-24

Please see the response to Comment 4-14.

Response to Comment PH-25

Please see the responses to Comments 4-15 and 5-1.

Response to Comment PH-26

Comment noted. Appropriate revisions have been made to the text of the DEIR.

Response to Comment PH-27

The opinion of the speaker is noted by the Agency.

Response to Comment PH-28

For a discussion of issues related to eminent domain and displacement the reader is referred to the responses to Comments 9-2 through 9-4.

APPENDIX A BIBLIOGRAPHY/REFERENCES

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APPENDIX B NOTICE OF PREPARATION AND RESPONSES

Table B-1: NOP Responses

Agency	Date of Letter	Response to NOP Letter
State of California, Planning and Research	6.10.97	No response necessary.
City of Los Angeles, Cultural Heritage Commission	6.24.97	For a discussion of impacts the cultural resources mentioned, see Section 3.5 (Cultural Resources).
Southern California Association of Governments	7.1.97	For a discussion of consistency between applicable plans and the project, see Section 3.2 (Land Use).
City of Los Angeles, Bureau of Engineering	7.10.97	For a discussion of impacts to utilities, see Section 3.10 (Utilities).
City of Los Angeles, Fire Department	7.11.97	For a discussion of impacts to fire-flow, fire stations, access and fire lanes, and local codes, see Section 3.9 (Public Services).
California Department of Transportation	7.14.97	For a discussion of traffic impacts, see Section 3.6 (Traffic and Circulation).
Los Angeles Unified School District (LAUSD)	7.17.97	For a discussion of impacts on air quality, noise, student safety, traffic, and local school enrollment see Sections 3.7 (Air Quality), 3.8 (Noise), 3.9 (Public Services), 3.8 (Traffic and Circulation), and 3.3 (Housing, Population, and Employment), respectively.
County of Los Angeles, Department of Public Works	7.21.97	For a discussion of solid waste impacts and storm water runoff, hazardous waste impacts, impacts to the Los Angeles River, and traffic impacts see Sections 3.10 (Utilities), 3.14 (Hazardous Materials), 3.4 (Urban Design/Visual Quality), and 3.6 (Traffic and Circulation), respectively.
City of Los Angeles, Bureau of Street Lighting (Public Works)	7.22.97	For a discussion of lighting impacts, impacts caused by glare, impacts to street trees, and impacts to historic lighting, see Sections 3.4 (Urban Design/Visual Quality) and 3.5 (Cultural Resources).
City of Los Angeles, Police Department	7.23.97	For a discussion of impacts to police services, see Section 3.9 (Public Services).

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

(Article VI, Section 2 - CRA CEQA Guidelines)

TO: All Interested Agencies, Parties, Organizations, and Persons

FROM: The Community Redevelopment Agency of the City of Los Angeles, 354 S. Spring Street, Suite 700, Los Angeles, CA 90013

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

PROJECT TITLE: Adelante Eastside Redevelopment Project

PROJECT PROPONENT/APPLICANT: The Community Redevelopment Agency of the City of Los Angeles

The Community Redevelopment Agency of the City of Los Angeles (Agency) will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this Agency when considering your permit or other approval.

The project description, location and the probable environmental effects are contained in the attached materials.

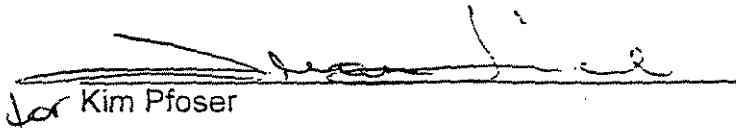
☐ A copy of the Initial Study is attached.

☒ A copy of the Initial Study is not attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. In order to receive consideration in the Draft EIR, comments are due by Thursday, July 17, 1997.

Please send your response to Ms. Ileana Liel, Senior Planner (telephone 213/977-1799) at the address of the Agency as shown above. Please provide the name of a contact person in your agency.

DATE: June 12, 1997


for Kim Pfoser

Principal Planner
Title

ATTACHMENT TO NOTICE OF PREPARATION PROPOSED ADELANTE EASTSIDE REDEVELOPMENT PROJECT

GENERAL INFORMATION

Purpose of Notice of Preparation

The purpose of the Notice of Preparation (NOP) is to inform Responsible Agencies (i.e., public agencies which may have discretionary approval power over the proposed project) that an Environmental Impact Report (EIR) will be prepared and to solicit their concerns regarding the potential environmental effects of the proposed project. This Notice is legally required.

The California Environmental Quality Act (CEQA) also encourages early consultation with private persons and organizations which may be concerned with the potential environmental effects of the project. The Notice of Preparation serves this purpose.

The State CEQA Guidelines state that, to be considered in the preparation of the Draft EIR, responses must deal with the potentially significant environmental issues related to the specific project.

All written responses will be included as Appendices in the Draft EIR and their contents considered in accordance with State and Agency environmental guidelines. Those who respond to the NOP (Respondents) do not receive individual responses. Instead, each Respondent to the NOP receives a copy of the Draft EIR when it is distributed for public review and comment.

Initial Study

An "Initial Study" is a preliminary analysis prepared by the Lead Agency to determine whether an EIR must be prepared or to identify the potential significant environmental effects to be analyzed in an EIR. If preliminary review indicates that an EIR will be required, the environmental review process can begin without the preparation of an Initial Study. Because this project consists of the proposed adoption of a redevelopment plan, the preparation of this EIR is required by the California Community Redevelopment Law and CEQA.

PROJECT BACKGROUND

In late 1991, Eastside community residents expressed the desire to initiate a comprehensive area analysis to address growing concerns over the lack of private investment, deteriorating physical conditions of structures and public infrastructure, and the demands of changing demographic characteristics. Councilman Richard Alatorre, representing the 14th District, responded with the initiation of two sequential studies; the Eastside Neighborhoods Revitalization Study (1993), and the Eastside Redevelopment Feasibility Study (1995) through the Community Redevelopment Agency of the City of Los Angeles. These two studies, which included extensive community participation and input, led to the recommendations of proceeding with the next steps for adopting a redevelopment plan for the area and incorporating community approved revitalization goals. On September 29, 1995 the City Council authorized the Agency (City Council File No. 91-1187) to initiate the redevelopment adoption process for the proposed

Adelante Eastside Redevelopment Project Area. This effort will continue to include extensive community participation and input.

The overall intent of the proposed Adelante Eastside Redevelopment Project is to upgrade the physical, social, and economic environment of the Project Area through actions that may result in new development and a comprehensive revitalization strategy which provides opportunities and services for area residents and businesses.

PROJECT AREA AND PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The proposed Adelante Eastside Redevelopment Project Area is an irregularly shaped 2,200 acre area encompassing the predominantly commercial and industrial areas of Boyle Heights and the commercial/industrial mixed use portion along Alhambra and Valley Boulevards within the community of El Sereno. Major commercial and industrial arterial streets include Cesar E. Chavez, Mission, and Marengo Avenues, Olympic, Whittier, Valley, and Pico Boulevards, and Alhambra, Main and Soto Streets. The generalized boundaries for the proposed Adelante Eastside Redevelopment Project Area are shown in the attached Project Area map, Exhibit A.

Under the provisions of the California Environmental Quality Act (CEQA) and the Community Redevelopment Law, environmental impact documentation of any proposed redevelopment plan is required. In this regard, it is the intent of the CRA to prepare a Program Environmental Impact Report ((EIR) for the proposed Adelante Eastside Redevelopment Project (referred to as the Eastside EIR). A Program EIR is not project specific, but instead addresses policy interventions and the broad land use changes that may be incorporated into a recovery plan. Under CEQA specific projects may "tier" off a Program EIR and further reduce and expedite environmental review processing time when actual projects to stimulate recovery are proposed by private and/or public entities.

The proposed alternatives for the Eastside EIR do not represent site specific projects. Rather these alternatives are based on the planning and community participation efforts that have taken and continue to take place in the Eastside community and serve as a means to assess various levels of development that may be stimulated throughout the proposed Redevelopment Project Area. The levels of development evaluated in each alternative are intended to bracket the range of possible environmental consequences. In theory, the levels of development evaluated do not represent a worst case. This is because the maximum development level is according to the land use densities allowed in the Community Plan. The proposed alternatives represent a percentage of the Community Plan buildout and are believed to be the most probable levels of development over the next 10 to 15 year period.

PROJECT DESCRIPTION

The purpose of the alternatives to be evaluated in the Program EIR is to bracket the range of possible or probable revitalization and development options. The Program EIR will evaluate three land use development alternative scenarios including the "no project" alternative. The "no project" alternative - the option of doing nothing - is specifically required to be addressed by the California Environmental Quality Act (CEQA).

The three levels of potential development incorporate commercial, industrial, and residential uses. They are referred to as the Minimum Development/Infill Alternative, Moderate Development Alternative, and Maximum Probable Development Alternative.

The range of alternatives is based on development possibilities within the commercial and industrial corridors which may occur over 5, 10 or 15 year periods within the proposed project area. Those corridors with some level of development potential are considered opportunity areas. For purposes of this assessment, development potential is based on land use capacities, available sites (vacant, economically underutilized or occupied by severely blighted/damaged buildings), as well as generalized market considerations.

The three alternatives also include those programs which do not increase the physical space for development but enhance the economic viability of the area. Such programs include establishing new businesses and supporting the enhancement of existing local businesses by providing the following: marketing, business management assistance, residential and commercial and industrial rehabilitation programs, loans for new business start-up, financing programs, incubator business start-up assistance, grant programs for business expansion, parking, facade improvements, street improvement programs in residential neighborhoods and within commercial and industrial area corridors, land writedowns, permit assistance, potential land use changes, job and skill training programs, school and business linkage programs, local residents' participation in the job market.

MINIMUM DEVELOPMENT/INFILL ALTERNATIVE

This alternative is intended to address the theoretical minimum probable level of change that would be necessary to support and stimulate reinvestment and revitalization in the proposed Adelante Eastside Redevelopment Project Area. It is based on opportunity sites with near-term potential, i.e., within the next five years. This alternative focuses on providing a low percentage of infill development on existing vacant residential, commercial and industrial sites, and the reuse of a limited number of vacant commercial and industrial buildings within the proposed Project Area. These actions would be complemented with streetscape improvements along major corridors and public areas, as well as landscaping and improvements to private properties to upgrade the appearance of businesses (e.g., awnings, painting, signage). Additionally, parking areas would be upgraded with resurfacing, lighting, landscaping and signage and about 2,750 square feet of new development for public/quasi-public community uses would be provided. The opportunity areas considered would not include displacement of existing businesses or residences.

o Residential

Residential development opportunities under this alternative could result in approximately 30 new multi-family units on vacant residential sites within the proposed Project Area.

o Commercial

Based on the availability of vacant land and market considerations, new commercial development under the Minimum Development/Infill Alternative is anticipated to occur on a small percentage of vacant commercial sites project wide and estimated to total approximately 38,115 square feet. An additional 69,000 square feet of commercial space could be added through the reuse and/or rehabilitation of existing vacant buildings, resulting in a total increase of 107,115 square feet of commercial uses.

- o Industrial

Under this alternative, industrial space could increase by approximately 206,875 square feet through vacant building reuse. Infill development could occur on one large specific industrial site (UPS Site) and add 544,500 square feet, for a total increase of about 751,375 square feet of industrial uses.

MODERATE DEVELOPMENT ALTERNATIVE

The Moderate Development Alternative is intended to address the theoretical probable level of development that could occur over the next five to ten years based on development to a higher degree for vacant sites and the reuse of sites with vacant and blighted buildings and/or economically underutilized sites. Improvements to streetscapes, building facades and public parking similar to the Minimum Development/Infill Alternative would be included, as well as about 5,500 square feet of new public/quasi-public uses. There is no displacement of commercial or residential uses anticipated with this alternative.

- o Residential

Residential development under this alternative anticipates the development of new housing at the Red Line Eastern Extension Metro Station locations under appropriate land use designations. A total of 110 new residential units could be added under this alternative.

- o Commercial

The amount of new commercial space increases to 158,500 square feet under this alternative and includes development opportunities at Metro Station locations. An additional 138,000 square feet of commercial uses could be added by reuse of vacant buildings. A total of 296,500 square feet of commercial uses could be realized under this alternative.

- o Industrial

Under this alternative, new industrial development is expected to occur primarily two specific sites (UPS owned sites). A marginal percentage of other vacant industrial land project wide is also expected to be developed. New industrial development under this alternative is projected at 1,128,200 square feet. An additional 413,750 square feet of industrial uses could be added through the rehabilitation and reuse of vacant buildings. A total of about 1,541,950 square feet of industrial space could be created in the proposed Project Area through new development and reuse of vacant industrial buildings.

MAXIMUM PROBABLE DEVELOPMENT ALTERNATIVE

The Maximum Probable Development Alternative is intended to address the theoretical maximum probable level of change that could be achieved within the land use capacity established under the Boyle Heights and the Northeast Community Plans within 10 to 15 years or by the year 2010, which is the buildout year for the purposes of analysis in this EIR. This alternative would include improvements to streetscapes and building facades, and public parking similar to the Minimum Development/Infill Alternative and about 10,950 square feet of new public/quasi-public uses. The Maximum Probable Development Alternative also considers new development on both vacant sites and on sites that are considered economically underutilized or physically dilapidated. New development on currently developed properties could take the form of gradual conversion

over time or through land assembly and/or the use of eminent domain powers that may be applied to properties. It should be recognized that a degree of displacement of existing commercial and industrial uses is anticipated under this alternative.

o Residential

Residential infill development under this alternative includes the development of additional housing units in combination with commercial facilities (Mixed Use) at Metro Station locations. This alternative could add a total of 195 new multi-family units to the proposed Project Area.

o Commercial

Potential new commercial fill development is expanded to include sites such as the Sears site, portions of the L.A. County / U.S.C. Medical Center property, available sites adjacent to Metro Stations, and the development of all vacant commercial parcels project wide. This could increase the amount of new commercial space to approximately 327,500 square feet. Rehabilitation and reuse of existing vacant buildings could add approximately 275,000 square feet of commercial uses. The total increase of approximately 602,500 square feet of commercial space could occur under this alternative.

o Industrial

The potential for new industrial development is expanded to focus on all of the available industrial vacant land within the project area. In addition, currently underutilized sites that could be developed include portions of both the Sears Site and the former Bethlehem Steel Facility. Under this alternative, approximately 2,000,000 square feet of new industrial space could be developed. Reuse of vacant industrial buildings could add approximately 620,625 square feet, resulting in a total of 2,620,625 square feet of industrial uses within the proposed Project Area.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROPOSED ACTIONS

Implementation of the proposed redevelopment options will or may have the following significant effects, either by itself or cumulatively with existing and proposed development in the area:

1. Land use/neighborhood impacts;
2. Soils (hazardous materials) and seismic impacts;
3. Increase in noise levels;
4. Addition to air pollutant levels;
5. Increase in traffic which may be substantial in relation to the capacity of the roadway systems;
6. Socioeconomic impacts, including potential relocation of existing businesses and residents;
7. Increase demand on public services and facilities; and
8. Architectural/historic resource impacts.

Proposed - Adelante Eastside Redevelopment Project

Community Redevelopment Agency
City of Los Angeles

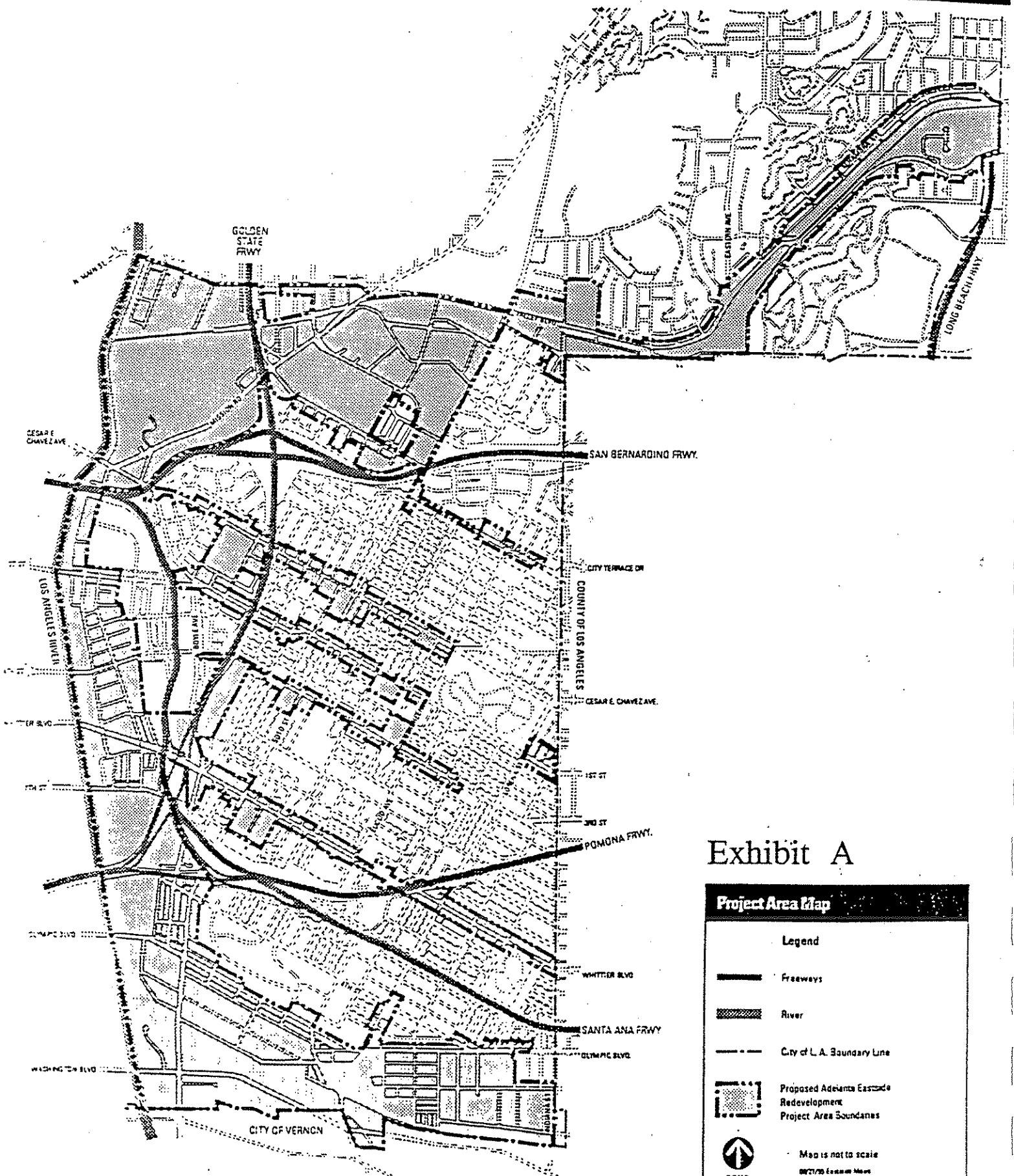


Exhibit A



PETE WILSON
GOVERNOR

State of California

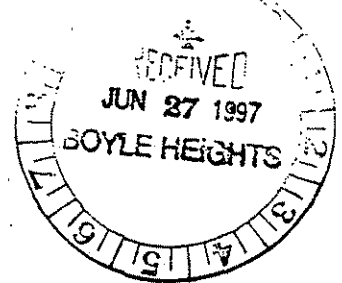
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO 95814



LEE GRISSOM
DIRECTOR

DATE: June 20, 1997
TO: Reviewing Agencies
RE: ADELANTE EASTSIDE REDEVELOPMENT PROJECT
SCH# 97061065



Attached for your comment is the Notice of Preparation for the ADELANTE EASTSIDE REDEVELOPMENT PROJECT draft Environmental Impact Report (EIR).

Responsible agencies must transmit their concerns and comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

COMMUNITY REDEVELOPMENT AGENCY CITY OF LOS ANGELES
354 S. SPRING ST. STE 700
LOS ANGELES, CA 90013

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call at (916) 445-0613.

Sincerely,

ANTERO A. RIVASPLATA
Chief, State Clearinghouse

Attachments

cc: Lead Agency

Action: *Spiroch*
Info: *Santillanes*
Wagui - contract

S = sent by lead agency

X = sent by SCH

Resources Agency

☒ **Nadell Gayou**
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☒ **Department of Fish and Game**
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Independent Commissions/Agencies

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☒ **Wayne Hubbard**
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916/227-4408 Fax 916/227-4549

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☐ **Mike Falkenstein**
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☐ **CENTRAL COAST REGION (3)**
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805/549-3147 Fax 805/543-0397

☒ **LOS ANGELES REGION (4)**
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☐ **CENTRAL VALLEY REGION (5)**
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☐ **Redding Branch Office**
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☐ **Victorville Branch Office**
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73720 Fred Waring Drive, #100
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☐ **SANTA ANA REGION (8)**
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☐ **SAN DIEGO REGION (9)**
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☐ **OTHER:** _____

☐ **OTHER:** _____

CITY OF LOS ANGELES

CALIFORNIA



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ADOLFO V. NODAL
GENERAL MANAGER

June 24, 1997

Ms. Ileana Liel, Senior Planner
The Community Redevelopment Agency
354 S. Spring St., Suite 700
Los Angeles, CA 90013

Dear Ms. Liel:

RE: ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Thank you for the opportunity to review the Notice of Preparation for the above-referenced project. The Cultural Heritage Commission looks forward to receiving a copy of the Draft EIR when it becomes available.

The Board is particularly interested in impacts along The Brooklyn Avenue Neighborhood Corridor (between Cummings St. and Mott St.), Historic-Cultural Monument 590, and at The Breed Street Shul, Historic-Cultural Monument 359.

Very truly yours,

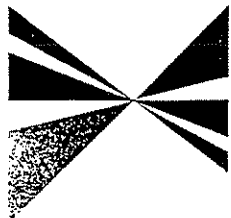

Jay M. Oren
Staff Architect

57-604.00
97 JUL -3 19:09
RECORDS CENTER

July 1, 1997

Ms. Ileana Liel
Senior Planner
Community Redevelopment Agency
of the City of Los Angeles
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SOUTHERN CALIFORNIA



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County of Ventura: Judy Mikels, Ventura County • Andrew Fox, Thousand Oaks • John Melton, Santa Paula • Toni Young, Port Hueneme

RE: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Adelante Eastside Redevelopment Project- SCAG No. 19700315

Dear Ms. Liel:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Adelante Eastside Redevelopment Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG assists cities, counties and other agencies in reviewing projects and plans for consistency with regional plans.

In addition, The California Environmental Quality Act requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and regional plans (Section 15125 [b]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide which may be applicable to your project are outlined in the attachment. We suggest that the appropriate policies be addressed in the DEIR, if one is prepared..

Please provide a minimum of 45 days for SCAG to review the DEIR if and when this document is available. If you have any questions regarding the attached comments, please contact Bill Boyd at (213) 236-1960.

Sincerely,


VIVIANE DOCHE-BOULOS
Manager, Intergovernmental Review

Action:
Info: J. Liel
Doc aneq ra
J. S. S.
Sp. ivack
Kenzels-Kimborough

**COMMENTS ON THE
NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE ADELANTE EASTSIDE REDEVELOPMENT PROJECT**

PROJECT DESCRIPTION

The Project proposes redevelopment of an irregularly shaped 2,200 acre area in east Los Angeles encompassing the predominately commercial and industrial areas of Boyle Heights and the commercial/industrial mixed use portion along Alhambra and Valley Boulevards within the community of El Sereno.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The Growth management Chapter (GMC) of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the Adelante Eastside Redevelopment Project.

- *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*
- *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

The Regional Mobility Element (RME) also has policies pertinent to this proposed project¹. This chapter links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. Among the relevant policies of this chapter are the following:

- *Promote Transportation Demand Management (TDM) programs along with transit and ridesharing facilities as a viable and desirable part of the overall mobility program while recognizing the particular needs of individual subregions.*
- *Support the extension of TDM program implementation to non-commute trips for public and*

¹ See Endnote.

private sector activities.

- *Support the coordination of land use and transportation decisions with land use and transportation capacity, taking into account the potential for demand management strategies to mitigate travel demand if provided for as a part of the entire package.*
- *Urban form, land use and site-design policies should include requirements for safe and convenient non-motorized transportation, including the development of bicycle and pedestrian-friendly environments near transit.*
- *Support the use of market incentives as a mechanism to affect and modify behavior toward the use of alternative modes for both commute and non-commute travel.*
- *Expanded transportation system management by local jurisdictions will be encouraged.*
- *Public transportation programs should be considered an essential public service because of their social, economic, and environmental benefits.*
- *Implementation of new transit service or improvements in existing and expanded transit should be supportive of the Centers-Based Transit Network (cbtn) concept.*
- *Specific service types, levels and configuration should be determined by the local transit providers, transit users, local jurisdictions, and applicable county transportation commissions.*
 - a ○ *Public transit services shall be designed to provide the maximum availability at times convenient for use.*
 - b ○ *Public transit services shall be designed to be available for use without impediments.*
 - c ○ *Public transit services should be designed to provide maximum user utility.*
 - d ○ *New and expansion transit programs which are designed to meet the objectives of Transportation Control Measures contained in the AQMP shall receive priority for funding.*
 - e ○ *Local funding resources for transit should be used to leverage all available federal funding sources as applicable.*

- f ○ All existing and new public transportation services, facilities, and/or systems shall be fully accessible to persons with disabilities as defined, mandated, and required under the applicable Titles and Sections of the Americans With Disabilities Act, 1990 and the Rehabilitation Act, 1974.
 - g ○ All existing and new public transit services shall be provided in a manner which does not preclude use on the basis of race, color, and/or national origin as defined, mandated and required under Title 6 of the Civil Rights Act, 1964.
 - h ○ All existing and new public transit services, facilities, and/or systems shall evaluate the potential for private sector participation through the use of competitive procurement based on Fully Allocated Costing methodologies.
- The development of the regional transportation system should include a non-motorized transportation system that provides an effective alternative to auto travel for appropriate trips. The planning and development of transportation projects and systems should incorporate the following, as appropriate:
- a ○ Provision of safe, convenient, and continuous bicycle and pedestrian infrastructure to and throughout areas with existing and potential demand such as activity areas, schools, recreational areas (including those areas served by trails), which will ultimately offer the same or better accessibility provided to the motorized vehicle.
 - b ○ Accessibility to and on transit (bus terminals, rail stations, Park-And-Ride lots), where there is demand and where transit boarding time will not be significantly delayed.
 - c ○ Maintenance of safe, convenient, and continuous non-motorized travel during and after the construction of transportation and general development projects. Existing bikeways and pedestrian walkways should not be removed without mitigation that is as effective as the original facility.
- Entities and programs that currently support the auto should be encouraged to provide the same types of services for non-motorized transportation, including education, promotion, and enforcement.

- *Growth in the demand for goods movement will be accommodated through the provision of adequate multi-modal and intermodal infrastructure that is consistent with overall regional goals, objectives, and policies.*
- *Pricing strategies will be considered as one of the strategies to reduce peak-period congestion.*
- *Demand for increased goods movement will be given consideration in corridors where system connectivity and gap closure projects are being planned.*
- *Arterial truck access routes will be coordinated for the purpose of improving system connectivity, eliminating circuitous routings, and reducing delays.*
- *The potential for adverse impacts to mode shares, diversion of business to other ports and loss of cost-competitiveness in goods movement to, from, and through the SCAG region will be considered in the development and implementation of local and regional plans.*
- *Planning to accommodate multi-modal and inter-modal goods movement shall be an integral part of the land use and circulation elements of local government general plans and specific plans.*
- *In order to assist in the identification of potential bottlenecks that could occur downstream of cargo flows, the identification of potential intermodal routes that cross or connect to provide future transfer facility nodes (highway, rail, harbor or airports) shall be encouraged.*
- *Support long-range corridors that will employ multi-modal and inter-modal strategies designed to maintain mobility for people, goods, services, and information in ways that are safe, efficient, cost-effective, meet environmental mandates, and foster economic development.*
- *Support long-range projects and rights-of-way preservation programs that foster the development of an urban form conducive to reducing single occupant vehicle trips.*
- *Alternative modes and projects shall be developed and implemented where implementation of HOV element projects is demonstrated to be unfeasible due to widespread local opposition.*
- *HOV lanes shall be provided for in new facility construction and for capacity enhancements*

of existing facilities in accordance with the HOV program.

- *Certain freeway facilities within the SCAG region lack adequate median, shoulder or existing rights-of-way to add HOV lanes. When the formation of two plus occupancy carpools on these facilities yield consistent directional HOV volumes averaging 1500 vehicles per hour² during the daily peak periods of congestion, SCAG shall request Caltrans to initiate a study as to how the HOV improvement can be implemented before programming the project. The study shall examine alternatives for the HOV, operational considerations (including IVHS), public support for HOV (including conversion) within the corridor, and pricing, as well as the legal and environmental ramifications of each specific project.*
- *Necessary steps to develop and implement arterial HOV facilities in support of transit and rideshare activities shall be initiated.*
- *Necessary steps to develop and implement Smart Corridors and Smart Streets to achieve regional mobility objectives shall be initiated.*
- *Methods to improve safety and reduce incidents on the regional transportation system will be considered.*

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

- *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.*
- *Encourage patterns of urban development and land use which reduce costs on infrastructure construction and make better use of existing facilities.*
- *Encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs, and other economic incentives, which support attainment of subregional goals and policies.*

² Assumes that once the conversion takes place, HOV traffic volumes will increase 20%.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

- *Support provisions and incentives created by local jurisdictions to attract housing growth in job rich subregions and job growth in housing rich subregions.*
- *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.*
- *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- *Support local jurisdictions strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*
- *Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.*
- *Support and encourage settlement patterns which contain a range of urban densities.*
- *Encourage planned development in locations least likely to cause environmental impact.*
- *Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.*
- *Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.*
- *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*

- *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

- *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*
- *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

AIR QUALITY CHAPTER CORE ACTIONS

The Air Quality Chapter core actions related to the proposed project include:

- *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*
- *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The Water Quality Chapter core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

- *Streamline water quality regulatory implementation. Identify and eliminate overlaps with other regulatory programs to reduce economic impacts on local businesses.*
- *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*
- *Coordinate watershed management planning at the subregional level by (1) providing consistent regional data; (2) serving as a liaison between affected local, state, and federal watershed management agencies; and (3) ensuring that watershed planning is consistent with other planning objectives (e.g., transportation, air quality, water supply).*
- *Encourage opportunities for pollution reduction marketing and other market-incentive water quality programs as an alternative to strict command-and-control regulation.*
- *Support regional efforts to identify and cooperatively plan for wetlands to facilitate both sustaining the amount and quality of wetlands in the region and expediting the process for obtaining wetlands permits.*
- *Clean up the contamination in the region's major groundwater aquifers since its water supply is critical to the long-term economic and environmental health of the region. The financing of such clean-ups should leverage state and federal resources and minimize significant impacts on the local economy.*
- *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*
- *Ensure wastewater treatment agency facility planning and facility development be consistent with population projections contained in the RCPG, while taking into account the need to build wastewater treatment facilities in cost-effective increments of capacity, the need to build well enough in advance to reliably meet unanticipated service and storm water demands, and the need to provide standby capacity for public safety and environmental protection objectives.*

July 1, 1997
Ms. Ileana Liel
Page 10

CONCLUSIONS

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

ENDNOTE

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

SCAG is a *Joint Powers Agency* established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's *Metropolitan Planning Organization* and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. §134(g)-(h), 49 U.S.C. §1607(f)-(g) et seq., 23 C.F.R. §450, and 49 C.F.R. §613. SCAG is also the designated *Regional Transportation Planning Agency*, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the *South Coast Air Quality Management Plan*, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. §7504(a) as a *Co-Lead Agency* for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining *Conformity* of Projects, Plans and Programs to the Air Plan, pursuant to 42 U.S.C. §7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for *reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans* required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for *Inter-Governmental Review* of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, *Environmental Impact Reports* of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. §1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized *Areawide Waste Treatment Management Planning Agency*.

SCAG is responsible for preparation of the *Regional Housing Needs Assessment*, pursuant to California Government Code Section 65584(a).

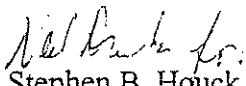
SCAG is responsible (with the San Diego Association of Governments and the Santa Barbara County/Cities Area Planning Council) for preparing the *Southern California Hazardous Waste Management Plan* pursuant to California Health and Safety Code Section 25135.3.

City of Los Angeles
Inter-Departmental Memorandum

DATE: July 10, 1997

TO: Ileana Liel
Senior Planner
Community Redevelopment Agency

FROM: Sam L. Furuta
City Engineer
Bureau of Engineering

By: 
Stephen B. Houck
Acting Division Engineer
Program Management Division

SUBJECT: **ADELANTE EASTSIDE REDEVELOPMENT PROJECT - NOTICE OF PREPARATION**

Bureau of Engineering staff have reviewed the Notice of Preparation for the Adelante Eastside Redevelopment Project and have the following comments. The proposed document is intended as a Programmatic Environmental Impact Report (EIR), which would have other EIR's tiered off of the original document whenever a project is proposed within the Adelante Eastside area. The Programmatic Environmental Impact Report proposes three buildout alternatives; minimum development, moderate development, and maximum probable development.

Since this is a programmatic EIR, general qualitative discussions of the impacts of the three proposed alternatives would be acceptable. All utilities impacted by the proposed alternatives would need to be addressed including the anticipated impacts to: street improvements and maintenance; sewerage capacity within the LA area as related to the proposed project, including local sewer trunk line capacity; necessary storm drain construction and improvements, including proposed storm water mitigation plans for any commercial, construction, and industrial uses. Bureau staff suggest that comprehensive quantitative analysis of the potential impacts of any proposed project would be completed within subsequent tiered EIR's.

Should you have any questions or comments, please call Morag Logan at (213) 847-8791.

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CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE97 JUL 18 P5:08
C.R.A.
RECORDS CENTER

July 11, 1997

TO: Mr. John E. Molloy, Administrator
Community Redevelopment Agency

Attention: Ileana Liel, Senior Planner

FROM: Fire Department

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT - ADELANTE EASTSIDE REDEVELOPMENT PROJECT

PROJECT DESCRIPTION

The proposed Adelante Eastside Redevelopment Project Area is an irregularly shaped 2,200 acre area encompassing the predominantly commercial and industrial areas of Boyle Heights and the commercial/industrial mixed use portion along Alhambra and Valley Boulevards within the community of El Sereno. Major commercial and industrial arterial streets include Cesar E. Chavez, Mission and Marengo Avenues, Olympic, Whittier, Valley and Pico Boulevards, and Alhambra, Main and Soto Streets.

FIRE-FLOW AND FIRE STATION LOCATION

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in high-density residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing.

Action: ☒ *F. Liel*
Info: *Santillan*
Bohaneq
Rose
Spivack
Henzaki-Kimura

In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07., Table 9-C.

TABLE 9-C

LAND USE	REQUIRED FIRE-FLOW	MAXIMUM RESPONSE DISTANCE*	
		ENGINE	TRUCK CO.
Low Density Residential	2,000 G.P.M. from three adjacent fire hydrants flowing simultaneously	1 1/2 Miles	2 Miles
High Density and Neighborhood	4,000 G.P.M. from four adjacent fire hydrants flowing simultaneously	1 1/2 Mile	2 Miles
Commercial Industrial and Commercial	6,000 to 9,000 G.P.M. from four hydrants flowing simultaneously	1 Mile	1 1/2 Miles
High Density Commercial (Principal Business Districts or Centers)	12,000 G.P.M. to any block (where local conditions indicate that consideration must be given to simultaneous fires, an additional 2,000 to 8,000 G.P.M. will be required)	3/4 Mile	1 Mile

Improvements to the water system in this area may be required to provide the required gallons per minute fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

Mr. John E. Molloy
July 11, 1997
Page 3

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 47
4575 Huntington Drive South
Los Angeles, CA 90032
Task Force Truck and Paramedic Engine Company
Staff - 10

Fire Station No. 16
2011 N. Eastern Avenue
Los Angeles, CA 90032
Single Engine Company
Staff - 4

Fire Station No. 1
2230 Pasadena Avenue
Los Angeles, CA 90031
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Staff - 12

Fire Station No. 2
1962 Cesar Chavez Avenue
Los Angeles, CA 90033
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Staff - 12

Fire Station No. 25
2927 Whittier Boulevard
Los Angeles, CA 90023
Single Engine Company
Staff - 4

The above Fire Stations are within the proposed redevelopment project.

ACCESS AND FIRE LANES

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Mr. John E. Molloy
July 11, 1997
Page 4

Access for Fire Department apparatus and personnel to and into all structures shall be required.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

Additional vehicular access may be required by the Fire Department where buildings exceed 28 feet in height.

PROJECT PLANS AND LOCAL CODES

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles (C.P.C. 19708).

Plot plans may be required for Fire Department approval.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

For additional information, please contact the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Chief Engineer and General Manager



Richard Olsen, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

RO:DHT:lq:a\adelante.wp

cc: Councilmember Richard Alatorre, Fourteenth Council District

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, 120 SO. SPRING ST.
LOS ANGELES, CA 90012-3606
TDD (213) 897-6610

RECEIVED
RECORDS DEPT.

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July 9, 1997

IGR/CEQA #970645 ly
Adelante Eastside Redevelopment Project
Boyle Heights, Alhambra & Valley Blvds.
Within Community of El Sereno
SCH #97061065
LA 5-VAR; LA 10-VAR; LA 60-VAR; LA-101

Ms. Ileana Liel
City of Los Angeles
Community Redevelopment Agency
354 S. Spring Street, Suite 700
Los Angeles, CA 90013

Dear Ms. Liel:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed redevelopment of an irregular shaped 2,200 acre area encompassing the predominantly commercial and industrial area of Boyle Heights and the commercial/industrial mixed use portion along Alhambra and Valley Boulevards within the community of El Sereno. Major commercial and industrial arterial streets include Cesar E. Chavez, Mission and Marengo Avenues, Olympic, Whittier, Valley, and Pico Boulevards, and Alhambra, Main and Soto Streets.

Based on the information received, and to assist us in our efforts to completely evaluate and assess the impacts of this project on the State Transportation System, a traffic study in advance of the DEIR should be prepared to analyze the following information:

- 1) Assumptions and methods used to develop trip generation/distribution, percentages and assignments.
- 2) An analysis of ADT, AM, and PM peak-hour volumes for both the existing and future year 2015 conditions. This should include Route 5 (Golden State Freeway), Route 10 (San Bernardino Freeway), Route 60 (Pomona Freeway), Route 101 (Hollywood Freeway) and affected ramps, streets, crossroads, and controlling intersections.
- 3) This analysis should include project traffic, cumulative traffic generated for all approved developments in the area, Interchange Utilization (I.C.U.) and Level of Service (LOS) of affected freeway ramp intersections on the State Highway indicating existing and project LOS, and existing + projects (s) + other projects LOS (existing and future).
- 4) Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:
 - * financing
 - * scheduling considerations
 - * implementation responsibilities
 - * monitoring plan
- 5) Developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer should be addressed. Specifically, any assessment fees for mitigation should be of such proportion as to cover mainline highway deficiencies that occur as a result of the additional traffic generated by the project.

Ms. Ileana Liel
July 9, 1997
Page 2

A Caltrans Encroachment Permit will be processed for work within the State Right-of-Way, such as signalization, grading, widening, drainage, or freeway mainline improvements etc. A Caltrans Project Study Report (PSR) will be prepared for any work which exceeds \$1,000,000, not including Right-of-Way.

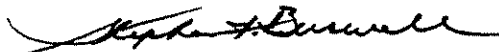
Any transportation of heavy construction equipment which requires the use of oversized-transport vehicles on State Highways will require a Caltrans Transportation Permit. We recommend that large size trucks that are transporting construction materials, and equipment be limited to off-peak commute periods.

We look forward to reviewing the DEIR. We expect to receive a copy from the State Clearinghouse. However, to expedite the review process, you may send two copies in advance to the undersigned at the following address:

Stephen J. Buswell
District 7 IGR/CEQA Program Manager
Transportation Planning Office, 1-10C
120 South Spring Street
Los Angeles, CA 90012

If you have any questions regarding this response, please refer to our IGR/CEQA # 970645 and call me at (213) 897-4429.

Sincerely,



STEPHEN J. BUSWELL
IGR/CEQA Program Manager
Transportation Planning Office

LOS ANGELES UNIFIED SCHOOL DISTRICT
COMMENTS ON NOTICE OF PREPARATION
FOR ADELANTE EASTSIDE REDEVELOPMENT PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

INTRODUCTION

The Community Redevelopment Agency of the City of Los Angeles has solicited the District's input on the scope and content of the Environmental Impact Report (EIR) for the above-referenced project. The District has reviewed the information contained in the Notice of Preparation (NOP), and submits the comments set out in this report.

PHYSICAL IMPACTS

Many of the District schools that serve the project area are adjacent, or proximate, to areas designated for redevelopment. The District is concerned that the environmental consequences of project construction and operation will detrimentally affect the health and safety of students and the integrity of the learning environment at these schools. The District guidelines for addressing the physical impacts of project development in relation to schools are discussed below:

Air Quality/Noise

The comments and guidelines set out by the District's Environmental Health and Safety Branch in Attachments A, B and C should be followed in assessing air quality and noise impacts in relation to schools. These analyses should be performed for all site specific evaluations where the development is within 1,000 feet of a school site.

Traffic and Student Safety

According to the NOP, increase in traffic levels is shown as a probable environmental effect of the proposed project. At issue is the safety of students as they walk, bike or commute by bus or automobile to and from school.

The District's thresholds of significance for issues affecting school traffic and student safety are set forth in Attachment D. Please follow this guideline in the assessment of traffic and circulation impacts. The proposed measures should be incorporated where applicable.

In addition, the following measures should be adopted to address construction traffic specifically:

- 1) Haul trucks will not be routed past District schools; where that is not feasible, hauling will be restricted to times when school is not in session.
- 2) Construction vehicles, including vehicles to transport workers, will not park or stage along the streets that border school sites.

STUDENT GENERATION

The District is concerned that residential, commercial and industrial growth in the project area will impact schools. The EIR should, therefore, provide projections on student population growth resulting from this project. Data on enrollments and capacities for schools serving the Adelante Eastside Redevelopment Project area will be sent at a later date.

The secondary impact on enrollment from commercial and industrial development should also be addressed. The creation of new jobs encourages new employees to move into an area, thus creating demand for housing and new school facilities. This office can furnish material useful in analyzing this secondary impact.

Where schools are not expected to have adequate space to accommodate the forecasted development, measures must be put in place to address the shortfall in classroom seats. Such measures could include the donation of land, funding of portable classrooms, or the payment of a transportation fee for busing students.

USE OF PROGRAM EIR (TIERING)

According to the NOP, this is a Program EIR from which future projects are expected to tier off. In the attempt to streamline the approval process, the physical impacts from project construction and operation must not be overlooked. Where adequate mitigation is not provided in this Program EIR to address the impacts that future developments may have on schools, it must be shown that these specific projects will be subject to public review under CEQA.

CONCLUSION

The Los Angeles Unified School District is charged with protecting the health and safety of students, and the integrity of the learning environment. It is not the District's role to oppose projects, but rather to ensure that the issues affecting schools are adequately addressed as part of the project approval process, and that appropriate and feasible mitigation measures are provided to offset any impacts on schools.

Los Angeles Unified School District

Facilities Services Division

RUBEN ZACARIAS
Superintendent of Schools

Environmental Review File
Adelante Eastside Redevelopment Project

BETH LOUARGAND
General Manager

BOB NICCUM
Director of Real Estate
and Asset Management

C.R.A.
RECORDS CENTER

July 17, 1997

'97 JUL 22 A9 56

Kim Pfoser
Principal Planner
The Community Redevelopment Agency
of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, California 90013

Dear Mr. Pfoser:

Re: Adelante Eastside Redevelopment Project

Thank you for including the District on the circulation list for the Notice of Preparation (NOP) for the above-referenced project.

According to the NOP, depending on which alternative is selected as the project, development at buildout will range from 30 to 195 new residential units, from 107,115 to 602,500 square feet of commercial space, and from 751,375 to 2,620,625 square feet of industrial space. The District is concerned that the environmental consequences of the proposed development could adversely affect the health and safety of students, and enrollment levels at the local schools.

The District's comments on the scope and content of the Environmental Impact Report for the project are contained in the attached report. It sets forth the issues affecting schools which should be covered in the EIR. Those issues are summarized below:

- Air quality and noise impacts on schools
- Safety of students en route to and from school
- Construction traffic in the vicinity of school sites
- Impacts on school enrollment from residential, commercial and industrial development
- District review of site-specific projects

Action: _____

Info: _____

_____ Santillanes

_____ Pfoser

_____ Bocanegra

_____ Spivack

_____ Longate - Kimrough

Real Estate and Asset Management Branch, 355 South Grand Avenue, Suite 500, Los Angeles, California 90071

• Telephone: (213) 633-7581 • Fax: (213) 633-7546 • e-mail: realestate@lausd.k12.ca.us

Mr. Pfoser

-2-

July 17, 1997

In determining whether schools will be adversely affected by project development, the District's thresholds of significance should be applied. These thresholds are contained in the attached report, along with proposed mitigation measures to address school impacts.

Please contact Joan Friedman at (213) 633-8986, or me at (213) 633-8985, if you have any questions regarding the District's comments on the NOP, or if you require any additional information.

Very truly yours,



Patricia Dean
Environmental Review Unit

PD:mn

Attachments

- c: Ms. Louargand (w/o attachments)
- Mr. Shambra (w/o attachments)
- Ms. Doi (w/attachment A)
- Ms. Takaki (w/attachment D)

ATTACHMENT A
INTER-OFFICE CORRESPONDENCE
LOS ANGELES UNIFIED SCHOOL DISTRICT

TO: Pat Dean, Administrative Staff Aide
Real Estate and Asset Management Branch

Date July 15, 1997

FROM: Richard Lui *RL*
Environmental Health and Safety Branch

SUBJECT: ADELANTE EASTSIDE REDEVELOPMENT PROJECT - NOP

In response to your request for comments regarding the above referenced document, the following is provided.

