Appendix IS-6

Hydrology and Water Quality Report

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SUNSET AND WILCOX
HYDROLOGY AND WATER QUALITY REPORT
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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

Seward Partners LLC (the Project Applicant) proposes to construct a new commercial project (Project) on an approximately 1.70-acre (73,903 square feet) site (Project Site) in the Hollywood Community Plan Area of the City of Los Angeles (City). The Project is bound by Sunset Boulevard on the north, Wilcox Avenue on the west, Cole Place on the east, and De Longpre Avenue on the south. The Project Site includes 10 individual parcels, and is currently occupied by a Staple retail store, office, and surface parking lots.

The Project would demolish the existing surface parking lots and office and retail uses to allow the construction of a 14-story, 276 foot tall commercial building that would include 423,932 square feet of office use and 12,386 square feet of restaurant or retail use; and, a 18-feet tall building to house Department of Water and Power (LADWP) equipment and an underground generator with a landscaped surface parking lot. The Project's proposed floor area ratio (FAR) would be 6:1. The Project would include ground floor restaurant and retail uses, offices use on the above floors, and mechanical equipment located on the rooftop.

Construction of the Project would be completed over an approximately TBD-year period, beginning as early as 2022. Construction timing may vary and the EIR will analyze the most conservative construction schedule. Project construction would require grading and excavation activities down to a maximum depth of 52 feet below existing grade for building foundations and three levels of subterranean parking. The Project would export approximately 93,000 cubic yards of soil and generate approximately 2,896 tons of demolition debris (asphalt, interior and exterior building demolition, and general demolition debris). No import of soil is proposed.

1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater level, and groundwater quality at the Project Site. In addition, the report includes an analysis of the Project's potential impacts related to surface water hydrology, surface water quality, groundwater level, and groundwater quality.

2. ENVIRONMENTAL SETTING

2.1. SURFACE WATER HYDROLOGY

2.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed encompasses an area of approximately 130 square miles extending from the Santa Monica Mountains and the Ventura-Los Angeles County line on the north, to the Harbor Freeway (110) on the east, and to the Baldwin Hills on the south. Ballona Creek is a 9-mile-long flood protection channel that drains the Watershed to the

Pacific Ocean. The major tributaries to Ballona Creek include Centinela Creek, Sepulveda Canyon Channel, Benedict Canyon Channel, and numerous storm drains. Refer to Figure 9 for the Ballona Creek Watershed Map.

2.1.2. LOCAL

Underground storm drain facilities in the Project vicinity consist of the following:

- **Sunset Boulevard**: There is an existing 27 inch Reinforced Concrete Pipe main between Wilcox Avenue and Cole Place that flows westerly. See Figure 2. Based on as-built drawings available on NavigateLA, the main appears to have a capacity of 35.17 cubic feet per second. There are three existing catch basins located at the northeast and northwest corner at the intersection of Sunset Boulevard and Wilcox Avenue which discharge into this main.
    - Stormwater from the Project Site does not discharge into this main as stormwater discharged along Sunset Boulevard sheet flows east to Wilcox Avenue and south to Fountain Avenue.
- **Fountain Avenue**: Approximately 