Under the California Environmental Quality Act, the applicant has the responsibility to reasonably attempt to disclose the impacts of its project on sensitive receptor populations. In order to comply with this requirement, potential impacts to Los Angeles Unified School District (District) sites must be addressed.

As stated in the Notice of Preparation, the project has the potential to significantly impact ambient air and noise quality. The applicant must perform as detailed analyses as possible to quantify impacts so that appropriate mitigation measures can be applied. Of particular concern are potential impacts to schools located in close proximity to project locations. It is recommended that the applicant use District methodology to quantify potential noise, carbon monoxide and fugitive dust impacts that may result from the construction and operation phases of the project.

Please keep us abreast of any new developments regarding this project. If you should have any questions or comments, please call me at (213) 743-5086.

RL:rl

ATTACHMENT B

FUGITIVE DUST (PM10)

The current California ambient air quality standard (AAQS) for daily (24-hour) exposures is 50.0 micrograms per cubic meter (ug/m3). The South Coast Air Quality Management District reports that exposure to PM10 can result "in both short and long term reductions in lung function" and cites children as "especially sensitive" to its effects. The California Air Resources Board additionally states that when inhaled, these particles expose children to adverse health effects such as "increased risk of asthma attacks, reduced pulmonary function and increased risk of respiratory illnesses."

In accordance with the California Environmental Quality Act, significance criteria has also been established to account for the continued degradation of ambient air quality when contaminant concentrations already exceed the AAQS. For the 24-hour standard, an incremental increase of 2.5 ug/m3 over existing background concentrations is considered measurable and significant and likely to increase the frequency and severity of an existing PM10 violation.

Assessment Methodology

The following methodology is presented to ensure that short term and intermittent source-receptor concentrations are quantified and impacts on the school based population defined.

The air quality analysis should quantify construction and related emissions generated from the following soils handling and dust generating activities:

- Structural demolition
- Grading
- Excavation
- Aggregate loading and unloading
- Transportation of heavy equipment and haul trucks on paved and unpaved roadways (reentrainment)
- Aggregate stockpiling and storage

The District recommends that appropriate project scheduling reports and standard operating variables be used with the above soils handling and dust generating activities to produce credible emission estimates.

The following guidance documents are recommended to assist in the quantification of PM10 emissions:

1. U.S. Environmental Protection Agency, 1985. Compilation of Air Pollutant Emission Factors, Volume I: Stationary Point and Area Sources, Fourth Edition. AP-42. Supplement A to the Fourth Edition, 1986. Supplement B to the Fourth Edition, 1988. Supplement C to the Fourth Edition, 1990. Supplement D to the Fourth Edition, 1991.
2. U.S. Environmental Protection Agency, 1988. Control of Open Fugitive Dust Sources. EPA-450/3-88-008.
3. U.S. Environmental Protection Agency, 1989. Air/Superfund National Technical Guidance Study Series, Volume III: Estimation of Air Emissions from Cleanup Activities at Superfund Sites (Interim Final). EPA-450/1-89-003.
4. U.S. Environmental Protection Agency, 1992. Fugitive Dust Background Document and Technical Information Document for Best Available Control Technology. EPA-450/2-92-004.

5. South Coast Air Quality Management District, 1993. CEQA Air Quality Handbook, Chapter 9: Emission Calculation Procedures.

Air Dispersion Models

Once emissions have been quantified, air dispersion modeling utilizing sequentially processed meteorological data is necessary to determine maximum ground level concentrations. The modeling exercise should be conducted to account for the hours associated with the appropriate dust generating activities (i.e., 8:00 a.m. to 4:00 p.m.). The following air dispersion model is recommended:

- Industrial Source Complex Short Term (ISCST3)

To ensure a viable modeling effort, all appropriate input variables should be based on the above referenced assessment methodology.

To permit a technical review, the District requests that all emission calculations and assumptions used to perform the analysis, including model input and output files, be provided.

CARBON MONOXIDE

The current California short term ambient air quality standards (AAQS) for one and eight hour exposures to carbon monoxide are 20.0 ppm and 9.0 ppm, respectively. The South Coast Air Quality Management District (SCAQMD) has also established emergency episode criteria for carbon monoxide exposure. The first-stage one hour concentration is 40 ppm. The SCAQMD reports that concentrations at this level may "endanger or cause significant harm to the public."

In accordance with the California Environmental Quality Act, significance criteria has also been established to account for the continued degradation of ambient air quality when contaminant concentrations already exceed the AAQS. For the one and eight hour standards, an increase over existing background concentrations of 1.0 and 0.45 ppm are considered measurable and significant and likely to increase the frequency and severity of an existing carbon monoxide violation.

Modeling Methodology

Where appropriate, the District recommends that the carbon monoxide microscale analysis be conducted in accordance with the methodology and protocol presented in the following guidance documents:

1. California Department of Transportation, 1989. CALINE 4 - A Dispersion Model for Predicting Air Pollutant Concentrations Near Roadways.
2. California Department of Transportation, 1988. Air Quality Technical Analysis Notes.
3. California Air Resources Board, 1989. Air Quality Analysis Tools*.
4. U.S. Environmental Protection Agency, 1992. EPA User's Guide for CAL3QHC: A Modeling Methodology for Predicting Pollutant Concentrations Near Roadway Intersections. EPA-454/R-92-006.
5. U.S. Environmental Protection Agency, 1992. Guideline for Modeling Carbon Monoxide from Roadway Intersections. EPA-454/R-92-005.

* Input parameters for the following variables should be made in accordance with the following approach:

- vehicles/lane/cycle (NCYC):

$$\frac{\text{vehicle approach volume (VPH)}}{\text{number of traffic lanes} \times (3600/\text{total cycle time})}$$

- vehicles delayed/lane/cycle (NDLA):

$$\frac{\text{vehicles/lane/cycle} \times \text{red cycle time}}{\text{total cycle time}}$$

- last vehicle idle time (INT2): values should be based on the average stopped delay time per vehicle (seconds/vehicle) for each respective lane group or movement. A value of zero in not appropriate when delay times exceed the green cycle time.

Air Dispersion Models

The District recommends use of the following air dispersion models to determine school based exposures:

1. CALINE4: Preferred for all roadway and traffic conditions.
2. CAL3QHC: May be used for free flow links. Signalized intersections may also be considered when the following conditions are met:

- all vehicles clear an intersection during the respective green time (average delay < green cycle time).
- vehicle capacity (V/C) ratios predicted by the model are consistent with the values presented in the project's traffic study.

To ensure a viable modeling effort, all appropriate input variables should be based on data presented in the project's traffic study (e.g. traffic volumes, cycle and delay times).

To permit a technical review, the District requests that all data collected pursuant to the above requirement, including model-input and output files, be provided.

ATTACHMENT C

NOISE STUDY GUIDELINES FOR ENVIRONMENTAL DOCUMENTS

Noise control is important in determining appropriate land use near educational facilities. These guidelines and standards were intended for use for proposed projects that may result in significant and measurable increases in ambient noise levels at Los Angeles Unified School District sites.

The attached is designed to assist those who prepare noise study reports by providing some consistency to the way noise information is presented in environmental documents.

RECOMMENDED COMPONENTS OF A NOISE STUDY

I. Project Description

Provide a brief description of the project in terms of its effect on the noise environment and a brief description of the existing noise environment and its impact on the District.

II. A Detailed Survey of Existing Noise Environment

- A. Provide a map showing existing setting in relation to the proposed project with adjacent land uses, receptors, identified noise sources, and proposed sample locations. Pertinent distances should be noted.
- B. Survey must encompass the proposed project area and include all noise sensitive receptors (i.e. schools). Survey should establish the existing ambient noise level which may be used to establish compliance with District Noise Standards (See attached). Noise survey sites should include school sites within a quarter mile radius of the proposed project. Rationale for sampling location on District sites should be included in report.
- C. Survey should cover the time period when the school may be affected by the proposed project. Identify dates, times and duration of sampling (a minimum of 1 hour recommended).
- D. Survey should encompass a representative number of days to determine the existing "typical" noise environment.
- E. For time periods measured, the noise data should include L_{eq} , L_1 , L_{10} , L_{50} , L_{90} , and identification of typical noise levels emitted by existing sources. If day-night measurements are made, report L_{dn} or $CNEL$ also.
- F. Summarize the present environment by providing a noise contour map showing lines of equal noise level in 5dB increments.
- G. Follow the recommended sampling protocol
 1. Utilize the "A" weighted scale of the sound level meter and the "slow" meter response (use fast response for impulsive type sounds).
 2. The noise measurements should be taken at all impacted District sites, both interior and exterior noise levels. Impacted sites are those which may be affected by construction noise and/or post construction.
 3. Microphone should be located four to five feet above the ground; ten feet or more from the nearest reflective surface, where possible. However, in cases where another

elevation is deemed appropriate, that elevation should be utilized and the rationale for the change discussed.

4. Measurements should be made at a point at least four feet from walls, ceilings, or floors nearest the noise source, with windows in the normal seasonal configuration.
5. Exterior noise measurements should be taken at the school property line at the point nearest the source.
6. Calibration of noise measurement equipment should be performed immediately prior to recording any noise data.

III. Future Noise Environment

- A. Provide a brief description of predicted future noise environment, for both short term (i.e., during project construction) and long term (i.e., after project) impacts. The scope of analysis will vary depending upon the type of project, but at a minimum the following must be provided for short term and long term impacts.
 1. Discuss types of noise sources and their proximity to the potentially impacted school site(s).
 2. Description of Operations and Activities
 - a. Average daily level of activity (e.g., traffic, equipment operations in hours per day).
 - b. Distribution of activity over day and nighttime periods, days of week, etc.
 - c. Description of noise sources (i.e., percent truck; percent construction equipment; percent machinery).
 - d. Identify any unusual noise characteristics (impulsive, tone).
- B. Method Used to Predict Future Levels
 1. Identify computer model used
 2. State any modifications to standard model in detail and rationale for changes.
 3. Show noise levels at District sites in Leq L_1 , L_{10} , L_{50} , L_{90} .
 4. Give any other information/data yielded by model used.
- C. Provide contours of Predicted Future Levels

IV. Impacts

- A. Quantify anticipated changes in noise by comparing ambient noise levels to predicted or projected noise levels with project. Evaluate the impact on District sites.
- B. Discuss effects of increased noise on school environment (e.g., speech interference).

V. Mitigations

- A. Discuss how adverse noise impacts can be mitigated. List any alternative technologies for mitigation, their relative effectiveness and feasibility. If noise barriers are proposed for mitigation, specify attenuation.
- B. Outline responsibilities of the lead agency.
- C. Provide a discussion of noise impacts that cannot be mitigated.

DISTRICT NOISE STANDARDS

	L_{10}^*	L_{eq}^{**}
EXTERIOR NOISE LIMITS	70 dBA	67 dBA
INTERIOR NOISE LIMITS	55 dBA	52 L_{eq}

In those cases where the existing ambient noise levels exceeds the District Noise Standards, the maximum measured ambient noise level will be considered the standard.

* L_{10} : Sound level that is exceeded 10 percent of the time for the time period under consideration.

** L_{eq} : A measure of the exposure resulting from the accumulation of A-weighted sound levels over a particular period of interest.

ATTACHMENT D

School Transportation, (213)227-4400, must be contacted regarding the potential impact, if any, upon existing school bus route.

Contractors must guarantee that safe and convenient school pedestrian routes are maintained. School Pedestrian Routes maps will be furnished upon request.

Contractors must maintain ongoing communication with administrators at impacted school sites providing sufficient notice to forewarn children and parents when currently existing school pedestrian routes will be impacted. School Pedestrian Routes maps will be furnished upon request.

Appropriate traffic controls (signs and signals) must be installed as needed to ensure pedestrian/vehicular safety.

Construction scheduling should be sequenced to minimize conflicts with pedestrians, school buses and cars.

Funding for crossing guards to be provided when safety of children compromised by construction related activities at impacted crossings.

Funding for a flag person to be provided as needed where construction related activities compromise the safety of pedestrians and/or motorists while traveling to and from school.

Barriers must be constructed as needed to minimize trespassing, vandalism, and short-cut attractions.

Security patrols should be funded and provided to minimize trespassing and short-cut attractions.

Fencing should be installed to secure construction equipment to minimize trespassing, vandalism and short-cut attractions.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 21, 1997

IN REPLY PLEASE P-2
REFER TO FILE:

Ms. Ileana Liel
Senior Planner
The Community Redevelopment Agency
City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, CA 90013

Dear Ms. Liel:

RESPONSE TO A NOTICE OF PREPARATION (NOP)
ADELANTE EASTSIDE REDEVELOPMENT PROJECT

Thank you for the opportunity to provide comments on the NOP for the proposed Adelante Eastside Redevelopment Project. We have reviewed the NOP and offer the following comments:

Environmental Programs

The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each "development project" to provide an adequate storage area for collection and removal of recyclable materials. The Environmental Impact Report (EIR) should include/discuss standards to provide adequate "waste storage areas" for collection/storage of recyclable and green waste materials for this project.

Current estimates indicate that a shortfall in permitted daily land disposal capacity in Los Angeles County will occur within the next few years. The proposed project may increase the generation of construction and other solid waste and may negatively impact solid waste management facilities in the County. Therefore, the proposed EIR must identify measures the project proponent may implement to mitigate the impact. These measures may include, but are not limited to, implementation of waste reduction, recycling and composting programs, as well as programs to divert the generated construction and other solid waste from the landfills.

The existing hazardous waste management (HWM) facilities in this County are inadequate to handle the hazardous waste currently being generated. The proposed project may generate hazardous waste and household hazardous waste which could adversely impact existing HWM facilities. This issue should be addressed and mitigation measures provided.

Action: _____
Info: I. Liel R. Kimbrough
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Bocanegra

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RECORDS CENTER

Ms. Ileana Liel
July 21, 1997
Page 2

The EIR needs to fully assess the impacts of this project on the quality of stormwater runoff. The EIR should reference order number 96054, National Pollutant Discharge Elimination System Permit CAS614001 issued by the California Regional Water Quality Control Board to the County and local agencies. The DEIR should also indicate compliance with all relevant stormwater quality management programs of the Federal, State, County, and local agencies.

If you have any questions regarding the above comments, please contact Mr. Tom Brachko of our Environmental Programs Division at (626) 458-3567.

Environmental and Special Studies

The Los Angeles River Master Plan (LARMP) coordinated by the County Departments of Regional Planning, Parks and Recreation, and Public Works was adopted by the Board of Supervisors on June 13, 1996. The LARMP identified potential locations along the River corridor for beautification and joint-use projects, such as tree planting, pedestrian and bicycle trails and economic development. When the LARMP was adopted, the Board asked our Department to facilitate implementation of the plan by obtaining participation and support from communities and agencies to develop the River as a multi-purpose facility with flood control as the primary function.

We recommend that the Redevelopment Agency review the Board adopted LARMP which proposes aesthetic enhancements such as tree planting, trails, economic development, and interpretive sites. We would welcome the opportunity to meet with the Community Redevelopment Agency during the development process to identify the specific objectives and be consistent with the LARMP.

If you have any question regarding the above comments, please contact Ms. Jennifer Fang or Mr. Yaw Daaku of our Planning Division at (626) 458-4346 or (626) 458-4345, respectively.

Traffic and Lighting

We believe a development of this magnitude could significantly impact the adjacent roadways and intersections within the City, as well as the County of Los Angeles. We do not have specific comments at this time. We request the opportunity to review the EIR upon its completion.

We recommend the State of California Department of Transportation and adjoining cities review this project for impacts/mitigations within their jurisdictions.

Ms. Ileana Liel
July 21, 1997
Page 3

If you have any questions regarding the above comments, please contact Mr. Garland Seto of our Traffic and Lighting Division at (626) 458-5909.

If you have any questions regarding the environmental reviewing process of this Department, please contact Mr. Vik Bapna at the address on the first page or at (626) 458-4363.

Very truly yours,

HARRY W. STONE
Director of Public Works

A handwritten signature in cursive script, appearing to read "David Yamahara".

DAVID YAMAHARA
Assistant Deputy Director
Planning Division

YC:km
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OF PUBLIC WORKS
MEMBERS

J.P. ELLMAN
PRESIDENT
485-3379

VALERIE LYNNE SHAW
VICE PRESIDENT
485-3376

M.E. "RED" MARTINEZ
PRESIDENT PRO-TEMPORE
485-3375

TOD A. BURNETT
485-3377

ELLEN STEIN
485-3378

CITY OF LOS ANGELES
CALIFORNIA



RICHARD J. RIORDAN
MAYOR

C.R.A.
RECORDS CENTER

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
STREET LIGHTING

GEORGE A. ESLINGER
DIRECTOR

600 SOUTH SPRING STREET
14TH FLOOR
LOS ANGELES, CA 90014
(213) 847-6400
FAX: 847-5388

internet: streetlighting@bsl.ci.la.ca.us
World Wide Web (WWW): <http://www.ci.la.ca.us>

JUL 22 1997

Ms. Ileana Liel, Senior Planner
The Community Redevelopment Agency
of the City of Los Angeles
354 South Spring Street, Suite 700
Los Angeles, CA 90013

Action: _____
Info: Ilid
Santillana
Rosell
Bocanara
SOIRACK
Salzals - Kimbrough

**NOTICE OF PREPARATION OF A DEIR FOR THE ADELANTE EAST SIDE
REDEVELOPMENT PROJECT**

Thank you for the opportunity to review the Notice of preparation for the above project. The Los Angeles Bureau of Street Lighting has compiled a list of general street lighting concerns that should be considered in the preparation of an environmental impact report for the proposed project. We recommend that a section be dedicated solely to lighting concerns. It should include the following:

Illumination Levels - The roadway and sidewalk illumination levels will be determined by the Los Angeles Bureau of Street Lighting in accordance with IES national guidelines. Any new street lighting or pedestrian lighting system built in the public right-of-way must be designed to currently adopted City standards. Equipment must be tested and approved by the Bureau of Street Lighting.

Street Trees - All new or replacement street trees within the City of Los Angeles shall be planted at least 20 feet from an existing or proposed streetlight. Exceptions will be considered by the Bureau of Street Lighting after reviewing mature tree characteristics.

Historic Lighting Equipment - This project area contains street lighting that may be considered historic. Consideration shall be given as to whether the streetlights shall be refurbished and/or reinstalled to preserve the character of the community, in addition to providing adequate lighting to motorists and pedestrians. Financing the preservation of these historic streetlights must be arranged in accordance with City policy. If an ornamental or otherwise special street lighting system is selected, the Proposition 218 Assessment Ballot Process will be required, in addition to public hearing before the City Council.

page 2

Glare and Light "Trespass" - All new street lighting systems shall be designed to minimize glare and to prevent light trespass onto private property.

Parking Lot Lighting - All new parking lot lighting shall be designed using cutoff/non-glare fixtures and be designed to Bureau of Street Lighting standards.

Signage - All signs shall be designed to minimize glare and light pollution.

Our staff will be available to attend meetings to provide information concerning lighting. Your project designers can contact our Community Liaison Section at (213) 847-5416.

Again, we appreciate the opportunity to respond to your Notice of Preparation and feel it is important to be involved in the preparation of the environmental impact report.

If you have any questions, please call Michael M. Cates at (213) 847-6403.

Very truly yours,



George A. Eslinger, Director
Bureau of Street Lighting

RS:rm (Fexee2/RS2)
W.A. 9706-086

LOS ANGELES POLICE DEPARTMENT



BAYAN LEWIS
Chief of Police

C.R.A.
RECORDS CENTER

RICHARD J. RIORDAN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone:
(213) 485-3202
Ref #1.4.5

'97 JUL 30 A9:20

July 23, 1997

Ms. Ileana Liel
Senior Planner
Community Redevelopment Agency
City of Los Angeles
354 S. Spring Street, Suite 700
Los Angeles, California 90013

Action:

Info: I. Liel

B. Camara

Santillanes

P. Sosa

Spivack

H. Kimbrough

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Dear Ms. Liel:

PROJECT TITLE: Adelante Eastside Redevelopment Project

The proposed Adelante Eastside Redevelopment Project has been reviewed. The proposed project involves the Los Angeles Police Department's (LAPD) Hollenbeck Area. I have enclosed Area and individual Reporting District (RD) population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service and Area personnel statistics and information.

A project of this size would have a significant impact on police services in Hollenbeck Area. Because the impact is expected to be significant for the LAPD, there are areas of concern that could have an impact on the Department. These include wide variations in the proposed population of residential, commercial and industrial locations within the project area. Allowances for population displacement would not be great enough to make the increases any less than significant.

During construction and upon completion of the involved project, you are encouraged to provide the Hollenbeck Area Commanding Officer with a diagram of each portion of the property. The diagram should include unit and building numbers, access routes and any additional information that might facilitate police response.

Ms. Ileana Liel

Page two

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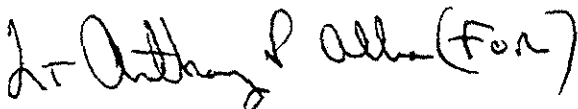
The LAPD's Crime Prevention Section (CPS) is available to advise you regarding crime prevention features appropriate to the design of the properties involved in the project. The LAPD strongly recommends that the developers meet with CPS personnel to discuss these features.

Any questions regarding this response should be referred to Sergeant Reid F. Morthel, Officer-In-Charge, CPS, at (213) 485-3134.

Very truly yours,

BAYAN LEWIS

Chief of Police

A handwritten signature in black ink, appearing to read "Lt. Anthony P. Allen (For)", is written over the typed name of Charles Helm.

CHARLES HELM, Lieutenant
Acting Commanding Officer
Community Affairs Group

Enclosures

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 421	RD 423	RD 437	RD 438	RD 441
BURGLARY FROM BUSINESS	9	2	5	5	5
BURGLARY FROM RESIDENCE	5	12	17	54	0
BURGLARY FROM OTHER	7	1	9	14	6
STREET ROBBERY	13	5	8	4	2
OTHER ROBBERY	14	6	10	12	3
MURDER	0	1	0	2	0
RAPE	0	1	1	0	0
AGGRAVATED ASSAULT	25	12	33	35	6
BURGLARY FROM VEHICLE	13	6	32	27	5
THEFT FROM VEHICLE	10	9	21	16	6
GRAND THEFT	5	5	3	8	2
THEFT FROM PERSON	3	0	1	1	0
PURSE SNATCH	1	0	1	0	1
OTHER THEFT	15	10	16	17	4
VEHICLE THEFT	53	30	50	53	4
BUNCO	0	0	0	0	0
TOTAL	173	100	207	248	44

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 443	RD 445	RD 448	RD 451	RD 471
BURGLARY FROM BUSINESS	1	1	6	7	32
BURGLARY FROM RESIDENCE	7	5	15	17	8
BURGLARY OTHER	18	0	8	6	9
STREET ROBBERY	18	1	10	9	14
OTHER ROBBERY	8	3	12	1	10
MURDER	0	0	3	0	2
RAPE	0	0	1	0	1
AGGRAVATED ASSAULT	17	8	46	51	44
BURGLARY FROM VEHICLE	86	5	17	10	47
THEFT FROM VEHICLE	44	6	11	9	28
GRAND THEFT	29	1	5	2	13
THEFT FROM PERSON	3	0	0	0	1
PURSE SNATCH	2	0	0	0	1
OTHER THEFT	60	6	15	6	20
VEHICLE THEFT	107	9	30	21	46
BUNCO	0	0	0	0	0
TOTAL	400	45	179	139	276

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 483	RD 491	RD 497	RD 499
BURGLARY FROM BUSINESS	0	10	24	13
BURGLARY FROM RESIDENCE	1	0	19	5
BURGLARY OTHER	0	2	5	3
STREET ROBBERY	0	3	29	7
OTHER ROBBERY	0	9	24	5
MURDER	0	1	1	1
RAPE	0	1	4	0
AGGRAVATED ASSAULT	1	2	63	14
BURGLARY FROM VEHICLE	0	15	49	16
THEFT FROM VEHICLE	0	4	49	16
GRAND THEFT	0	16	23	7
THEFT FROM PERSON	0	2	0	0
PURSE SNATCH	0	1	0	0
OTHER THEFT	0	133	18	3
VEHICLE THEFT	1	71	163	58
BUNCO	0	2	1	0
TOTAL	3	272	472	148

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY AREA OF OCCURRENCE**

TYPE OF CRIME	HOLLENBECK AREA	CITYWIDE
BURGLARY FROM BUSINESS	238	7,635
BURGLARY FROM RESIDENCE	741	20,919
BURGLARY OTHER	274	7,339
STREET ROBBERY	526	15,881
OTHER ROBBERY	432	9,153
MURDER	37	710
RAPE	43	1,498
AGGRAVATED ASSAULT	1,440	35,638
BURGLARY FROM VEHICLE	1,291	37,123
THEFT FROM VEHICLE	872	14,913
GRAND THEFT	291	13,573
THEFT FROM PERSON	40	1,272
PURSE SNATCH	25	710
OTHER THEFT	829	26,632
VEHICLE THEFT	2,126	44,524
BUNCO	16	297
TOTAL	9,221	237,817

CRIMES PER 1000 PERSONS

REPORTING DISTRICTS	CRIMES	÷	POPULATION X 1000	CITYWIDE = 75/1000
RD 421	173	÷	3,279	53/1000
RD 423	100	÷	2,892	35/1000
RD 437	207	÷	4,413	47/1000
RD 438	248	÷	5,223	47/1000
RD 441	44	÷	3,841	11/1000
RD 443	400	÷	2,285	175/1000
RD 445	45	÷	6,405	7/1000
RD 448	179	÷	5,742	31/1000
RD 451	139	÷	3,841	36/1000
RD 471	276	÷	6,200	45/1000
RD 483	3	÷	4,231	1/1000
RD 491	272	÷	6,200	44/1000
RD 497	472	÷	8,616	55/1000
RD 499	148	÷	5,714	26/1000
HOLLENBECK AREA	9,221	÷	194,061	47/1000

APPENDIX C HISTORIC RESOURCES IN OR NEAR SUBAREAS

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
Subarea 1					
1409 Crusado Lane/ Alcazar & Murchison	1940-41	5	Ramona Gardens Public Housing; P. W. A. Moderne, 2-story public housing	Los Angeles Department of Planning 1989 Survey; Gebhard & Winter 1985	Outside Subarea 1
515 S Avenue 21	1886 c.	5D	1890s Turn Of Century; vernacular, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
525 S Avenue 21	1888 c.	5D; 6	Vernacular, 1-story residence	Los Angeles Community Redevelopment Agency 1985 Lincoln Heights 1 Expanded Architectural/ Historical Survey; Los Angeles Department of Planning 1989 Survey - Does Not Detract From District	Outside Subarea 1
529 S Avenue 21	1888 c.	5D; 6	Vernacular/Worker's Cottages, 1-story residence	Los Angeles Community Redevelopment Agency 1985 Lincoln Heights 1 Expanded Architectural/Historic Survey; Los Angeles Department of Planning 1989 Survey - Does Not Detract From District	Outside Subarea 1
650 S Avenue 21	1904	3; 5	Edison Electric Co. L. A. Number 3 Power Plant; Romanesque Revival/ Industrial; brick, 2- and 3-story power plant	Los Angeles Department of Planning 1989 Survey; Excellent Example Of Industrial Architecture On A Massive Scale; Los Angeles Historic-Cultural Monument #388, declared 10/21/88	Inside Subarea 1
1000 Clement Street	unknown	5	Vernacular, 1-story commercial	Los Angeles Department of Planning 1989 Survey	Inside Subarea 1
1832 Daly Street	1908 LUPAMS	5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1836 Daly Street	1915 LUPAMS	5D	Turn Of Century/1890s, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1842 Daly Street	1886 LUPAMS	3; 5D	Queen Anne/Eastlake, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1848 Daly Street	1889 LUPAMS	4; 5D	Queen Anne/Eastlake, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1852 Daly Street	1909 LUPAMS	5D	1890s Turn Of Century, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1860 Daly Street	1895 LUPAMS	5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1864 Daly Street	1903 LUPAMS	5D	Turn Of Century, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1870 Daly Street	1924 LUPAMS	5D	Turn Of Century, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1601 Eastlake Avenue	unknown	5	L.A. County Juvenile Hall; Spanish Colonial Revival, 2-story institutional	Los Angeles Department of Planning 1989 Survey	Inside Subarea 1
1711 Griffin Avenue	unknown	5	Tower Hall; Mission Revival, 1-story institutional	Los Angeles Department of Planning 1989 Survey; Gebhard & Winter 1985	Inside Subarea 1
1721 Griffin Avenue	unknown	5	Phinney Hall (L.A. Cancer Center); Spanish Colonial Revival, 2-story institutional	Los Angeles Department of Planning 1989 Survey	Inside Subarea 1
1910 Griffin Avenue	1922 LUPAMS	5D	Craftsman Duplex, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1925 Griffin Avenue	1912 c.	5D; 5	Craftsman, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1926 Griffin Avenue	1915 c.	5D; 5	Craftsman, 1½-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1929 Hancock Street	1890 c.	5D; 5	Queen Anne, 1½-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1922 Johnston Street	1910 LUPAMS	5D	Craftsman, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1925 Johnston Street	1902 c.	5D; 5	American Foursquare/Colonial, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1936 Johnston Street	1910 c.	5D; 6	Craftsman, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
737 Lamar Street	1917	5	San Antonio Winery; Spanish Colonial Revival, 2-story winery and restaurant	Los Angeles Department of Planning 1989 Survey; Los Angeles Historic-Cultural Monument #42, declared 9/14/1966; State Office of Historic Preservation Statewide Database; the last remaining winery near downtown Los Angeles	Inside Subarea 1
900 block of East Macy Street	1926	2; 5	Macy Street Viaduct; Spanish Renaissance viaduct/bridge over LA River	Caltrans Historic Bridge Inventory, 1/14/87; City of Los Angeles Historic-Cultural Monument #224; Gebhard & Winter 1985; Alameda Corridor 1992 Environmental Impact Report	Inside Subarea 1
1700 block of North Main Street	1910	2	Main Street Bridge, 3-hinged concrete arch bridge over LA River; 1 st of its type in nation	Caltrans Historic Bridge Inventory, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990	Inside Subarea 1
1735 N Main Street	1930 LUPAMS	5D	Mission/Craftsman Influence, 1-story railroad station	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1801 N Main Street	1888 c.	5D; 5	Vernacular, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency 1985 Lincoln Heights 1 Expanded Architectural/Historic Survey	Outside Subarea 1
1811 N Main Street	1888 c.	5D; 5	Vernacular, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency 1985 Lincoln Heights 1 Expanded Architectural/Historic Survey	Outside Subarea 1
1910 N Main Street	unknown	5D	L.A. County USC Medical Revenue Management Annex; Art Deco, 2-story office	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1984 N Main Street	unknown	5D	Post War Modern, 5-story industrial	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
2020 N Main Street	unknown	5; 5D	Pabst Brewery; Art Deco, 2-story industrial	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
2616 N Main Street	unknown	5D	American Foursquare/Colonial, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
2713 N Main Street	1887	4; 5D		State Office of Historic Preservation Statewide Database; Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
2717 N Main Street	1890 LUPAMS	5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
2810 N Main Street	1905 LUPAMS	5D	Turn Of Century/Colonial, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
2901 N Main Street	1926 LUPAMS	5D	Spanish Colonial Revival, 2-story commercial/residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
2916 N Main Street	1910 LUPAMS	5D	Craftsman, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
3024 N Main Street	1895 LUPAMS	5D	1890s Eclectic Colonial, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
3027 N Main Street	1911 LUPAMS	5D	Turn Of Century/Colonial, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
3106 N Main Street	1910 LUPAMS	5D	American Foursquare/Colonial, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
3110 N Main Street	1910 LUPAMS	5D	Late Queen Anne Influence, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
3217 N Main Street	unknown	5D	Turn Of Century/Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
North Main Street	1934	5	Historic US Highway 99	Assembly Concurrent Resolution No. 73, Resolution Chapter 73, filed with Secretary of State September 3, 1993	Inside Subarea 1
Mission Road and Valley Boulevard	1914	5	Lincoln Park Carousel	City of LA Historic Cultural Monument #153, declared 4/21/76	Outside Subarea 1
1100 Mission Road	1884 LUPAMS	5	Craftsman, 1-story thrift shop	Los Angeles Department of Planning 1989 Survey	Inside Subarea 1
696 Moulton Avenue	unknown	4	Building 31; Classical Revival, 2-story DWP Building	Los Angeles Department of Planning 1989 Survey	Inside Subarea 1
1812 Sichel Street	1923 LUPAMS	5; 5D	Turn Of Century, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1831 Sichel Street	1888 LUPAMS	3; 5D	Queen Anne, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1838 Sichel Street	1871 LUPAMS	5; 5D	Turn Of Century, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1914 Sichel Street	1890 LUPAMS	5D	Early Colonial, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1920 Sichel Street	1895 c.	5D; 5	Vernacular, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1924 Sichel Street	1907 LUPAMS	5D	Turn Of Century/Craftsman, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Outside Subarea 1
1811 Workman Street	1890 LUPAMS	5; 5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1822 Workman Street	1887 LUPAMS	5; 5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1832 Workman Street	1907 LUPAMS	5D	Turn Of Century/Colonial, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1833 Workman Street	unknown	5; 5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1836 Workman Street	1910 LUPAMS	5D	Turn Of Century/Colonial, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1837 Workman Street	1913 LUPAMS	5; 5D	Turn Of Century/Eastlake, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1838 Workman Street	1904 LUPAMS	5D	Turn Of Century, 1 1/2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1841 Workman Street	1890 LUPAMS	5D	American Foursquare, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1857 Workman Street	1895 c.	5D	Queen Anne, 1-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District	Inside Subarea 1
1917 Workman Street	1898 c.	5D; 5	Vernacular, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1918 Workman Street	1900 c.	5D; 5	Dutch Colonial Revival, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1936 Workman Street	1902 c.	5D; 5	Classic Box/Colonial Influence, 2-story residence	Los Angeles Department of Planning 1989 Survey; Part Of The Lincoln Heights Neighborhood District; Los Angeles Community Redevelopment Agency Lincoln Heights 1 1981 Architectural/Historic Survey	Outside Subarea 1
1720 Zonal Avenue	1909	2D	Los Angeles County/USC Medical Center/General Hospital: Old Administration Building, Classical Revival	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
1720 Zonal Avenue	unknown	2D	Los Angeles County/USC Medical Center: Tower Hall (partially demolished)	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
1720 Zonal Avenue	unknown	2D	Los Angeles County/USC Medical Center: PFS Files- Building 110	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1720 Zonal Avenue	unknown	2D	Los Angeles County/USC Medical Center: Electric Shop (part of 1904 Power Pavilion)	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
1720 Zonal Avenue	1934	2D; 5	Los Angeles County/USC Medical Center: General Hospital/Acute Unit/Unit 3	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994; Gebhard & Winter 1985.	Inside Subarea 1
1720 Zonal Avenue	1918	2D	Los Angeles County/USC Medical Center: Service Building/Pharmacy	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
1720 Zonal Avenue	1959	2D	Los Angeles County/USC Medical Center: Osteopathic Hospital Building/Women's Hospital	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
1720 Zonal Avenue	1933	2D	Los Angeles County/USC Medical Center: Main Viaduct/Tunnel	Northridge Earthquake SHPO Representative letter to Office Of Emergency Services and Federal Emergency Management Agency, March 7, 1994.	Inside Subarea 1
Subarea 2					
1000 East 1st Street	1920s	2; 3	First Street Bridge; Italianate bridge	Caltrans Historic Bridge Survey, 1/14/87; METRO RAIL Red Line East - 1992 Survey	Inside Subarea 2
1525 East 3rd Street	1928	5	Dolores Mission; Spanish Colonial Revival, 1-story church	Metro Rail Red Line East Extension--1996 DOER	Outside Subarea 2
1500 block of East 4th Street	1931	2; 3	Fourth Street Bridge; Gothic Revival influenced bridge over LA River	Caltrans Historic Bridge Survey, 3/5/87; <i>Historic Highway Bridges of California</i> , 1990; METRO RAIL Red Line East - 1992 Survey;	Inside Subarea 2
1500 block of East 6th Street/Whittier Boulevard	1932	2; 3	Sixth Street Bridge; "starved classicism" style bridge over LA River	Caltrans Historic Bridge Survey, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990; METRO RAIL Red Line East - 1992 Survey	Inside Subarea 2

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2200 East 7th Street	1927	2	Seventh Street Bridge; earth-filled reinforced concrete bridge over LA River	Caltrans Historic Bridge Survey, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990; METRO RAIL Red Line East - 1992 Survey	Inside Subarea 2
210 S Anderson Street	1940s	4	Greybar Electric Company Warehouse; International/Industrial, 2-story	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 2
Subarea 3					
1122 Esperanza Street	1910 c.	5	Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3
1326 S Lorena Street	1930 c.	5	Shipman Mfg. Co.; Deco Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 3
2416 E Olympic Boulevard	1919-36	2	Southern California Gas Company Complex; Spanish Colonial Revival/ Streamline, 1- & 2-story building	Determined Eligible For The National Register 08/18/1989 - Los Angeles Wastewater Facilities Project	Outside Subarea 3
1110 Spence Street	1915 c.	5	Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3
1121 Spence Street	1915 c.	5	Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3
1132 Spence Street	1915 c.	5	Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3
1157 Spence Street	1915 c.	5	Craftsman Influence, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3
1191 Spence Street	1915 c.	5	Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 2 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 3

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2550 East 9th Street/Olympic Boulevard	1925	2	Olympic Boulevard Bridge; reinforced concrete arched bridge over LA River	Caltrans Historic Bridge Survey, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990	Inside Subarea 3
2650 East Olympic Boulevard/ 2650 East Ninth Street	1929/ 1936	3	Sears Roebuck Mail Order, high rise Art Deco tower and warehouse buildings		Inside Subarea 3
2901 East Olympic Boulevard	1939	5	Wyvernwood; first low-cost housing project to be built in Los Angeles	Gebhard & Winter.	Outside Subarea 3
3101 East Olympic Boulevard	1941	5	Ramona Gardens; ethnic murals (1974)	Gebhard & Von Breton.	Outside Subarea 3
2600 block of 9th Street/Olympic Boulevard	1925	2	Ninth Street Bridge, three arched reinforced concrete bridge over LA River	Caltrans Historic Bridge Inventory, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990	Inside Subarea 3
2600 block of Washington Boulevard	1931	2	Washington Boulevard Bridge, concrete girder bridge over LA River	Caltrans Historic Bridge Inventory, 1/14/87; <i>Historic Highway Bridges of California</i> , 1990	Inside Subarea 3
Subarea 4					
1832 E 1st Street	1925 c.	5	Commercial/ Utilitarian, 2-story Commercial/Residential	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1853 E 1st Street	1893 c.	2	Queen Anne, 1-story residence	METRO RAIL Red Line East Side Extension - 1997 DOER; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1913 E 1st Street	1887 c.	5; 6	Edmond A. Kellan Residence; Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency, Boyle Heights 1 1982 Determination Of Eligibility Report; State Office of Historic Preservation Statewide Database	Inside Subarea 4
1930 E 1st Street	1930 c.	5	Neoclassical, 2-story mortuary/ residence	METRO RAIL Red Line East - 1992 and 1996 Surveys; Los Angeles Community Redevelopment Agency, Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2001 E 1st Street	1915 c.	4; 5	J. S. Schirm Building; Commercial/ Utilitarian, 2-story	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2127 E 1st Street	1923 c.	5	Fire Station No. 2; Regency/Italianate; Regency Influence, 2-story Fire Station	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2201 E 1st Street	1920 c.	5	Commercial/ Utilitarian, 2-story Commercial	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2415 E 1st Street	unknown	3	Queen Anne, 2-story apartments	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2505 E 1st Street	1888 c.	4	Queen Anne, 1½-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2507 E 1st Street	1886 c.	3	Queen Anne/Classical Revival, 1½-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2508 E 1st Street	1886 c.	3	Queen Anne, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2511 E 1st Street	1888 c.	5	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2516 E 1st Street	1887 c.	4	Queen Anne, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2539 E 1st Street	1890 c.	5	False Front Commercial/Queen Anne, 1-story	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2601 E 1st Street	1886 c.	4	Queen Anne/Classical Revival, 2-story Apartments	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2612 E 1st Street	1890 c.	4	Colonial Revival, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2626 E 1st Street	1890 c.	5	Colonial Revival, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2630 E 1st Street	1886 c.	4	Classical Revival, 1-story Apartments	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2631 E 1st Street	1887 c.	4	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2701 E 1st Street	1915 c.	5	Commercial/ Utilitarian, 1-story	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
2810 E 1st Street	1933 c.	5	First Street School; PWA Moderne, 2-story	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2018 E 2nd Street	1885 c.	5	East Lake residence	Gebhard & Winter 1985	Outside Subarea 4
2100 E 2nd Street	1906	3	Religious Building	State Office of Historic Preservation Statewide Database	Outside Subarea 4
2123 E 2nd Street	1887 c.	5	Queen Anne residence	Gebhard & Winter 1985	Outside Subarea 4
1901 E 4th Street	1910 c.	5	Craftsman/ Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1905 E 4th Street	LUPAMS	5		Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1911 E 4th Street	1905 c.	5	Queen Anne/Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
2639 E 4th Street	1923	5D	Utilitarian/Commercial, 2-story Commercial	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2706 E 4th Street	1906	5; 5D	Craftsman, 1-story residence	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2722 E 4th Street	1907	5; 5D	Craftsman, 1½-story residence	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2730 E 4th Street	1909	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2801 E 4th Street	1969	5D	Neo-Pagoda, 2-story temple	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2811 E 4th Street	1905 c.	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2957 E 4th Street	1890 c.	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3036 E 4th Street	1890 c.	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
3036 E 4th Street	1890	3	Residence	State Office of Historic Preservation Statewide Database	Inside Subarea 4
3050 E 4th Street	1895 c.	5D	Queen Anne, 2-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3050 E 4th Street	1895	5	Residence	State Office of Historic Preservation Statewide Database	Inside Subarea 4
3055 E 4th Street	1905 c.	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3059 E 4th Street	1889 c.	5	Queen Anne residence	Gebhard & Winter 1985	Inside Subarea 4
3061 E 4th Street	1904	5D	Vernacular, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3114 E 4th Street	1934	4; 5D	Art Deco, 1-story commercial	Los Angeles Bureau Of Engineering 1982 Survey; State Office of Historic Preservation Statewide Database	Inside Subarea 4
3217 E 4th Street	1915 c.	5D	1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3221 E 4th Street	1915 c.	5D	Craftsman, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
103 N Boyle Avenue	1889	3	Cummings Block	METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database	Inside Subarea 4
105 N Boyle Avenue	1876	3; 3D	Lambourn & Turner Grocery/Hotel Mt. Pleasant; Queen Anne/Richardson Romanesque; 3-story commercial	METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database; Los Angeles Community Redevelopment Agency Boyle Heights 1 1981 Determination Of Eligibility Report; Los Angeles Community Redevelopment Agency	Inside Subarea 4
123 N Boyle Avenue	1898 c.	5	Vernacular, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
130 N Boyle Avenue	1905 c.	5; 7	Colonial Revival, 1½-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Inside Subarea 4
620 N Boyle Avenue	1900 c.	5	Queen Anne/Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4
638 N Boyle Avenue	1885 c.	5	Eastlake, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4
650 N Boyle Avenue	1888 c.	5	Vernacular/Eastlake Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4
653 N Boyle Avenue	1900 c.	5	Bungalow/Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4
125 S Boyle Avenue	1882 c.	2	Hotel Mount Pleasant	SHPO Statewide Database	Outside Subarea 4
127 S Boyle Avenue	1920 c.	2	Jewish Home For Wayfarers/Caballeros De Dimasal Ang Temple; Spanish Colonial Revival, 2-story Apartments/Temple	SHPO Statewide Database; Los Angeles Community Redevelopment Agency, Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
131 S Boyle Avenue	1886	2; 5	Simon Gless Farm House Queen Anne, 2-story residence	SHPO Statewide Database; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
202 S Boyle Avenue	1905	5	Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4
217 S Boyle Avenue	1930 c.	5	Deco Influence, 2-story Apartments	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/Historical Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
325 S Boyle Avenue	1858/ 1910/ 1921	3	Jewish Home For The Aged/ Japanese Retirement Home/Andrew A. Boyle Residence; Mediterranean; Italianate Influence, 4; 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; State Office of Historic Preservation Statewide Database	Outside Subarea 4
326 S Boyle Avenue	1910 c.	5	Craftsman Influence, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
338 S Boyle Avenue	1910	5	Craftsman/ Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
350 S Boyle Avenue	1910	5	Craftsman/ Classical Box, 2½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
358 S Boyle Avenue	1894	3 - 5	Francis S. Hutchins Residence/Neighborhood Music Center; Queen Anne; Queen Anne/ Colonial Revival, 2½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; State Office of Historic Preservation Statewide Database; Gebhard & Winter 1985	Outside Subarea 4
412 S Boyle Avenue	1900	5	Eclectic, 2½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
418 S Boyle Avenue	1930	5	Spanish Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
426 S Boyle Avenue	1910	5	Craftsman, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
432 S Boyle Avenue	1908	5	Amelius Marion Gibbs Residence; Craftsman, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; State Office of Historic Preservation Statewide Database	Outside Subarea 4
435 S Boyle Avenue	1930 c.	5	Institute For Foreign Speaking People; Utilitarian/Mediterranean influence, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
446 S Boyle Avenue	1910 c.	5	Craftsman, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
504 S Boyle Avenue	1906	3	Elmer O. Simons Residence; Craftsman/Tudor Revival, 2½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; State Office of Historic Preservation Statewide Database	Outside Subarea 4
516 S Boyle Avenue	1904	3	Frank L. Parriott Residence; Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report	Outside Subarea 4
520 S Boyle Avenue	1930 c.	5	Spanish Colonial Revival, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
534 S Boyle Avenue	1910 c.	5	Craftsman, 2½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
573 S Boyle Avenue	1896	3 - 5	Hollenbeck Home For The Aged; Mission Revival; Mission Revival/ Romanesque, 3-story senior citizens' housing	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report; Gebhard & Winter 1985	Outside Subarea 4
207 N Breed Avenue	1939	3	Mount Sinai Hospital Clinic; PWA Moderne, 2-story Medical Clinic	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
221 N Breed Street	1895 c.	5	Queen Anne/Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
233 N Breed Street	1935 c.	5	Youth Learning Center; Streamline Moderne, 1-story Commercial	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
247 N Breed Street	1923	3; 5	Congregation Talmud Torah/Breed Street Schul; Renaissance Revival/ Gothic Influence, 2-story religious building	METRO RAIL Red Line East - 1992 Survey; Los Angeles Historic-Cultural Monument #359, 6/7/88; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
333 N Breed Street	1905 c.	5; 6	Colonial Revival, 1½-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
1626 Bridge Street	1912 c.	5	Bungalow/Craftsman Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1630 Bridge Street	1898 c.	5	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1720 Bridge Street	1900 c.	5	Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1724 Bridge Street	1900 c.	5	Eclectic/Queen Anne/Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1809 Bridge Street	1898 c.	5	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1811 Bridge Street	1893 c.	5	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1815 Bridge Street	1888 c.	5	Vernacular, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1501 Cesar E. Chavez/Brooklyn Avenue	1895 c.	4; 5	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1510 Cesar E. Chavez/Brooklyn Avenue	1895 c.	5; 6	Queen Anne; Eclectic, 1-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1512 Cesar E. Chavez/Brooklyn Avenue	1905 c.	5	Craftsman, Shingle Influence, 2-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
2041 Cesar E. Chavez/Brooklyn Avenue	1886 c.	4	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2043 Cesar E. Chavez/Brooklyn Avenue	1890 c.	5	Vernacular, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2100 Cesar E. Chavez/Brooklyn Avenue	1915 c.	5	Commercial/Classical Revival, 2-story	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2105 Cesar E. Chavez/Brooklyn Avenue	1927	5	Hotel Vinogard; Renaissance Revival, 2-story Hotel And Stores	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2116 Cesar E. Chavez/Brooklyn Avenue	1908	5	H.E. Beer & H.G. Beer Stores And Apart; False Front Commercial, 2-story Stores/Apartments	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2127 Cesar E. Chavez/Brooklyn Avenue	1912	5	Mrs. H. Gorelnik Stores And Apartments; Phil & Grace; Commercial/Utilitarian, 2-story Stores/Apartments	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2132 Cesar E. Chavez/Brooklyn Avenue	1923	5	J. Simons Stores and Apartments; Tres Hermanos; Commercial/ Utilitarian, 2-story commercial/apartments	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2135 Cesar E. Chavez/Brooklyn Avenue	1920	5	Commercial/Utilitarian, 2-story	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2200 Cesar E. Chavez/Brooklyn Avenue	1918	5	Libreria y Disoteca Mexico; Commercial/Utilitarian, 2-story	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2209 Cesar E. Chavez/Brooklyn Avenue	1918	5	El Chamizal Restaurant; Renaissance Revival, 1-story	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2228 Cesar E. Chavez/Brooklyn Avenue	1920	5	Dino's Discount; Commercial/ Applied Decoration, 2-story	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Inside Subarea 4
2334 Cesar E. Chavez/Brooklyn Avenue	1915	5	Romanesque, 2-story	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2418 Cesar E. Chavez/Brooklyn Avenue	1925	5	Classical Revival, 2-story Hotel	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2524 Cesar E. Chavez/Brooklyn Avenue	1925	3; 4	Classical Revival, 2-story Theater/Stores/Lofts	State Office of Historic Preservation Statewide Database; METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database	Inside Subarea 4
2632 Cesar E. Chavez/Brooklyn Avenue	1918	5	Commercial/ Utilitarian, 2-story	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
3045 Cesar E. Chavez/Brooklyn Avenue	1886	3D	Vernacular, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
3047 Cesar E. Chavez/Brooklyn Avenue	1887	3D	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
249 N Chicago Street	1905 c.	5	Colonial Revival, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
318 N Chicago Street	1890	4	Shotgun, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
406 N Chicago Street	1895 c.	5	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
410 N Chicago Street	1895 c.	5	Queen Anne Influence, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
401 S Chicago Street	1928	3	St. Mary's Roman Catholic Church; Religious Building	State Office of Historic Preservation Statewide Database	Outside Subarea 4
407 S Chicago Street	1924	3	St Mary's Roman Catholic Church; religious building	State Office of Historic Preservation Statewide Database	Outside Subarea 4
325 Cornwell Street	1890 c.	5	Vernacular, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
220 N Cummings Street	1895 c.	4	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
224 N Cummings Street	1885 c.	4	Eastlake Influence, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
204 North Evergreen Avenue	1877	3	Evergreen Cemetery, Ivy Chapel and Cemetery Gates	State Office of Historic Preservation Statewide Database	Outside Subarea 4
204 North Evergreen Avenue	1888	5	19th century Los Angeles Chinese cemetery shrine	City of Los Angeles Historic-Cultural Monument #486, declared 8/31/90	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
445 S Evergreen Avenue	1910	4; 5D	Colonial Revival/Craftsman, 1½-story residence	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Outside Subarea 4
624 S Evergreen Avenue	1912	5	Residence	State Office of Historic Preservation Statewide Database	Outside Subarea 4
628 S Evergreen Avenue	1913 c.	5D	Craftsman, 1-story residence	Los Angeles Bureau Of Engineering 1982 Survey	Outside Subarea 4
334 N Fickett Street	1900	5	Tudor Revival, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
2525 Gleason Street	1885 c.	4	Vernacular/Queen Anne, 1½-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
2627 Gleason Street	1885 c.	3	Vernacular, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
1604 Kearney Street	1923	3D	James Malara Bungalows; Craftsman Bungalows, 1-story residences	Los Angeles Community Redevelopment Agency Boyle Heights 1 1982 Determination Of Eligibility Report	Outside Subarea 4
319 N Mathews Street	1885	4	Vernacular, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
338 N Mathews Street	1904	5	American Foursquare/Classical Revival, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2213 Michigan Avenue	1910 c.	5	Craftsman, 2-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
2317 Michigan Avenue	1937	5	Los Angeles Jewish Community Center; International Community Center	METRO RAIL Red Line East - 1992 Survey; Gebhard & Winter 1985	Inside Subarea 4
2425 Michigan Avenue	1895	5	Queen Anne, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
1633 Pennsylvania Avenue	1910 c.	5	Bungalow/Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1814 Pennsylvania Avenue	1900 c.	2; 3	Queen Anne/Colonial Revival, 1-story residence	METRO RAIL Red Line East - 1994 EIS and 1992 Survey; Los Angeles Community Redevelopment Agency, Boyle Heights 1 1980 Architectural/Historical Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
1820 Pennsylvania Avenue	1888 c.	5; 7	Vernacular, 1-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1830 Pennsylvania Avenue	1911	5	Residence for John McLane; American Foursquare with Colonial Revival, 1½-story residence	Metro Rail Red Line East Extension--1996 DOER	Inside Subarea 4
1834 Pennsylvania Avenue	1905 c.	5	Colonial Revival, 1½-story residence	METRO RAIL Red Line East - 1992 and 1996 Surveys; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
1918 Pennsylvania Avenue	1905 c.	5	Craftsman Influence, 2½-story apartments; residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
1928 Pennsylvania Avenue	1915 c.	5; 6	Craftsman, 2-story apartments; residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
520 Progress Place	1898 c.	5	Queen Anne, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
2209 Rogers Avenue	1912 c.	5	Craftsman, 1-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
2234 Rogers Avenue	1905 c.	5	Classical Revival, 1½-story residence	METRO RAIL Red Line East - 1992 Survey	Outside Subarea 4
446 S Saint Louis Street	1903	3	Residential multifamily	State Office of Historic Preservation Statewide Database	Outside Subarea 4
121 N Soto Street	1910 c.	5	Colonial Revival/Shingle; Colonial Revival, 1½-story residence	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
138 N Soto Street	1931	4	Mayan Apartments	METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database	Outside Subarea 4
333 N Soto Street	1900 c.	5	Colonial Revival Influence, 1½-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 Expanded 1985 Architectural/ Historical Survey	Outside Subarea 4
900 N Soto Street	1927	4	Commercial	State Office of Historic Preservation Statewide Database	Inside Subarea 4
230 S Soto Street	1888	4	Residence	State Office of Historic Preservation Statewide Database	Outside Subarea 4
443 S Soto Street	1904	4	German Hospital; Ancillary Building	State Office of Historic Preservation Statewide Database	Outside Subarea 4
560 S Soto Street	1910	3	Transformer/LA Railway Co; Industrial	State Office of Historic Preservation Statewide Database	Outside Subarea 4
216 N State Street	1902	5	Levi and Edward Kincaid Residence; Vernacular/Gabled Ell Cottage, 1-story residence	METRO RAIL Red Line East - 1992 and 1996 Surveys; Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Outside Subarea 4
33 S State Street	1910 c.	5	Colonial Revival, 1-story residence	Los Angeles Community Redevelopment Agency Boyle Heights 1 1980 Architectural/ Historical Survey	Inside Subarea 4
2801 Wabash Avenue	1927	1; 5	Malabar Branch; LA Public Library Branch; Library	Listed In The National Register, 05/19/1987; State Office of Historic Preservation Statewide Database; Los Angeles Historic-Cultural Monument #304	Outside Subarea 4
2823 Wabash Avenue	1933	4	Commercial	State Office of Historic Preservation Statewide Database	Outside Subarea 4
2248 Whittier Boulevard	1915 c.	5	Craftsman, 2-story residence	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4
2314 Whittier Boulevard	1920 C	5	Spanish Churrigueresque, 2-story theater	METRO RAIL Red Line East - 1992 Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas					
Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
2721 Whittier Boulevard	1895	5	Residence	State Office of Historic Preservation Statewide Database	Inside Subarea 4
2806 Whittier Boulevard	1922	4; 5D	Crystal Theater; Renaissance/Spanish Colonial Revival theater, 2-story	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2825 Whittier Boulevard	1924	4	Classical Revival, 1-story	METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2901 Whittier Boulevard	1923	4; 5D	Utilitarian/Industrial, 1-story residence	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2930 Whittier Boulevard	1888 c.	3; 5D	Collins Residence; Eastlake, 2-story residence	Los Angeles Historic-Cultural Monument #266; State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
2935 Whittier Boulevard	1926	5	Commercial	State Office of Historic Preservation Statewide Database	Inside Subarea 4
2940 Whittier Boulevard	1908	5	Commercial	State Office of Historic Preservation Statewide Database	Inside Subarea 4
3000 Whittier Boulevard	1913	4; 5D	Utilitarian/Commercial, 2-story Commercial	State Office of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3030 Whittier Boulevard	1923	4; 6	Michel Apartments; Builder's Spanish Colonial Revival, 2-story apartments	State Office of Historic Preservation Statewide Database; METRO RAIL Red Line East - 1992 Survey; State Office Of Historic Preservation Statewide Database; Los Angeles Bureau Of Engineering 1982 Survey	Inside Subarea 4
3338 Whittier Boulevard	1918 c.	5	Craftsman, 2-story apartments	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 2 1981 Architectural/ Historical Survey	Inside Subarea 4

Table C-1: Historic Resources In or Near Subareas

Location or Address of Resource	Year Built	NRHP Status	Description	Source and/or Significance	Comments
3400 Whittier Boulevard	1925 c.	5	Lorena Pharmacy; Commercial/Utilitarian, 2-story commercial	Los Angeles Community Redevelopment Agency Boyle Heights 2 1981 Architectural/Historical Survey	Inside Subarea 4
3443 Whittier Boulevard	1930 c.	4	La Amistad Foot Clinic; Deco Influence, 2-story commercial	METRO RAIL Red Line East - 1992 Survey; Los Angeles Community Redevelopment Agency Boyle Heights 2 1981 Architectural/Historical Survey	Inside Subarea 4
3475 Whittier Boulevard	1945 c.	5	Bank Of America; 1-story commercial	Los Angeles Community Redevelopment Agency Boyle Heights 2 1981 Architectural/Historical Survey	Inside Subarea 4
Notes: [1] NRHP Status, National Register of Historic Places status codes: 1 = Listed in the NRHP; 2 = Determined eligible for the NRHP; 3 = Appears eligible for the NRHP; 4 = May be eligible for the NRHP; 5 = Listed in or eligible for a local landmark ordinance and potentially eligible for the California Register of Historical Resources. [2] LUPAMS- Land Use Planning and Management System, City of Los Angeles Planning Department.					
Source: Myra L. Frank & Associates, Inc., 1997.					

APPENDIX D TRAFFIC STUDY TABLES AND FIGURES

TABLE 1
STUDY INTERSECTIONS AND FREEWAY SEGMENTS

<u>Study Intersections</u>	
1.	Mission Rd. & Cesar E. Chavez Av.
2.	Mission Rd. & 1st St.
3.	Boyle Av. & 1st St.
4.	Boyle Av. & 4th St.
5.	Mission Rd. & Zonal Av.
6.	Mission Rd. & Marengo St.
7.	San Pablo St. & Zonal Av.
8.	Soto St. & I-10 WB Ramps
9.	Soto St. & Marengo St.
10.	Soto St. & Wabash Av.
11.	Soto St. & Cesar E. Chavez Av.
12.	Soto St. & 4th St.
13.	Soto St. & Whittier Bl.
14.	Soto St. & 8th St.
15.	Soto St. & Olympic Bl.
16.	Soto St. & Washington Bl.
17.	Mott St. & Wabash Av.
18.	Evergreen Av. & Wabash Av.
19.	Lorena St. & 1st St.
20.	Lorena St. & Whittier Bl.
21.	Lorena St. & Olympic Bl.
22.	I-710 Off-Ramp & Valley Bl. *
23.	Indiana St. & Cesar E. Chavez Av. [a]
24.	Indiana St. & 1st St. [a]
25.	Indiana St. & 3rd St. [a]
26.	Indiana St. & Whittier Bl. [a]
27.	Indiana St. & Olympic Bl. [a]
28.	Herbert Av. & Medford St. [b]
29.	Herbert Av. & City Terrace [b]
30.	Marianna Av. & Medford St. [b]
31.	Eastern Av. & Medford St. [b]
32.	Eastern Av. & I-10 EB On-Ramp [b]
33.	Eastern Av. & Ramona Rd. [b]
34.	Eastern Av. & City Terrace [b]
35.	SR-60 WB Ramps & 3rd St. [b]
36.	Grande Vista & Washington Bl. [c]
37.	Soto St. & 26th St. [d]
<u>CMP Freeway Monitoring Stations</u>	
A.	San Bernardino Freeway at East L.A. City Limit
B.	Pomona Freeway at East of Indiana Street

Notes:

Intersections located in City of Los Angeles, unless noted.

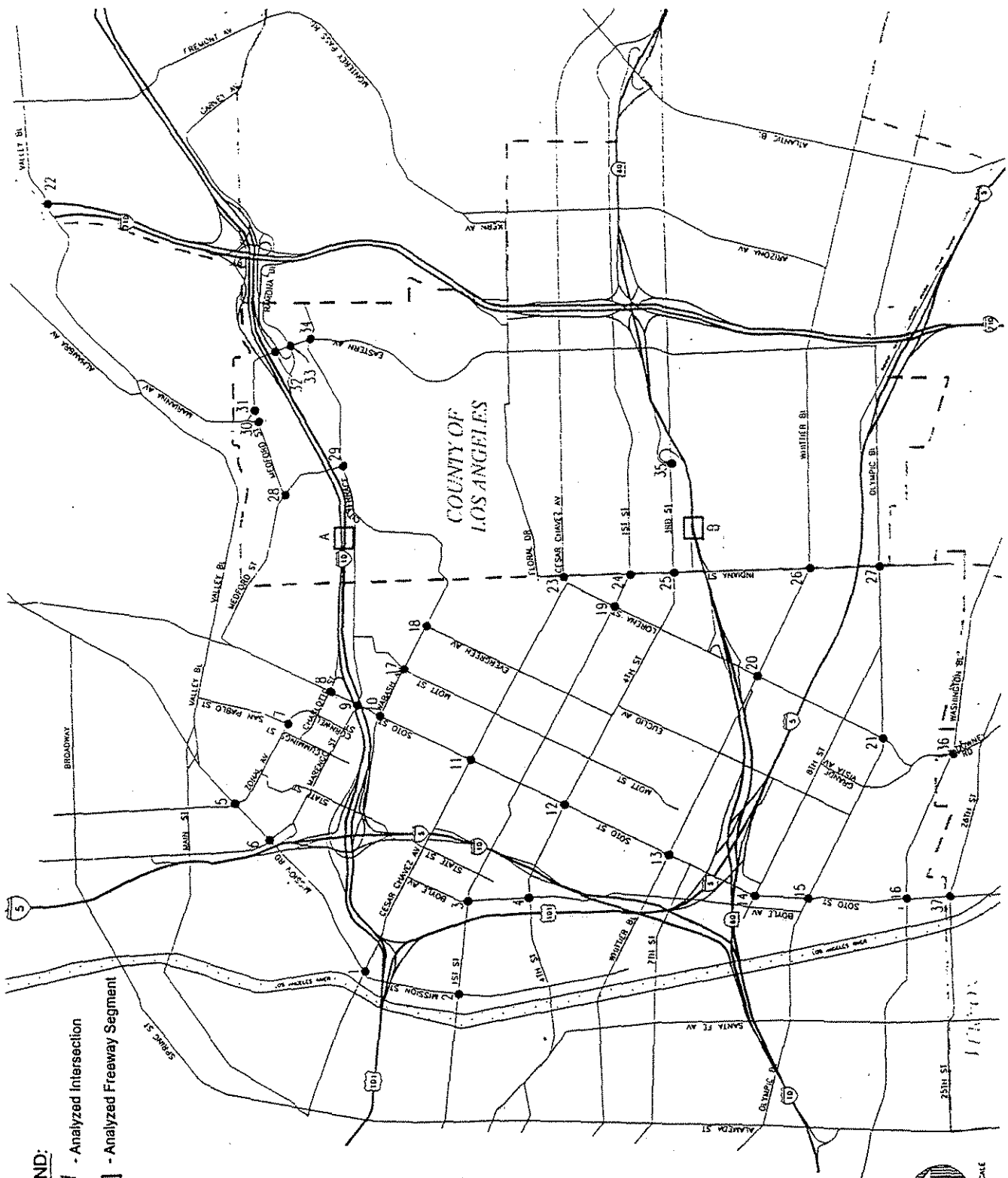
* Denotes CMP arterial monitoring station.

[a] Located in City and County of Los Angeles.

[b] Located in County of Los Angeles.

[c] Located in City of Los Angeles and City of Vernon.

[d] Located in City of Vernon.



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FIGURE 2
ANALYZED LOCATIONS

TABLE 2
EXISTING SURFACE STREET PHYSICAL CHARACTERISTICS

PRIMARY STREET	START OF SEGMENT	END OF SEGMENT	STRIPPING			STOPPING & PARKING RESTRICTIONS	
			LANES		MEDIAN TYPE	EASTBOUND/ NORTHBOUND	WESTBOUND/ SOUTHBOUND
			EB/NB	WB/SB			
NORTH-SOUTH STREETS							
Downey Rd	Bandini Rd	Washington Bl	2	2	RM	NSAT	NSAT
	Washington Bl	Grande Vista Av	2	2	RM	NSAT	NSAT
Eastern Av	Marianna St	Marney Av	1	1	DY	NSAT	PA
	Marney Av	State Dr	2	2	DY	PA	PA
	State Dr	Ramona Rd	2	2	DY	NSAT	NSAT
	Ramona Rd	City Terrace Dr	2	2	DY	PA	PA
	City Terrace Dr	Lotta Dr	2	2	DY	NSAT	PA
	Lotta Dr	Sheriff Rd	2	2	DY	NSAT	NSAT
	Sheriff Rd	Marianna St	2	2	DY	PA	PA
	Marianna St	Blanchard St	2	2	DY	PA	PA
	Blanchard St	Floral Dr	2	2	DY	PA	NSAT
	Floral Dr	Cesar E. Chavez Av	2	2	2LT	PA	NSAT
	Cesar E. Chavez Av	First Av	2	2	2LT	PA	NSAT
	First Av	Fourth Av	2	2	2LT	NSAT	NSAT
	Fourth Av	Whittier Bl	2	2	2LT	NSAT	NSAT
	Whittier Bl	Olympic Bl	2	2	2LT	NSAT	NSAT/PA
Euclid St	Fourth Av	Guirado St	1	1	SDY	PA	PA
	Guirado St	Whittier Bl	1	1	SDY	NP 7AM-5PM School Days	PA
	Whittier Bl	7th St	1	1	SDY	2HR 8AM-6PM	2HR 8AM-6PM
	7th St	Garnet St	1	1	SDY	NPAT	NPAT
	Garnet St	Eighth St	1	1	SDY	PA	PA
Evergreen Av	Marengo Bl	Wabash Av	1	1	NCL	PA	PA
	Wabash Av	Fourth St	1	1	SDY	PA	PA
Indiana St	Cesar E. Chavez Av	Fourth St	1	1	SDY	PA	PA
	Fourth St	Fifth St	1	1	RM	NSAT	NSAT
	Fifth St	I-5 Fwy	1	1	SDY	PA	PA
	I-5 Fwy	Noakes St	1	1	DY	PA	PA
Lorena St	Floral St	Cesar E. Chavez Av	1	1	NCL	PA	PA
	Cesar E. Chavez Av	Third St	2	2	DY	PA	PA
	Third St	Fifth St	1	1	DY	NSAT	NSAT
	Fifth St	Sixth St	2	2	DY	PA	PA
	Sixth St	SR-60 On-Ramp	2	2	RM	NSAT	NSAT
	SR-60 On-Ramp	Whittier Bl	2	2	DY	NSAT	NSAT
	Whittier Bl	Eighth St	2	2	DY	1 HR 8AM-6PM	1 HR 8AM-6PM
	Eighth St	Grande Vista Av	2	2	DY	NSAT	NSAT

TABLE 2 (continued)
EXISTING SURFACE STREET PHYSICAL CHARACTERISTICS

PRIMARY STREET	START OF SEGMENT	END OF SEGMENT	STRIPPING			STOPPING & PARKING RESTRICTIONS	
			LANES		MEDIAN TYPE	EASTBOUND/ NORTHBOUND	WESTBOUND/ SOUTHBOUND
			EB/NB	WB/SB			
Mott St	Wabash Av	Cesar E. Chavez Av	1	1	SDY	PA	PA
	Cesar E. Chavez Av	Guirado St	1	1	NCL	PA	PA
	Guirado St	Whittier Bl	1	1	NCL	NSAT	PA
Boyle St	Bridge St	Cesar E. Chavez Av	1	1	DY	PA	PA
	Cesar E. Chavez Av	Pleasant Av	1	1	SDY	2HR 8-6PM	PA
	Pleasant Av	Fifth St	2	2	DY	PA	PA
	Fifth St	Sixth St	2	2	DY	NP 6:30AM-4PM	NP 6:30AM-4PM
	Sixth St	I-5 Fwy	2	2	DY	2HR 8-6PM	2HR 8-6PM
	I-5 Fwy	Hollenbeck Dr	2	2	RM	NSAT	NSAT
	Hollenbeck Dr	Whittier Bl	2	2	DY	PA	PA
	Whittier Bl	Seventh St	2	2	2LT	NSAT	1HR 9-4PM, NS 7-9, 4-6PM
	Seventh St	Eighth St	2	2	DY	NSAT	NSAT
	Eighth St	Olympic Bl	1	1	DY	1HR 8AM-6PM	1 HR 8AM-6PM,
Soto St	Mission St	Valley Bl					
	Mission Rd	Multnomah St	2	2	DY	NSAT	NSAT
	Multnomah St	Valley Bl	2	2	DY	NS 6-9, 3-6PM	NS 6-9, 3-6PM
	Valley Bl	Zonal Rd	2	2	DY	NS 6-9, 3-6PM	NSAT
	Zonal Rd	Marengo St	2	2	DY	NSAT	NSAT
	Marengo St	Wabash Av	3	2	DY	NSAT	NSAT
	Wabash Av	Fairmount Av	2	2	DY	NS 4-6, 1 HR 8-4PM	NSAT
	Fairmount Av	First St	2	2	DY	NS 4-6, 1 HR 8-4PM	NS 7-9, 1 HR 9-6PM
	First St	Fourth St	2	2	DY	NSAT	NS 7-9, 1 HR 9-6PM
	Fourth St	Whittier Bl	2	2	DY	NS 4-6, 1 HR 8-4PM	NSAT
	Whittier Bl	Seventh St	2	2	DY	NS 4-6, 1 HR 8-4PM	NS 7-9, 1 HR 9-6PM
	Seventh St	Eighth St	3	3	RM	NSAT	NSAT
	Eighth St	Olympic Bl	2/3	2/3	2LT	NS 7-9, 3-7PM, 1 HR 9-3PM	NS 7-9, 3-7PM, 1 HR 9-3PM
	Olympic Bl	Rio Vista Av	2/3	2/3	DY	NS 7-9, 3-7PM, 1 HR 9-3PM	NS 7-9, 3-7PM, 1 HR 9-3PM
	Rio Vista Av	Washington Bl	2	2	DY	NSAT	NSAT
	Washington Bl	37th St	2	2	2LT	NSAT	NSAT
Mission Rd	Soto St	Lincoln Park	2	2	DY	PA	NS 7-9
	Lincoln Park	Thomas St	2	2	DY	NS 4-6PM	NS 7AM-9AM
	Thomas St	Main St	3	3	DY	NSAT	NS 7AM-9AM
	Main St	Valley Bl	3	3	DY	NSAT	NSAT
	Valley Bl	Zonal Av	3	2	DY	NSAT	NS 7-9, 4 HR 9-6PM
	Zonal Av	Workman Av	3	3	DY	NS 4-6PM, 1HR 8-4PM	NS 7-9, 4 HR 9-6PM
	Workman Av	Daly St	3	3	DY	NSAT	NSAT
	Daly St	Marengo St	3	2/3	DY	NSAT	NS 7-9AM
	Marengo St	Cesar E. Chavez Av	3	3	2LT	NS 4-6PM, 1HR 8-4PM	NS 4-6PM
	Cesar E. Chavez Av	First St	2	2	DY	PA	PA

TABLE 2 (continued)
EXISTING SURFACE STREET PHYSICAL CHARACTERISTICS

PRIMARY STREET	START OF SEGMENT	END OF SEGMENT	STRIPPING			STOPPING & PARKING RESTRICTIONS	
			LANES		MEDIAN TYPE	EASTBOUND/ NORTHBOUND	WESTBOUND/ SOUTHBOUND
			EB/NB	WB/SB			
Mission Rd (cont.)	First St	Azusa St	1	1	SDY	NS 4-6PM	NS 7-9AM, 4-6PM
San Pablo St	Valley Bl	Alcazar St	1	1	2LT	10HR 8-6PM (M)	10HR 8-6PM (M)
	Alcazar St	Eastlake/Norfolk St	1	1	2LT	4HR 8-6PM (M)	4HR 8-6PM (M)
	Eastlake/Norfolk St	Zonal Av	1	1	2LT	4HR 8-6PM (M)	4HR 8-6PM (M)
Alhambra Av	Lombardie St	Valley Bl	2	2	DY	1 HR 8-6PM	1 HR 8-6PM
Paseo Rancho Castilla	I-710 Fwy	Lansdowne Av	1	1	DY	Parking Permit Required	Parking Permit Required
	Lansdowne Av	Campus Rd	2	2	DY	NPAT	NPAT
	Campus Rd	State Dr	2	1	DY	NPAT	Parking Permit Required
Marianna Av	Valley Bl	Eastern Av	1	1	DY	PA	PA
EAST-WEST STREETS							
Cesar E. Chavez Av	Vignes St	Mission Rd	2	2	DY	NSAT	NSAT
	Mission Rd	Pleasant Rd	2	2	2LT	NSAT	NSAT
	Pleasant Rd	Boyle Av	2	2	DY	NSAT	NS 7-9AM
	Boyle Av	State St	3	3	DY	NSAT	NSAT
	State St	Cummings St	2	2	DY	PA	PA
	Cummings St	Soto St	2	2	DY	1 HR 8-6PM (M)	1 HR 8-6PM (M)
	Soto St	Mott St	2	2	DY	1 HR 8-6PM (M)	NS 7-9AM, 1 HR 9-6AM
	Mott St	Evergreen Av	2	2	DY	1 HR 8-6PM	NS 7-9AM
	Evergreen St	Lorena St	2	2	DY	NPAT	NS 7-9AM
	Lorena St	Eastern Av	2	2	DY	1 HR 7AM-6PM	1 HR 7AM-6PM
First St	Santa Fe Av	Mission Rd	1	1	DY	NSAT	NSAT
	Mission Rd	Anderson St	2	2	DY	NSAT	NS 7-9AM
	Anderson St	Gless St	2	2	DY	1HR 8-4PM, NS 4-7PM	NS 7-9AM
	Gless St	Boyle Av	2	2	DY	NSAT	NPAT
	Boyle Av	Chicago St	2	2	DY	1HR 8-6PM (M), 15 min 8-6PM	1HR 8-6PM (M)
	Chicago St	Soto St	2	2	DY	1HR 8-6PM (M)	1HR 8-6PM (M)
	Soto St	Mott St	2	2	DY	1HR 8-6PM	1HR 8-6PM (M)
	Mott St	Saratoga St	2	2	DY	1HR 8-6PM (M)	NSAT
	Saratoga St	Savannah St	2	2	DY	NP 7AM-5PM School Days	PA
	Savannah St	Evergreen Av	2	2	DY	PA	PA
	Evergreen Av	Lorena St	2	2	DY	PA	PA
	Lorena St	Indiana St	2	2	DY	1HR 8-6PM	PA
	Indiana St	Eastman St	2	2	DY	1HR 8-6PM (M)	1 HR 7AM-6PM (M)

TABLE 2 (continued)
EXISTING SURFACE STREET PHYSICAL CHARACTERISTICS

PRIMARY STREET	START OF SEGMENT	END OF SEGMENT	STRIPPING			STOPPING & PARKING RESTRICTIONS	
			LANES		MEDIAN TYPE	EASTBOUND/ NORTHBOUND	WESTBOUND/ SOUTHBOUND
			EB/NB	WB/SB			
First St (cont.)	Eastman St	Gage Av	2	2	DY	1 HR 7AM-6PM	1HR 7AM-6PM
	Gage Av	Indiana St	2	2	DY	PA	PA
	Indiana St	Eastern Av	2	2	DY	1 HR 8-6PM	PA
Fourth St	Santa Fe Av	Boyle Av	2	2	RL	NSAT	NSAT
	Boyle Av	Euclid Av	2	2	DY	NS 4-6PM	NS 7AM-9AM
	Euclid Av	Lorena St	2	2	DY	NSAT	NSAT
	Lorena St	Eastern Av	2	2	DY	NS 4-6PM	NS 7AM-9AM
Whittier Bl	Santa Fe Av	Breed St	2	2	DY	NSAT	NSAT
	Breed St	Soto St	2	2	DY	PA	PA
	Soto St	Marietta St	2	2	DY	NSAT	1HR 8-6PM
	Marietta St	Euclid Av	2	2	DY	1 HR 8-6PM	1 HR 8-6PM
	Euclid Av	Lorena St	2	2	DY	1HR 8-6PM	NSAT
	Lorena St	Esperanza St	2	2	DY	1HR 8-6PM	1HR 8-6PM
	Esperanza St	Indiana St	2	2	DY	1 HR 8-6PM	PA
	Indiana St	Downey St	2	2	2LT	2 HR 7AM-6PM	2HR 7AM-6PM
Eighth St	Downey St	Eastern Av	2	2	2LT	NSAT	NSAT
	Boyle Av	Soto St	2	2	DY	PA	PA
	Soto St	Glenn Av	2	2	DY	NSAT	PA
Olympic Bl	Glenn Av	Olympic Bl	2	2	DY	PA	PA
	Santa Fe Av	Boyle Av	2	2	DY	NSAT	NSAT
	Boyle Av	Soto St	3	3	DY	NSAT	NSAT
Washington Bl	Soto St	Eastern Av	2/3	2/3	DY	NP 8-6PM, NS 4-6PM	NS 7-9AM, 1 HR 9-6PM
	Central Av	Hopper Av	2	2	RR	NS 7-9, 4-6PM	1HR 9-4PM, NS 7-9, 4-6PM
	Hopper Av	Long Beach Av	2	2	RR	1 HR 9-4, NS 7-9, 4-6PM	1HR 9-4PM, NS 7-9, 4-6PM
	Long Beach Av	Alameda Av	2/3	2/3	2LT	NS 7-9, 4-6PM, 1 HR 9-4PM	1HR 9-4PM, NS 7-9, 4-6PM
	Alameda St	Santa Fe Av	3	3	2LT	NS 4-6PM	1HR 9-4PM, NS 7-9, 4-6PM
	Santa Fe Av	23rd St	3	3	2LT	NSAT	NSAT
	23rd St	Soto St	2	2	DY	NSAT	NSAT
	Soto St	Esudillo Av	2	2	RM	NSAT	NSAT
Valley Bl	Mission Rd	Mariondale Av	2/3	2/3	2LT	NS 4-7PM	NS 7-9AM
	Mariondale Av	I-710 Fwy	3	3	RM	NSAT	NSAT
	I-710 Fwy	Fremont Av	2	2	2LT	1 HR 9-6PM	1 HR 9-6PM, NS 6-8 AM
Medford St	Soto St	Fishburn Av	1	1	DY	NPAT	NPAT
	Fishburn Av	Marianna Av	2	2	DY	PA	PA

TABLE 2 (continued)
EXISTING SURFACE STREET PHYSICAL CHARACTERISTICS

PRIMARY STREET	START OF SEGMENT	END OF SEGMENT	STRIPPING			STOPPING & PARKING RESTRICTIONS	
			LANES		MEDIAN TYPE	EASTBOUND/ NORTHBOUND	WESTBOUND/ SOUTHBOUND
			EB/NB	WB/SB			
Hellman Av	I-710 Fwy Orange Grove Av	Orange Grove Av Fremont Av	1 2	1 2	DY DY	2 HR 9-6PM, PA	PA PA
Ramona Av	I-710 Fwy	Eastern Av	2	2	DY	NSAT	NSAT
City Terrace Dr	Sheriff Rd	Helen Av	1	1	NCL	NP 7AM-5PM School Days	7AM-5PM School Days
	Helen Av	Eastern Av		1	DY	PA	PA
	Eastern Av	Hazard Av	2	2	DY	PA	PA
	Hazard Av	Herbert Av	2	2	RM	1 HR 7AM-7PM	1 HR 7AM-7PM
	Herbert Av	Marengo Av	2	2	RM	NSAT	NSAT
	Marengo Av	Wabash St	2	2	DY	PA	PA
Wabash St	Indiana St	Soto St	1	1	DY	PA	PA

NOTES:

LANES:

= Number of lanes
#/# = Off-Peak/Peak Number of lanes

MEDIAN MEDIAN TYPE:

DY = Double Yellow Centerline
LT2 = Two-way Continuous Turn Lane
NCL = No Centerline Marking
RM = Raised Median
SDY = Single Dashed Yellow Centerline
RL = Reversible Lane
RR = Railroad Tracks

Parking:

(M) = Metered Parking
PA = Parking Allowed
NPAT = No Parking Anytime
NSAT = No Stopping Anytime
NS = No stopping



LEGEND:

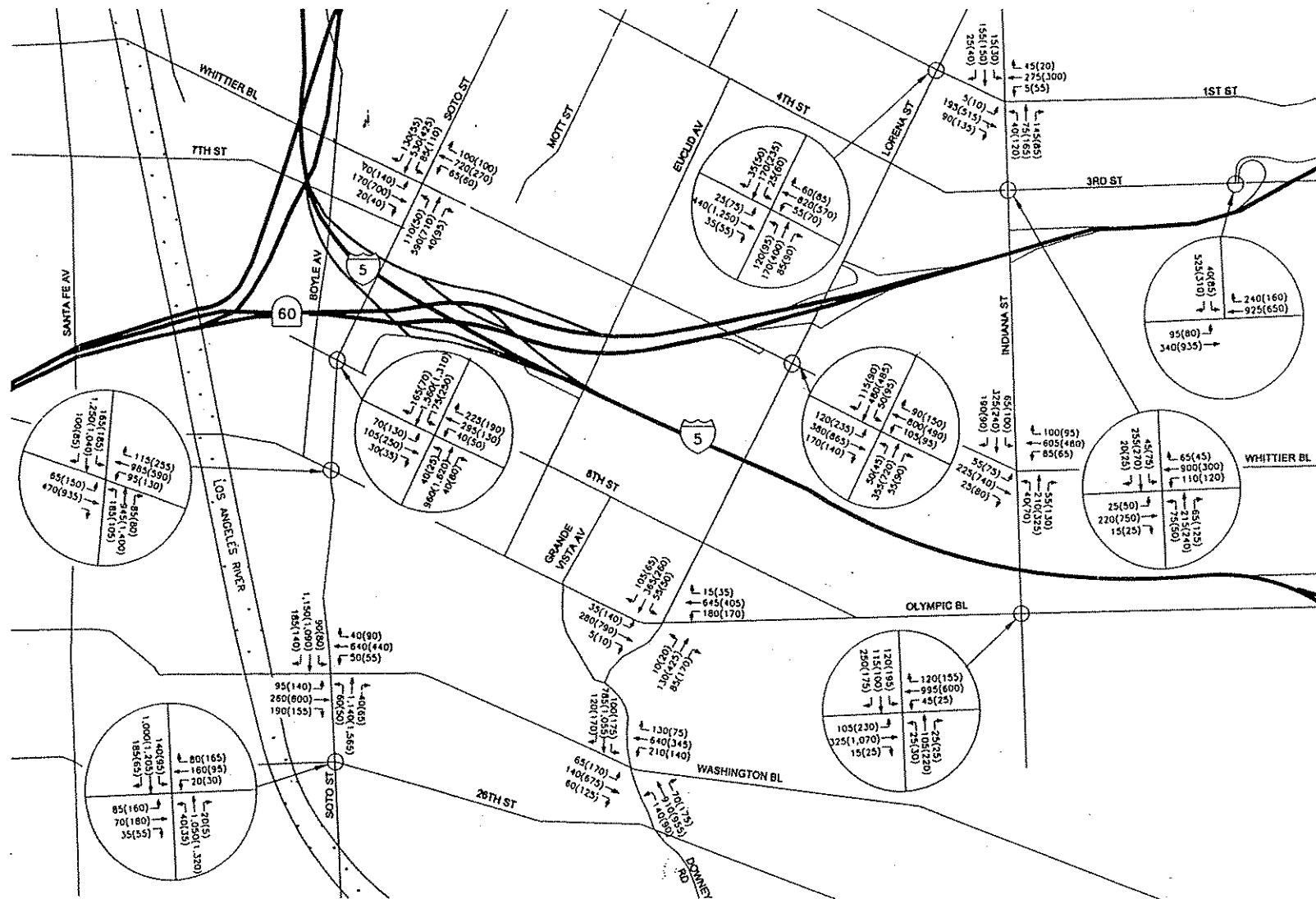
XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

FIGURE 3b

FIGURE 3c

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FIGURE 3a
 EXISTING (YEAR 1997) PEAK HOUR TRAFFIC VOLUMES



KAKU ASSOCIATES

FIGURE 3b
 EXISTING (YEAR 1997) PEAK HOUR TRAFFIC VOLUMES

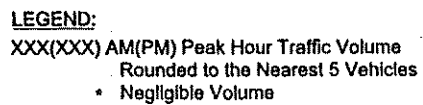
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FIGURE 3c
EXISTING (YEAR 1997) PEAK HOUR TRAFFIC VOLUMES

TABLE 3
LEVEL OF SERVICE DEFINITIONS FOR SIGNALIZED INTERSECTIONS

Level of Service	Volume/Capacity Ratio	Definition
A	0.000 - 0.600	EXCELLENT. No vehicle waits longer than one red light and no approach phase is fully used.
B	>0.600 - 0.700	VERY GOOD. An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
C	>0.700 - 0.800	GOOD. Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.
D	>0.800 - 0.900	FAIR. Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.
E	>0.900 - 1.00	POOR. Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.
F	>1.000	FAILURE. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

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

TABLE 4
LEVEL OF SERVICE DEFINITIONS FOR
TWO-WAY STOP-CONTROLLED INTERSECTIONS

Level of Service	Average Vehicle Delay (seconds)
A	0 to 5
B	6 to 10
C	11 to 20
D	21 to 30
E	31 to 45
F	>45

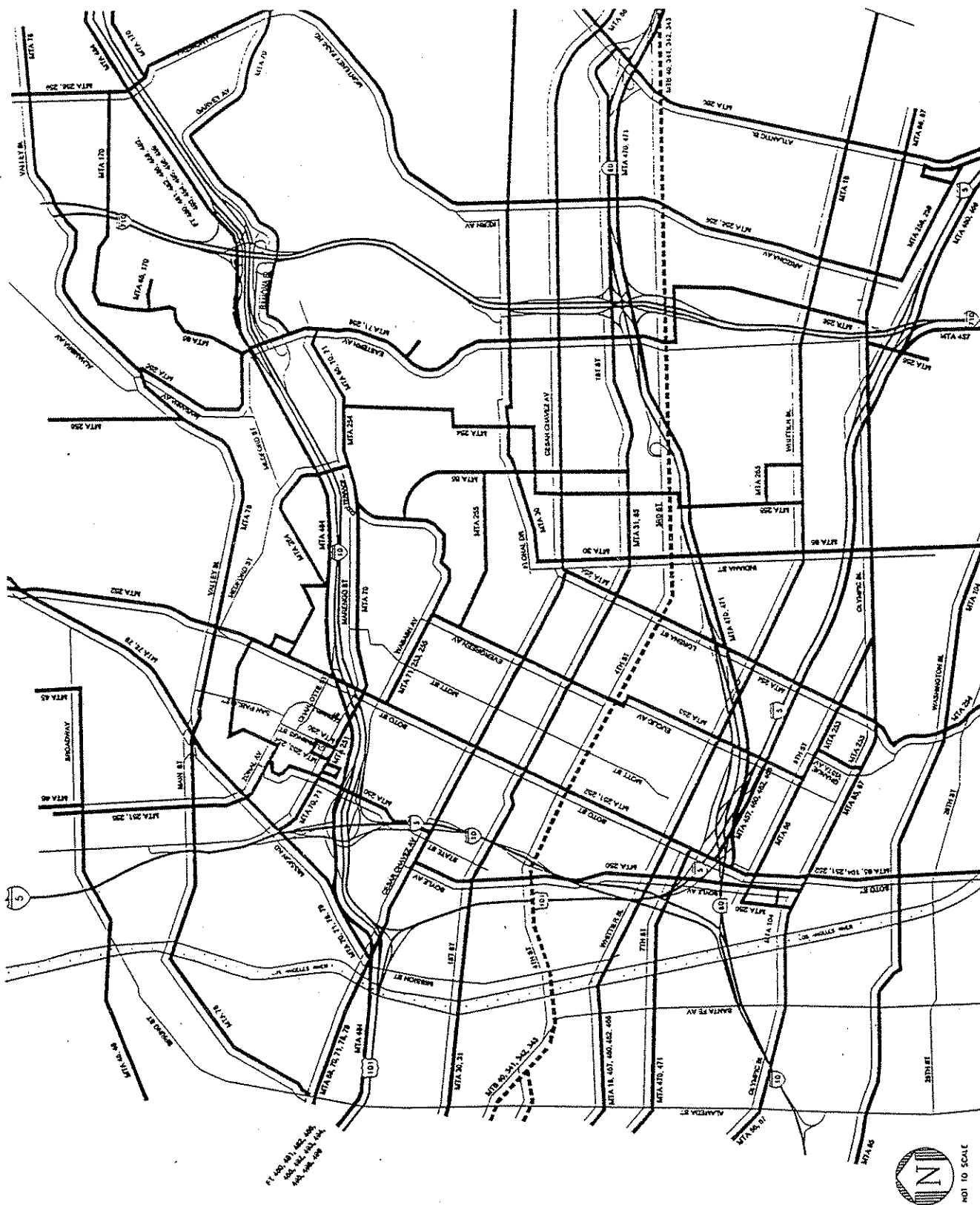
Source: Transportation Research Board, *Highway Capacity Manual*,
Special Report 209, 1994.

TABLE 5
EXISTING INTERSECTION LEVELS OF SERVICE

INTERSECTION	AM PEAK HOUR		PM PEAK HOUR	
	V/C	LOS	V/C	LOS
1. Mission Rd. & Cesar E. Chavez Av.	0.796	C	0.719	C
2. Mission Rd. & 1st St.	1.152	F	0.787	C
3. Boyle Av. & 1st St.	0.477	A	0.525	A
* 4. Boyle Av. & 4th St.	0.308	A	0.414	A
5. Mission Rd. & Zonal Av.	0.607	B	0.449	A
6. Mission Rd. & Marengo St.	0.695	B	0.768	C
7. San Pablo St. & Zonal Av. [a]	2	A	5	A
8. Soto St. & I-10 WB Ramps	0.899	D	0.861	D
9. Soto St. & Marengo St.	0.740	C	0.972	E
10. Soto St. & Wabash Av.	0.560	A	0.635	B
11. Soto St. & Cesar E. Chavez Av.	0.450	A	0.523	A
* 12. Soto St. & 4th St.	0.649	B	0.601	B
13. Soto St. & Whittier Bl.	0.584	A	0.627	B
* 14. Soto St. & 8th St.	0.533	A	0.713	C
* 15. Soto St. & Olympic Bl.	0.723	C	0.793	C
* 16. Soto St. & Washington Bl.	0.765	C	0.887	D
17. Mott St. & Wabash Av. [a]	1	A	2	A
18. Evergreen Av. & Wabash Av.	0.416	A	0.458	A
19. Lorena St. & 1st St.	0.467	A	0.715	C
20. Lorena St. & Whittier Bl.	0.641	B	0.771	C
21. Lorena St. & Olympic Bl.	0.396	A	0.538	A
22. I-710 Off-Ramp & Valley Bl. [b]	0.626	B	0.624	B
23. Indiana St. & Cesar E. Chavez Av. [a]	2	A	[c]	F
24. Indiana St. & 1st St.	0.285	A	0.510	A
25. Indiana St. & 3rd St.	0.549	A	0.633	B
26. Indiana St. & Whittier Bl.	0.672	B	0.733	C
27. Indiana St. & Olympic Bl.	0.765	C	0.717	C
28. Herbert Av. & Medford St.	0.355	A	0.290	A
29. Herbert Av. & City Terrace	0.452	A	0.371	A
30. Marianna Av. & Medford St. [a]	1	A	1	A
31. Eastern Av. & Medford St.	0.375	A	0.327	A
32. Eastern Av. & I-10 EB On-Ramp	0.271	A	0.309	A
33. Eastern Av. & Ramona Rd.	0.657	B	0.607	B
34. Eastern Av. & City Terrace	0.497	A	0.544	A
35. SR-60 WB Ramps & 3rd St. [a]	6	B	36	E
36. Grande Vista & Washington Bl.	0.730	C	0.821	D
37. Soto St. & 26th St.	0.724	C	0.861	D

Notes:

- * Intersection currently operating under ATSAC system.
- [a] Stop-controlled intersection. Reported value indicates average vehicle delay in seconds.
- [b] Denotes CMP arterial monitoring station.
- [c] The calculated delay was greater than 999 seconds.



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FIGURE 4
PUBLIC TRANSIT

TABLE 6
TRIP GENERATION ESTIMATES FOR CUMULATIVE PROJECTS

Name	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
First Street South Plaza [a]	Apartment	528 du	2,110	40	50	90	85	65	150
	Retail	75,750 sf	8,030	120	75	195	370	365	735
	Health Club	130,666 sf	2,240	20	20	40	335	225	560
	Condominium	626 du	3,660	45	230	275	230	115	345
	Office	615,866 sf	4,990	625	80	705	110	530	640
	Subtotal		21,030	850	455	1,305	1,130	1,300	2,430
Sunshine Pacific Center [b]	Retail	46,000 sf	4,040	70	30	100	185	190	375
	Condominium	300 du	1,760	20	115	135	115	55	170
	Exhibition	65,000 sf	840	10	0	10	10	70	80
	Office	10,000 sf	220	20	5	25	5	20	25
	Health Club	15,000 sf	600	15	10	25	35	20	55
	Restaurant	25,000 sf	1,200	10	0	10	60	30	90
	Food Court	21,000 sf	3,740	75	55	130	75	65	140
	Subtotal		12,400	220	215	435	485	450	935
Mangrove Estate [b]	Office	496,000 sf	4,100	620	95	715	105	565	670
	Retail	8,590 sf	8,590	140	60	200	335	350	685
	Hotel	5,220 rm	5,220	275	145	420	215	185	400
	Condominium	7,030 du	7,030	85	450	535	450	225	675
	Subtotal		24,940	1,120	750	1,870	1,105	1,325	2,430
LAC/USC Medical Center [c]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mission Broadway Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pico Gardens Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Aliso Extension Housing Development [d]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL TRIP GENERATION			58,370	2,190	1,420	3,610	2,720	3,075	5,795

Notes:

[a] Obtained from "Traffic Study for the First Street South Plaza EIR", Kaku Associates, Inc. January, 1995.

[b] Obtained from "Draft Traffic Study for the Wilshire Center and Koreatown Redevelopment Project EIR", Kaku Associates, Inc. June, 1995.

[c] Negative net trips. Obtained from "Circulation Study for the L A County/USC Medical Center", Kaku Associates, Inc. December, 1993.

[d] Although included in the EIR, the following did not meet the threshold of 100 dwelling units and/or 100,000 square feet.



**LEGEND:**

XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

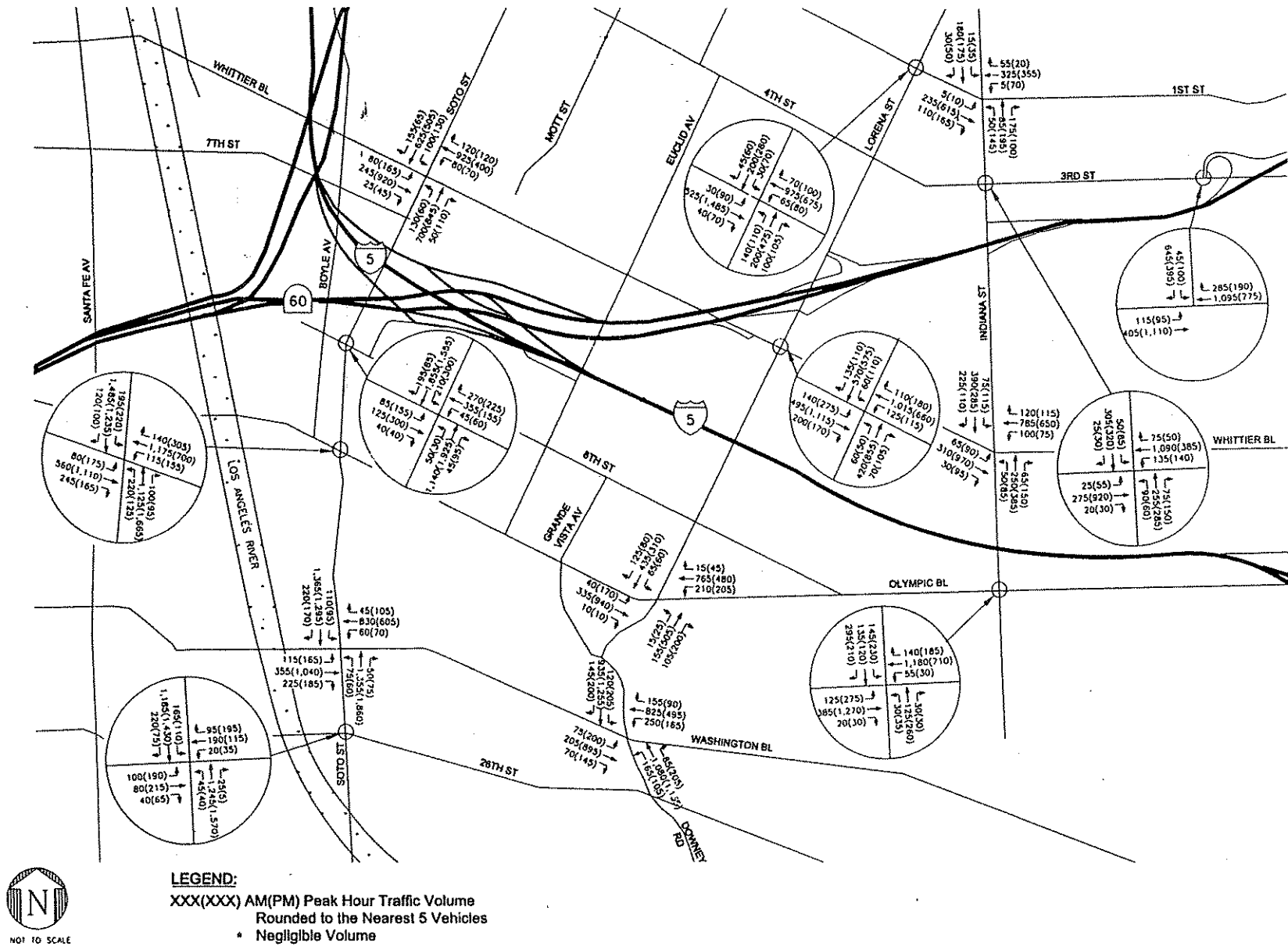


FIGURE 6c

FIGURE 6b

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FIGURE 6a
 CUMULATIVE BASE (YEAR 2015) PEAK HOUR TRAFFIC VOLUMES



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FIGURE 6b
 CUMULATIVE BASE (YEAR 2015) PEAK HOUR TRAFFIC VOLUMES

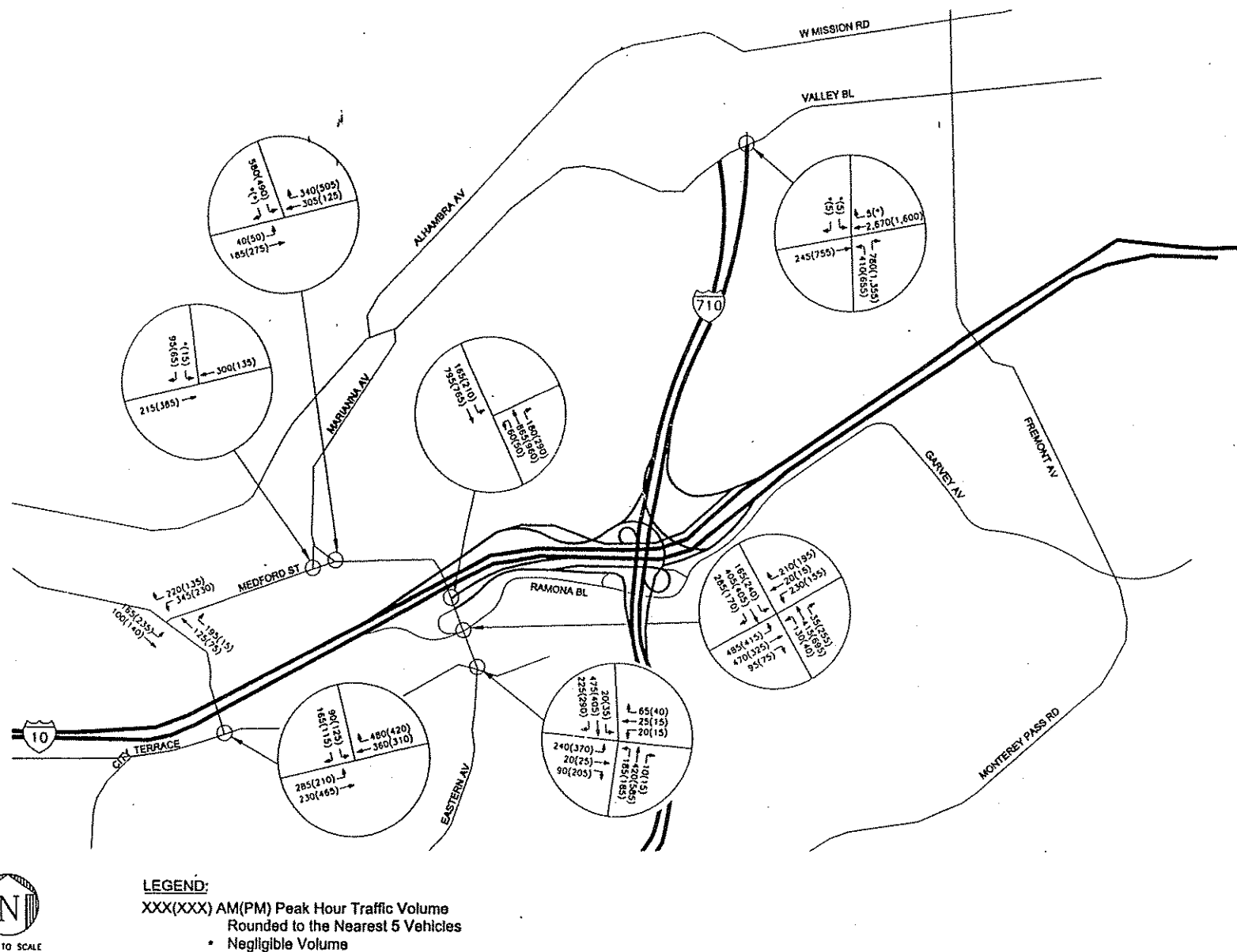


FIGURE 6c
CUMULATIVE BASE (YEAR 2015) PEAK HOUR TRAFFIC VOLUMES

TABLE 7
TRIP GENERATION RATES

Land Use	Average Daily Rate	AM Peak Hour			PM Peak Hour		
		Rate	% In	% Out	Rate	% In	% Out
Light Industrial (Trips per 1,000 gfa)	6.97	0.92	83%	7%	0.98	12%	88%
Community Center (Trips per 1,000 gfa)	N/A	1.08	62%	38%	1.38	28%	72%
Apartment (Trips per du)	6.47	0.51	17%	83%	0.63	68%	32%
Retail, < 570,000 gla [1] (Trips per 1,000 gla)	[1]	[1]	63%	37%	[1]	50%	50%

Notes on Trip Generation Rates:

[1] Retail rates vary according to the size of the development. Trip generation for retail shopping centers are calculated using the following formulas:

Daily Rate: $LN(T) = 0.625 \times Ln(A) + 5.985$
(where A is less than 570,000 gla)

AM Rate: $LN(T) = 0.589 \times Ln(A) + 2.378$; 63% inbound/37% outbound

PM Rate: $LN(T) = 0.637 \times Ln(A) + 3.553$; 50% inbound/50% outbound
(where A is less than 600,000 gla)

Ln = Natural logarithm

T = Two-way volume of traffic (total trip-ends)

A = Area in 1,000 gross floor area (or gross square feet of leasable area)

Source: Institute of Transportation Engineers, "Trip Generation (5th Edition)," 1991

**TABLE 8
PROJECT TRIP GENERATION ESTIMATES
MINIMUM DEVELOPMENT ALTERNATIVE**

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Housing - Infill Development</u>									
Along Whittier Boulevard	Residential	8 du	50	1	3	4	3	2	5
Along 4th Street	Residential	8 du	50	1	3	4	3	2	5
Along 1st Street	Residential	7 du	50	1	3	4	3	1	4
Along Cesar Chavez Av	Residential	7 du	50	1	3	4	3	1	4
	Subtotal	30 du	200	4	12	16	12	6	18
<u>Commercial - Vacant Building Reuse</u>									
Along Whittier Boulevard	Commercial	23,000 sf	1,870	28	16	44	87	86	173
Pass-By Reduction (40%)			(750)	(11)	(6)	(17)	(35)	(34)	(69)
Along 4th Street	Commercial	11,500 sf	930	14	8	22	43	43	86
Pass-By Reduction (40%)			(370)	(6)	(3)	(9)	(18)	(17)	(35)
Along 1st Street	Commercial	11,500 sf	930	14	8	22	43	43	86
Pass-By Reduction (40%)			(370)	(6)	(3)	(9)	(18)	(17)	(35)
Along Cesar Chavez Av	Commercial	11,500 sf	930	14	8	22	43	43	86
Pass-By Reduction (40%)			(370)	(6)	(3)	(9)	(18)	(17)	(35)
Trip Reduction along Transit Corridor	Commercial		(30)	(1)	*	(1)	(1)	(1)	(2)
Along Wabash Avenue	Commercial	5,750 sf	470	7	4	11	22	21	43
Pass-By Reduction (40%)			(190)	(3)	(1)	(4)	(9)	(8)	(17)
Along Valley Boulevard/ Marengo Street	Commercial	5,750 sf	470	7	4	11	22	21	43
Pass-By Reduction (40%)			(190)	(3)	(1)	(4)	(9)	(8)	(17)
	Subtotal	69,000 sf	3,330	48	31	79	152	155	307
<u>Commercial - Infill Development</u>									
Along Whittier Boulevard	Commercial	12,667 sf	1,290	20	11	31	59	59	118
Pass-By Reduction (40%)			(510)	(8)	(4)	(12)	(24)	(23)	(47)
Along 4th Street	Commercial	6,333 sf	640	9	6	15	30	29	59
Pass-By Reduction (40%)			(260)	(4)	(2)	(6)	(12)	(12)	(24)
Along 1st Street	Commercial	6,333 sf	640	9	6	15	30	29	59
Pass-By Reduction (40%)			(260)	(4)	(2)	(6)	(12)	(12)	(24)
Along Cesar Chavez Av	Commercial	6,333 sf	640	9	6	15	30	29	59
Pass-By Reduction (40%)			(260)	(4)	(2)	(6)	(12)	(12)	(24)
Trip Reduction along Transit Corridor	Commercial		(20)	*	*	*	(1)	(1)	(2)
Along Wabash Avenue	Commercial	3,167 sf	320	5	3	8	15	15	30
Pass-By Reduction (40%)			(130)	(2)	(1)	(3)	(6)	(6)	(12)
Along Valley Boulevard/ Marengo Street	Commercial	3,167 sf	320	5	3	8	15	15	30
Pass-By Reduction (40%)			(130)	(2)	(1)	(3)	(6)	(6)	(12)
	Subtotal	38,000 sf	2,280	33	23	56	106	104	210

TABLE 8 (continued)
PROJECT TRIP GENERATION ESTIMATES
MINIMUM DEVELOPMENT ALTERNATIVE

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Industrial - Vacant Building Reuse</u>									
Within Subarea 1	Industrial	20,670 sf	140	16	3	19	2	18	20
Within Subarea 2	Industrial	93,015 sf	650	71	15	86	11	80	91
Within Subarea 3	Industrial	93,015 sf	650	71	15	86	11	80	91
	Subtotal	206,700 sf	1,440	158	33	191	24	178	202
<u>Industrial - New Infill Development</u>									
UPS site on N. Mission Street (Subarea 1) -	Industrial	544,500 sf	3,800	416	85	501	64	470	534
Trip Reduction along Transit Corridor	Industrial		(270)	(29)	(6)	(35)	(4)	(33)	(37)
	Subtotal		3,530	387	79	466	60	437	497
<u>Other - New Infill Development</u>									
Other Facilities in Subarea 1	Community Ctr	2,800 sf	N/A	2	1	3	2	2	4
TOTAL TRIP GENERATION									

**TABLE 9
PROJECT TRIP GENERATION ESTIMATES
MODERATE DEVELOPMENT ALTERNATIVE**

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Housing - Infill Development</u>									
Along Whittier Boulevard	Residential	8 du	50	1	3	4	3	2	5
Along 4th Street	Residential	8 du	50	1	3	4	3	2	5
Along 1st Street	Residential	7 du	50	1	3	4	3	1	4
Along Cesar Chavez Av	Residential	7 du	50	1	3	4	3	1	4
1st St/Boyle Av Station Near Pennsylvania & Bailey St	Residential	26 du	170	2	11	13	11	5	16
Trip Reduction around Transit Center	Residential		(20)	*	(1)	(1)	(1)	(1)	(2)
Cesar Chavez Av/Soto St (along Soto St)	Residential	16 du	100	1	7	8	7	3	10
Cesa Chavez Av/Soto St (south of Soto St)	Residential	48 du	310	4	20	24	20	10	30
Trip Reduction around Transit Center	Residential		(40)	(1)	(2)	(3)	(3)	(1)	(4)
	Subtotal	120 du	720	10	47	57	46	22	68
<u>Commercial - Vacant Building Reuse</u>									
Along Whittier Boulevard	Commercial	46,000 sf	2,880	41	24	65	135	134	269
Pass-By Reduction (40%)			(1,150)	(16)	(10)	(26)	(54)	(53)	(107)
Along 4th Street	Commercial	23,000 sf	1,440	21	12	33	67	67	134
Pass-By Reduction (40%)			(580)	(8)	(5)	(13)	(27)	(27)	(54)
Along 1st Street	Commercial	23,000 sf	1,440	21	12	33	67	67	134
Pass-By Reduction (40%)			(580)	(8)	(5)	(13)	(27)	(27)	(54)
Along Cesar Chavez Av	Commercial	23,000 sf	1,440	21	12	33	67	67	134
Pass-By Reduction (40%)			(580)	(8)	(5)	(13)	(27)	(27)	(54)
Trip Reduction along Transit Corridor	Commercial		(40)	(1)	*	(1)	(2)	(2)	(4)
Along Wabash Avenue	Commercial	11,500 sf	720	10	6	16	34	33	67
Pass-By Reduction (40%)			(290)	(4)	(3)	(7)	(14)	(13)	(27)
Along Valley Boulevard/ Marengo Street	Commercial	11,500 sf	720	10	6	16	34	33	67
Pass-By Reduction (40%)			(290)	(4)	(3)	(7)	(14)	(13)	(27)
	Subtotal	138,000 sf	5,130	75	41	116	239	239	478
<u>Commercial - Infill Development</u>									
Along Whittier Boulevard	Commercial	25,333 sf	1,510	21	13	34	71	70	141
Pass-By Reduction (40%)			(600)	(9)	(5)	(14)	(28)	(28)	(56)
Along 4th Street	Commercial	12,667 sf	750	11	6	17	35	35	70
Pass-By Reduction (40%)			(300)	(4)	(3)	(7)	(14)	(14)	(28)
Along 1st Street	Commercial	12,667 sf	750	11	6	17	35	35	70
Pass-By Reduction (40%)			(300)	(4)	(3)	(7)	(14)	(14)	(28)

TABLE 9 (continued)
PROJECT TRIP GENERATION ESTIMATES
MODERATE DEVELOPMENT ALTERNATIVE

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Along Cesar Chavez Av	Commercial	12,667 sf	750	11	6	17	35	35	70
Pass-By Reduction (40%)			(300)	(4)	(3)	(7)	(14)	(14)	(28)
Trip Reduction along Transit Corridor	Commercial		(20)	*	*	*	(1)	(1)	(2)
Along Wabash Avenue	Commercial	6,333 sf	380	6	3	9	18	17	35
Pass-By Reduction (40%)			(150)	(2)	(1)	(3)	(7)	(7)	(14)
Along Valley Boulevard/ Marengo Street	Commercial	6,333 sf	380	6	3	9	18	17	35
Pass-By Reduction (40%)			(150)	(2)	(1)	(3)	(7)	(7)	(14)
1st St/Boyle Av	Commercial	20,000 sf	1,190	17	10	27	56	55	111
Pass-By Reduction (40%)			(480)	(7)	(4)	(11)	(22)	(22)	(44)
Trip Reduction around Transit Center	Commercial		(180)	(3)	(1)	(4)	(9)	(8)	(17)
Cesar Chavez Av/Soto St	Commercial	22,000 sf	1,310	19	11	30	61	61	122
Pass-By Reduction (40%)			(520)	(8)	(4)	(12)	(25)	(24)	(49)
Trip Reduction around Transit Center	Commercial		(200)	(3)	(2)	(5)	(9)	(9)	(18)
1st St/Lorena St	Commercial	40,600 sf	2,410	35	20	55	113	112	225
Pass-By Reduction (40%)			(970)	(14)	(8)	(22)	(45)	(45)	(90)
Trip Reduction around Transit Center	Commercial		(360)	(5)	(3)	(8)	(17)	(17)	(34)
Subtotal		158,600 sf	4,900	72	40	112	230	227	457
Industrial - Vacant Building Reuse									
Within Subarea 1	Industrial	41,380 sf	290	32	6	38	5	36	41
Within Subarea 2	Industrial	186,210 sf	1,300	142	29	171	22	160	182
Within Subarea 3	Industrial	186,210 sf	1,300	142	29	171	22	160	182
Subtotal		413,800 sf	2,890	316	64	380	49	356	405
Industrial - New Infill Development									
UPS site on N. Mission Street (Subarea 1)	Industrial	544,500 sf	3,800	416	85	501	64	470	534
Trip Reduction along Transit Corridor	Industrial		(270)	(29)	(6)	(35)	(4)	(33)	(37)
UPS site on Washington Boulevard (Subarea 3)	Industrial	474,800 sf	3,310	363	74	437	56	409	465
Within Subarea 1	Industrial	36,300 sf	250	27	6	33	4	32	36
Trip Reduction along Transit Corridor	Industrial		(10)	(1)	*	(1)	*	(1)	(1)
Within Subarea 2	Industrial	36,300 sf	250	27	6	33	4	32	36
Within Subarea 3	Industrial	36,300 sf	250	27	6	33	4	32	36
Subtotal		1,128,200 sf	7,580	830	171	1,001	128	941	1,069
Other - New Infill Development									
Other Facilities in Subarea 1	Community Ctr	5,500 sf	N/A	4	2	6	3	5	8
TOTAL TRIP GENERATION			21,220	1,307	365	1,672	695	1,790	2,485

**TABLE 10
PROJECT TRIP GENERATION ESTIMATES
MAXIMUM DEVELOPMENT ALTERNATIVE**

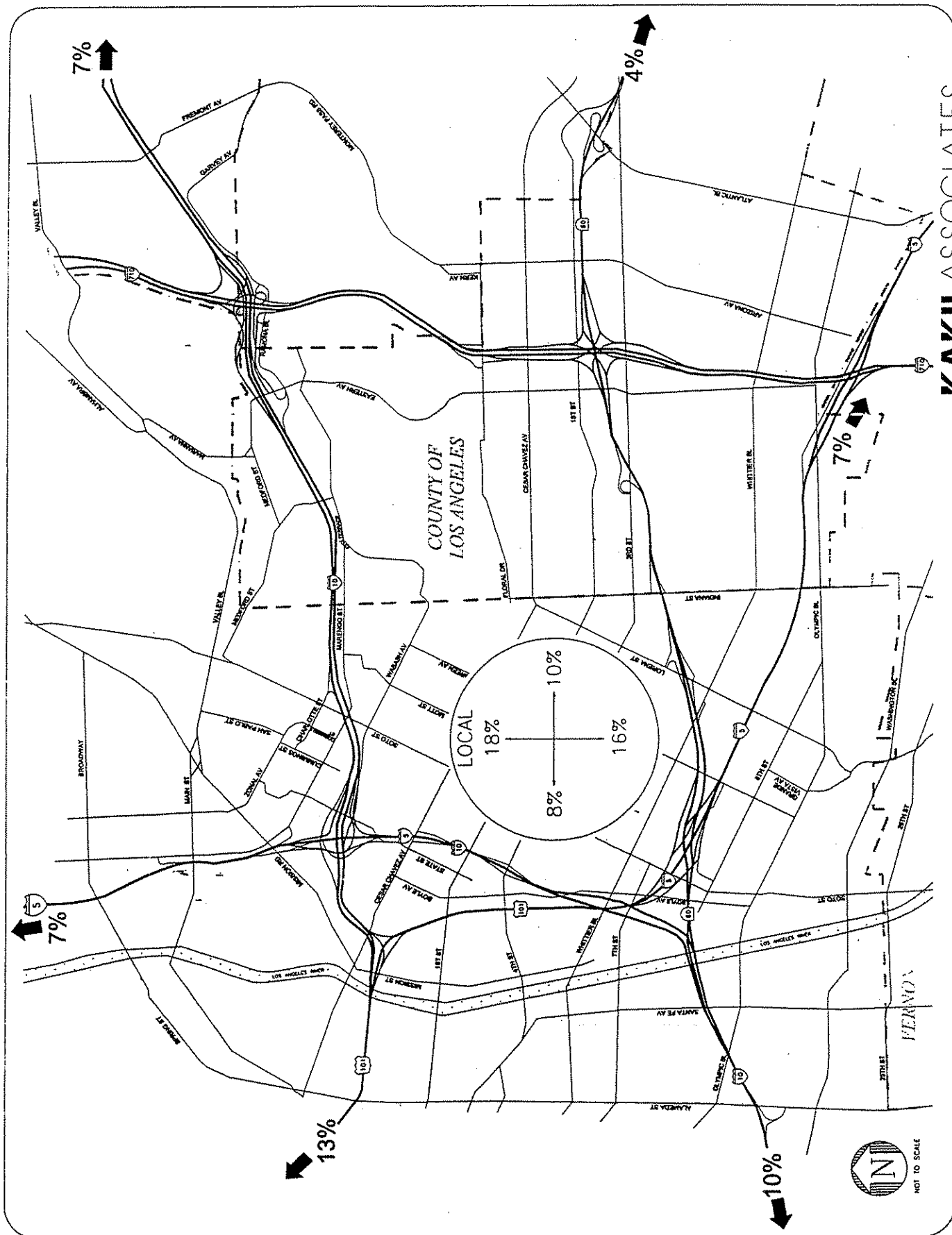
Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<u>Housing - Infill Development</u>									
Along Whittier Boulevard	Residential	8 du	50	1	3	4	3	2	5
Along 4th Street	Residential	8 du	50	1	3	4	3	2	5
Along 1st Street	Residential	7 du	50	1	3	4	3	1	4
Along Cesar Chavez Av	Residential	7 du	50	1	3	4	3	1	4
1st St/Boyle Av Station Near Pennsylvania & Bailey St	Residential	26 du	170	2	11	13	11	5	16
Trip Reduction around Transit Center	Residential		(30)	*	(2)	(2)	(2)	(1)	(3)
Cesar Chavez Av/Soto St (along Soto St)	Residential	15 du	100	1	7	8	6	3	9
Cesar Chavez Av/Soto St (south of Soto St)	Residential	48 du	310	4	20	24	20	10	30
Trip Reduction around Transit Center	Residential		(40)	(1)	(2)	(3)	(3)	(1)	(4)
1st St/Boyle Av	Residential	14 du	90	1	6	7	6	3	9
1st St/Lorena Av	Residential	62 du	400	5	27	32	27	12	39
Trip Reduction around Transit Center	Residential		(40)	(1)	(2)	(3)	(3)	(1)	(4)
	Subtotal	195 du	1,160	15	77	92	74	36	110
<u>Commercial - Vacant Building Reuse</u>									
Along Whittier Boulevard	Commercial	91,667 sf	4,430	62	36	98	209	208	417
Pass-By Reduction (40%)			(1,770)	(25)	(14)	(39)	(84)	(83)	(167)
Along 4th Street	Commercial	45,833 sf	2,220	31	18	49	104	104	208
Pass-By Reduction (40%)			(890)	(13)	(7)	(20)	(42)	(41)	(83)
Along 1st Street	Commercial	45,833 sf	2,220	31	18	49	104	104	208
Pass-By Reduction (40%)			(890)	(13)	(7)	(20)	(42)	(41)	(83)
Along Cesar Chavez Av	Commercial	45,833 sf	2,220	31	18	49	104	104	208
Pass-By Reduction (40%)			(890)	(13)	(7)	(20)	(42)	(41)	(83)
Trip Reduction along Transit Corridor	Commercial		(60)	(1)	*	(1)	(3)	(3)	(6)
Along Wabash Avenue	Commercial	22,917 sf	1,110	16	9	25	52	52	104
Pass-By Reduction (40%)			(440)	(6)	(4)	(10)	(21)	(21)	(42)
Along Valley Boulevard/ Marengo Street	Commercial	22,917 sf	1,110	16	9	25	52	52	104
Pass-By Reduction (40%)			(440)	(6)	(4)	(10)	(21)	(21)	(42)
	Subtotal	275,000 sf	7,930	110	65	175	370	373	743
<u>Commercial - Infill Development</u>									
Along Whittier Boulevard	Commercial	25,333 sf	1,150	16	9	25	54	54	108
Pass-By Reduction (40%)			(460)	(6)	(4)	(10)	(22)	(21)	(43)
Along 4th Street	Commercial	12,667 sf	570	8	5	13	27	27	54
Pass-By Reduction (40%)			(230)	(3)	(2)	(5)	(11)	(11)	(22)

TABLE 10 (continued)
PROJECT TRIP GENERATION ESTIMATES
MAXIMUM DEVELOPMENT ALTERNATIVE

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Along 1st Street	Commercial	12,667 sf	570	8	5	13	27	27	54
Pass-By Reduction (40%)			(230)	(3)	(2)	(5)	(11)	(11)	(22)
Along Cesar Chavez Av	Commercial	12,667 sf	570	8	5	13	27	27	54
Pass-By Reduction (40%)			(230)	(3)	(2)	(5)	(11)	(11)	(22)
Trip Reduction along Transit Corridor	Commercial		(20)	•	•	•	(1)	(1)	(2)
Along Wabash Avenue	Commercial	6,333 sf	290	4	2	6	14	13	27
Pass-By Reduction (40%)			(110)	(2)	(1)	(3)	(6)	(5)	(11)
Along Valley Boulevard/ Marengo Street	Commercial	6,333 sf	290	4	2	6	14	13	27
Pass-By Reduction (40%)			(110)	(2)	(1)	(3)	(6)	(5)	(11)
1st St/Boyle Av	Commercial	20,000 sf	910	13	7	20	43	42	85
Pass-By Reduction (40%)			(360)	(5)	(3)	(8)	(17)	(17)	(34)
Trip Reduction around Transit Center	Commercial		(140)	(2)	(1)	(3)	(7)	(6)	(13)
Cesar Chavez Av/Soto St	Commercial	22,000 sf	1,000	14	8	22	47	47	94
Pass-By Reduction (40%)			(400)	(6)	(3)	(9)	(19)	(19)	(38)
Trip Reduction around Transit Center	Commercial		(150)	(2)	(1)	(3)	(7)	(7)	(14)
1st St/Lorena St	Commercial	40,600 sf	1,840	26	15	41	87	86	173
Pass-By Reduction (40%)			(740)	(10)	(6)	(16)	(35)	(34)	(69)
Trip Reduction around Transit Center	Commercial		(280)	(4)	(2)	(6)	(13)	(13)	(26)
Mission St/Zonal Av (Subarea 1)	Commercial	76,000 sf	3,440	48	28	76	162	162	324
Pass-By Reduction (40%)			(1,380)	(19)	(11)	(30)	(65)	(65)	(130)
Trip Reduction along Transit Corridor	Commercial		(240)	(3)	(2)	(5)	(12)	(11)	(23)
Sears site (Olympic Av/ Soto St) southwest corner	Commercial	38,700 sf	1,750	25	14	39	83	82	165
Pass-By Reduction (40%)			(700)	(9)	(6)	(15)	(33)	(33)	(66)
Sears site (Olympic Av/ Soto St) northeast corner	Commercial	53,900 sf	2,440	34	20	54	115	115	230
Pass-By Reduction (40%)			(980)	(14)	(8)	(22)	(46)	(46)	(92)
Subtotal		327,200	8,060	115	65	180	378	379	757

TABLE 10 (continued)
PROJECT TRIP GENERATION ESTIMATES
MAXIMUM DEVELOPMENT ALTERNATIVE

Location	Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Commercial - Displacement									
Sears site (Olympic Av/ Soto St) northeast corner	Auto Care Ctr	(20,600) sf	N/A	(32)	(17)	(49)	(27)	(32)	(59)
Industrial - Vacant Building Reuse									
Within Subarea 1	Industrial	62,060 sf	430	47	10	57	7	54	61
Within Subarea 2	Industrial	279,270 sf	1,950	213	44	257	33	241	274
Within Subarea 3	Industrial	279,270 sf	1,950	213	44	257	33	241	274
	Subtotal	620,600 sf	4,330	473	98	571	73	536	609
Housing - Displacement									
Within Subarea 2	Residential	(38) du	(250)	(3)	(16)	(19)	(16)	(8)	(24)
Within Subarea 3	Residential	(26) du	(170)	(2)	(11)	(13)	(11)	(5)	(16)
	Subtotal	(64) du	(420)	(5)	(27)	(32)	(27)	(13)	(40)
Industrial - New Infill Development									
UPS site on N. Mission Street (Subarea 1)	Industrial	544,500 sf	3,800	416	85	501	64	470	534
Trip Reduction along Transit Corridor	Industrial		(270)	(29)	(6)	(35)	(4)	(33)	(37)
UPS site on Washington Boulevard (Subarea 3)	Industrial	474,800 sf	3,310	363	74	437	56	409	465
Within Subarea 1	Industrial	181,500 sf	1,270	139	28	167	21	157	178
Trip Reduction along Transit Corridor	Industrial		(30)	(3)	(1)	(4)	*	(4)	(4)
Within Subarea 2	Industrial	181,500 sf	1,270	139	28	167	21	157	178
Within Subarea 3	Industrial	181,500 sf	1,270	139	28	167	21	157	178
Sears site	Industrial	289,960 sf	2,020	222	45	267	34	250	284
Bethlehem steel site	Industrial	82,500 sf	580	63	13	76	10	71	81
Within Subarea 2	Industrial	32,670 sf	230	25	5	30	4	28	32
Within Subarea 3	Industrial	32,670 sf	230	25	5	30	4	28	32
	Subtotal	2,001,600 sf	13,680	1,499	304	1,803	231	1,690	1,921
Industrial - Displacement									
Smurfit Recycling	Industrial	(37,500) sf	(260)	(29)	(6)	(35)	(4)	(33)	(37)
Albert & Albert Iron and Metal Inc.	Industrial	(7,300) sf	(50)	(6)	(1)	(7)	(1)	(6)	(7)
	Subtotal	(44,800) sf	(310)	(35)	(7)	(42)	(5)	(39)	(44)
Other - New Infill Development									
Other Facilities in Subarea 1	Community Ctr	11,000 sf	N/A	7	5	12	6	9	15
TOTAL TRIP GENERATION			34,430	2,147	563	2,710	1,073	2,939	4,012



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FIGURE 7
PROJECT DISTRIBUTION PATTERN

**LEGEND:**

XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

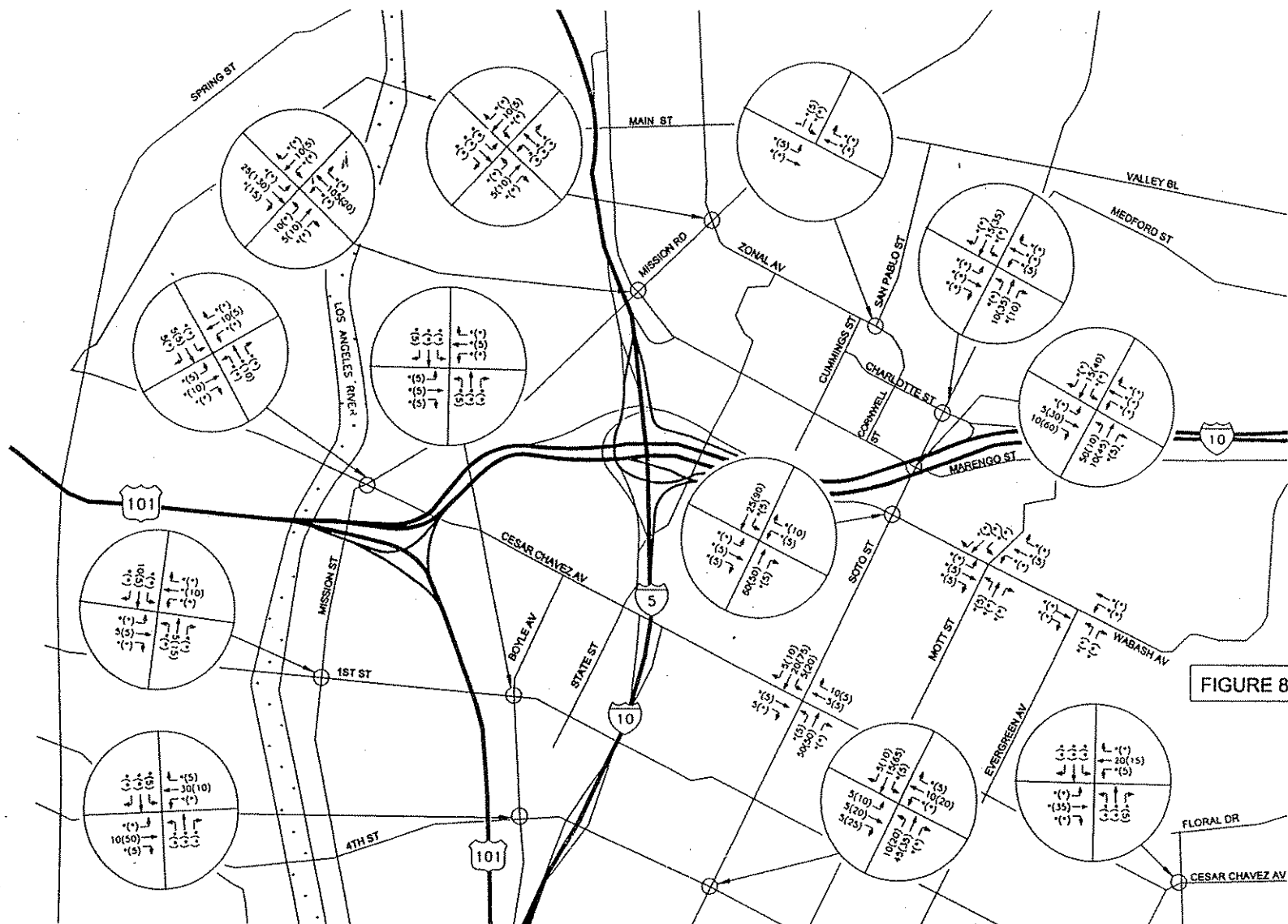
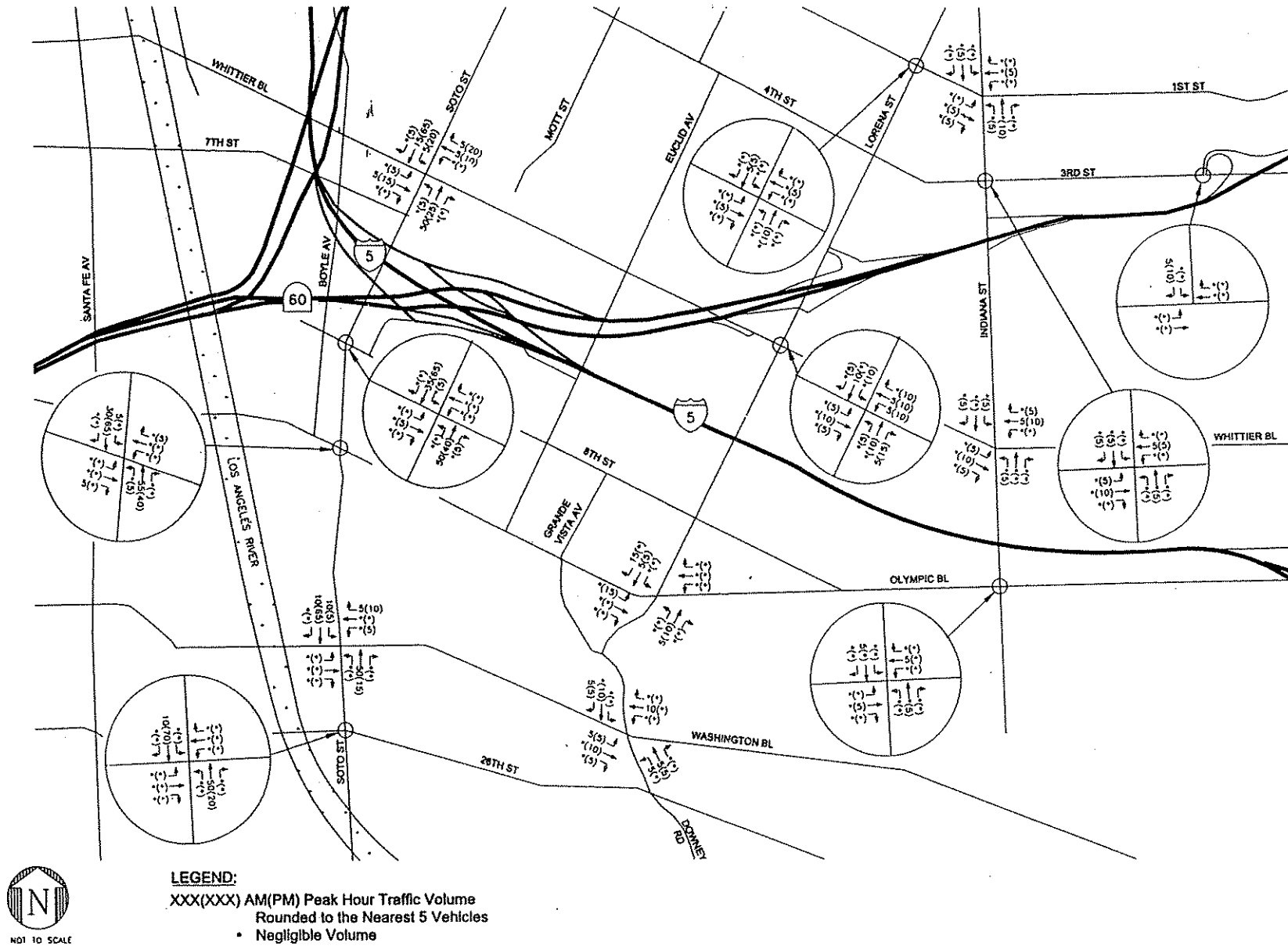


FIGURE 8b

FIGURE 8c

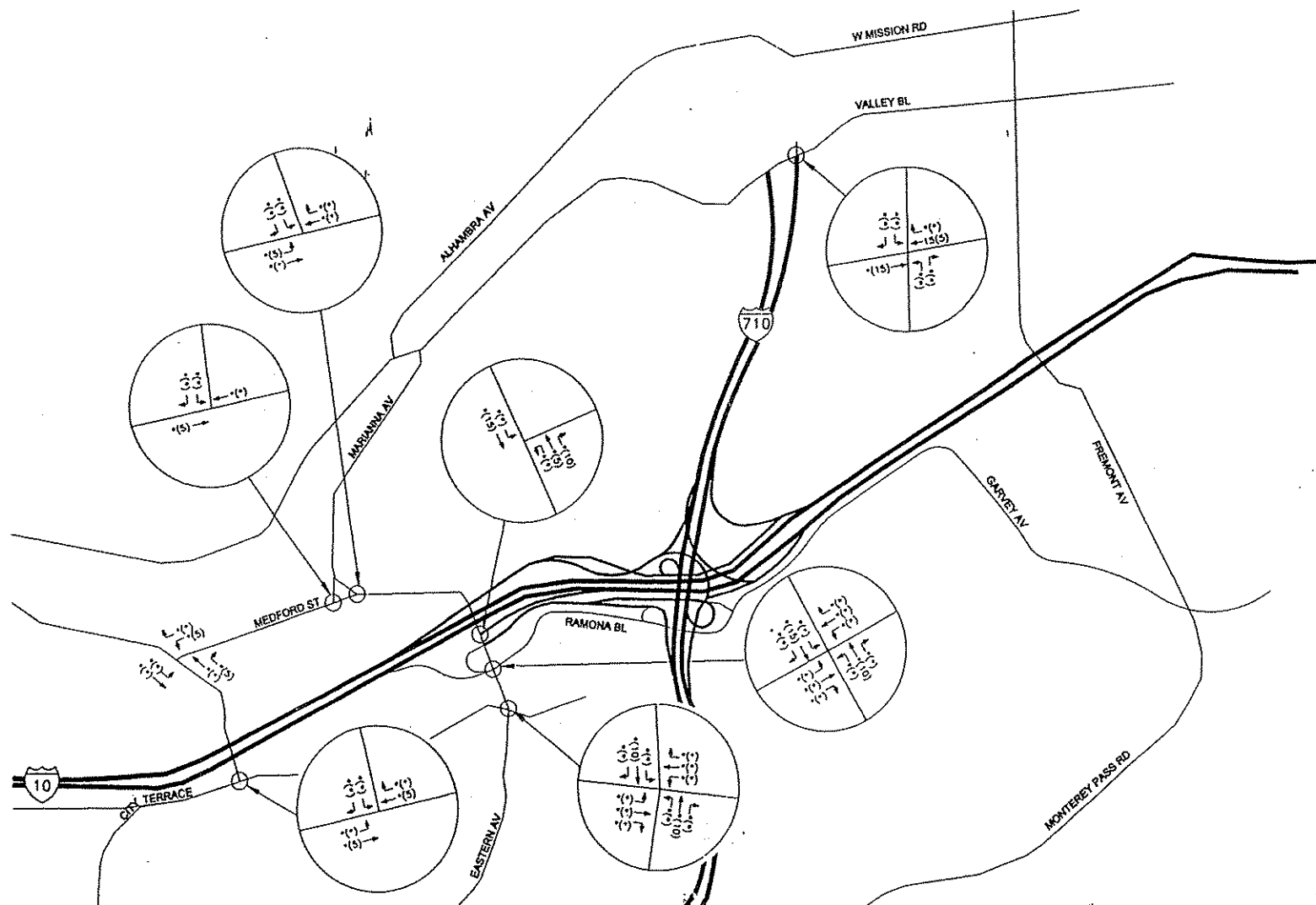
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FIGURE 8a
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MINIMUM DEVELOPMENT ALTERNATIVE



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FIGURE 8b
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES – MINIMUM DEVELOPMENT ALTERNATIVE



LEGEND:
 XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

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FIGURE 8c
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES – MINIMUM DEVELOPMENT ALTERNATIVE

**LEGEND:**

XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

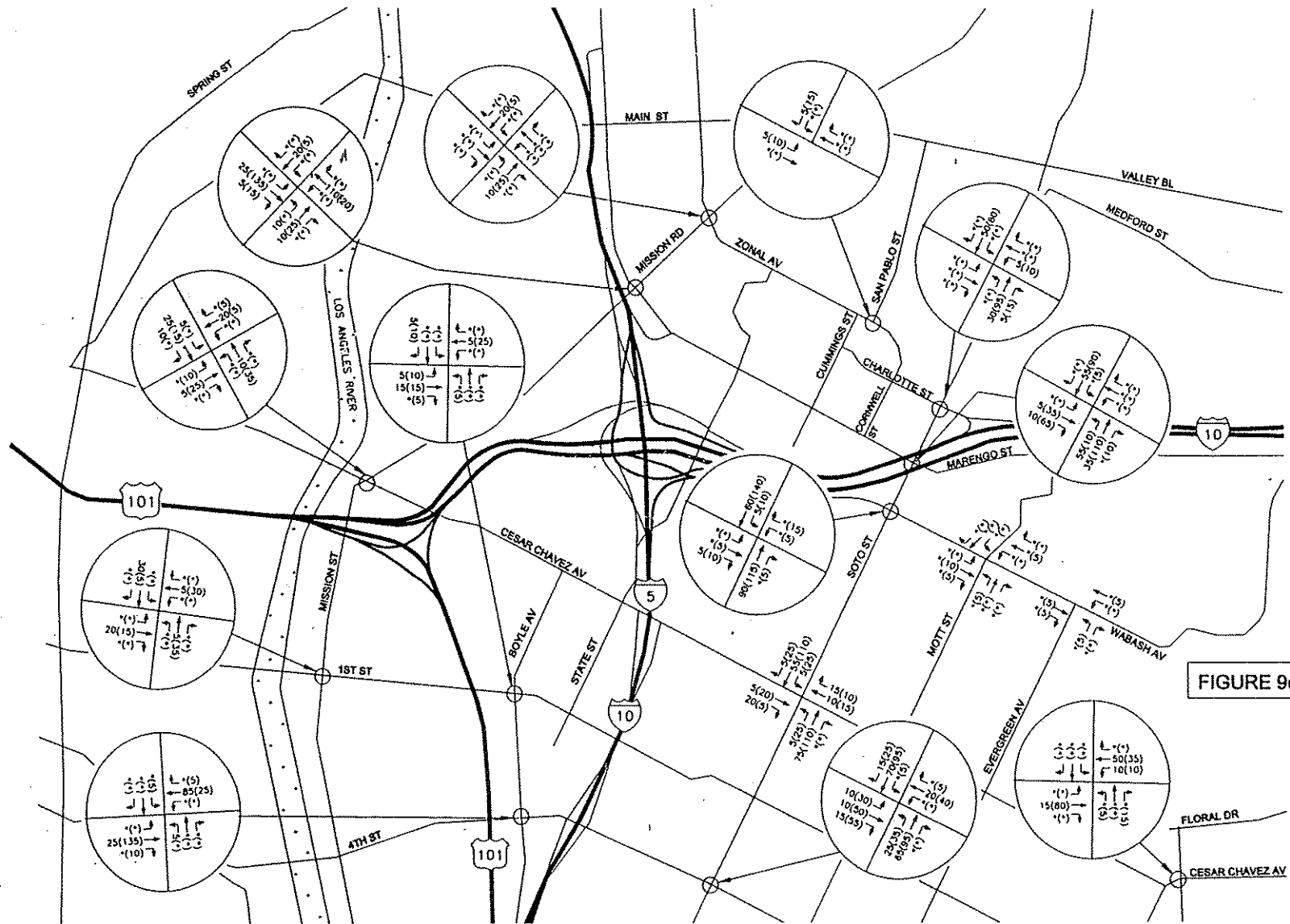
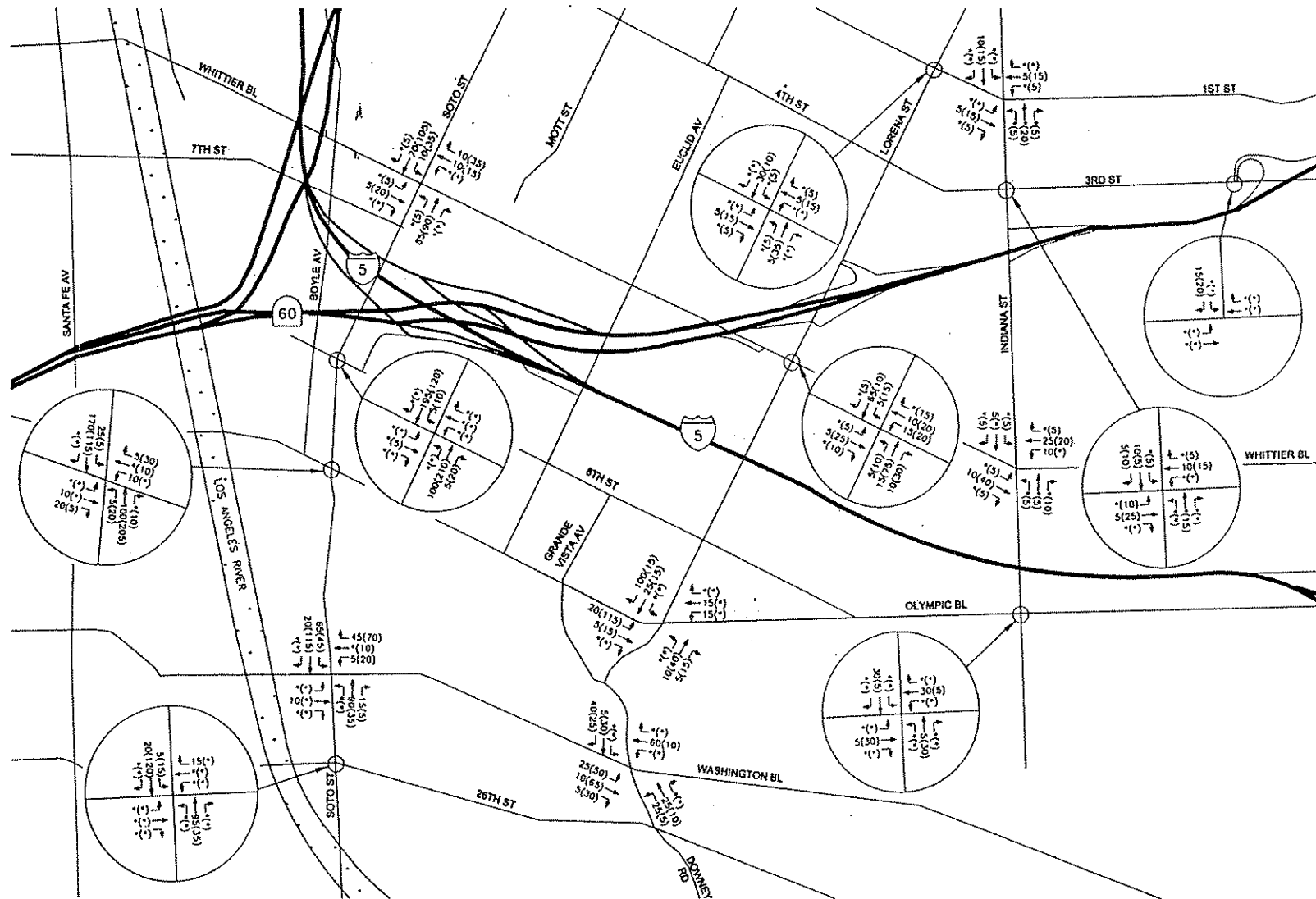


FIGURE 9b

FIGURE 9c

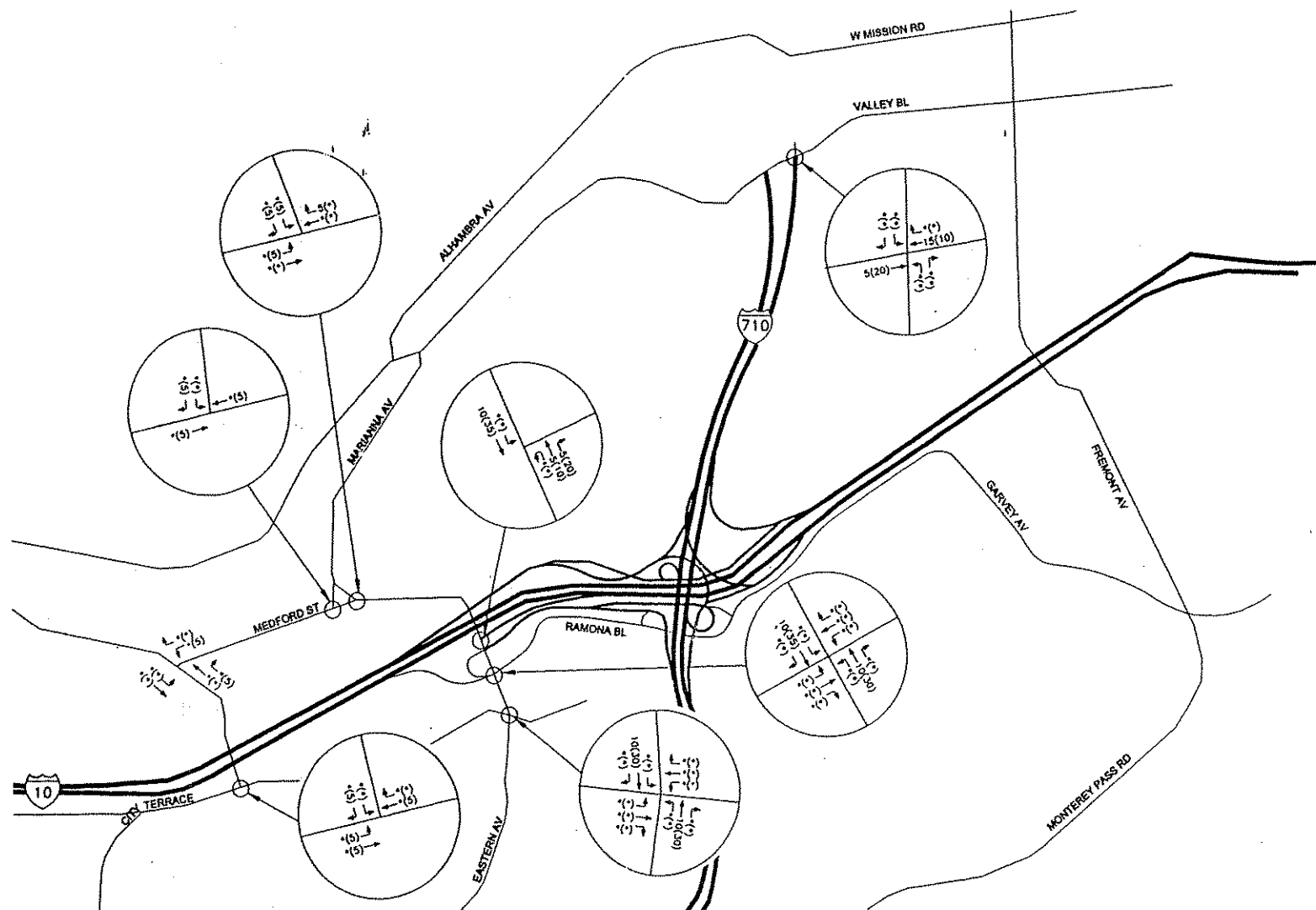
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FIGURE 9a
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MODERATE DEVELOPMENT ALTERNATIVE



KAKU ASSOCIATES

FIGURE 9b
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES -- MODERATE DEVELOPMENT ALTERNATIVE



LEGEND:

XXX(XXX) AM(PM) Peak Hour Traffic Volume
Rounded to the Nearest 5 Vehicles
• Negligible Volume

KAKU ASSOCIATES

FIGURE 9c

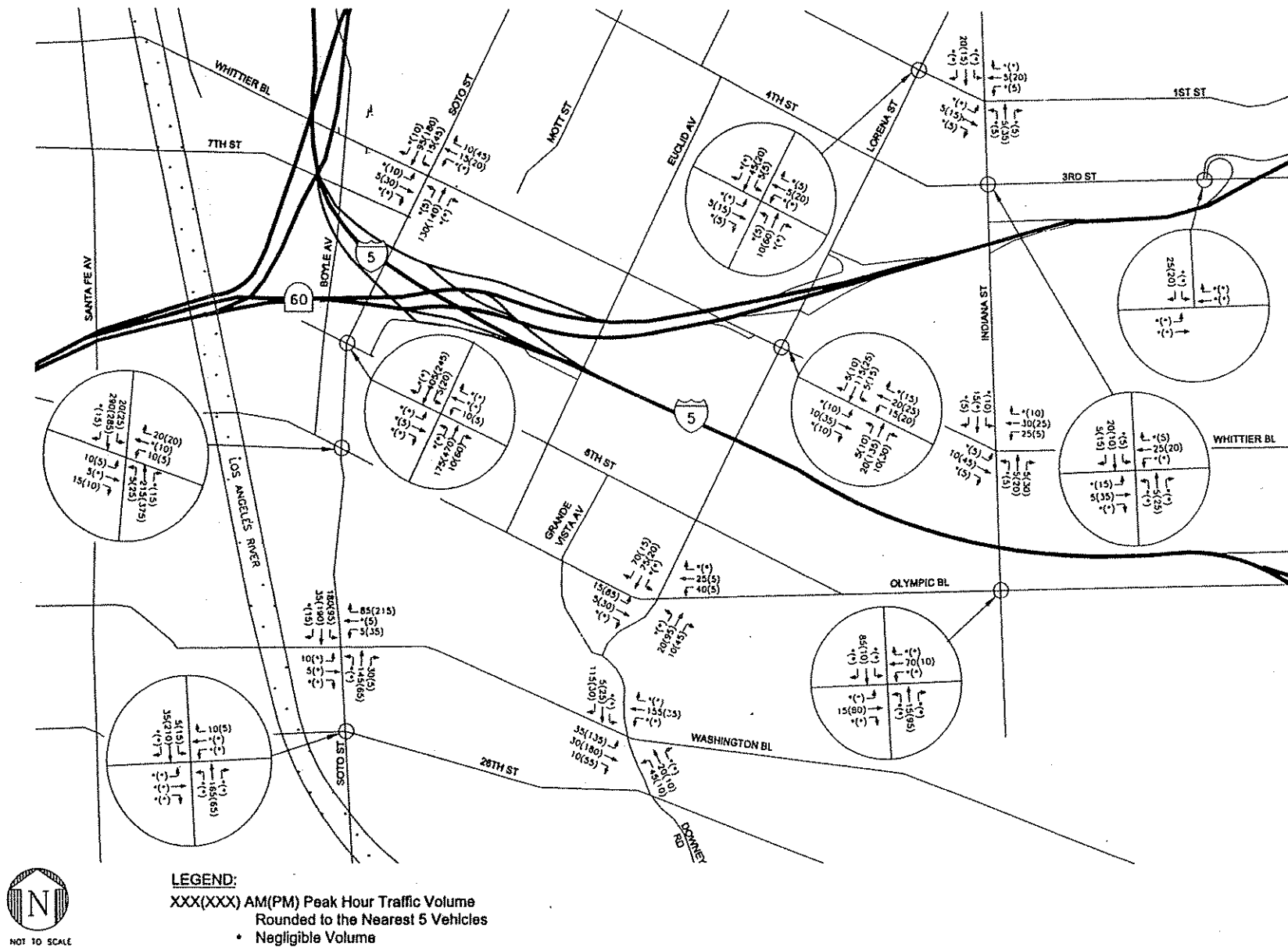
PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MODERATE DEVELOPMENT ALTERNATIVE



FIGURE 10b

FIGURE 10c

FIGURE 10a
PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MAXIMUM DEVELOPMENT ALTERNATIVE



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FIGURE 10b
 PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MAXIMUM DEVELOPMENT ALTERNATIVE

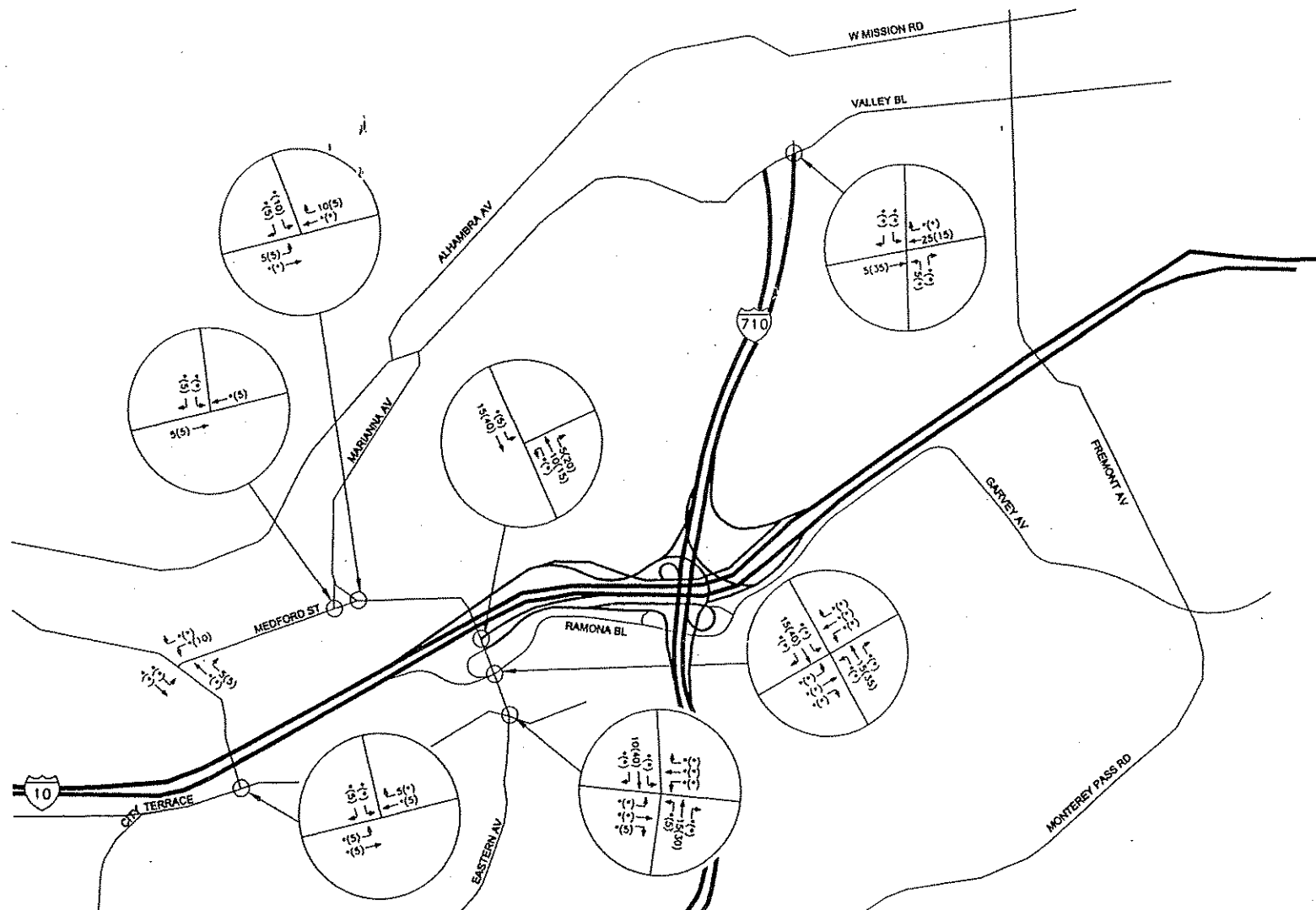
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FIGURE 10c
PROJECT ONLY PEAK HOUR TRAFFIC VOLUMES - MAXIMUM DEVELOPMENT ALTERNATIVE

**LEGEND:**

- XXX(XXX) AM(PM) Peak Hour Traffic Volume
Rounded to the Nearest 5 Vehicles
• Negligible Volume

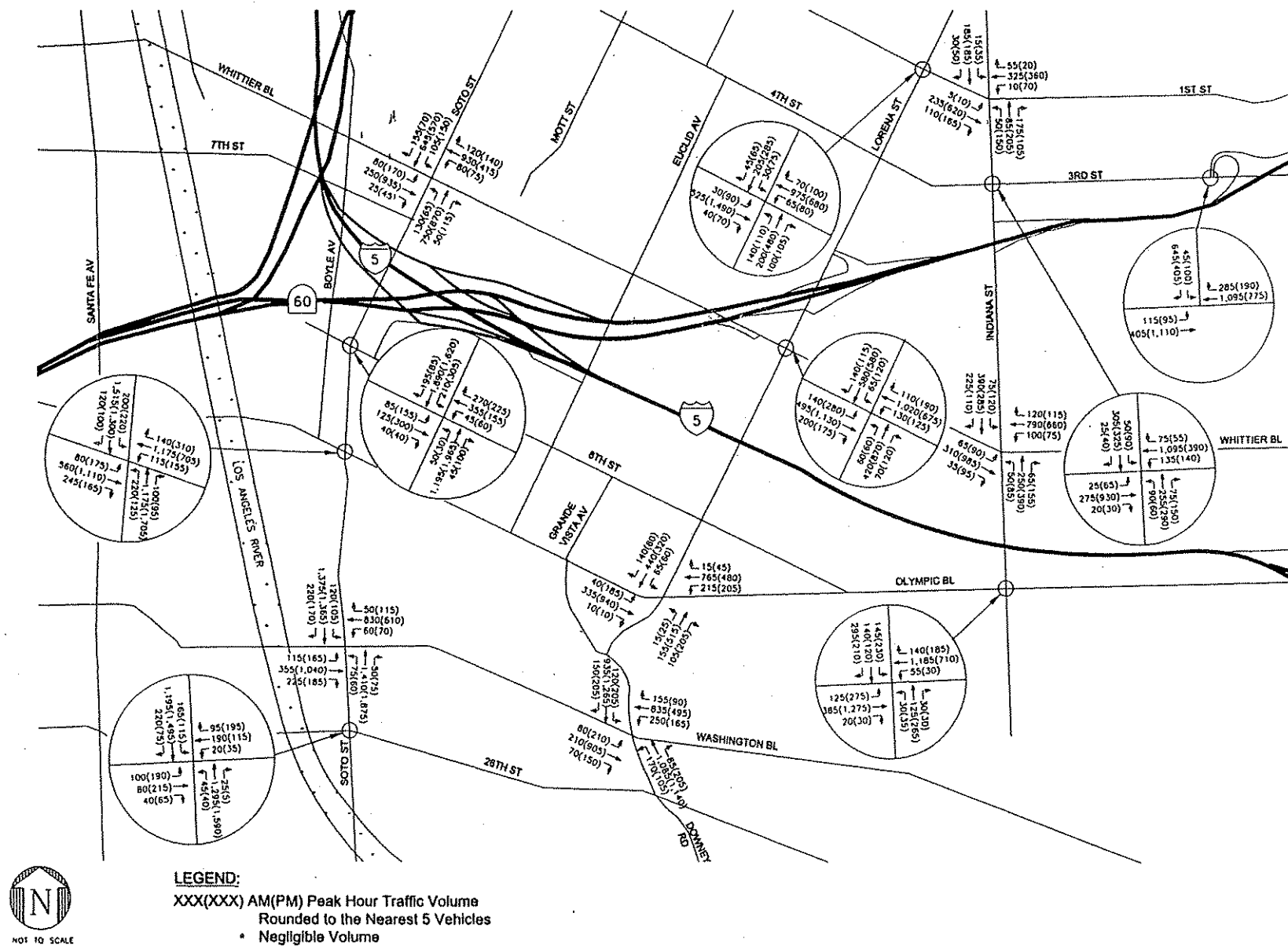


FIGURE 11b

FIGURE 11c

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FIGURE 11a
CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES – MINIMUM DEVELOPMENT ALTERNATIVE



KAKU ASSOCIATES

FIGURE 11b
 CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES – MINIMUM DEVELOPMENT ALTERNATIVE

**LEGEND:**

XXX(XXX) AM(PM) Peak Hour Traffic Volume
 Rounded to the Nearest 5 Vehicles
 • Negligible Volume

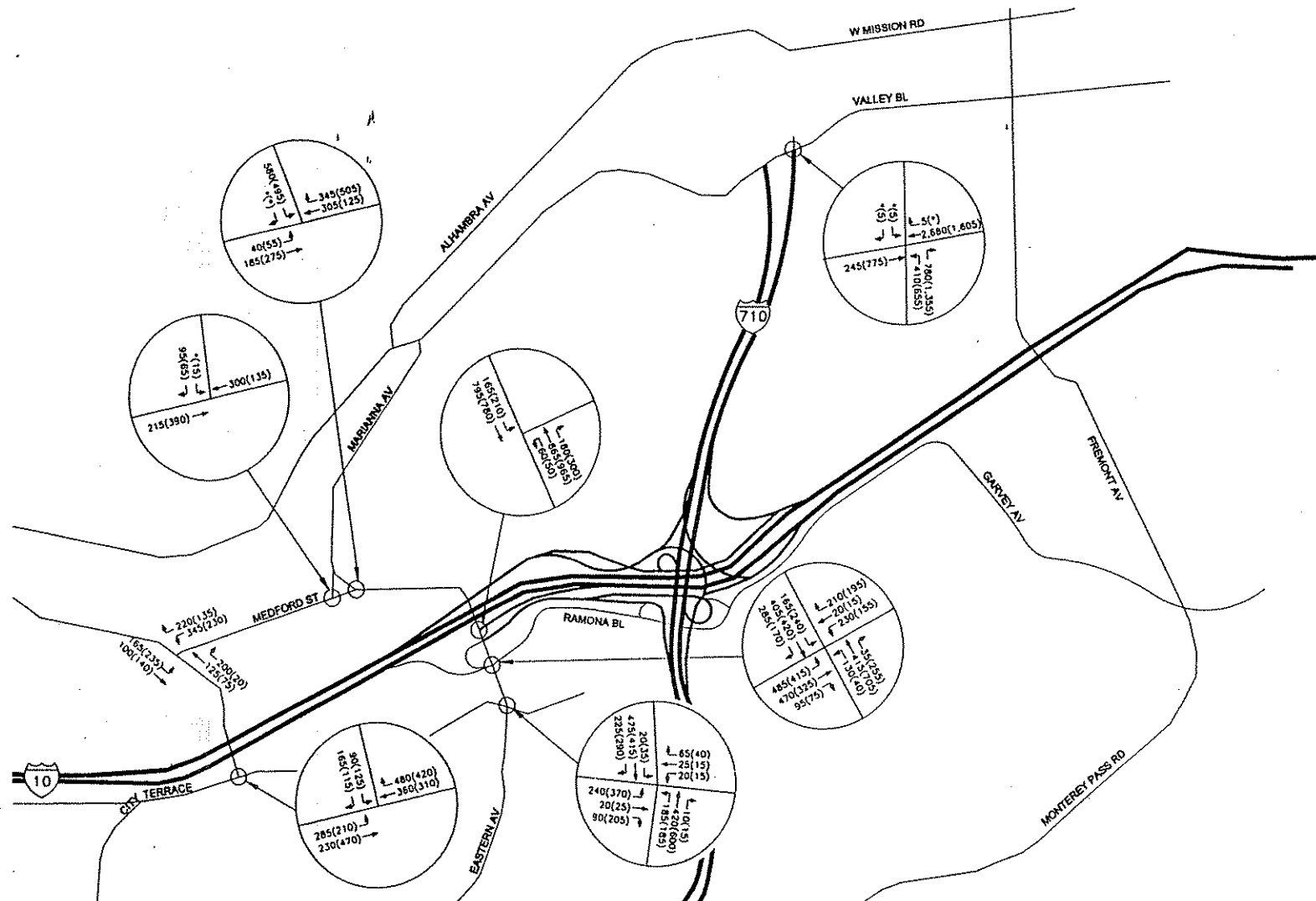
**KAKU ASSOCIATES**

FIGURE 11c
 CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES – MINIMUM DEVELOPMENT ALTERNATIVE

**LEGEND:**

XXX(XXX) AM(PM) Peak Hour Traffic Volume
Rounded to the Nearest 5 Vehicles
• Negligible Volume



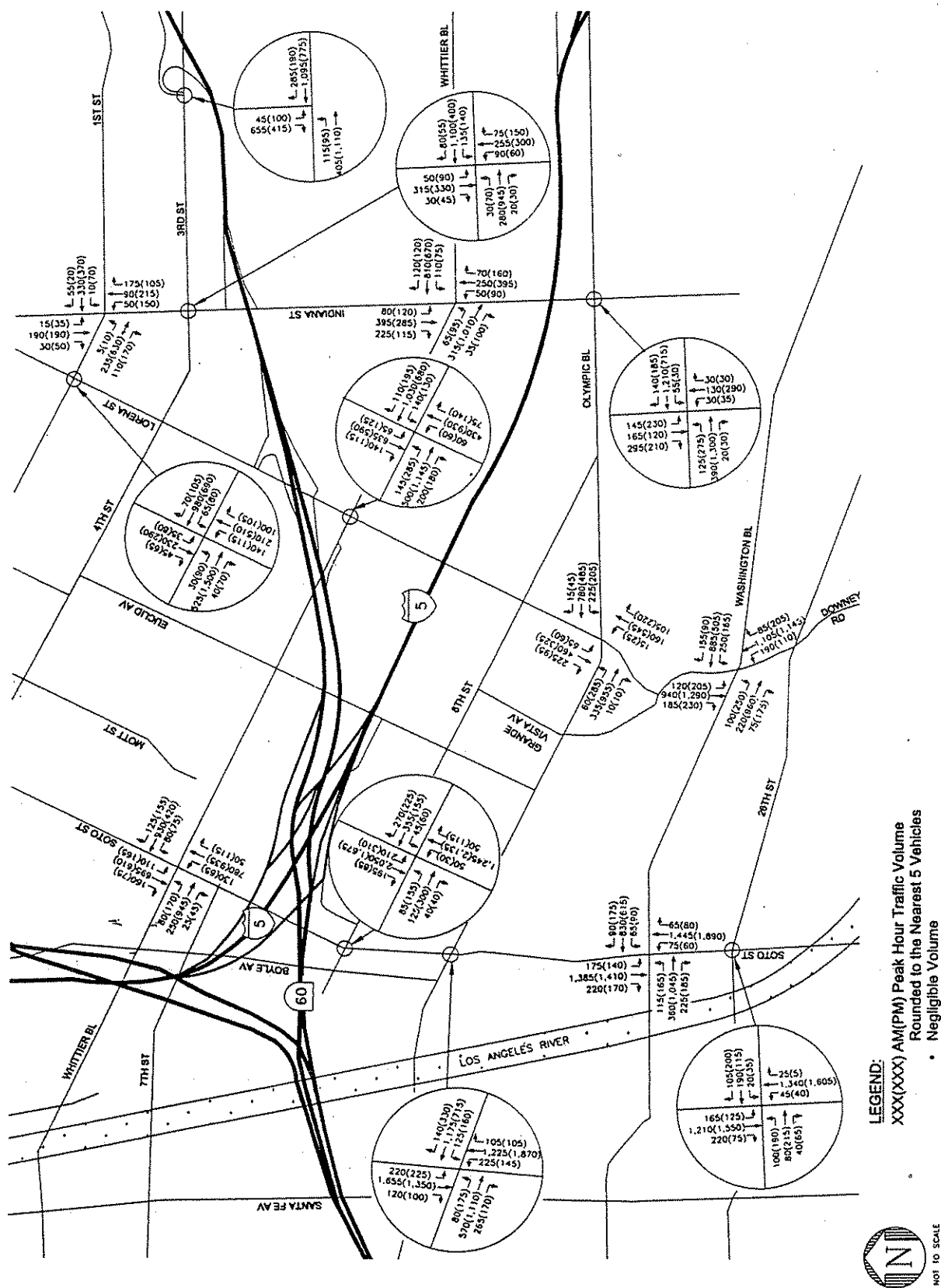
FIGURE 12b

FIGURE 12c

KAKU ASSOCIATES

FIGURE 12a

CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES - MODERATE DEVELOPMENT ALTERNATIVE



KAKU ASSOCIATES

FIGURE 12b

CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES - MODERATE DEVELOPMENT ALTERNATIVE

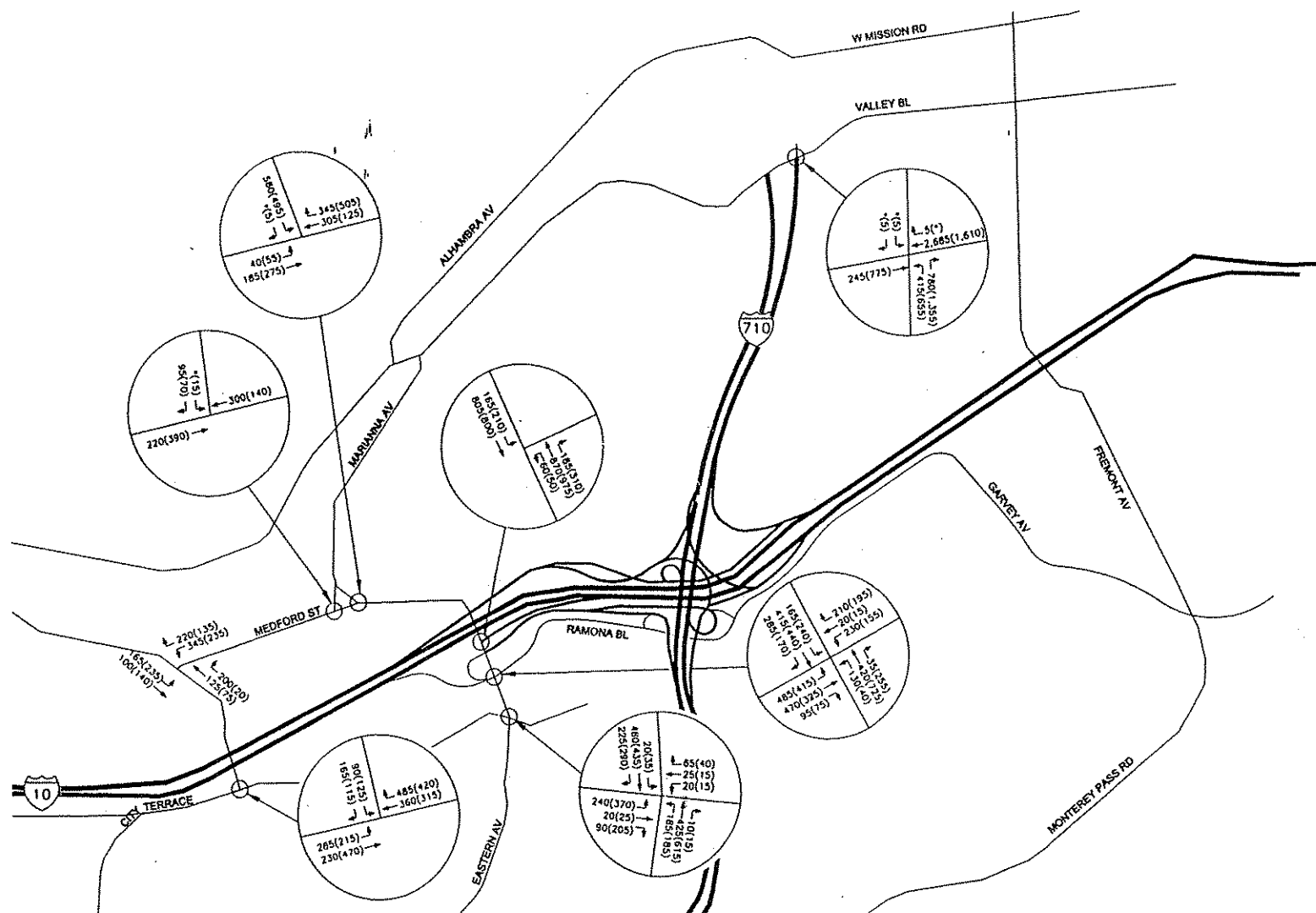
**KAKU ASSOCIATES**

FIGURE 12c

CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES - MODERATE DEVELOPMENT ALTERNATIVE



FIGURE 13b

FIGURE 13c

KAKU ASSOCIATES

FIGURE 13a
CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES - MAXIMUM DEVELOPMENT ALTERNATIVE

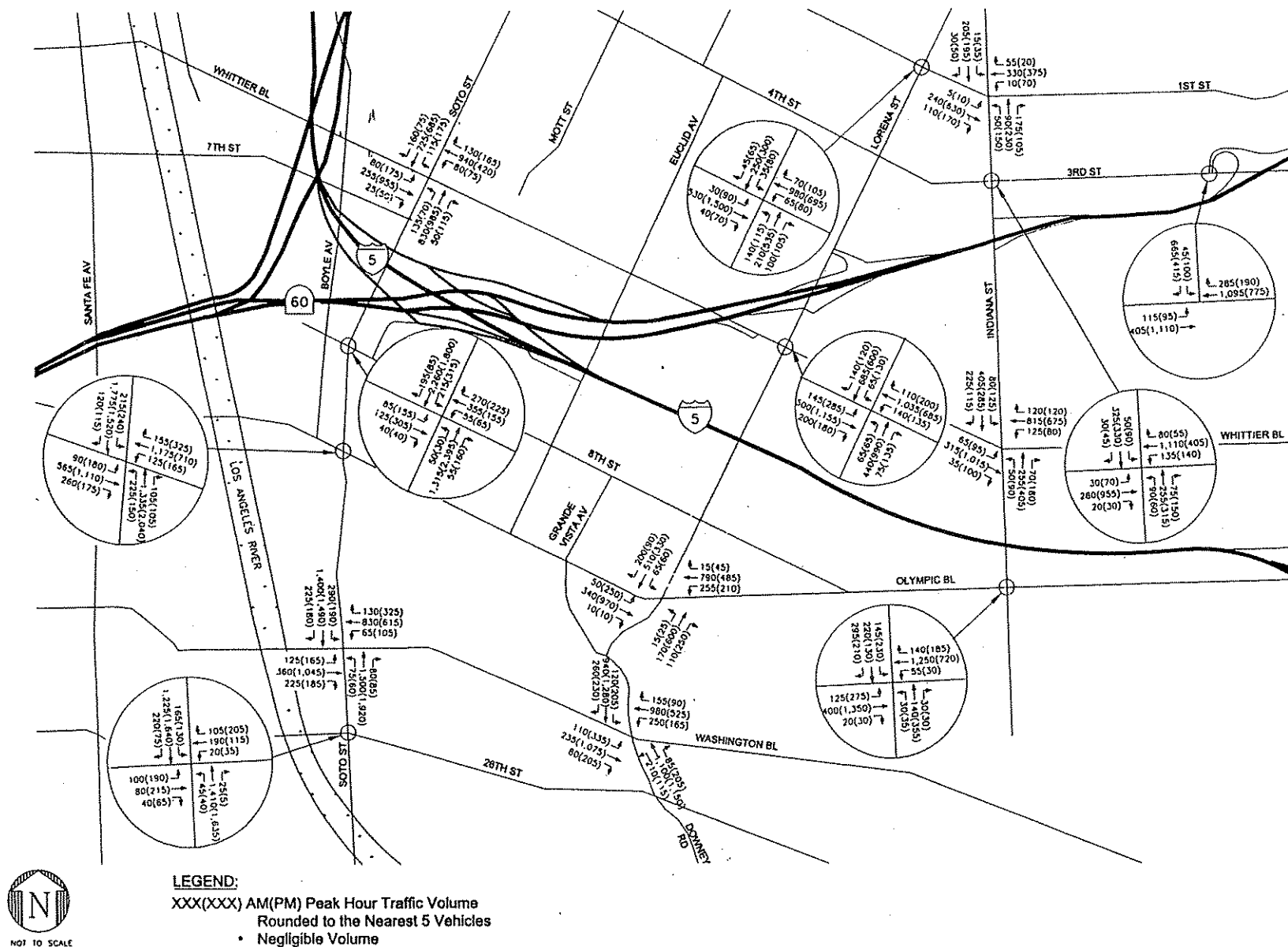
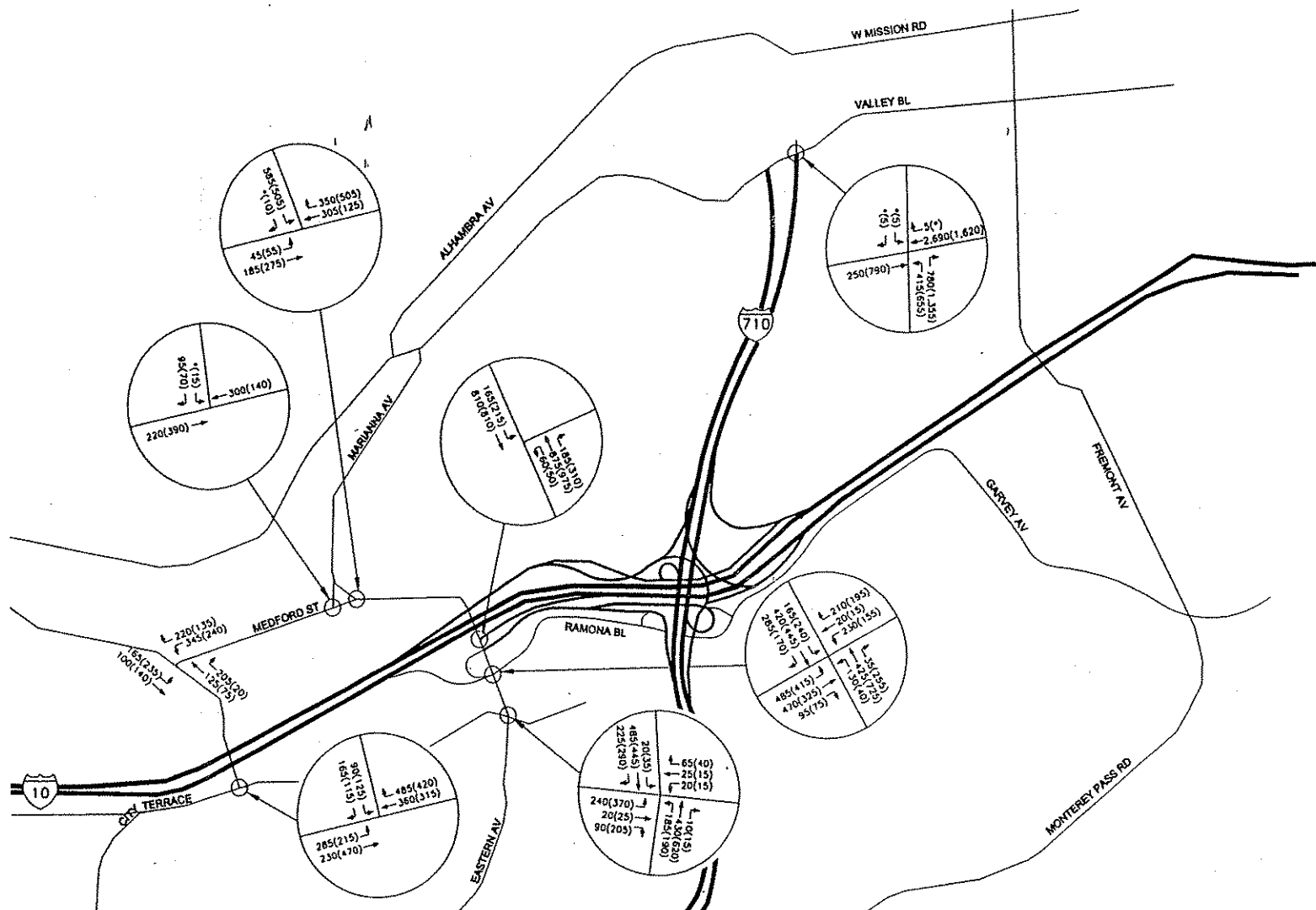


FIGURE 13b

CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES - MMAXIMUM DEVELOPMENT ALTERNATIVE



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FIGURE 13c
 CUMULATIVE PLUS PROJECT PEAK HOUR TRAFFIC VOLUMES – MAXIMUM DEVELOPMENT ALTERNATIVE

TABLE 11
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MINIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.796	C	0.892	D	0.893	D	0.001	NO
	PM	0.719	C	0.807	D	0.813	D	0.006	NO
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.918	E	0.002	NO
	PM	0.787	C	0.853	D	0.866	D	0.013	NO
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.576	A	0.002	NO
	PM	0.525	A	0.625	B	0.631	B	0.006	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.470	A	0.009	NO
	PM	0.414	A	0.601	B	0.618	B	0.017	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.675	B	0.001	NO
	PM	0.449	A	0.525	A	0.527	A	0.002	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.776	C	0.005	NO
	PM	0.768	C	0.852	D	0.890	D	0.038	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	11	C	0	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.010	F	0.003	NO
	PM	0.861	D	0.975	E	0.988	E	0.013	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.873	D	0.037	YES
	PM	0.972	E	1.099	F	1.125	F	0.026	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.653	B	0.021	NO
	PM	0.635	B	0.726	C	0.754	C	0.028	NO
11. Soto St & Cesar Chavez Av	AM	0.450	A	0.527	A	0.538	A	0.011	NO
	PM	0.523	A	0.629	B	0.658	B	0.029	NO
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.794	C	0.017	NO
	PM	0.601	B	0.723	C	0.752	C	0.029	NO
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.693	B	0.023	NO
	PM	0.627	B	0.725	C	0.751	C	0.026	NO
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.639	B	0.007	NO
	PM	0.713	C	0.847	D	0.861	D	0.014	NO
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.873	D	0.009	NO
	PM	0.793	C	0.942	E	0.952	E	0.010	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	0.937	E	0.006	NO
	PM	0.887	D	1.084	F	1.096	F	0.012	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.462	A	0.000	NO
	PM	0.458	A	0.508	A	0.513	A	0.005	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.530	A	0.002	NO
	PM	0.715	C	0.829	D	0.835	D	0.006	NO
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.740	C	0.007	NO
	PM	0.771	C	0.886	D	0.914	E	0.028	YES
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.445	A	0.006	NO
	PM	0.538	A	0.598	A	0.601	B	0.003	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.704	C	0.002	NO
	PM	0.624	B	0.716	C	0.716	C	0.000	NO
23. Indiana St & Cesar Chavez Av [a]	AM	2	A	6	B	7	B	1	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES

TABLE 11 (continued)
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MINIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.320	A	0.000	NO
	PM	0.510	A	0.567	A	0.578	A	0.011	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.673	B	0.001	NO
	PM	0.633	B	0.746	C	0.755	C	0.009	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.803	D	0.005	NO
	PM	0.733	C	0.897	D	0.910	E	0.013	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.854	D	0.004	NO
	PM	0.717	C	0.796	C	0.799	C	0.003	NO
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.422	A	0.000	NO
	PM	0.290	A	0.344	A	0.346	A	0.002	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.538	A	0.001	NO
	PM	0.371	A	0.441	A	0.443	A	0.002	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.446	A	0.000	NO
	PM	0.327	A	0.389	A	0.392	A	0.003	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.323	A	0.001	NO
	PM	0.309	A	0.366	A	0.375	A	0.009	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.782	C	0.001	NO
	PM	0.607	B	0.722	C	0.725	C	0.003	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.591	A	0.001	NO
	PM	0.544	A	0.645	B	0.651	B	0.006	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	41	E	1	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista Washington Bl	AM	0.730	C	0.833	D	0.839	D	0.006	NO
	PM	0.821	D	0.943	E	0.948	E	0.005	NO
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.879	D	0.019	NO
	PM	0.861	D	1.020	F	1.028	F	0.008	NO

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] Denotes CMP arterial monitoring station.

[c] The calculated delay was greater than 999 seconds.

TABLE 12
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MODERATE ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.796	C	0.892	D	0.897	D	0.005	NO
	PM	0.719	C	0.807	D	0.828	D	0.021	YES
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.921	E	0.005	NO
	PM	0.787	C	0.853	D	0.888	D	0.035	YES
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.579	A	0.005	NO
	PM	0.525	A	0.625	B	0.635	B	0.010	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.483	A	0.022	NO
	PM	0.414	A	0.601	B	0.637	B	0.036	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.677	B	0.003	NO
	PM	0.449	A	0.525	A	0.530	A	0.005	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.778	C	0.007	NO
	PM	0.768	C	0.852	D	0.895	D	0.043	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	12	C	1	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.017	F	0.010	YES
	PM	0.861	D	0.975	E	1.007	F	0.032	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.887	D	0.051	YES
	PM	0.972	E	1.099	F	1.148	F	0.049	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.664	B	0.032	NO
	PM	0.635	B	0.726	C	0.782	C	0.056	YES
11. Soto St & Cesar Chavez Av	AM	0.450	A	0.527	A	0.555	A	0.028	NO
	PM	0.523	A	0.629	B	0.686	B	0.057	NO
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.827	D	0.050	YES
	PM	0.601	B	0.723	C	0.790	C	0.067	YES
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.709	C	0.039	NO
	PM	0.627	B	0.725	C	0.783	C	0.058	YES
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.673	B	0.041	NO
	PM	0.713	C	0.847	D	0.902	E	0.055	YES
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.908	E	0.044	YES
	PM	0.793	C	0.942	E	0.996	E	0.054	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	0.988	E	0.057	YES
	PM	0.887	D	1.084	F	1.140	F	0.056	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.464	A	0.002	NO
	PM	0.458	A	0.508	A	0.517	A	0.009	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.541	A	0.013	NO
	PM	0.715	C	0.829	D	0.850	D	0.021	YES
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.762	C	0.029	NO
	PM	0.771	C	0.886	D	0.954	E	0.068	YES
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.488	A	0.049	NO
	PM	0.538	A	0.598	A	0.619	B	0.021	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.704	C	0.002	NO
	PM	0.624	B	0.716	C	0.717	C	0.001	NO
23. Indiana St & Cesar Chavez Av [a]	AM	2	A	6	B	10	B	4	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES

TABLE 12 (continued)
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MODERATE ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.325	A	0.005	NO
	PM	0.510	A	0.567	A	0.592	A	0.025	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.678	B	0.006	NO
	PM	0.633	B	0.746	C	0.764	C	0.018	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.817	D	0.019	NO
	PM	0.733	C	0.897	D	0.932	E	0.035	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.876	D	0.026	YES
	PM	0.717	C	0.796	C	0.943	E	0.147	YES
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.422	A	0.000	NO
	PM	0.290	A	0.344	A	0.348	A	0.004	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.538	A	0.001	NO
	PM	0.371	A	0.441	A	0.444	A	0.003	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.447	A	0.001	NO
	PM	0.327	A	0.389	A	0.393	A	0.004	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.325	A	0.003	NO
	PM	0.309	A	0.366	A	0.375	A	0.009	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.785	C	0.004	NO
	PM	0.607	B	0.722	C	0.730	C	0.008	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.593	A	0.003	NO
	PM	0.544	A	0.645	B	0.657	B	0.012	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	46	F	6	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista Washington Bl	AM	0.730	C	0.833	D	0.878	D	0.045	YES
	PM	0.821	D	0.943	E	0.969	E	0.026	YES
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.905	E	0.045	YES
	PM	0.861	D	1.020	F	1.044	F	0.024	YES

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] Denotes CMP arterial monitoring station.

[c] The calculated delay was greater than 999 seconds.

TABLE 13
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MAXIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.796	C	0.892	D	0.901	E	0.009	NO
	PM	0.719	C	0.807	D	0.845	D	0.038	YES
2. Mission Rd & 1st St	AM	1.152	F	0.916	E	0.929	E	0.013	YES
	PM	0.787	C	0.853	D	0.917	E	0.064	YES
3. Boyle Av & 1st St	AM	0.477	A	0.574	A	0.581	A	0.007	NO
	PM	0.525	A	0.625	B	0.639	B	0.014	NO
4. Boyle Av & 4th St	AM	0.308	A	0.461	A	0.510	A	0.049	NO
	PM	0.414	A	0.601	B	0.676	B	0.075	NO
5. Mission Rd & Griffin Av / Zonal Av	AM	0.607	B	0.674	B	0.683	B	0.009	NO
	PM	0.449	A	0.525	A	0.541	A	0.016	NO
6. Mission Rd & Marengo St	AM	0.695	B	0.771	C	0.782	C	0.011	NO
	PM	0.768	C	0.852	D	0.915	E	0.063	YES
7. San Pablo St & Zonal Av [a]	AM	2	A	2	A	2	A	0	NO
	PM	5	A	11	C	13	C	2	NO
8. Soto St & Charlotte St	AM	0.899	D	1.007	F	1.032	F	0.025	YES
	PM	0.861	D	0.975	E	1.033	F	0.058	YES
9. Soto St & Marengo St	AM	0.740	C	0.836	D	0.901	E	0.065	YES
	PM	0.972	E	1.099	F	1.173	F	0.074	YES
10. Soto St & Wabash Av	AM	0.560	A	0.632	B	0.683	B	0.051	NO
	PM	0.635	B	0.726	C	0.806	D	0.080	YES
11. Soto St & Cesar Chavez Av	AM	0.450	A	0.527	A	0.567	A	0.040	NO
	PM	0.523	A	0.629	B	0.711	C	0.082	YES
12. Soto St & 4th St	AM	0.649	B	0.777	C	0.860	D	0.083	YES
	PM	0.601	B	0.723	C	0.822	D	0.099	YES
13. Soto St & Whittier Bl	AM	0.584	A	0.670	B	0.728	C	0.058	YES
	PM	0.627	B	0.725	C	0.807	D	0.082	YES
14. Soto St & 8th St	AM	0.533	A	0.632	B	0.720	C	0.088	YES
	PM	0.713	C	0.847	D	0.973	E	0.126	YES
15. Soto St & Olympic Bl	AM	0.723	C	0.864	D	0.946	E	0.082	YES
	PM	0.793	C	0.942	E	1.052	F	0.110	YES
16. Soto St & Washington Bl	AM	0.765	C	0.931	E	1.106	F	0.175	YES
	PM	0.887	D	1.084	F	1.200	F	0.116	YES
17. Mott St & Wabash Av [a]	AM	1	A	2	A	2	A	0	NO
	PM	2	A	2	A	2	A	0	NO
18. Evergreen Av & Wabash Av	AM	0.416	A	0.462	A	0.465	A	0.003	NO
	PM	0.458	A	0.508	A	0.520	A	0.012	NO
19. Lorena St & 1st St	AM	0.467	A	0.528	A	0.549	A	0.021	NO
	PM	0.715	C	0.829	D	0.860	D	0.031	YES
20. Lorena St & Whittier Bl	AM	0.641	B	0.733	C	0.782	C	0.049	YES
	PM	0.771	C	0.886	D	0.980	E	0.094	YES
21. Lorena St & Olympic Bl	AM	0.396	A	0.439	A	0.512	A	0.073	NO
	PM	0.538	A	0.598	A	0.651	B	0.053	NO
22. I-710 Ramps & Valley Bl [b]	AM	0.626	B	0.702	C	0.706	C	0.004	NO
	PM	0.624	B	0.716	C	0.718	C	0.002	NO
23. Indiana St & Cesar Chavez Av [a]	AM	2	A	6	B	14	C	8	NO
	PM	[c]	F	[c]	F	[c]	F	N/A	YES

TABLE 13 (continued)
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT (MAXIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Existing		Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact
		V/C	LOS	V/C	LOS	V/C	LOS		
24. Indiana St & 1st St	AM	0.285	A	0.320	A	0.324	A	0.004	NO
	PM	0.510	A	0.567	A	0.602	B	0.035	NO
25. Indiana St & 3rd St	AM	0.549	A	0.672	B	0.682	B	0.010	NO
	PM	0.633	B	0.746	C	0.778	C	0.032	NO
26. Indiana St & Whittier Bl	AM	0.692	B	0.798	C	0.837	D	0.039	YES
	PM	0.733	C	0.897	D	0.957	E	0.060	YES
27. Indiana St & Olympic Bl	AM	0.765	C	0.850	D	0.923	E	0.073	YES
	PM	0.717	C	0.796	C	0.950	E	0.154	YES
28. Herbert Av & Medford St	AM	0.355	A	0.422	A	0.423	A	0.001	NO
	PM	0.290	A	0.344	A	0.352	A	0.008	NO
29. Herbert Av & City Terrace Dr	AM	0.452	A	0.537	A	0.541	A	0.004	NO
	PM	0.371	A	0.441	A	0.445	A	0.004	NO
30. Marianna Av & Medford St [a]	AM	1	A	1	A	1	A	0	NO
	PM	1	A	1	A	1	A	0	NO
31. Marianna Av & Medford St/Eastern Av	AM	0.375	A	0.446	A	0.541	A	0.095	NO
	PM	0.327	A	0.389	A	0.395	A	0.006	NO
32. Eastern Av & I-10 EB Ramps	AM	0.271	A	0.322	A	0.326	A	0.004	NO
	PM	0.309	A	0.366	A	0.377	A	0.011	NO
33. Eastern Av & Ramona Rd	AM	0.657	B	0.781	C	0.789	C	0.008	NO
	PM	0.607	B	0.722	C	0.731	C	0.009	NO
34. Eastern Av & City Terrace Dr	AM	0.497	A	0.590	A	0.595	A	0.005	NO
	PM	0.544	A	0.645	B	0.662	B	0.017	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	6	B	40	E	51	F	11	YES
	PM	36	E	[c]	F	[c]	F	N/A	YES
36. Downey Rd / Grande Vista Washington Bl	AM	0.730	C	0.833	D	0.923	E	0.090	YES
	PM	0.821	D	0.943	E	1.009	F	0.066	YES
37. Soto St & 26th St	AM	0.724	C	0.860	D	0.930	E	0.070	YES
	PM	0.861	D	1.020	F	1.060	F	0.040	YES

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] Denotes CMP arterial monitoring station.

[c] The calculated delay was greater than 999 seconds.

TABLE 14
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT W/ MITIGATION (MINIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
6. Mission Rd & Marengo St	AM	0.771	C	0.776	C	0.005	NO	0.776	C	0.005	NO
	PM	0.852	D	0.890	D	0.038	YES	0.890	D	0.038	YES
8. Soto St & Charlotte St	AM	1.007	F	1.010	F	0.003	NO	0.915	E	-0.092	NO
	PM	0.975	E	0.988	E	0.013	YES	0.794	C	-0.181	NO
9. Soto St & Marengo St	AM	0.836	D	0.873	D	0.037	YES	0.853	D	0.017	NO
	PM	1.099	F	1.125	F	0.026	YES	0.941	E	-0.158	NO
15. Soto St & Olympic Bl	AM	0.864	D	0.873	D	0.009	NO	0.841	D	-0.023	NO
	PM	0.942	E	0.952	E	0.010	YES	0.915	E	-0.027	NO
16. Soto St & Washington Bl	AM	0.931	E	0.937	E	0.006	NO	0.937	E	0.006	NO
	PM	1.084	F	1.096	F	0.012	YES	1.096	F	0.012	YES
20. Lorena St & Whittier Bl	AM	0.733	C	0.740	C	0.007	NO	0.740	C	0.007	NO
	PM	0.886	D	0.914	E	0.028	YES	0.874	D	-0.012	NO
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	7	B	1	YES	0.673	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.731	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.803	D	0.005	NO	0.803	D	0.005	NO
	PM	0.897	D	0.910	E	0.013	YES	0.880	D	-0.017	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	41	E	1	YES	0.672	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.538	A	N/A	NO

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] The calculated delay was greater than 999 seconds.

TABLE 15
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT W/ MITIGATION (MODERATE ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.892	D	0.897	D	0.005	NO	0.897	D	0.005	NO
	PM	0.807	D	0.828	D	0.021	YES	0.828	D	0.021	YES
2. Mission Rd & 1st St	AM	0.916	E	0.921	E	0.005	NO	0.921	E	0.005	NO
	PM	0.853	D	0.888	D	0.035	YES	0.888	D	0.035	YES
6. Mission Rd & Marengo St	AM	0.771	C	0.778	C	0.007	NO	0.778	C	0.007	NO
	PM	0.852	D	0.895	D	0.043	YES	0.895	D	0.043	YES
8. Soto St & Charlotte St	AM	1.007	F	1.017	F	0.010	YES	0.923	E	-0.084	NO
	PM	0.975	E	1.007	F	0.032	YES	0.813	D	-0.162	NO
9. Soto St & Marengo St	AM	0.836	D	0.887	D	0.051	YES	0.873	D	0.037	YES
	PM	1.099	F	1.148	F	0.049	YES	0.974	E	-0.125	NO
10. Soto St & Wabash Av	AM	0.632	B	0.664	B	0.032	NO	0.636	B	0.004	NO
	PM	0.726	C	0.782	C	0.056	YES	0.779	C	0.053	YES
12. Soto St & 4th St	AM	0.777	C	0.827	D	0.050	YES	0.827	D	0.050	YES
	PM	0.723	C	0.790	C	0.067	YES	0.741	C	0.018	NO
13. Soto St & Whittier Bl	AM	0.670	B	0.709	C	0.039	NO	0.669	B	-0.001	NO
	PM	0.725	C	0.783	C	0.058	YES	0.783	C	0.058	YES
14. Soto St & 8th St	AM	0.632	B	0.673	B	0.041	NO	0.673	B	0.041	NO
	PM	0.847	D	0.902	E	0.055	YES	0.902	E	0.055	YES
15. Soto St & Olympic Bl	AM	0.864	D	0.908	E	0.044	YES	0.876	D	0.012	NO
	PM	0.942	E	0.996	E	0.054	YES	0.958	E	0.016	YES
16. Soto St & Washington Bl	AM	0.931	E	0.988	E	0.057	YES	0.988	E	0.057	YES
	PM	1.084	F	1.140	F	0.056	YES	1.140	F	0.056	YES
19. Lorena St & 1st St	AM	0.528	A	0.541	A	0.013	NO	0.541	A	0.013	NO
	PM	0.829	D	0.850	D	0.021	YES	0.818	D	-0.011	NO
20. Lorena St & Whittier Bl	AM	0.733	C	0.762	C	0.029	NO	0.762	C	0.029	NO
	PM	0.866	D	0.954	E	0.068	YES	0.908	E	0.022	YES
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	10	B	4	YES	0.339	A	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.756	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.817	D	0.019	NO	0.817	D	0.019	NO
	PM	0.897	D	0.932	E	0.035	YES	0.901	E	0.004	NO
27. Indiana St & Olympic Bl	AM	0.850	D	0.876	D	0.026	YES	0.804	D	-0.046	NO
	PM	0.796	C	0.943	E	0.147	YES	0.794	C	-0.002	NO
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	46	F	6	YES	0.675	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.542	A	N/A	NO
36. Downey Rd / Grande Vista Washington Bl	AM	0.833	D	0.878	D	0.045	YES	0.878	D	0.045	YES
	PM	0.943	E	0.969	E	0.026	YES	0.969	E	0.026	YES
37. Soto St & 26th St	AM	0.860	D	0.905	E	0.045	YES	0.905	E	0.045	YES
	PM	1.020	F	1.044	F	0.024	YES	1.044	F	0.024	YES

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] The calculated delay was greater than 999 seconds.

TABLE 16
YEAR 2015 CUMULATIVE BASE AND CUMULATIVE PLUS PROJECT W/ MITIGATION (MAXIMUM ALTERNATIVE)
INTERSECTION LEVELS OF SERVICE

Intersection	Peak Hour	Cumulative Base		Cumulative + Project		Project Increase in V/C	Significant Project Impact	Cumulative + Project w/ Mitigation		Project Increase in V/C	Residual Impact
		V/C	LOS	V/C	LOS			V/C	LOS		
1. Mission Rd & Cesar Chavez Av	AM	0.892	D	0.901	E	0.009	NO	0.901	E	0.009	NO
	PM	0.807	D	0.845	D	0.038	YES	0.845	D	0.038	YES
2. Mission Rd & 1st St	AM	0.916	E	0.929	E	0.013	YES	0.929	E	0.013	YES
	PM	0.853	D	0.917	E	0.064	YES	0.917	E	0.064	YES
6. Mission Rd & Marengo St	AM	0.771	C	0.782	C	0.011	NO	0.782	C	0.011	NO
	PM	0.852	D	0.915	E	0.063	YES	0.915	E	0.063	YES
8. Soto St & Charlotte St	AM	1.007	F	1.032	F	0.025	YES	0.936	E	-0.071	NO
	PM	0.975	E	1.033	F	0.058	YES	0.836	D	-0.139	NO
9. Soto St & Marengo St	AM	0.836	D	0.901	E	0.065	YES	0.892	D	0.056	YES
	PM	1.099	F	1.173	F	0.074	YES	1.005	F	-0.094	NO
10. Soto St & Wabash Av	AM	0.632	B	0.683	B	0.051	NO	0.654	B	0.022	NO
	PM	0.726	C	0.806	D	0.080	YES	0.802	D	0.076	YES
11. Soto St & Cesar Chavez Av	AM	0.527	A	0.567	A	0.040	NO	0.567	A	0.040	NO
	PM	0.629	B	0.711	C	0.082	YES	0.679	B	0.050	NO
12. Soto St & 4th St	AM	0.777	C	0.860	D	0.083	YES	0.860	D	0.083	YES
	PM	0.723	C	0.822	D	0.099	YES	0.764	C	0.041	YES
13. Soto St & Whittier Bl	AM	0.670	B	0.728	C	0.058	YES	0.688	B	0.018	NO
	PM	0.725	C	0.807	D	0.082	YES	0.807	D	0.082	YES
14. Soto St & 8th St	AM	0.632	B	0.720	C	0.088	YES	0.720	C	0.088	YES
	PM	0.847	D	0.973	E	0.126	YES	0.973	E	0.126	YES
15. Soto St & Olympic Bl	AM	0.864	D	0.946	E	0.082	YES	0.910	E	0.046	YES
	PM	0.942	E	1.052	F	0.110	YES	1.013	F	0.071	YES
16. Soto St & Washington Bl	AM	0.931	E	1.106	F	0.175	YES	1.106	F	0.175	YES
	PM	1.084	F	1.200	F	0.116	YES	1.200	F	0.116	YES
19. Lorena St & 1st St	AM	0.528	A	0.549	A	0.021	NO	0.549	A	0.021	NO
	PM	0.829	D	0.860	D	0.031	YES	0.826	D	-0.003	NO
20. Lorena St & Whittier Bl	AM	0.733	C	0.782	C	0.049	YES	0.782	C	0.049	YES
	PM	0.886	D	0.980	E	0.094	YES	0.935	E	0.049	YES
23. Indiana St & Cesar Chavez Av [a]	AM	6	B	14	C	8	YES	0.351	A	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.782	C	N/A	NO
26. Indiana St & Whittier Bl	AM	0.798	C	0.837	D	0.039	YES	0.837	D	0.039	YES
	PM	0.897	D	0.957	E	0.060	YES	0.926	E	0.029	YES
27. Indiana St & Olympic Bl	AM	0.850	D	0.923	E	0.073	YES	0.852	D	0.002	NO
	PM	0.796	C	0.950	E	0.154	YES	0.835	D	0.039	YES
35. SR-60 WB Ramps & 3rd St [a]	AM	40	E	51	F	11	YES	0.679	B	N/A	NO
	PM	[b]	F	[b]	F	N/A	YES	0.543	A	N/A	NO
36. Downey Rd / Grande Vista Washington Bl	AM	0.833	D	0.923	E	0.090	YES	0.923	E	0.090	YES
	PM	0.943	E	1.009	F	0.066	YES	1.009	F	0.066	YES
37. Soto St & 26th St	AM	0.860	D	0.930	E	0.070	YES	0.930	E	0.070	YES
	PM	1.020	F	1.060	F	0.040	YES	1.060	F	0.040	YES

Notes:

[a] Stop-controlled intersection. Reported value indicates average delay (sec) and LOS for the most constrained movement at the intersection.

[b] The calculated delay was greater than 999 seconds.

TABLE 17
CMP FREEWAY IMPACT ANALYSIS - MAXIMUM DEVELOPMENT ALTERNATIVE

Freeway Segment	Direction	AM Peak Hour											
		Existing [1]			Year 2015 Cumulative Base			Project Only	Year 2015 Cumulative + Project			Project Increase in D/C	Significant Project Impact
		Volumes	D/C	LOS	Volumes	D/C	LOS		Volumes	D/C	LOS		
A. San Bernardino Freeway at East L.A. City Limit	EB	6,590	0.549	C	7,930	0.661	C	25	7,955	0.663	C	0.002	NO
	WB	11,200	0.933	E	13,460	1.122	F(0)	70	13,530	1.128	F(0)	0.006	NO
B. Pomona Freeway at East of Indiana St.	EB	4,480	0.373	B	5,380	0.448	B	40	5,420	0.452	B	0.003	NO
	WB	15,120	1.260	F(1)	18,050	1.504	F(3)	155	18,205	1.517	F(3)	0.013	NO

Freeway Segment	Direction	PM Peak Hour											
		Existing [1]			Year 2015 Cumulative Base			Project Only	Year 2015 Cumulative + Project			Project Increase In D/C	Significant Project Impact
		Volumes	D/C	LOS	Volumes	D/C	LOS		Volumes	D/C	LOS		
A. San Bernardino Freeway at East L.A. City Limit	EB	10,855	0.905	D	13,110	1.093	F(0)	100	13,210	1.101	F(0)	0.008	NO
	WB	7,340	0.612	C	8,910	0.743	C	50	8,960	0.747	C	0.004	NO
B. Pomona Freeway at East of Indiana St.	EB	15,120	1.260	F(1)	18,085	1.507	F(3)	205	18,290	1.524	F(3)	0.017	NO
	WB	5,740	0.478	B	6,930	0.578	C	70	7,000	0.583	C	0.006	NO

Notes:

Traffic volumes rounded to the nearest five vehicles.

[1] Obtained from the Los Angeles Metropolitan Authority, "1995 Congestion Management Program for Los Angeles County."

APPENDIX E HAZARDOUS WASTE SITES

TABLE 1
Potentially Contaminated Properties
Sub-Area 1

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
8	Darigold, Inc.	1474 N. Indiana St.	LUST UST	NAT Active	HIGH	Diesel leak 2 USTs in service
8	Accurate Plating Co.	1621 N Indiana St.	UST	Active	Moderate	5 USTs in service
8	American Macaroni	1650 N Indiana St.	UST	NR	Moderate	
8	La Housing Authority Ramona Gardens	2830 Lancaster Ave	GEN	SmGen	None	
9	Magnet High School	1200 Cornwell St.	LUST	CC	None	Gasoline leak
9	Delgado Shell Service	1203 N Soto	UST	NR	Moderate	
9	Los Angeles City School	1204 N Cornwell St.	UST	NR	Moderate	
9	Newman Nutrition Center	2310 Charlotte	UST GEN	NR SmGen	Moderate	
11	S. Calif. Drum Co Inc	1501 N Fishburn Ave	UST LUST GEN	NR PA LgGen	HIGH	
11	City Rubbish Co	1511 Fishburn Ave	SWLF		Low	Transfer station
11	Pro. Refinishing Org	1539 Fishburn Ave	GEN	LgGen	Low	
11	Reliable Iron Foundry	1583 Fishburn	UST	NR	Moderate	
11	United Refrigeration	3419 Fowler St.	LUST UST	NAT NR	HIGH	
11	El Monte RV Center	3419 Fowler St.	LUST GEN	NR SmGen	HIGH	
14	LAC + USC Medical Cntr	1175 N Cummings	UST	NR	Moderate	1 UST
14	Esther M Hildago	2006 Marengo	UST	NR	Moderate	restaurant
14	Northeast Health Ctr	2032 Marengo St.	GEN	SmGen	None	
14	Ray's Auto Service	2039 Marengo	UST	Closed	None	5 USTs / now a closed Burger King
14	E Jasper Wrecking Trucking	2055 Marengo	UST	NR	Moderate	1 UST/ business now closed
14	ELA Occupational Center	2100 Marengo	UST GEN	NR LgGen	Moderate	
17	Douglas Erenberg	2507 Medford	UST	NR	Moderate	1 UST
17	Dolly Madison	2521 Medford	UST	NR	Moderate	1 UST
17	Lin Electrical Inc	2716 Medford	UST	NR	Moderate	
17	Angell Giroux Inc	2727 Alcazar St.	UST GEN	NR LgGen	Moderate	
18	LA County Flood Cntl	2250 Alcazar	UST	Removed	None	8 UST's removed
18	Dept. Of Public Works	2275 Alcazar	UST GEN LUST	NR LgGen PA	HIGH	Gasoline leak
18	USC	1501 N Soto	UST	NR	Moderate	
20	Charo	4301 E Valley Blvd.	SML	Abated 8/3/93	Low	Arsenic in soil
20	Plessey Precision Metals	3301 Medford St.	LUST TRIS UST GEN	NAT NR LgGen	HIGH	Gasoline leak unident chem release
20	Chevron Chem Co	3344 E Medford St.	LUST UST GEN	PA Active LgGen	HIGH	Hydrocarbons 9 UST's in service

TABLE 1 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
20	Alba Industries Inc	4335 Valley Blvd.	GEN	SmGen	None	bdg abandoned
20	Roscoe Moss Co	4360 Worth	UST	NR	Moderate	
20	Calif. Wiping Mat'ls Co	4370 Worth	UST	NR	Moderate	
20	Thomas Betts Corp	4371 Valley Blvd.	UST	NR	Low	now a Buddhist Temple
20	De Witt Transfer	4404 Worth	UST	NR	Moderate	
20	Highland Auto Truck Supply	4436 Worth	UST	NR	Moderate	building abandoned
22	USC	1333 San Pablo	UST	NR	Moderate	
22	Norris Cancer Hospital	1441 Eastlake Ave	LUST UST	NAT NR	HIGH	Diesel leak
22	Estelle Doheny Eye Hospital	1537 Norfolk St.	LUST UST	CC NR	Moderate	1 UST
22	USC Medical Center	1910 Zonal Ave	UST	NR	Moderate	
22	USC	1969 Zonal Ave	UST	NR	Moderate	
22	USC	2011 Zonal Ave	UST ERNS	NR	Moderate	organic waste
22	USC - Health Sciences	2025 Zonal Ave	GEN	LgGen	Low	
27	Unknown	Lord St. & Marengo St.	ERNS		None	Spill of transformer oil
27	Unknown	1027 N. State St.	ERNS		None	Spill of unknown oil
27	LAC + USC Medical Center	1129 N. State St.	UST	NR	Moderate	1 UST
27	Kwik #17 Station	1848 Marengo	UST LUST	Active PA	HIGH	6 USTs in service gasoline leak now a Unocal
27	La Health SVC LAC USC Med Ctr	1200 N State Street	UST GEN LUST	Active LgGen PA	HIGH	5 USTs in service gasoline leak
30	Consolidated Freightways Corp/Celotex	1630-1633 N San Pablo St.	GEN SCL LUST	SmGen RA	HIGH	diesel leak
30	National Medical Enterprise	1500 San Pablo	UST GEN	NR LgGen	Moderate	1 UST
30	Los Angeles Co Public Works/USC Center for Molec. Med.	1540 Alcazar St.	ERNS LUST UST	CC Removed	None	Oil, sewage spills Hydrocarbons 2 USTs removed
30	Alcazar Maintenance Yard	1525 Alcazar St.	LUST UST	PA Closed	Moderate	Motor oil leak 9 USTs
30	Central Juvenile Hall	1605 N Eastlake	UST	Active	Moderate	1 UST in service
32	Perdomo Sons Inc	1512 N Bonnie Beach	SWLF		Low	Resource recovery
32	Davis Chem Co	1550 N Bonnie Bch Pl	UST GEN	Removed LgGen	Low	4 USTs removed
32/ 34	Hi-Tek Polymers, Inc	3929 Medford/4690 Worth St. E.	UST LUST GEN	Removed CC/RA LgGen	HIGH	5 USTs removed solvents/gasoline
34	Roman Empire Furniture Parts	4466 Worth St.	GEN	LgGen	Low	building vacant
34	Gilmore Envelope Corp	4540 Worth St.	GEN	LgGen	Low	
34	Nesbit Seymour Co	4552 E Worth	UST	Active	Moderate	4 USTs in service

TABLE 1 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
34	Wellman Properties	4560 Worth St.	LUST UST	RA NR	HIGH	Hydrocarbons
34	Worth Mfg Co	4578 E Worth	UST	NR	Moderate	1 UST
34	Angelus Macaroni	4580 Valley	UST	NR	Moderate	1 UST/ now A&T Cutting, waste drums noted on site
34	Specialties Engrg Corp	4602 E Worth	UST	NR	Moderate	
34	El Sereno Transmission	4645 Valley Blvd.	GEN	SmGen	None/Low	
34	Erskine - Johns Company	4677 Worth St.	LUST UST	CC NR	Moderate	Diesel leak
35	USC School of Med.	1840 N Soto	UST	NR	Moderate	
35	N M G Inc	2001 N Soto	UST GEN	NR LgGen	Moderate	
35	LAUSD Admin Office	2011 N Soto St.	GEN	SmGen	None	
39	Stephen's Auto Service Center	1201 N Mission	UST	Active	Moderate	3 USTs in service
39	LAC + USC Medical Center	1240 N Mission	UST ERNS	NR	Moderate	1 UST unknown chemical
39	Stoddard Service	1721 Workman	UST	NR	Moderate	
39	Pacific Outdoor Advertising	1731 Workman	UST LUST	NR PA	HIGH	Gasoline leak
39	LAC/USC Imaging Science Ctr	1744 Zonal Ave	GEN	SmGen	None	
39	Chromal Plating Co	1748 Workman St.	UST GEN	Active LgGen	Moderate	12 USTs in service
44	Mulnomah Drain Project	4300 Hatfield Pl.	SML	Abated	Low	Oversight by LA County discontinued
44	Nardon Mfg Co Inc	1919 Vineburn	GEN	LgGen	Low	
48	Montgomery Ward Service Station	925 N Mission	UST	NR	Moderate	
48	Petroleum Dynamics	995 N Mission	UST	Removed	None	1 UST removed
48	Joe's Chevron	1011 N Mission	UST	NR	Moderate	
48	Gannett Outdoor Co Inc	1016 N Mission Road	UST LUST GEN	Active / Closed PA SmGen	HIGH	2 USTs in service/ 5 USTs closed Gasoline leak tanks being removed/ site for lease
48	Bauer Coatings	1021 N Mission Road	LUST GEN UST TRIS	RA LgGen Active	HIGH	Solvent leak 11 USTs in service Misc. chemicals
48	Chevron #9-3690	1101 N Mission	UST GEN LUST	NR SmGen RA	HIGH	4 USTs Gasoline leak
48	Medical Examiner- Coroner	1104 N Mission	UST	Active	Moderate	1 UST
48	USC Medical Center Power Plant	1635 Marengo	UST	Closed	Low	4 USTs
49	MPR Auto Truck Repair	1623 N Miller	UST	Active	Moderate	3 USTs in service
49	Eastern Auto Repair	1711 Eastern Ave	LUST UST	PA NR	HIGH	Gasoline leak being confirmed
49	Public Storage Inc	1755 N Eastern Ave	UST	NR	Moderate	

TABLE 1 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
49	Cuddly Toys Mfg	1835 Eastern Ave	LUST	RA	HIGH	
49	CAL TEK Industries	1833 N Eastern Ave	UST GEN	NR LgGen	Moderate	
54	Castrol North America	1925 N Marianna	GEN TRIS AST UST	CC	Low	Case Closed as of 2/96, in-house documentation Site vacant
54	LA Fire Station 16	2011 N. Eastern Ave	GEN UST	SmGen NR	Moderate	
54	GRD Company Inc	4730 Valley Blvd.	UST	Closed	Low	4 USTs
54	Speedway Cleaners	4757 Valley Blvd.	GEN	LgGen	Low	business closed
54	Transit Mix Concrete	4760 Valley Blvd.	UST	Removed	None	10 USTs removed
54	NIC Enterprises Inc	4773 E Valley Blvd.	UST	NR	Moderate	vacant lot
54	M M Auto Body	4777 E Valley Blvd.	GEN	SmGen	Low	bldg abandoned
54	Greg's Automotive	4793 Valley Blvd.	UST	NR	Moderate	4 USTs - active
54	Angelus Sheet Metal	4800 Valley Blvd.	LUST UST	CC Removed	None	Former gasoline leak 3 USTs
56	Nu-Way Plating	1805 Sichel St.	GEN	LgGen	Low	
56	LAC + USC Medical Ctr	1830 N Griffin	UST	NR	Moderate	1 UST
56	LA County Facilities	1832 N Griffin	UST	NR	Moderate	
56	Builders Hardware Finishing Inc.	1846 Sichel St.	GEN	LgGen	Low	
56	Sharon Lam	2729 N Main	UST	NR	Moderate	JT Mechanic & Body Shop
56	Cardenas Texaco	2829 N Main	UST	NR	Moderate	7 USTs - active/ now C&J Service
56	Sloans Dry Cleaning	3001 N Main	GEN	SmGen	Low	
58	KLAC Radio Station	2201 N Indiana Ave	GEN UST	LgGen NR	Moderate	1 UST
63	EDDO Gasolan LTD	568 N Mission Rd	UST	NR	Moderate	7 USTs / now Celos & Son Auto Repair
63	Hank's Service Station	600 N Mission Rd	UST	Active	Moderate	2 USTs in service
63	GM Trailer Repair	601 N Mission Rd	GEN	SmGen	None	
63	Orange Co Truck Rpr	603 N Mission Rd	GEN	LgGen	Low	
63	Superior Fast Freight	611 N Mission Rd	UST	NR	Moderate	4 USTs
63	LA Macy Street Yard	730 N Mission Rd	UST	Closed	Low	1 UST
63	SCRTD - Div 10	742 N. Mission Rd.	ERNS GEN UST LUST	SmGen Active PA	HIGH	Petroleum spill 14 USTs in service gasoline leak
63	Aztec Auto Wrecking	760 N Mission Rd	GEN	SmGen	Low	
63	Alaska Auto Wrecking	770/800 N Mission	UST	NR	Moderate	
67	So Pacific Trans. Co.	2100 Alhambra Ave	LUST UST	PA Closed	HIGH	Hydrocarbons 1 UST
75	Unocal #2579	2600 N Main St.	UST LUST	Removed RA	HIGH	3 USTs removed gasoline leak now Green Garden Market, clean-up continues
75	MORE Oil Co	645 S Ave 21	GEN	LgGen	Low	

TABLE 1 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
75	Tune Up Masters Inc	2131 N Main St.	UST LUST	NR PA	HIGH	hydrocarbons
84	Solaglas	415 N Mission Rd.	LUST UST	NAT NR	HIGH	
87	Former Harris Hub	4900 Valley Blvd.	GEN UST LUST	SmGen NR RA	HIGH	Mini-mall/market hydrocarbons
90	George L Espinoza	690 Moulton	UST	NR	Moderate	
90	National Cooler Corp	696 S. Moulton Ave	GEN UST	LgGen NR	Moderate	
101	Stephen Riboli	667 Gibbons	UST	NR	Moderate	winery warehouse
101	Pacific Motor Trucking Co	700 Lamar St.	GEN UST	LgGen Removed	Low	lot vacant 9 USTs removed
101	Unknown	705 Lamar Street	UST	Closed	Low	1 UST
101	Daylight Transport	714 Lamar Street	ERNS UST LUST	NR PA	HIGH	Sulfuric acid lot vacant Gasoline leak
101	Empire Chemical Co	715 Lamar Street	UST LUST	Active PA	HIGH	1 UST waste oil leak business closed
101	Rail Services Inc	730 Lamar St.	UST	Closed	Low	1 UST/ lot vacant
101	San Antonio Winery	737 Lamar St.	UST	NR	Moderate	
101	Southern Pacific Railroad	750 Lamar Street	ERNS UST GEN	NR SmGen	Moderate	Misc. materials
106	Valspar Corporation	620 Lamar Street	LUST GEN TRIS	PA LgGen	HIGH	Solvents Misc. solvents
106	Transit Mixed Concrete Company	625 Lamar Street	LUST UST	PA Active	HIGH	Waste oil 3 USTs in service
106	Ross Swill Dairies	1739 N Albion Street	GEN UST LUST	SmGen Closed/ Active RA	HIGH	5 USTs closed/ 1 UST in service Diesel leak
106	L M Auto Service	1749 N Main Street	UST	NR	Moderate	
106	Gibbs Electric	1754 N Main Street	UST	NR	Moderate	1 UST
106	Gibbs and Gibbs	1783 N Main Street	UST	NR	Moderate	
106	E F Brass Plating Co	1792 N Main Street	GEN	LgGen	Low	vacant lot
108	Colton Metalex Inc	805 E Macy Street	GEN	LgGen	Low	
118	Francisco's Auto Body	5106 Valley Blvd.	UST	NR	Moderate	
118	Fluid Transport Inc	5112 Alhambra Ave	UST	NR	Moderate	1 UST, petroleum hauler
118	Arrowhead Brass Products Inc	5142 Alhambra Ave	TRIS GEN UST	SmGen NR	Moderate	Tetrachloroethylene
164	Acana Corporation	5318 Alhambra Ave	UST	NR	Moderate	
174	Al Asher and Sons, Inc	5301 Valley Blvd.	UST	NR	Moderate	Equipment yard
174	Robert L Asher	5315 Valley Blvd.	UST	NR	Moderate	Equipment yard
174	Camino Real Truck & Bus Driving School	5357 Valley Blvd.	UST	NR	Moderate	

TABLE 1 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
174	Sun Lighting	5359 Valley Blvd.	LUST UST	PA NR	HIGH	business closed
174	Charlotte Lebus	5366 Valley Blvd.	UST	NR	Moderate	Equipment yard
178	LA Pumping Plant #4	2264 Highbury Ave	GEN	SmGen	None	
179	Pacific Building Interiors	5363 Alhambra Ave	UST	NR	Moderate	1 UST
179	Meadow Food Market	5393 Alhambra Ave	UST	NR	Moderate	2 USTs
179	Alhambra Transmission Service	5401 Alhambra Ave	GEN UST	SmGen NR	Moderate	
179	Mission Plating	5416 Alhambra Ave	GEN ERNS	LgGen	Low	Chrome plating sludge
197	Texaco Service Station	5500 Valley Blvd.	UST	NR	Moderate	vacant lot
197	Chevron Stn # 94478	5530 Valley Blvd.	GEN UST LUST	SmGen NR RA	HIGH	4 USTs gasoline leak
197	Alpha Therapeutic Corp	5555 Valley Blvd.	ERNS GEN UST LUST	LgGen NR PA	HIGH	Ammonia & ethanol 7 USTs ethyl alcohol leak
197	Consolidated Reclamation Industry	5601 Valley Blvd.	UST	NR	Moderate	1 UST, recycler
211	MOOG Inc. (West)	2485 Lillyvale Ave	GEN	SmGen	None	
227	Oritz Body Shop	5513 Alhambra Ave	GEN	LgGen	Low	
227	Mark McRiley Inc	5514 Alhambra Ave	GEN	LgGen	Low	Fine Art Bronze
227	The Blakely Co	5533 Alhambra Ave	GEN UST	LgGen NR	Moderate	paint noted on ground
227	Rudy's Arco	5555 Alhambra Ave	UST	Active	Moderate	9 USTs in service
227	Demolition Contractors	5600 Alhambra Ave	UST LUST	NR NAT	HIGH	3 USTs, truck maint.
227	CCS Enterprises	5649 Alhambra Ave	UST	NR	Moderate	1 UST

NOTES:

1) Vista Environmental Information Data Site I.D. Number

* = Suspect site identified during field reconnaissance, not listed in Vista database

2) Regulatory Agency Listing:

LUST = Leaking Underground Storage Tanks, includes leaking tanks listed under LUST Information System, Cal EPA, CORTESE, and other Local agencies

UST = Registered Underground Storage Tanks

AST = Registered Aboveground Storage Tanks

GEN = Hazardous Waste Generator, includes CORTESE Hazardous Waste Information System Listings

ERNS = Emergency Response Notification System

TRIS = Toxic Release Inventory System

SWLF = Solid Waste Landfills and Transfer Stations

SCL = Site under review by state

SML = Los Angeles County site mitigation log

NOTES (CONT.):

3) Status Codes:

CC = Case closed, remediation completed

PA = Preliminary assessment underway

RA = Remedial assessment/action underway

NAT = No action taken by responsible party

NR = Status not reported

Removed = Underground Storage Tank removed

Active = Underground Storage Tank in service

Closed = Underground Storage Tank no longer in use

SmGen = Small Generator generates 100 Kg/month but less than 1000 Kg/month of non-
acutely hazardous waste

LgGen = Large Generator generates at least 1000 Kg/month of non-acutely hazardous waste or
1 Kg/month of acutely hazardous waste

Abated = Case closed, Los Angeles County site mitigation log

TABLE 2
Potentially Contaminated Properties
Sub-Area 2

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
77	Dept. of Water and Power	366 South Gless Ave	ERNS		None	Transformer oil spill
77	Charles Rosensweig	323 S Clarence	UST	NR	Moderate	
77	Automotive Generator Starter Co	1508 E 4th Street	GEN	LgGen	Low	
77	Gans Ink Supply Co	343 S Clarence/ 1441 Boyd	UST GEN	Active LgGen	Moderate	3 USTs in service
77	Magic Trading Co	151 S Utah	GEN	SmGen	None	
77	Taverner/Fricke Co	1461 E Fourth St.	UST	NR	Moderate	
77	United Dressed Beef	1407 Boyd Street	UST	NR	Moderate	
77	LA Library Maint Bldg	361 S Anderson St.	GEN	SmGen	None	
77	OL Virginia Packing	337 S Anderson St.	UST	NR	Moderate	new bldg, tanks removed?
77	John K Bice Co, Inc.	1319 Boyd Rd	UST	Closed	Low	2 USTs
77	Stuart Radiator Co.	333 S Mission Rd	GEN	LgGen	Low	drums noted on site
77	Kargill	363 S Mission Rd	ERNS		None	Vegetable oil, building abandoned
79	Superior Bean Sprout Company	545 S Clarence	ERNS		None	Hydrochloric acid spill, building abandoned
79	RW Zant Co	430 S Anderson St.	UST	NR	Moderate	food warehouse
79	Sunweld Fitting Co	516 S Anderson St.	GEN	LgGen	Low	now Chuck Goodenough
79	Ace Beverage Co	401 S Anderson St.	UST	NR	Moderate	
79	LA City Gen Services	461 S Anderson St.	UST	NR	Moderate	
79	Eckdahl Warehouse Company	501 S Anderson St.	UST	Closed	Low	6 USTs
79	Mission Service Inc	401 S Mission Rd	UST GEN	Closed SmGen	Low	2 USTs business closed
79	Topa Equities	524 S Mission Rd	UST	NR	Moderate	
79	Ace Beverage Co	501 S Mission Rd	UST	Active	Moderate	1 UST in service
79	Mission Beverage Co	550 S Mission Rd	UST	NR	Moderate	
79	Community Beverage Company	539 S Mission Rd	UST	Active	Moderate	2 USTs in service, now Power Clothing Co.
86	Aliso Village LA Housing Authority	1401 E First St.	GEN	SmGen	None	
86	Eastern Pacific Pickle Factory	1319 Mono	UST	NR	Moderate	
91	Wood Product Mfg	630 S Clarence	UST	NR	Moderate	paint & chemical storage noted
91	LOR Sales Co	654 S Anderson St.	GEN	LgGen	Low	now Advance Mattress
91	Sabatasso Foods Inc	631 S Anderson St.	UST	NR	Moderate	now El Guapo
91	New Generation	685 Clarence	GEN	SmGen	None	fabrics
91	Guy Chaddock Co	660 S Anderson St.	TRIS		None	1,1,1-Trichloroethane
99	Walker Foods Inc	237 N Mission Rd	GEN	SmGen	None	
99	Robert L Walker	203 N Mission Rd	UST	NR	Moderate	

TABLE 2 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
103	Mel Katz	1105 E First St.	UST	NR	Moderate	
103	Emiko Takahashi	1137 E First St.	UST	NR	Moderate	
103	Colorgraphics Inc	150 N Myers St.	UST LUST	Removed NR	HIGH	6 USTs removed
107	Donaty Properties	680 S Myers	UST	NR	Moderate	Active UST(s)
107	Consolidated Facilities	2222 E Seventh St.	UST	Active	Moderate	7 USTs in service
107	Duane Rash Co	2160 E Seventh St.	UST	NR	Moderate	
115	Saffola Quality Foods	633 S Mission Rd	GEN	LgGen	Low	

NOTES:
SEE TABLE 1

TABLE 3
Potentially Contaminated Properties
Sub-Area 3

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
113	GTE Directories Press Inc	1115 S Boyle Ave	UST GEN	NR LgGen	Moderate	
113	Dan G Williams	1124 S Boyle	UST	NR	Moderate	bldg materials
113	Mobil #11-LID	1166 S Soto St.	UST LUST	Closed/ Active CC	Moderate	4 USTs closed/ 4 USTs in service former gasoline leak
113	AL-SAL Oil Co, Inc	1171 S Soto St.	UST	NR	Moderate	Unocal Stn
122	LAUSD Indiana St. Garage	1050 S Indiana St.	GEN UST	LgGen Active/ Closed	Moderate	1 UST in service/ 3 USTs closed
122	Unknown	3800 Olympic Blvd.	UST	Closed	Low	2 USTs
122	Best Motors Auto Sales	3821 E Olympic Blvd.	UST	NR	Moderate	
129	Angelica Rental Services Grp	1225 Rio Vista	UST	Active	Moderate	5 USTs in service
129	Peterson Engraving	1242 S Boyle St.	GEN	SmGen	None	
129	Gooch Geo Labs Ltd	1250 S Boyle Ave	GEN	LgGen	Low	
129	Hal Klein	1260 S Soto	UST	NR	Moderate	removed(?)
129	Water Chemist Inc.	1275 S Boyle Ave	LUST	PA	HIGH	
129	Dependable Highway Express	1301 Rio Vista	GEN	SmGen	None	
129	Superior Institute	1328 S Boyle Ave	GEN	SmGen	None	
129	Associated of LA	2585 Olympic Blvd.	UST	NR	Moderate	
134	Merchandise Enterprise Inc	1232 Lorena	UST	NR	Moderate	
137	LAUSD Dacotah Elem School	1314 Dacotah St.	GEN	SmGen	None	
137	Greneker	1500 S Evergreen	GEN	LgGen	Low	large warehouse
137	Balian Ice Cream Co	2916 Olympic Blvd.	UST	NR	Moderate	
137	Los Angeles Label Co	2940 Olympic Blvd.	GEN	LgGen	Low	
137	Eric Teltscher et al	2946 E Eleventh	UST	NR	Moderate	Morris Industries, fabric dyeing
137	Keshbaf Knitting Inc	3000 E Eleventh	GEN UST	NR SmGen	Moderate	1 UST, now Olympic Dyeing & Finishing
137	Desk Makers, Inc	3001 E Eleventh	UST	NR	Moderate	
137	RH Alexander Co	3001 Twelfth	UST	Removed	None	bldg. abandoned
137	Quality Packaging Supply Corp	3028 E Eleventh	GEN	SmGen	None	
137	Takatow S Matsuno	3050 Olympic Blvd.	UST	NR	Moderate	
137	Bank Of America	3100 Olympic Blvd.	LUST	PA	HIGH	acetone/acetate leak
137	Nevell Associates	3113 E Eleventh	GEN	LgGen	Low	
144	Felbro Inc	3666 Olympic Blvd.	GEN	SmGen	None	
144	Davis Colors	3700 Olympic Blvd.	GEN TRIS	LgGen	Low	
144	Save-Way Cleaners	3727 Olympic Blvd.	GEN	LgGen	Low	

TABLE 3 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
147	CA Electroplating Inc	3436 Olympic Blvd. / 3510 E Pico Blvd.	GEN TRIS UST	LgGen NR	Moderate	AST and many drums on site
147	Jackson Corp	3447/3474 Union Pacific Ave	GEN	SmGen	None	
147	LA County Municipal Court	1317 Esperanza	UST	NR	Moderate	
147	Poly-Lux Inc	1500 Spence St.	LUST UST	CC NR	Moderate	
147	LADWP Receiving Station F	1506 De La Torre	AST GEN	NR SmGen	Low/ Moderate	Electrical Substation
147	John A Roesch	3412 Olympic Blvd.	UST	NR	Moderate	bldg. abandoned(?)
147	Grover Products Co	3424 Olympic Blvd.	TRIS SCL GEN UST	 LgGen Removed	Low	1, 1, 1-Trichloroethane chromium, cyanides, sludge waste 1 UST removed
147	Henry's Metal Polishing Works	3445 Union Pacific	GEN	SmGen	None	
147	Benmatt Ind Inc	3447 E Fifteenth	GEN	LgGen	Low	
147	Ideal Plating	3467 Union Pacific	LUST	CC	None	
147	Unknown	3479 E Pico Blvd.	ERNS		None	sodium chlorate, potassium chloride
147	Master Prods Mfg Co	3481 E Fourteenth	GEN UST	LgGen NR	Moderate	
147	Ind X-Ray Labs Inc	3490 Union Pacific	GEN	SmGen	None	
147	Gene's Plating Works	3498 E Fourteenth	GEN TRIS	LgGen	Low	
147	R E Plating Co	3500 Union Pacific	GEN	LgGen	Low	bldg. abandoned
147	Legacy Enterprises	3501 Union Pacific	GEN	SmGen	None	metal plating
147	Pentrate Metal Processing	3517 Olympic Blvd.	ERNS TRIS GEN	 LgGen	Low	unknown acids
147	Rocket Ind Inc	3521 Union Pacific	GEN	LgGen	Low	now Pacific Rim Plating
147	Sunset Fibre Industries, Inc	3525 E Fourteenth	UST	NR	Moderate	
147	Angelus Metal Finishing Polishing	3540 E Pico Blvd.	GEN	LgGen	Low	
147	PPG Ind Inc Location #2178	3540 Union Pacific	GEN	LgGen	Low	
147	Columbia Metal Finishing, Inc.	3541 Union Pacific	GEN UST	LgGen Closed	Low	1 UST
147	Colorful Guiles	3605 Olympic Blvd.	GEN	SmGen	None	
151	Brite Plating Co	1313 Mirasol	TRIS UST	 Closed	Low	1 UST
151	The Ceco Corp	1415 Union Pacific	UST	NR	Moderate	
151	M-5 Steel Mfg Inc	1450 Mirasol	UST	Active	Moderate	1 UST in service
151	A P Green	1500 Esperanza	UST	NR	Moderate	

TABLE 3 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
151	Soco-Lynch Corp	3629 Union Pacific	LUST	CC/PA	HIGH	solvents, chem. storage
152	Kims Trading	1420 Grande Vista	GEN	SmGen	None	
152	Seewack Property	3136 E Eleventh St.	GEN SCL	LgGen	Low	voluntary cleanup of halogenated solvents
152	CA Gym Equip Co	3140 E Pico Blvd.	GEN	SmGen	None	
152	Choice Realty	3142 E Pico Blvd.	UST	NR	Moderate	
152	Lopez Property/Ellis Paint/Pacific Resource Recovery Services	3150 E Pico Blvd.	UST TRIS GEN	Active LgGen	Moderate	10 USTs in service misc chemicals
152	Wally's Olympic Unocal	3154 Olympic Blvd.	UST	NR	Moderate	6 USTs, now a Texaco
152	Kai R Kuhl Co Inc	3170 E Eleventh St.	UST	NR	Moderate	
152	Krasne H Mfg Co Inc	3171 (3151?) E Twelfth St.	GEN TRIS	LgGen	Low	
152	Murricc Lenacil	3177 E Pico Blvd.	UST	NR	Moderate	
152	Isadore I Contor	3201 Olympic Blvd.	UST	NR	Moderate	
153	Nassim B Hanna	1410 S Soto	UST	Active	Moderate	4 USTs in service
153	Sears Robuck and Co	2650 Olympic Blvd.	UST	NR	Moderate	
153	Sears-Boyle	2675 E Twelfth St.	GEN UST	Lg Gen NR	Moderate	
153	Sears Robuck and Co	2711 Olympic Blvd.	UST	NR	Moderate	3 USTs, auto repair
153	Ronald Quon	2715 E Eleventh St.	UST	NR	Moderate	2 USTs, auto repair
153	LA Dereret Industries	2720 E Eleventh St.	GEN UST	LgGen Closed	Low	1 UST
153	Supersonic Car Wash Serv Stn	2740 Olympic Blvd.	UST	NR	Moderate	
155	Merit Ink Co Inc	1451 S Lorena St.	GEN	SmGen	Low	drums stored on site
155	Mike's Arco	1491 S Lorena	UST	NR	Moderate	2 USTs
155	Grigor Termedjian	1492 S Lorena	UST	NR	Moderate	1 UST
155	All American Sport	1507 Grande Vista	UST	NR	Moderate	
155	Angelus Sawdust Products Corp	1516 Grande Vista	UST	NR	Moderate	
155	Lito Childrens Wear	1523 Grande Vista	UST	NR	Moderate	
155	The Savogran Co of California	3201 Union Pacific	UST	Closed	Low	9 USTs, now Procos Coatings and Paint
155	S A Equipment Co	3316 Olympic Blvd.	GEN UST	SmGen NR	Moderate	
155	Armoloy of So Cal	3325 Union Pacific	SCL GEN	 LgGen	Low	chromium, acid soln, sludge waste
155	Kwons Sportswear/ Currier Candle Co	3328 E Fourteenth	ERNS GEN	 SmGen	Low	paint/gasoline
155	Mapex Co	3335 E Pico Blvd.	GEN	SmGen	None	
155	Certified Enameling Inc	3342 Emery St.	TRIS GEN	 SmGen	Low	Toluene spill
155	Electromatic Inc	3349 Union Pacific	GEN	LgGen	Low	
155	Rubifeld Showcase Co	3352 Olympic Blvd.	UST	NR	Moderate	

TABLE 3 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
155	Pacific Plating	3400 Union Pacific	GEN	LgGen	Low	
155	Surface Protection Inc.	3411 E Fifteenth	ERNS TRIS GEN UST LUST	LgGen Closed/ Active PA	HIGH	nickel solution misc. chemicals 5 USTs closed/ 20 USTs in service
155	Manuk Refinery	3414 Emery St.	GEN	SmGen	None	
155	Sal's Plating	3419 Union Pacific	UST GEN	Closed LgGen	Low	1 UST
155	Paramount Paint Lacquer Co	3422 Union Pacific	UST	NR	Moderate	paint and drum storage
158	FSE Transportation Serv	1630 S Soto St.	ERNS		None	Diesel spills
158	AAA Glass	2800 E Twelfth St.	GEN	SmGen	None	
158	Cooperative Security Corp	2801 E Pico Blvd.	UST	NR	Moderate	bldg. abandoned
158	Westvaco - US Envelope Division	2828 E Twelfth St.	GEN	LgGen	Low	
158	Textron Inc	2840 E Eleventh St.	GEN	LgGen	Low	
158	ME Canfield Corp	2860 E Pico Blvd.	UST	Closed	Low	1 UST
158	Cecil Saydah Co	2901 E Twelfth St.	UST	NR	Moderate	1 UST, warehouse
158	A1 Acoustical Mat'l	2930 E Twelfth St.	UST	NR	Moderate	
158	Flint Ink Corp	2939 E Pico Blvd.	GEN UST	LgGen NR	Moderate	bldg. abandoned
165	Sears	1450 Rio Vista	UST	NR	Moderate	
165	Dependable Highway Express	2555 Olympic Blvd.	ERNS UST	Closed	Low	Hydrochloric acid 1 UST
167	Luster-On-Products Inc	1490 Calzona St.	GEN	LgGen	Low	
167	Antaky Quilting Co	1540 Calzona St.	UST	NR	Moderate	
167	Centennial Mills Adm	1542 Calada St.	GEN	SmGen	None	
167	Globe Tire	3674 Noakes	UST	NR	Moderate	
167	LA Pumping Plant #2	3716 Union Pacific	GEN	SmGen	None	
169	Sears Logistics Srvcs	1401 S Hicks	GEN	SmGen	None	
169	Lightning Automotive	3963 Union Pacific	UST	Active	Moderate	3 USTs in service
169	Zellerbach Paper Co	4000 Union Pacific	UST LUST	Removed / Active CC	Moderate	2 USTs removed / 1 UST in service
180	Current Occupant	1520 Spence	UST	Removed	None	3 USTs removed
180	JET Coatings	1531 S Esperanza	GEN UST	LgGen NR	Moderate	chemical storage noted
180	Universal Motion Components	1557 Esperanza	GEN	SmGen	Low	chemical storage noted
180	American Waste	3514 Emery	UST	Removed / Active	Moderate	1 UST removed/ 1 UST in service
180	Ace Beverage Co	3616 Noakes	UST	NR	Moderate	cardboard boxes
194	Poly Pak America Inc	2939 E Washington	TRIS		None	1,1,1-Trichloroethane

TABLE 3 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
194	United Parcel Service	3000 E Washington	GEN UST	LgGen NR	Moderate	3 USTs
194	Independent Paper Stock	3033 E Washington	UST	NR	Moderate	now Smurfit Recycling
194	United Parcel Service	3051 E Washington	UST LUST	NR CC	Moderate	
198	Harshaw/Filtrol	3200/3250 Washington	ERNS GEN UST SCL TRIS	LgGen Removed	Low	Acid, waste water 2 USTs removed misc. materials misc. chemicals
198	Edgecraft Corp	3136 Washington	GEN	LgGen	Low	
198	Inter-Polymer Ind Inc	3161 Washington	GEN	LgGen	Low	
198	Cleveland Wrecking Co	3170 Washington	UST	NR	Moderate	2 USTs
198	Arcadia Inc	3225 Washington	ERNS TRIS		None	ammonium or aluminum hydroxide
198	Russell and Russell Inc	3226 Washington	UST GEN	Closed/ Active SmGen	Moderate	1 UST closed/ 1 UST in service
198	SOCO - Lynch Corporation	3270 Washington	GEN UST LUST ERNS	LgGen Closed/ Active RA	HIGH	1 UST closed/ 13 USTs in service solvent leak motor oil, mono isopropylamine, nitric acid
203	Coast Converters Inc	1601 Perrino Place	GEN UST	LgGen Closed	Low	4 USTs
203	Crown Cork and Seal Co	1616 Perrino Place	GEN	SmGen	None	
203	Ekco Metals	1700 Perrino Place	GEN SCL UST LUST	Lg Gen Closed PA	HIGH	contam. soil piles noted lead 3 USTs
203	CalMat Co LA/ Industrial Asphalt	2715 E Washington	GEN UST	SmGen Active	Moderate	3 USTs in service
203	Lebata Inc	2730 E Washington	UST	NR	Moderate	
203	Standard Concrete/ Imperial Pipe Supply	2750 E Washington	UST	Removed	None	2 USTs removed
203	Manuel Enunas	2806 E Washington	UST	Closed	Low	5 USTs
203	So Calif Alum	2829 E Washington	GEN	LgGen	Low	
203	Thermo Electronic	2830 E Washington	GEN ERNS UST	LgGen Closed	Low	transformers, ASTs noted coring oil 1 UST
203	Ace Paper Co	2835 E Washington	GEN UST	LgGen NR	Moderate	

TABLE 3 (CONT.)

203	Flo-Tronic Metal Mfg	2885 E Washington	GEN	LgGen	Low	
209	JD Trucking Maint	1799 Industrial Way	GEN	SmGen	Low	
209	Record Transport Inc	2580 Downey	UST	Removed / Active	Moderate	4 USTs removed/ 1 UST in service
209	Chem-Tech Systems	3650 E 26th St.	ERNS GEN SCL UST	LgGen Removed	Low	misc. acids 3 USTs removed
228	Alpert/Alpert Iron Metal Inc	1820 S Soto/ 2865 E 26th St.	UST	Removed / Active	Moderate	2 USTs removed/ 2 USTs in service
228	Bingham Div of BFI Hosp Waste	2775 E 26th St.	GEN	SmGen	None	

NOTES:
SEE TABLE 1

TABLE 4
Potentially Contaminated Properties
Sub-Area 4

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
WABASH AVENUE CORRIDOR						
1A	G & R Auto Supply	2800 Wabash Ave	UST GEN	NR SmGen	Moderate	
1A	LA Malabar Library	2801 Wabash Ave	GEN	SmGen	None	
1B	Rosemead Radiator	3030 Wabash Ave	GEN	SmGen	Low	
2	LAUSD Evergreen Elem School	2730 Ganahl Street	GEN	SmGen	None	
7	Mobil #11-KXI	1010 N Soto Street	LUST UST	RA Active	HIGH	gasoline leak 4 USTs in service
7	Shell	918 N Soto Street	LUST UST	RA Active	HIGH	gasoline leak 4 USTs in service
CESAR CHAVEZ/BROOKLYN AVENUE CORRIDOR						
4	Shell Station	2925 E Brooklyn Ave	UST GEN	Active LgGen	Moderate	now R&S Auto Clinic
4	JG Garage	2915 Brooklyn Ave	GEN	SmGen	Low	
4	Leandro G Becerra	3025 Brooklyn Ave	UST	NR	Moderate	former gas station
4	MAS Auto Repair	2817 Cesar Chavez	GEN	SmGen	Low	
4	Associated Auto Parts	2910 Brooklyn Ave	GEN	SmGen	None	
15	S M Mechanical	2500 Michigan	UST	Active	Moderate	5 USTs in service
15	LA E/N East Child Care Center	233 N Breed	GEN	SmGen	None	
29	Texaco Inc	1947 Brooklyn Ave	UST	Closed	Moderate	4 USTs closed now a closed Shell stn
29	Thrifty Oil Co #30	3541 E Brooklyn Ave	UST	Active	Moderate	4 USTs in service
29	Shell	1900 Brooklyn Ave	LUST UST	RA Active	HIGH	gasoline leak 4 USTs in service
29	Los Angeles Fire Station #2	1962/1832(?) E Brooklyn Avenue	UST	NR	Moderate	
29	Chevron #9-5563	1828 Brooklyn Ave	LUST UST	PA NR	HIGH	vacant lot 4 USTs
43	LAUSD Bridge Elem	605 N Boyle Ave	GEN	SmGen	None	
43	White Memorial Medical Center	1720 Brooklyn Ave	LUST UST	CC NR	Moderate	10 USTs
43	Plaza Imaging Center	1701 Brooklyn Ave	GEN	SmGen	None	
43	Raymond T Rodriguez	419 N Boyle	UST	NR	Moderate	
43	Hernandez Muffler Shop	1633 Brooklyn	UST	NR	Moderate	
43	Hernandez Center	1627 E Brooklyn	UST	NR	Moderate	
43	Raymond Rodriguez Property	1632 Brooklyn Ave	LUST UST	RA NR	HIGH	gasoline leak
43	White Memorial Hospital	1621 Michigan St.	LUST UST	PA NR	HIGH	gasoline leak

TABLE 4 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
FIRST STREET CORRIDOR						
13	Evergreen Cemetery	204 N Evergreen Ave.	UST	NR	Moderate	
16	LAUSD First St. Elem	2820 E First St.	GEN	SmGen	None	
16	M Y Service	2701 E First St.	UST LUST	NR NAT	HIGH	site abandoned/ vacant
21	LA County Facilities Mgmt Dept.	3301 E First St.	UST LUST	NR NAT	HIGH	
24	Guadalajara Auto Sales	111 S Soto	UST	Active	Moderate	3 USTs in service
24	CD Transmission	2239 E First St.	GEN LUST UST	SmGen NAT NR	HIGH	
24	Mayfair Cleaners	2234 E First St.	GEN	LgGen	Low	
24	LA Ben Franklin Library	2200 E First St.	GEN	SmGen	None	
24	LA Fire Station #2	2127 E First St.	UST GEN	NR SmGen	Moderate	1 UST
24	Hollenbeck Police Stn	2111 E First St.	UST	NR	Moderate	4 USTs
33	Community Devel Company	3500 E First St.	UST	NR	Moderate	Indiana First Med. Group
50	Vega Auto Service	1869 E First St.	LUST UST	NAT NR	HIGH	gasoline leak
60	Japanese Retirement Home	325 S Boyle	UST	NR	Moderate	
60	Malki Mobil Station	1750 E First St.	UST	NR	Moderate	3 USTs, abandoned site
FOURTH STREET CORRIDOR						
31	Frontinos Auto Svc	3085 E Fourth St.	GEN	LgGen	Low	
37	LAUSD Breed Elemen	2226 E Third St.	GEN	SmGen	None	
37	Chevron Station	2333 E Fourth St.	UST	NR	Moderate	4 USTs, station gone
37	East LA Photo And Studio	2323 E Fourth St.	GEN	SmGen	None	
37	Winall Oil Company	401 S Soto	UST	NR	Moderate	
37	Soto Shell Auto Care	400 S Soto St.	UST GEN	NR SmGen	Moderate	4 USTs
37	LAUSD Roosevelt HS	456 S Mathews St.	GEN	SmGen	None	
37	Lincoln Hosp Med Ctr	443 S Soto St.	UST GEN	NR SmGen	Moderate	
51	Shell	2005 E Fourth St.	LUST UST	NAT NR	HIGH	1 UST reported(?)
51	United Auto Sales	1908 E Fourth St.	UST	NR	Moderate	
51	Kwik #25	1800 E Fourth St.	UST	Active	Moderate	3 USTs in service, now Unocal stn
60	CA Dept of Trans	1751 E Third St.	GEN UST	SmGen NR	Moderate	1 UST

TABLE 4 (cont.)

Vista ID ¹	Site Name	Address	List ²	Status ³	Potential to Impact Project	Notes
FOURTH STREET CORRIDOR (cont.)						
65	Santa Fe Memorial Hosp	610 S St. Louis	UST	NR	Moderate	
65	Hollenbeck Home	5373 S Boyle Ave	UST LUST	NR PA	HIGH	diesel fuel leak
*	Boyle Auto Repair	1801 Boyle Ave			Moderate	generator, former gas station(?)
*	Abel's Garage	3029 E Fourth St.			Moderate	former gas station
WHITTIER BOULEVARD CORRIDOR						
62	Euclid Elementary	806 Euclid Ave	GEN	SmGen	None	
62	City of Los Angeles	1917 Whittier Blvd.	UST	NR	Moderate	
62	Fire Station 25	2927 Whittier Blvd.	UST	NR	Moderate	3 USTs
62	Cal-Western Mfg Corp	2913 Whittier Blvd.	UST	NR	Moderate	
62	Sloans Cleaners	2924 Whittier Blvd.	GEN	SmGen	Low	
62	East LA Skill Center	2929 Sunrise	GEN	SmGen	None	
68	LA Home Field Office 2	2815 Whittier Blvd.	GEN	SmGen	None	abandoned
68	Quintero Tires	2726 Whittier Blvd.	UST LUST	NR RA/PA	HIGH	gasoline leak
69	Public Citizen/Unknown	3147 Whittier Blvd.	ERNS UST	 NR	Moderate	waste oil, sodium hydroxide
69	RE Wolfe Ent of CA/ Contaminated Transfer Site	3128 Whittier Blvd.	UST SWLF	NR	Moderate	bidgs removed, waste drums on site closed sanitary landfill
72	Pereas Printing Press	815 S Lorena St.	GEN	SmGen	None	
72	Arco #0191	3401 Whittier Blvd.	UST LUST	Closed/ Active CC	Moderate	4 USTs closed/ 3 USTs in service former gasoline leak
73	Hollenbeck District Headquarters	2500 Whittier Blvd.	UST	Active	Moderate	1 UST Parks & Recreation
73	Agustin Mantalvo	2451 Whittier Blvd.	UST	NR	Moderate	tires & wheels
73	Mobil	909 S Soto St.	UST LUST	Active PA	HIGH	4 USTs in service waste oil leak
76	LA RL Stevenson Library	803 Spence St.	GEN	SmGen	None	
76	Union Oil Service Stn	3501 Whittier Blvd.	UST	NR	Low	1 UST reported(?), now a Burger King
76	CMD Refuse Removal Service	3534 Whittier Blvd.	UST	Active	Moderate	1 UST in service
81	Ace Auto Service	2242 Whittier Blvd.	GEN	SmGen	Low	
81	John S Kiralla	2201 Whittier Blvd.	UST	NR	Moderate	
81	John S Kiralla	2222 Whittier Blvd.	UST	NR	Moderate	
81	Hollenbeck Auto	918 S Boyle	UST	NR	Moderate	

NOTES:
SEE TABLE 1

Table 5
Contaminated Properties Impact Criteria

Impact Potential	Criteria
High	<ul style="list-style-type: none"> - Sites with leaking underground storage tanks that are reported as no action taken. - Sites where site assessment efforts are reported to be in progress. - Sites where remediation/cleanup efforts are reported to be in progress.
Moderate	<ul style="list-style-type: none"> - Sites where the number and/or status of underground storage tanks on site is not reported. - Sites with active underground storage tanks. - Sites with inactive underground storage tanks.
Low	<ul style="list-style-type: none"> - Sites where underground storage tanks have been removed. - Sites which generate large quantities of hazardous materials.
	<ul style="list-style-type: none"> - Sites where historic or current use may be associated with hazardous materials.
None	<ul style="list-style-type: none"> - Sites which generate small amounts of hazardous materials. - Sites where no further action is required. - Sites where case has been closed following site remediation/cleanup.

**ADELANTE EASTSIDE REDEVELOPMENT PROJECT
FINAL ENVIRONMENTAL IMPACT REPORT**

APPENDIX F - AIR QUALITY WORKSHEETS

Prepared for

The Community Redevelopment Agency of the City of Los Angeles

Prepared by

Myra L. Frank & Associates, Inc.

In association with

JHA Environmental Consultants
Barrio Planners Inc.
Kaku Associates, Inc.
Geotechnical Consultants, Inc.

August 1998

APPENDIX

AIR QUALITY ANALYSIS

ADELANTE EASTSIDE REDEVELOPMENT

JHA ENVIRONMENTAL CONSULTANTS, LLC
1101 Chautauqua Blvd.
Pacific Palisades, CA 90272

September 23, 1997

CONSTRUCTION

ADELANTE
PEAK DAY CONSTRUCTION ASSUMPTIONS FOR EACH PHASE
(50% of NEW DEVELOPMENT)

Development	Units	Acres	# Employees	# Trucks		# Equipment
				Hvy Duty	Service	
Alternative 1 - Minimum Development						
Housing Infill	15 multi-family	0.7	6	1	1	3
Commercial Infill	19,000 sq. ft.	1.7	6	1	1	3
Industrial Infill	272,250 sq. ft.	13	8	3	2	5
Total: Minimum Development		15.4	20	5	4	11
Alternative 2 - Moderate Development						
Housing Infill	60 multi-family	2.1	18	3	3	9
Commercial Infill	79,200 sq. ft.	5.2	18	6	3	9
Industrial Infill	564,000 sq. ft.	25.9	18	6	3	10
Total: Moderate Development		33.2	54	15	9	28
Alternative 3 - Maximum Development						
Housing Infill	98 multi-family	3.2	27	6	4	13
Commercial Infill	163,600 sq. ft	10.7	30	9	5	15
Industrial Infill	1,000,800 sq. ft.	46	36	12	6	20
Total: Maximum Development		59.9	93	27	15	48

**MINIMUM DEVELOPMENT
DIESEL EQUIPMENT EXHAUST EMISSIONS**

			CO		ROC		NOx		SOx		PM	
Equipment	#/Units	Hrs	#/Hr	Total	#/Hr	Total	#/Hr	Total	#/Hr	Total	#/Hr	Total
Tracked Tractor	3	8	0.35	8.40	0.12	2.88	1.26	30.24	0.14	3.36	0.112	2.69
Scraper	2	8	1.25	20.00	0.27	4.32	3.84	61.44	0.46	7.36	0.41	6.56
Roller	2	8	0.30	4.80	0.065	1.04	0.87	13.92	0.067	1.07	0.05	0.80
Miscellaneous	4	8	0.675	21.60	0.15	4.80	1.7	54.40	0.143	4.58	0.14	4.48
TOTAL	11			55		13		160		16		15

**MODERATE DEVELOPMENT
DIESEL EQUIPMENT EXHAUST EMISSIONS**

			CO		ROC		NOx		SOx		PM	
Equipment	#/Units	Hrs	#/Hr	Total	#/Hr	Total	#/Hr	Total	#/Hr	Total	#/Hr	Total
Tracked Tractor	6	8	0.35	16.80	0.12	5.76	1.26	60.48	0.14	6.72	0.112	5.38
Scraper	6	8	1.25	60.00	0.27	12.96	3.84	184.32	0.46	22.08	0.41	19.68
Roller	5	8	0.30	12.00	0.065	2.60	0.87	34.80	0.067	2.68	0.05	2.00
Miscellaneous	11	8	0.675	59.40	0.15	13.20	1.7	149.60	0.143	12.58	0.14	12.32
TOTAL	28			148		35		429		44		39

	A	B	C	D	E	F	G	H
1	Adelante--Emissions from minimum-development construction							
2	9/23/97							
3								
4	All emission factors are from CT-Emfac(Emfac7F1.1), Summertime(75F), enhanced							
5	Year 2007							
6								
7	Year 2007--Minimum Dev		Workers	AVR	Vehicles	Miles/trip	Trips/day	Miles/day
8	Construction workers, autos		20	1.14	18	10.7	35	375
9	Construction, med hvy trucks				5	10.7	10	107
10	Light service trucks				4	10.7	8	86
11								
12	Construction workers autos		Emission factors from Emfac7F1.1					
13			ROG	CO	NOx	PM10(all)		
14	Running exhaust,	gm/mi	0.13	1.58	0.21	0.01		
15	CS	gm/trip	1.34	14.47	1.21			
16	HS	gm/trip	0.2	3.35	0.66			
17	Hot soak,	gm/trip	0.27					
18	Diurnal,	gm/hr	0.44					
19	Resting losses,	gm/hr	0.04					
20								
21	Construction, med hvy trucks		Emission factors from Emfac7F1.1					
22			ROG	CO	NOx	PM10(all)		
23	Running exhaust,	gm/mi	0.3	2.32	0.9	0.01		
24	CS	gm/trip	2.76	38.88	4.56			
25	HS	gm/trip	0.47	6.19	2.39			
26	Hot soak,	gm/trip	0.21					
27	Diurnal,	gm/hr	0.41					
28	Resting	gm/hr	0.04					
29								
30	Construction, light trucks		Emission factors from Emfac7F1.1					
31			ROG	CO	NOx	PM10(all)		
32	Running exhaust,	gm/mi	0.15	1.93	0.34	0.01		
33	CS	gm/trip	1.54	25.87	1.88			
34	HS	gm/trip	0.22	5.23	0.97			
35	Hot soak,	gm/trip	0.23					
36	Diurnal,	gm/hr	0.4					
37	Resting losses,	gm/hr	0.04					
38								
39	Construction emissions, 2007							
40			Emissions					
41	Construction workers		ROG	CO	NOx	PM10		
42	Daily		160	1101	121	4 gm/day		
43			0.4	2.4	0.3	0.0 lb/day		
44								
45	Construction, med hvy trucks		ROG	CO	NOx	PM10		
46	Daily		63	443	119	1 gm/day		
47			0.1	1.0	0.3	0.0 lb/day		
48								
49	Light service trucks		ROG	CO	NOx	PM10		
50	Daily		27	186	33	1 gm/day		
51			0.1	0.4	0.1	0.0 lb/day		

Adelante--Emissions from maximum-development construction						
9/23/97						
All emission factors are from CT-Emfac(Emfac7F1.1), Summertime(75F), enhanced						
Year 2007						
Year 2007--Maximum Dev	Workers	AVR	Vehicles	Miles/trip	Trips/day	Miles/day
Construction workers, autos	93	1.14	82	10.7	163	1746
Construction, med hvy trucks			27	10.7	54	578
Light service trucks			15	10.7	30	321
Construction workers autos						
Emission factors from Emfac7F1.1						
	ROG	CO	NOx	PM10(all)		
Running exhaust, gm/mi	0.13	1.58	0.21	0.01		
CS gm/trip	1.34	14.47	1.21			
HS gm/trip	0.2	3.35	0.66			
Hot soak, gm/trip	0.27					
Diurnal, gm/hr	0.44					
Resting losses, gm/hr	0.04					
Construction, med hvy trucks						
Emission factors from Emfac7F1.1						
	ROG	CO	NOx	PM10(all)		
Running exhaust, gm/mi	0.3	2.32	0.9	0.01		
CS gm/trip	2.76	38.88	4.56			
HS gm/trip	0.47	6.19	2.39			
Hot soak, gm/trip	0.21					
Diurnal, gm/hr	0.41					
Resting gm/hr	0.04					
Construction, light trucks						
Emission factors from Emfac7F1.1						
	ROG	CO	NOx	PM10(all)		
Running exhaust, gm/mi	0.15	1.93	0.34	0.01		
CS gm/trip	1.54	25.87	1.88			
HS gm/trip	0.22	5.23	0.97			
Hot soak, gm/trip	0.23					
Diurnal, gm/hr	0.4					
Resting losses, gm/hr	0.04					
Construction emissions, 2007						
Emissions						
Construction workers	ROG	CO	NOx	PM10		
Daily	744	5119	564	17 gm/day		
	1.6	11.3	1.2	0.0 lb/day		
Construction, med hvy trucks						
	ROG	CO	NOx	PM10		
Daily	338	2390	643	6 gm/day		
	0.7	5.3	1.4	0.0 lb/day		
Light service trucks						
	ROG	CO	NOx	PM10		
Daily	101	698	124	3 gm/day		
	0.2	1.5	0.3	0.0 lb/day		

OPERATIONS - REGIONAL

PROJECT NAME: Adelante Proj Minimum Alt Date: 09-23-1997

Project Area: South Coast (LA Region)

Analysis Year: 2015 Temperature (F): 75 Season: Summer

EMFAC Version: Emfac7f1.1(12/93)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Tot Trips
Housing--infill development	6.7/Unit	30	200
Commercial--vacant reuse	48.3/1000 Sqft	69	3330
Commercial--infill development	60.0/1000 Sqft	38	2280
Industrial--vacant reuse	7.0/1000 Sqft	207	1440
Industrial--infill development	6.5/1000 Sqft	545	3530

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Duty Autos	72.3	0.0	100.0	0.0
Light Duty Trucks	16.3	0.0	100.0	0.0
Medium Duty Trucks	5.4	0.0	100.0	0.0
Heavy Duty Trucks	2.4	11.0	89.0	N/A
Heavy Duty Trucks	0.8	N/A	N/A	100.0
Motorcycles	2.8	100.0	N/A	N/A

Travel Conditions:

	Residential			Commercial	
	Home-Work	Home-Shop	Home-Other	Work	Non-Work
Trip Length	8.8	3.2	5.2	8.1	5.5
% Started Cold	88.7	40.5	59.0	78.0	27.8
Trip Speed	25	25	25	25	25
Percent Trip	27.3	21.2	51.5		

PROJECT NAME: Adelante Proj Moderate Alt Date: 09-23-1997

Project Area: South Coast (LA Region)

Analysis Year: 2015 Temperature (F): 75 Season: Summer

EMFAC Version: Emfac7f1.1(12/93)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Tot Trips
Housing--infill development	6.0/Unit	120	720
Commercial--vacant reuse	37.2/1000 Sqft	138	5130
Commercial--infill development	30.9/1000 Sqft	159	4900
Industrial--vacant reuse	7.0/1000 Sqft	414	2890
Industrial--infill development	6.7/1000 Sqft	1128	7580

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Duty Autos	72.3	0.0	100.0	0.0
Light Duty Trucks	16.3	0.0	100.0	0.0
Medium Duty Trucks	5.4	0.0	100.0	0.0
Heavy Duty Trucks	2.4	11.0	89.0	N/A
Heavy Duty Trucks	0.8	N/A	N/A	100.0
Motorcycles	2.8	100.0	N/A	N/A

Travel Conditions:

	Residential			Commercial	
	Home-Work	Home-Shop	Home-Other	Work	Non-Work
Trip Length	8.8	3.2	5.2	8.1	5.5
% Started Cold	88.7	40.5	59.0	78.0	27.8
Trip Speed	25	25	25	25	25
Percent Trip	27.3	21.2	51.5		

PROJECT NAME: Adelante Proj Maximum Alt Date: 09-23-1997

Project Area: South Coast (LA Region)

Analysis Year: 2015 Temperature (F): 75 Season: Summer

EMFAC Version: Emfac7f1.1(12/93)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Tot Trips
Housing--infill development	5.9/Unit	195	1160
Commercial--vacant reuse	28.8/1000 Sqft	275	7930
Commercial--infill development	24.6/1000 Sqft	327	8060
Industrial--vacant reuse	7.0/1000 Sqft	621	4330
Industrial--infill development	6.8/1000 Sqft	2002	13680

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Duty Autos	72.3	0.0	100.0	0.0
Light Duty Trucks	16.3	0.0	100.0	0.0
Medium Duty Trucks	5.4	0.0	100.0	0.0
Heavy Duty Trucks	2.4	11.0	89.0	N/A
Heavy Duty Trucks	0.8	N/A	N/A	100.0
Motorcycles	2.8	100.0	N/A	N/A

Travel Conditions:

	Residential			Commercial	
	Home-Work	Home-Shop	Home-Other	Work	Non-Work
Trip Length	8.8	3.2	5.2	8.1	5.5
% Started Cold	88.7	40.5	59.0	78.0	27.8
Trip Speed	25	25	25	25	25
Percent Trip	27.3	21.2	51.5		

PROJECT NAME: Adelante Proj Max Credits Date: 09-23-1997

Project Area: South Coast (LA Region)

Analysis Year: 2015 Temperature (F): 75 Season: Summer

EMFAC Version: Emfac7f1.1(12/93)

Summary of Land Uses:

Unit Type	Trip Rate	Size	Tot Trips
Housing Displacement Credit	6.6/Unit	64	420
Industrial Displacement Credit	6.9/1000 Sqft	45	310

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent	Type	Non-Catalyst	Catalyst	Diesel
Light Duty Autos	72.3		0.0	100.0	0.0
Light Duty Trucks	16.3		0.0	100.0	0.0
Medium Duty Trucks	5.4		0.0	100.0	0.0
Heavy Duty Trucks	2.4		11.0	89.0	N/A
Heavy Duty Trucks	0.8		N/A	N/A	100.0
Motorcycles	2.8		100.0	N/A	N/A

Travel Conditions:

	Residential			Commercial	
	Home-Work	Home-Shop	Home-Other	Work	Non-Work
Trip Length	8.8	3.2	5.2	8.1	5.5
% Started Cold	88.7	40.5	59.0	78.0	27.8
Trip Speed	25	25	25	25	25
Percent Trip	27.3	21.2	51.5		

**DAILY NATURAL GAS USAGE
(CU.FT/DAY)**

Land Use	Unit Type	# Units	Cubic Feet/ Month/Unit	Cu. Ft/Day
Single Family	Unit		6665	0.00
Multi-Family	Unit	30	4011.5	4,011.50
Industrial	Parcel	4	241611	32,214.80
Hotel/Motel	Square Feet		4.8	0.00
Retail/Shopping Centers	Square Feet	10700	2.9	1,034.33
Office	Square Feet		2.0	0.00
TOTAL CUBIC FEET PER DAY				37,260.63

**MINIMUM DEVELOPMENT ALTERNATIVE
NATURAL GAS USAGE EMISSIONS
(POUNDS/DAY)**

LAND USE	CU. FT./ DAY	MIL. CU. FT./DAY	CO FACTOR	CO EMISSIONS	ROC FACTOR	ROC EMISSIONS	NOX FACTOR	NOX EMISSIONS	PM10 FACTOR	PM EMISSIONS
RES.	4011.5	0.0040	20.0	0.0800	5.3	0.0212	80	0.3200	0.2	0.0008
NON- RES.	33249	0.0332	20.0	0.6640	5.3	0.1760	120	3.9840	0.2	0.0066

**MAXIMUM DEVELOPMENT
DAILY NATURAL GAS USAGE
(CU.FT/DAY)**

Land Use	Unit Type	# Units	Cubic Feet/ Month/Unit	Cu. Ft/Day
Single Family	Unit		6665	0.00
Multi-Family	Unit	195	4011.5	26,074.75
Industrial	Parcel	12	241611	96,644.40
Hotel/Motel	Square Feet		4.8	0.00
Retail/Shopping Centers	Square Feet	602200	2.9	58,212.67
Office	Square Feet		2.0	0.00
TOTAL CUBIC FEET PER DAY				180,931.82

**MAXIMUM DEVELOPMENT ALTERNATIVE
NATURAL GAS USAGE EMISSIONS
(POUNDS/DAY)**

LAND USE	CU. FT./ DAY	MIL. CU. FT./DAY	CO FACTOR	CO EMISSIONS	ROC FACTOR	ROC EMISSIONS	NOX FACTOR	NOX EMISSIONS	PM10 FACTOR	PM EMISSIONS
RES.	26075	0.0261	20.0	0.5220	5.3	0.1383	80	2.0880	0.2	0.0052
NON- RES.	154857	0.1549	20.0	3.0980	5.3	0.8210	120	18.5880	0.2	0.0310

OPERATIONS - LOCAL

Adelante Project							
9/23/97							
New project traffic numbers were received 9/23/97. The table below compares these numbers to the originals.							
Comparison is made to the numbers used in Caline4 for the four original intersections (9, 12, 15 and 16).							
In every case, the traffic decreased for each turning movement that changed .							
		AM			PM		
Intersection	scenario	total change	total traffic	% change	total change	total traffic	% change
9 Soto/Marengo	minimum	-15	4155	-0.4	-45	4720	-1.0
	moderate	-30	4230	-0.7	-95	4875	-1.9
	maximum	-40	4320	-0.9	-165	5090	-3.2
12 Soto/4th	minimum	-35	3815	-0.9	-110	4065	-2.7
	moderate	-50	3965	-1.3	-170	4355	-3.9
	maximum	-60	4110	-1.5	-235	4640	-5.1
15 Soto/Olympic	minimum	-5	5650	-0.1	-20	6180	-0.3
	moderate	-20	5915	-0.3	-25	6480	-0.4
	maximum	-25	6155	-0.4	-90	6945	-1.3
16 Soto/Washington	minimum	-10	4890	-0.2	-20	5855	-0.3
	moderate	-10	5060	-0.2	-25	6055	-0.4
	maximum	-20	5325	-0.4	-100	6455	-1.5

Adelante--Key to File Names					
8/28/97					
X	Project				
A	Adelante				
	XX	Intersection			
	09	Soto/Marengo			
	12	Soto/4th			
	15	Soto/Olympic			
	16	Soto/Washington			
	XX	Scenario			
	EX	Existing 1997			
	00	without Project			
	01	Project minimum Alternative			
	02	Project moderate Alternative			
	03	Project maximum Alternative			
	XX	Year			
	15	2015			
		X	AM or PM		
		A	AM		
		P	PM		

MODEL RESULTS FOR FILE A09EXA

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	2.7	* 7	*	0.1	1.9	0.5	0.2
RECPT 2	*	3.0	* 206	*	2.9	0.1	0.0	0.0
RECPT 3	*	2.3	* 193	*	1.5	0.1	0.2	0.5
RECPT 4	*	4.5	* 10	*	0.1	4.4	0.0	0.0

MODEL RESULTS FOR FILE A09EXP

RECEPTOR		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
		* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*	4.0	* 7 *		0.1	2.8	0.9	0.2
RECPT 2	*	4.4	* 206 *		4.3	0.1	0.0	0.0
RECPT 3	*	3.3	* 193 *		2.3	0.1	0.3	0.6
RECPT 4	*	6.3	* 10 *		0.1	6.2	0.0	0.0

MODEL RESULTS FOR FILE A12EXA

RECEPTOR			* PRED	* WIND	COCN/LINK			
			* CONC	* BRG	(PPM)			
			* (PPM)	* (DEG)	A	B	C	D
RECPT 1	*	2.2	* 71	*	0.3	0.3	0.4	1.2
RECPT 2	*	2.2	* 218	*	2.1	0.1	0.0	0.0
RECPT 3	*	3.9	* 98	*	0.0	0.0	0.0	3.9
RECPT 4	*	2.5	* 95	*	0.1	0.5	0.0	1.8

MODEL RESULTS FOR FILE A12EXP

RECEPTOR		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
		* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*	5.1	* 279 *		0.0	0.0	5.0	0.1
RECPT 2	*	4.6	* 206 *		4.4	0.1	0.1	0.0
RECPT 3	*	3.8	* 101 *		0.0	0.0	0.2	3.6
RECPT 4	*	3.3	* 34 *		0.1	3.1	0.0	0.1

MODEL RESULTS FOR FILE A15EXA

RECEPTOR			* PRED	* WIND *	COCN/LINK			
			* CONC	* BRG *	(PPM)			
			* (PPM)	* (DEG)*	A	B	C	D
RECPT 1	*		2.6	* 8 *	0.1	2.1	0.3	0.1
RECPT 2	*		3.2	* 204 *	3.0	0.1	0.0	0.0
RECPT 3	*		2.3	* 188 *	1.8	0.1	0.1	0.4
RECPT 4	*		3.9	* 17 *	0.1	3.8	0.0	0.0

MODEL RESULTS FOR FILE A15EXP

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	3.8	* 8	*	0.2	3.0	0.6	0.1
RECPT 2	*	6.4	* 197	*	6.2	0.2	0.0	0.0
RECPT 3	*	4.2	* 188	*	3.4	0.1	0.1	0.5
RECPT 4	*	5.5	* 24	*	0.3	5.2	0.0	0.0

MODEL RESULTS FOR FILE A16EXA

			* PRED	* WIND *		COCN/LINK			
			* CONC	* BRG *		(PPM)			
RECEPTOR			* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*		2.5	* 308 *		0.0	0.1	2.3	0.1
RECPT 2	*		3.5	* 189 *		3.3	0.1	0.0	0.0
RECPT 3	*		2.4	* 186 *		1.6	0.1	0.1	0.5
RECPT 4	*		3.9	* 8 *		0.1	3.8	0.0	0.0

MODEL RESULTS FOR FILE A16EXP

		* PRED	*WIND *	COCN/LINK				
		* CONC	* BRG *	(PPM)				
RECEPTOR		* (PPM)	*(DEG)*	A	B	C	D	
		*	*	*				
RECPT	1	*	5.3	* 296 *	0.0	0.1	5.1	0.1
RECPT	2	*	6.2	* 188 *	6.0	0.2	0.0	0.0
RECPT	3	*	4.1	* 185 *	2.9	0.2	0.3	0.7
RECPT	4	*	5.8	* 9 *	0.2	5.5	0.0	0.0

MODEL RESULTS FOR FILE A090015A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.1	* 7	*	0.0	0.8	0.2	0.1
RECPT 2	*	1.2	* 206	*	1.2	0.0	0.0	0.0
RECPT 3	*	0.9	* 192	*	0.6	0.0	0.1	0.2
RECPT 4	*	1.9	* 9	*	0.0	1.8	0.0	0.0

MODEL RESULTS FOR FILE A120015A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	0.9	* 71	*	0.1	0.1	0.2	0.4
RECPT 2	*	1.0	* 206	*	0.9	0.0	0.0	0.0
RECPT 3	*	1.5	* 98	*	0.0	0.0	0.0	1.4
RECPT 4	*	1.0	* 95	*	0.1	0.2	0.0	0.7

MODEL RESULTS FOR FILE A150015A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.0	* 8	*	0.0	0.8	0.1	0.0
RECPT 2	*	1.3	* 197	*	1.3	0.1	0.0	0.0
RECPT 3	*	0.9	* 188	*	0.7	0.0	0.0	0.1
RECPT 4	*	1.6	* 15	*	0.0	1.5	0.0	0.0

MODEL RESULTS FOR FILE A160015A

		* PRED	*WIND *	COCN/LINK				
		* CONC	* BRG *	(PPM)				
RECEPTOR		*(PPM)	*(DEG)*	A	B	C	D	
		*	*					
RECPT	1	*	1.1 *	304 *	0.0	0.0	1.0	0.0
RECPT	2	*	1.3 *	189 *	1.2	0.1	0.0	0.0
RECPT	3	*	0.9 *	186 *	0.6	0.1	0.1	0.2
RECPT	4	*	1.4 *	8 *	0.0	1.4	0.0	0.0

MODEL RESULTS FOR FILE A090015P

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*		A	B	C	D	
RECPT	1	*	1.6 *	5 *	0.0	1.1	0.3	0.1	
RECPT	2	*	1.6 *	206 *	1.6	0.0	0.0	0.0	
RECPT	3	*	1.3 *	192 *	0.8	0.0	0.1	0.2	
RECPT	4	*	2.6 *	9 *	0.0	2.6	0.0	0.0	

MODEL RESULTS FOR FILE A120015P

RECEPTOR		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
		* (PPM)	* (DEG) *		A	B	C	D
RECPT 1	*	1.9	* 278 *		0.0	0.0	1.9	0.0
RECPT 2	*	1.6	* 206 *		1.5	0.0	0.0	0.0
RECPT 3	*	1.4	* 100 *		0.0	0.0	0.1	1.3
RECPT 4	*	1.1	* 150 *		0.6	0.2	0.2	0.1

MODEL RESULTS FOR FILE A150015P

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.4	* 8	*	0.1	1.1	0.2	0.0
RECPT 2	*	2.2	* 195	*	2.1	0.1	0.0	0.0
RECPT 3	*	1.4	* 188	*	1.2	0.1	0.0	0.2
RECPT 4	*	2.1	* 17	*	0.1	2.0	0.0	0.0

MODEL RESULTS FOR FILE A160015P

RECEPTOR		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
		* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*	1.8	* 296 *		0.0	0.0	1.7	0.0
RECPT 2	*	2.0	* 188 *		2.0	0.1	0.0	0.0
RECPT 3	*	1.4	* 185 *		1.0	0.1	0.1	0.3
RECPT 4	*	2.0	* 8 *		0.1	1.9	0.0	0.0

MODEL RESULTS FOR FILE A090115A

RECEPTOR			* PRED	* WIND *	COCN/LINK			
			* CONC	* BRG *	(PPM)			
			* (PPM)	* (DEG)*	A	B	C	D
RECPT 1	*		1.0	* 7 *	0.0	0.7	0.2	0.1
RECPT 2	*		1.3	* 206 *	1.2	0.0	0.0	0.0
RECPT 3	*		0.9	* 192 *	0.6	0.0	0.1	0.2
RECPT 4	*		1.7	* 9 *	0.0	1.7	0.0	0.0

MODEL RESULTS FOR FILE A120115A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	0.9	* 71	*	0.1	0.1	0.2	0.4
RECPT 2	*	0.9	* 206	*	0.9	0.0	0.0	0.0
RECPT 3	*	1.4	* 98	*	0.0	0.0	0.0	1.4
RECPT 4	*	0.9	* 95	*	0.1	0.2	0.0	0.7

MODEL RESULTS FOR FILE A150115A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.0	* 8	*	0.0	0.8	0.1	0.0
RECPT 2	*	1.3	* 197	*	1.2	0.1	0.0	0.0
RECPT 3	*	0.9	* 188	*	0.7	0.0	0.0	0.1
RECPT 4	*	1.5	* 15	*	0.0	1.5	0.0	0.0

MODEL RESULTS FOR FILE A160115A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	0.9	* 304	*	0.0	0.0	0.9	0.0
RECPT 2	*	1.3	* 188	*	1.3	0.1	0.0	0.0
RECPT 3	*	0.9	* 186	*	0.6	0.1	0.1	0.2
RECPT 4	*	1.4	* 8	*	0.1	1.4	0.0	0.0

MODEL RESULTS FOR FILE A090115P

RECEPTOR	* PRED		* WIND *		COCN/LINK				
	* CONC		* BRG *		(PPM)				
	* (PPM)		* (DEG)*		A	B	C	D	
RECPT 1	*	1.5	*	5	*	0.1	1.1	0.3	0.1
RECPT 2	*	1.7	*	206	*	1.7	0.1	0.0	0.0
RECPT 3	*	1.3	*	192	*	0.9	0.0	0.1	0.2
RECPT 4	*	2.4	*	9	*	0.1	2.3	0.0	0.0

MODEL RESULTS FOR FILE A120115P

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	2.0	* 278	*	0.0	0.0	1.9	0.0
RECPT 2	*	1.6	* 206	*	1.5	0.0	0.0	0.0
RECPT 3	*	1.3	* 100	*	0.0	0.0	0.1	1.3
RECPT 4	*	1.2	* 150	*	0.6	0.3	0.2	0.1

MODEL RESULTS FOR FILE A150115P

RECEPTOR	* PRED		* WIND *		COCN/LINK				
	* CONC		* BRG *		(PPM)				
	* (PPM)		* (DEG)*		A	B	C	D	
RECPT 1	*	1.3	*	8	*	0.1	1.0	0.2	0.0
RECPT 2	*	2.3	*	195	*	2.2	0.1	0.0	0.0
RECPT 3	*	1.5	*	188	*	1.2	0.1	0.0	0.2
RECPT 4	*	2.0	*	17	*	0.1	1.9	0.0	0.0

MODEL RESULTS FOR FILE A160115P

		* PRED	* WIND *	COCN/LINK				
		* CONC	* BRG *	(PPM)				
RECEPTOR		* (PPM)	* (DEG)*	A	B	C	D	

RECPT	1	*	1.9 *	296 *	0.0	0.0	1.8	0.0
RECPT	2	*	2.1 *	188 *	2.0	0.1	0.0	0.0
RECPT	3	*	1.4 *	240 *	0.2	0.2	0.7	0.3
RECPT	4	*	2.0 *	8 *	0.1	2.0	0.0	0.0

MODEL RESULTS FOR FILE A090215A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.1	* 7	*	0.0	0.8	0.2	0.1
RECPT 2	*	1.3	* 206	*	1.2	0.0	0.0	0.0
RECPT 3	*	1.0	* 192	*	0.7	0.0	0.1	0.2
RECPT 4	*	1.8	* 9	*	0.0	1.7	0.0	0.0

MODEL RESULTS FOR FILE A120215A

RECEPTOR			* PRED	* WIND *	COCN/LINK			
			* CONC	* BRG *	(PPM)			
			* (PPM)	* (DEG)*	A	B	C	D
RECPT 1	*		0.9	* 72 *	0.1	0.1	0.2	0.5
RECPT 2	*		1.1	* 206 *	1.0	0.0	0.0	0.0
RECPT 3	*		1.5	* 98 *	0.0	0.0	0.0	1.4
RECPT 4	*		1.0	* 95 *	0.1	0.2	0.0	0.7

MODEL RESULTS FOR FILE A150215A

		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
RECEPTOR		* (PPM)	* (DEG)*		A	B	C	D
		*	*	*				
RECPT 1	*	1.1	* 8	*	0.0	0.9	0.1	0.0
RECPT 2	*	1.3	* 197	*	1.3	0.1	0.0	0.0
RECPT 3	*	0.9	* 188	*	0.7	0.1	0.0	0.1
RECPT 4	*	1.7	* 15	*	0.0	1.7	0.0	0.0

MODEL RESULTS FOR FILE A160215A

RECEPTOR		* PRED	* WIND	*	COCN/LINK			
		* CONC	* BRG	*	(PPM)			
		* (PPM)	* (DEG)	*	A	B	C	D
RECPT 1	*	1.0	* 6	*	0.1	0.7	0.2	0.1
RECPT 2	*	1.3	* 188	*	1.3	0.1	0.0	0.0
RECPT 3	*	1.0	* 116	*	0.0	0.0	0.0	0.9
RECPT 4	*	1.5	* 8	*	0.1	1.4	0.0	0.0

MODEL RESULTS FOR FILE A090215P

		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
RECEPTOR		* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*	1.6	* 5 *		0.1	1.1	0.3	0.1
RECPT 2	*	1.7	* 206 *		1.7	0.1	0.0	0.0
RECPT 3	*	1.3	* 192 *		0.9	0.1	0.1	0.2
RECPT 4	*	2.5	* 9 *		0.1	2.4	0.0	0.0

MODEL RESULTS FOR FILE A120215P

		* PRED	* WIND	*		COCN/LINK			
		* CONC	* BRG	*		(PPM)			
RECEPTOR		* (PPM)	* (DEG)	*	A	B	C	D	
RECPT 1	*	2.1	* 278	*	0.0	0.0	2.0	0.0	
RECPT 2	*	1.6	* 206	*	1.5	0.0	0.0	0.0	
RECPT 3	*	1.4	* 100	*	0.0	0.0	0.1	1.4	
RECPT 4	*	1.2	* 150	*	0.6	0.3	0.2	0.1	

MODEL RESULTS FOR FILE A150215P

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*			A	B	C	D
RECPT	1	*	1.4 *	8 *		0.1	1.1	0.2	0.0
RECPT	2	*	2.4 *	195 *		2.3	0.1	0.0	0.0
RECPT	3	*	1.5 *	188 *		1.2	0.1	0.0	0.2
RECPT	4	*	2.1 *	17 *		0.1	2.0	0.0	0.0

MODEL RESULTS FOR FILE A160215P

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*			A	B	C	D
RECPT 1	*	1.8	* 296 *			0.0	0.0	1.7	0.0
RECPT 2	*	2.1	* 188 *			2.0	0.1	0.0	0.0
RECPT 3	*	1.4	* 116 *			0.0	0.0	0.1	1.3
RECPT 4	*	2.1	* 8 *			0.1	2.0	0.0	0.0

MODEL RESULTS FOR FILE A090315A

RECEPTOR	* PRED *WIND *			COCN/LINK				
	* CONC * BRG *			(PPM)				
	* (PPM)	* (DEG)*		A	B	C	D	
RECPT 1	*	1.1 *	5 *	0.0	0.8	0.2	0.1	
RECPT 2	*	1.2 *	206 *	1.2	0.0	0.0	0.0	
RECPT 3	*	0.9 *	192 *	0.6	0.0	0.1	0.2	
RECPT 4	*	1.9 *	9 *	0.0	1.8	0.0	0.0	

MODEL RESULTS FOR FILE A120315A

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*			A	B	C	D
RECPT 1	*	0.9	* 72 *			0.1	0.1	0.2	0.4
RECPT 2	*	1.0	* 206 *			1.0	0.0	0.0	0.0
RECPT 3	*	1.4	* 98 *			0.0	0.0	0.0	1.4
RECPT 4	*	1.0	* 95 *			0.1	0.2	0.0	0.7

MODEL RESULTS FOR FILE A150315A

RECEPTOR		* PRED	* WIND		COCN/LINK			
		* CONC	* BRG		(PPM)			
		* (PPM)	* (DEG)		A	B	C	D
RECPT 1	*	1.1	* 8	*	0.0	0.9	0.1	0.0
RECPT 2	*	1.5	* 197	*	1.5	0.1	0.0	0.0
RECPT 3	*	1.0	* 188	*	0.8	0.1	0.0	0.1
RECPT 4	*	1.7	* 15	*	0.1	1.6	0.0	0.0

MODEL RESULTS FOR FILE A160315A

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*		A	B	C	D	
RECPT 1	*	1.0	* 6 *		0.1	0.7	0.2	0.1	
RECPT 2	*	1.4	* 188 *		1.3	0.1	0.0	0.0	
RECPT 3	*	1.0	* 116 *		0.0	0.0	0.0	1.0	
RECPT 4	*	1.6	* 8 *		0.1	1.5	0.0	0.0	

MODEL RESULTS FOR FILE A090315P

RECEPTOR		* PRED	* WIND			COCN/LINK			
		* CONC	* BRG			(PPM)			
		* (PPM)	* (DEG)	*	A	B	C	D	
RECPT 1	*	1.5	* 5	*	0.1	1.1	0.3	0.1	
RECPT 2	*	1.8	* 206	*	1.8	0.1	0.0	0.0	
RECPT 3	*	1.4	* 192	*	1.0	0.1	0.1	0.2	
RECPT 4	*	2.5	* 9	*	0.1	2.4	0.0	0.0	

MODEL RESULTS FOR FILE A120315P

		* PRED	* WIND *			COCN/LINK			
		* CONC	* BRG *			(PPM)			
RECEPTOR		* (PPM)	* (DEG)*			A	B	C	D
RECPT 1	*	2.1	* 278 *			0.0	0.0	2.0	0.0
RECPT 2	*	1.6	* 206 *			1.5	0.0	0.0	0.0
RECPT 3	*	1.5	* 100 *			0.0	0.0	0.1	1.4
RECPT 4	*	1.3	* 26 *			0.1	1.2	0.0	0.0

MODEL RESULTS FOR FILE A150315P

		* PRED	* WIND	*		COCN/LINK			
		* CONC	* BRG	*		(PPM)			
RECEPTOR		* (PPM)	* (DEG)	*	A	B	C	D	
RECPT 1	*	1.5	* 8	*	0.1	1.2	0.2	0.0	
RECPT 2	*	2.5	* 195	*	2.4	0.1	0.0	0.0	
RECPT 3	*	1.6	* 188	*	1.3	0.1	0.0	0.2	
RECPT 4	*	2.3	* 17	*	0.1	2.2	0.0	0.0	

MODEL RESULTS FOR FILE A160315P

		* PRED	* WIND *		COCN/LINK			
		* CONC	* BRG *		(PPM)			
RECEPTOR		* (PPM)	* (DEG)*		A	B	C	D
RECPT 1	*	1.7	* 296 *		0.0	0.0	1.6	0.0
RECPT 2	*	2.0	* 188 *		1.9	0.1	0.0	0.0
RECPT 3	*	1.7	* 116 *		0.1	0.0	0.1	1.6
RECPT 4	*	2.1	* 8 *		0.1	2.0	0.0	0.0

MITIGATION MONITORING PROGRAM

Addendum to the Adelante Eastside Redevelopment Plan Project FEIR

SCH No: 1997061065

Case No: ENV-2018-999-EIR

1.1 INTRODUCTION

This Mitigation Monitoring Program (“MMP”) has been prepared pursuant to Public Resources Code Section 21081.6, which requires a Lead Agency to adopt a “reporting or monitoring program for changes to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, Section 15097(a) of the State CEQA Guidelines requires that a public agency adopt a program for monitoring or reporting mitigation measures and project revisions, which it has required to mitigate or avoid significant environmental effects. This MMP has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6 and Section 15097 of the State CEQA Guidelines.

The City of Los Angeles is the Lead Agency for the Project and therefore is responsible for administering and implementing the MMP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The Project is an Addendum to the Adelante Eastside Redevelopment Project Final Impact Report (Certified EIR) for the Redevelopment Plan for the Adelante Eastside Project (Redevelopment Plan). As such, the mitigation measures (MM) included in the Certified EIR would be applicable to the Proposed Project. The evaluation of the Proposed Project’s impacts in the Addendum takes into consideration any modifications to the existing EIR MMs needed to avoid or reduce potentially significant environmental impacts. This MMP is designed to monitor implementation of the MMs identified for the Project.

1.2 ORGANIZATION

As shown on the following pages, each identified mitigation measure for the Project is listed and categorized by environmental impact area, with accompanying identification of the following:

- **Enforcement Agency:** the agency with the power to enforce the MM.
- **Monitoring Agency:** the agency to which reports involving feasibility, compliance, implementation, and development are made.
- **Monitoring Phase:** the phase of the Project during which the MM shall be monitored.
- **Monitoring Frequency:** the frequency at which the MM shall be monitored.

- Action Indicating Compliance: the action by which the Enforcement or Monitoring Agency indicates that compliance with the required MM has been implemented.

1.3 ADMINISTRATIVE PROCEDURES AND ENFORCEMENT

This MMP shall be enforced throughout all phases of the Project. The Applicant shall be responsible for implementing each MM and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each MM has been implemented. The Applicant shall maintain records demonstrating compliance with each MM. Such records shall be made available to the City upon request.

During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

1.4 PROGRAM MODIFICATION

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the MMs contained in this MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a MM shall not, in and of itself, require a

modification to any Project discretionary approval unless the Director of Planning also finds that the change to the MM results in a substantial change to the Project or the non-environmental conditions of approval.

1.5 MITIGATION MONITORING PROGRAM

Aesthetics

MM-V-1: New development shall be reviewed by the Community Redevelopment Agency (CRA) to ensure adherence and implementation of all applicable Planning and Zoning Code provisions.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-2: Design standards shall be developed and adopted to assure compatibility between new and pre-existing development in forms of scale and appearance.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-3: New development along commercial corridors shall be coordinated with adjacent development by use of similar design treatments, streetscape improvements, and rehabilitation of adjacent structures.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-4: New development shall incorporate community focal points and neighborhood identity into building plans.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-5: To the extent feasible, existing urban design, architectural, historical resources shall be retained.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-6: Street trees shall be replaced on an at least 1:1 basis; new development shall adhere to the landscaping Ordinance.

- **Enforcement Agency:** L.A. City Bureau of Street Services
- **Monitoring Agency:** L.A. City Bureau of Street Services, CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-V-7: Off-street parking shall be incorporated into building plans.

- **Enforcement Agency:** L.A. Department of Building and Safety, CRA or Successor Agency
- **Monitoring Agency:** L.A. Department of Building and Safety, CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-8: New industrial development shall be designed to harmonize with adjacent industrial uses and be enhanced with appropriate landscaping and design guidelines.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-9: Future development near Metro stations shall harmonize with adjacent land uses.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-10: Future development shall consider significant views and ensure they are protected.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-V-11: New development shall adhere to height district and building setback restrictions. New building designs shall harmonize with existing development patterns. Building setbacks should be considered in the design of new multi-story development adjacent to residences.

- **Enforcement Agency:** L.A. Department of Building and Safety, CRA or Successor Agency
- **Monitoring Agency:** L.A. Department of Building and Safety, CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-V-12: New development shall adhere to lighting standards and requirements in the Zoning Code and Landscape Ordinance. New lighting shall avoid illumination of adjacent properties. Individual projects shall be evaluated on a case-by-case basis to ensure lighting and glare is not objectionable.

- **Enforcement Agency:** L.A. Bureau of Street Lighting
- **Monitoring Agency:** L.A. Bureau of Street Lighting
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

Air Quality

MM-AQ-1: Contractors shall comply with SCAQMD regulations including Rules 402, 403, 1403, and 1113. Specific measures to be followed include:

- Moisten soil/debris before grading.
- Water exposed surfaces at least twice a day.
- Treat area that will be exposed for extended periods.
- Wash tires and under-carriages of departing trucks.
- Street sweep as needed.
- Securely cover trucks loaded with dirt.
- Cease grading under windy conditions.
- Seal graded areas as soon as possible.

- Keep debris piles wet after demolition.
- **Enforcement Agency:** SCAQMD, L.A. Department of Building and Safety
- **Monitoring Agency:** CRA or Successor Agency, SCAQMD, L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

MM-AQ-2: Contractors shall:

- Maintain equipment in peak condition.
- Use low-sulfur diesel fuel in equipment.
- Use electric equipment if possible.
- Shut engines off when not in use.
- Recommend that construction workers wear masks during demolition to avoid breathing lead particles.
- **Enforcement Agency:** SCAQMD, L.A. Department of Building and Safety
- **Monitoring Agency:** CRA or Successor Agency, SCAQMD, L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

Cultural Resources

Modified MM-CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remain be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site

monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and OHR.
2. If OHR determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be a tribal cultural resource in its discretion and supported by substantial evidence, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
3. The Applicant, or its successor, shall implement the tribe's recommendations if a qualified archaeologist retained by the City and paid for by the Applicant, or its successor, in consultation with the tribal monitor, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the applicable tribe(s), a qualified archeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation.
5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal

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

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

- **Enforcement Agency:** Applicant, CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Certificate of Occupancy

MM-CR-2: To the extent feasible, historic resources shall be incorporated into future development and not be demolished.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-CR-3: Rehabilitation of historic buildings shall meet the Secretary of the Interior's Standards.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-CR-4: New developments greater than one story shall be set back from adjacent one-story historic buildings to reduce shade and shadow impacts.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval

- **Action Indicating Compliance:** Project approval

MM-CR-5: New developments adjacent to historic resources shall be compatible in size, scale, material, fenestration, and massing.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-CR-6: The Bureau of Street Lighting, with assistance from project developers, shall consider retaining, upgrading, and refurbishing historic streetlamps.

- **Enforcement Agency:** L.A. Bureau of Street Lighting
- **Monitoring Agency:** CRA or Successor Agency, L.A. Bureau of Street Lighting
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-CR-7: Vacant building reuse that could affect historic resources shall occur with careful consideration to compatible uses, protecting property setting integrity, and avoiding alteration to existing historic features.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-CR-8: Document historic resource to be demolished, provide monetary contribution to preservation, or incorporate character defining historic feature into development.

- **Enforcement Agency:** Applicant, CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection
- **Action Indicating Compliance:** Project approval

Geology and Soils

MM-GS-1: Improperly abandoned oil wells shall be identified during the geotechnical investigations for project facilities and properly abandoned. If methane gas is present, its occurrence shall be monitored.

- **Enforcement Agency:** State Division of Oil, Gas, & Geothermal Resources
- **Monitoring Agency:** State Division of Oil, Gas, & Geothermal Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval; Ongoing during field inspection; Ongoing during operation
- **Action Indicating Compliance:** Project approval; Issuance of Certificate of Occupancy

MM-GS-2: The impacts of corrosive soils shall be mitigated by sampling and chemical testing of site soils by the geotechnical engineer. The geotechnical report shall include measures to protect cement and metal pipes and conduits from impacts of corrosive soils.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-GS-3: Construction of new development shall conform to all applicable provisions of the Los Angeles Municipal Code, including the revised (1992 as amended) Division 23, Section 2312 of the Building Code. The information regarding ground motion and spectra response determined from the dynamics analysis shall be implemented in the seismic design of future buildings. Future construction shall conform to the Uniform Building Code's earthquake design criteria for Seismic Zone 4, as well as the 1990 Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of Certificate of Occupancy

MM-GS-4: Appropriate mitigation, which could include the use of soil improvement techniques such as stone columns or dynamic compaction, or use of deep foundations, is dependent on site-specific conditions, which will be identified by geotechnical investigation.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Hazards and Hazardous Materials

MM-HM-1: If there is a low potential for encountering hazardous waste, the following shall be performed: review available environmental records, complete a thorough historical land use assessment, and perform a site inspection. Results of the site inspection or sampling may lead to further site investigation and assessment.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-2: If there is a moderate potential for encountering hazardous waste, a site inspection shall be performed. Drilling test holes and collecting samples to confirm remediation should occur at leaking underground storage tank sites where new basements, subterranean parking, or deep (>5') foundation excavations are planned. Sites with underground storage tanks where the status and/or number of tanks is not reported should undergo further record review. In active underground storage tank site should be thoroughly evaluated. Development of sites with non-leaking underground storage tanks should include tank removal. Discovery of unknown contamination will prerequisite remedial plans.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval; Ongoing during field inspection
- **Action Indicating Compliance:** Project approval; Issuance of Certificate of Occupancy

Modified MM-HM-3: If there is a high potential for encountering hazardous waste, the following shall occur: research records, perform site inspection, and contact responsible party. Where practical, remediation may continue during planning or be included in the development plans. Abandoned sites or sites judged to be not fully characterized may require further investigation and preparation of remedial.

Prior to the issuance of building permits, with the exception of grading permits and permits necessary for site clean up, the Applicant shall complete site remediation under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB) through Case No. 900330470. The Applicant shall perform the remediation based on a LARWQCB approved Remedial Action Plan (RAP), or as amended by the LARWQCB.

Confirmation sampling shall be performed to measure its effectiveness under the oversight of the LARWQCB. The confirmation sampling plan consisting of soil samples and soil gas samples as shown on Figure 3 shall be implemented, or as amended by the regulatory agency. Analysis of soil and soil gas samples shall be performed using EPA Method 8260B with oxygenates using DTSC HERO residential detection limits.

Based on the results of the confirmation sampling, a Human Health Risk Screen for the Site following the procedures outlined in the current edition of the DTSC Vapor Intrusion Screening-Level Model for Soil Gas

shall be performed at the completion of remediation. Results of the confirmation sampling and Human Health Risk Screen shall be submitted to the regulatory agency. The applicant shall submit to the case file, CPC-2018-998-DB-CU, prior the issuance of building permits, evidence of case closure by the LARWQCB.

- **Enforcement Agency:** LARWQCB, L.A. Department of Building and Safety
- **Monitoring Agency:** LARWQCB, L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval; Ongoing during field inspection
- **Action Indicating Compliance:** Project approval; Issuance of Certificate of Occupancy

MM-HM-4: Qualified personal shall perform all work related to hazardous materials.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Certificate of Occupancy

MM-HM-5: At sites where, underground storage tanks are suspected, the presence of such tanks must be proved.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-6: Prior to construction on a site, a developer must provide the Fire Department with a summary of all remediation activity.

- **Enforcement Agency:** L.A. Fire Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Fire Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-7: Monitor development sites during demolition and excavation.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** CRA or Successor Agency, L.A. Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

MM-HM-8: If excavation of contaminated soil is required, an Excavation management Plan shall be submitted to the SCAQMD and a permit shall be obtained.

- **Enforcement Agency:** SCAQMD, L.A. Department of Building and Safety
- **Monitoring Agency:** SCAQMD, L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-9: The Division of Oil, Gas, and Geothermal Resources must be contacted if any sites containing abandoned or plugged oil or gas wells will be modified.

- **Enforcement Agency:** State Division of Oil, Gas, & Geothermal Resources
- **Monitoring Agency:** State Division of Oil, Gas, & Geothermal Resources
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-10: The use of transportation rights-of-way or agricultural land may require pesticide and herbicide characterization studies.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-11: The history of hazardous materials use on a site should be disclosed before the site is acquired.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HM-12: If unknown contamination at a site is encountered, the nature of the contamination should be determined, and possible remediation plans developed before work on the site is permitted to continue.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection

- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Certificate of Occupancy

MM-HM-13: A source control program for facilities handling hazardous materials shall be developed.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Hydrology and Water Quality

MM-H-1: A hydrological assessment shall be prepared for all proposed projects in areas with a high groundwater table. This assessment shall assess effects on associated aquifers as well as pumping and dewatering requirements.

- **Enforcement Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-H-2: If groundwater is encountered during construction, a dewatering system shall be installed and special shoring installation techniques implemented, as required by local building codes and regulations, to reduce the potential for the caving of sand soils. If high groundwater levels affecting foundations, basement walls, or floor slabs are encountered, special remedial measures should be incorporated as part of the project design in compliance with the requirements of local codes. The hydrostatic design or subdrain system should be subject to review and approval by the Los Angeles Department of Building and Safety.

- **Enforcement Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of building permits

MM-H-3: State Water Resources Control Board Phase I storm water regulations require construction activities disturbing fewer than 5 acres that are part of a larger common plan of development to obtain a General Permit. Individual projects may be required to obtain a Phase II NPDES General Permit (Phase II General Permit). As a component of the Phase II General Permit, a Storm Water Pollution Prevention Plan shall specifically identify Best Management Practices to mitigate water quality impacts on receiving waters due to surface water runoff from the project site. The implementation of Best Management Practices or pollution and erosion control measures may include the placement of sandbags around basins, construction of a berm to keep runoff from flowing into the construction site, and keeping motor vehicles

at a safe distance from the edge of excavation. Additional measures include the use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

- **Enforcement Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Agency:** L.A. Department of Building and Safety, LARWQCB
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Land Use and Planning

MM-LU-1: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas and appropriate improvements to selected intersection and roadway segments shall be incorporated in new commercial developments to minimize adverse effects and/or nuisances.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-LU-2: Design considerations such as screening, setbacks, landscaping, transitional building setbacks, the location of loading docks and delivery areas, and appropriate improvements to selected intersections and roadway segments shall be incorporated in new industrial developments to minimize adverse effects and/or nuisances.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-LU-3: Siting and design criteria shall be established for the location of residential uses in a commercial zone (e.g. in mixed-use situations).

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-LU-4: Submit development proposals to the Agency for determination of conformance with the Redevelopment Plan and to Building & Safety Department for land use/zoning consistency determination. New developments shall obtain the necessary zone changes, conditional use permits, use variances, or other actions as required by the City's Planning and Zoning Code.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department, L.A. Department of Building and Safety
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department, L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-LU-5: Truck routes shall be posted and trucks shall be prohibited from residential areas.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

MM-LU-6: The Agency shall coordinate with the County LARMP and Redevelopment Plan consistency.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Noise

MM-NO-1: The projects constructed within the proposed Project Area shall comply with applicable City noise regulations.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Construction, Post-construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Certificate of Occupancy

MM-NO-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-NO-3: During construction, the contractors for projects within the proposed Project Area shall muffle and shield intakes and exhaust, shroud and shield impact tools, and use electric-powered rather than diesel-powered construction equipment, as feasible.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

MM-NO-4: During construction of projects within the proposed Project Area, truck haul routes (demolition waste, dirt, excavation, cement, materials delivery) shall be designated and approved by appropriate city and state bodies.

- **Enforcement Agency:** L.A. Department of Building and Safety
- **Monitoring Agency:** L.A. Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Once, before project approval; Ongoing during field inspection
- **Action Indicating Compliance:** Project approval; Field inspection sign-off

MM-NO-5: Truck loading and trash pickup areas shall be located as far away as possible from adjacent residences. These facilities shall use screening walls or be enclosed.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Issuance of building permits

Population and Housing

MM-HPE-1: Displaced residential and business property owners and tenants shall receive assistance under established state and local relocation assistance procedures:

- Provide the standard per-unit relocation assistance fee for private development.
- Provide relocation assistance pursuant to the Uniform Relocation Act to residential and business occupants.

- Provide assistance finding relocation housing and replacement sites for businesses displaced by CRA-assisted development.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-HPE-2: For individual projects within the proposed Project Area, a procedure shall be established by the CRA to require notification of adjacent property owners and tenants, particularly residences and schools, of time periods when there would be noisy construction activities. Appropriate mitigation would then be established.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Public Services and Recreation

MM-PS-1: Fire-flow levels shall be monitored closely by the Department of Water and Power to ensure that they do not fall below the minimum requirements. Improvements to the water system that may be required to provide adequate fire-flow levels may be charges to developers of individual projects within the area.

- **Enforcement Agency:** L.A. Department of Water and Power
- **Monitoring Agency:** L.A. Department of Water and Power
- **Monitoring Phase:** Construction, Post-construction
- **Monitoring Frequency:** Once, at field inspection prior to Certificate of Occupancy; Ongoing during operation
- **Action Indicating Compliance:** Issuance of building permits

MM-PS-2: Intersection improvement measures should be implemented as discussed in Section 3.6, Traffic and Circulation, to improve intersection traffic operations and thereby improve initial emergency response capabilities.

- **Enforcement Agency:** LADOT
- **Monitoring Agency:** LADOT
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-PS-3: New development shall comply with applicable fire regulations and codes for providing emergency access.

- **Enforcement Agency:** L.A. Fire Department
- **Monitoring Agency:** L.A. Fire Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of Certificate of Occupancy; Issuance of building permits

MM-PS-4: New development shall comply with LAFD measures to reduce the impact on fire protection services.

- **Enforcement Agency:** L.A. Fire Department
- **Monitoring Agency:** L.A. Fire Department
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-PS-5: Intersection improvements should be implemented as discussed in Section 3.6, Traffic and Circulation.

- **Enforcement Agency:** LADOT
- **Monitoring Agency:** LADOT
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-PS-6: As the individual project development level, the project sponsor shall consult with the LAPD's Crime Prevention Unit on the design and implementation of a security plan for the development.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Pre-construction, Construction, Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-PS-7: Private security guards and video surveillance shall be employed as appropriate to provide additional security.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Post-construction

- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-8: All commercial and industrial buildings shall be equipped with robbery/burglar alarms which shall be monitored by a central receiving station.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-9: Parking areas shall be open to public view.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-Construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-10: Security lighting shall be full cutoff fixtures that minimize glare from the light source and provide light downward and inward to structures to maximize visibility.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Post-Construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-11: The following specific measures should be incorporated into proposed developments to strengthen crime prevention:

- Video cameras and security guards should be used to patrol parking areas. A security guard to patrol office floors should also be considered.
- Consultation with the Police Department's crime prevention unit concerning crime prevention features appropriate to the particular design of the project.
- Control employee parking areas with an electronic card-key gate, in conjunction with a closed-circuit television system.
- Provide sufficient off-street parking for all building employees and anticipated patrons and visitors.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-12: All businesses desiring to sell or allow consumption of alcoholic beverages within the proposed Project Area shall be reviewed by the LAPD per established or applicable regulations or procedures.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-PS-13: All new developments shall provide the appropriate police division commanding officer with a detailed diagram of the project, which should include access routes, unit numbers, and any information that would facilitate police response.

- **Enforcement Agency:** L.A. Police Department
- **Monitoring Agency:** L.A. Police Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, prior to Certificate of Occupancy
- **Action Indicating Compliance:** Issuance of building permits

MM-PS-14: To minimize student safety concerns, construction vehicles shall not be parked or staged next to schools and, to the greatest extent feasible, haul trucks shall not be routed past District schools except when schools are not in session.

- **Enforcement Agency:** LADOT, L.A. Department of Building and Safety
- **Monitoring Agency:** LADOT, L.A. Department of Building and Safety
- **Monitoring Phase:** Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off

MM-PS-15: Where feasible and appropriate, open space in existing public facilities, such as school grounds, should be available for after-hour recreational use.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency

- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Ongoing during operation
- **Action Indicating Compliance:** Inspection sign-off

MM-PS-16: For commercial and industrial development in specific parts of the Project Area, design guidance should require some open space and/or recreational features to be included in landscaped areas.

- **Enforcement Agency:** CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Transportation/Traffic

MM-TC-1: Measures to reduce travel demand include (1) providing a DASH shuttle bus system during mid-day and morning and evening peak hours around each of the 3 Metro Rail Red Line station areas and to adjacent residential areas once the stations are in operation and (2) developing a Transportation Demand Management (TDM) program to reduce Average Vehicle Occupancy (AVO) and Average Vehicle Ridership (AVR) in which large business owners and developers prepare, submit, and implement TDM plans.

- **Enforcement Agency:** LADOT
- **Monitoring Agency:** LADOT
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-TC-2: Measures to increase capacity shall be provided at affected intersections where physical improvements within the existing street right-of-way are feasible. Improvements should include street restriping to provide exclusive right- and/or left-turn lanes; revising on-street parking restrictions and/or removing some on-street parking spaces; and modifying signal phasing and adding new traffic signals.

- **Enforcement Agency:** LADOT
- **Monitoring Agency:** LADOT
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

Tribal Cultural Resources

Modified MM-CR-1: Construction activity that involves major ground disturbance has the potential to disturb, scatter, or relocate archaeological or paleontological resources. Therefore, it is recommended

that a Society of Professional Archaeologists-qualified archaeologist or qualified paleontologist, respectively, be contacted immediately should unanticipated archaeological or paleontological resources remains be encountered during development or construction-related activities within the limits of the proposed project area.

Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain archeological monitors and tribal monitors that are qualified to identify subsurface tribal cultural resources. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity at the project site. Any qualified tribal monitor(s) shall be approved by the [proper name of tribe]. Any qualified archaeological monitor(s) shall be approved by the Department of City Planning, Office of Historic Resources (“OHR”).

The qualified archeological and tribal monitors shall observe all ground disturbance activities on the project site at all times the ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the archaeological and tribal monitor both indicate that the site has a low potential for impacting tribal cultural resources.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that provides information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease within the area of discovery, the radius of which shall be determined by a qualified archeologist, in consultation with a qualified tribal monitor, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

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

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

and make recommendations to the Applicant, or its successor, and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

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

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

5. If the Applicant, or its successor, does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or qualified tribal monitor, the Applicant, or its successor, may request mediation by a mediator agreed to by the Applicant, or its successor, and the City. The mediator must have the requisite professional qualifications and experience to mediate such a dispute. The City shall make the determination as to whether the mediator is at least minimally qualified to mediate the dispute. After making a reasonable effort to mediate this particular dispute, the City may (1) require the recommendation be implemented as originally proposed by the archaeologist or tribal monitor; (2) require the recommendation, as modified by the City, be implemented as it is at least as equally effective to mitigate a potentially significant impact; (3) require a substitute recommendation be implemented that is at least as equally effective to mitigate a potentially significant impact to a tribal cultural resource; or (4) not require the recommendation be implemented because it is not necessary to mitigate an significant impacts to tribal cultural resources. The Applicant, or its successor, shall pay all costs and fees associated with the mediation.

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

7. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 5 above.

- **Enforcement Agency:** Applicant, CRA or Successor Agency
- **Monitoring Agency:** CRA or Successor Agency
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Ongoing during field inspection
- **Action Indicating Compliance:** Field inspection sign-off; Issuance of Certificate of Occupancy

Utilities and Service Systems

MM-UT-1: Individual developments may be required to make a fairshare contribution to replace and upgrade the water delivery infrastructure as determined by the Department of Water and Power.

- **Enforcement Agency:** L.A. Department of Water and Power
- **Monitoring Agency:** L.A. Department of Water and Power
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-UT-2: Any construction or development within Metropolitan Water District (Metropolitan) right-of-way shall comply with Metropolitan loading, tree planting, and other restrictions.

- **Enforcement Agency:** Metropolitan
- **Monitoring Agency:** Metropolitan
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval; Ongoing during field inspection
- **Action Indicating Compliance:** Project approval; Field inspection sign-off

MM-UT-3: Projects within the proposed Project Area shall satisfy and/or exceed water conservation measures mandated by Ordinance No. 166,080 and Ordinance No. 165,004.

- **Enforcement Agency:** L.A. Department of Water and Power
- **Monitoring Agency:** L.A. Department of Water and Power
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits; Issuance of Certificate of Occupancy

MM-UT-4: DWP recommends that automatic sprinklers irrigate during early morning hours; that irrigation systems be developed to accommodate future use of the reclaimed water; that individual developments comply with LAFD fire-flow requirements.

- **Enforcement Agency:** L.A. Department of Water and Power, L.A. Fire Department
- **Monitoring Agency:** L.A. Department of Water and Power, L.A. Fire Department
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-UT-5: All new development shall comply with the requirements of the City's Sewer Ordinance No. 166,060, Water Conservation Ordinances Nos. 165,004, 165,615, 166,808, and any related subsequent subordinances.

- **Enforcement Agency:** L.A. Department of Water and Power
- **Monitoring Agency:** L.A. Department of Water and Power
- **Monitoring Phase:** Post-construction
- **Monitoring Frequency:** Once, before project approval; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Issuance of building permits

MM-UT-6: For all new development, the Bureau of Engineering Planning and Scheduling Department shall send written confirmation regarding the availability of sewage treatment capacity to the Regional Water Quality Control Board. A copy of this letter must be sent to the Regional Board prior to the approval individual development projects, as required by law.

- **Enforcement Agency:** L.A. Bureau of Engineering, LARWQCB
- **Monitoring Agency:** L.A. Bureau of Engineering, LARWQCB
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-UT-7: At the time specific major development proposals for projects within the proposed Project Area are submitted, a detailed study of condition and capacity of local sewer lines and sewage increase due to the project(s) shall be prepared with assistance from the Bureau of Engineering.

- **Enforcement Agency:** L.A. Bureau of Engineering
- **Monitoring Agency:** L.A. Bureau of Engineering
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-UT-8: Storm water discharge shall meet requirements of National Pollution Discharge Elimination System permit requirements and requirements of the State Regional Water Quality Control board.

- **Enforcement Agency:** LARWQCB
- **Monitoring Agency:** LARWQCB
- **Monitoring Phase:** Pre-construction, Construction, Post-Construction
- **Monitoring Frequency:** Once, before project approval; Periodic field inspections during construction; Once, at field inspection prior to Certificate of Occupancy
- **Action Indicating Compliance:** Project approval; Field inspection sign-off; Issuance of building permits

MM-UT-9: Drainage plans shall be developed and approved by the City Engineer for large scale projects.

- **Enforcement Agency:** L.A. Bureau of Engineering
- **Monitoring Agency:** L.A. Bureau of Engineering
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval

- **Action Indicating Compliance:** Project approval

MM-UT-10: In accordance with City's Solid Waste Management Plan, major new developments within the proposed Project Area shall prepare and submit a Source Reduction and Recycling Plan (SRRP) to the CRA and Department of City Planning.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-UT-11: The SRRP at a minimum should include contracting with recycling firms; allowing for a waste separation; instituting an employee recycling program; displaying recycling machines for employee use; and implementing a recycling education program.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-UT-12: To minimize construction waste, it is recommended that project developers submit a brief plan as part of the SRRP outlining how demolition and construction debris shall be recycled during the demolition and construction phase. This plan shall include a proposal layout for source separation of materials and recycling bins at the project site and shall identify one or more prospective contractors specializing in demolition and construction waste management to be responsible for maximizing the recycling of waste materials during the demolition and construction phase.

- **Enforcement Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Agency:** CRA or Successor Agency, L.A. Planning Department
- **Monitoring Phase:** Pre-construction
- **Monitoring Frequency:** Once, before project approval
- **Action Indicating Compliance:** Project approval

MM-EN-1: During the design process, large-scale site developers shall consult with Department of Water and Power and Southern California Gas Company regarding possible energy conservation measures. Each large-scale site developer should incorporate measures which would exceed minimum Title XXIV standards.

- **Enforcement Agency:** L.A. Department of Water and Power, Southern California Gas
- **Monitoring Agency:** L.A. Department of Water and Power, Southern California Gas
- **Monitoring Phase:** Pre-construction, Construction
- **Monitoring Frequency:** Once, before project approval

- **Action Indicating Compliance:** Project approval

1st and Boyle
100, 110, 114 S. Boyle Avenue
1800 E. First Street
Los Angeles, CA 90033

CPC-2018-998-DB-CU
Exhibit D - Site Photos



View 1

Google Earth

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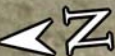
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View 2

Google Earth

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6.67 ft

View 3

Google Earth

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7.53 ft



View 4

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Santa Ana Fwy
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View 5

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6.55 ft

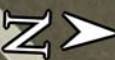


View 6

Google Earth

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7.44 ft



View 7



View 8

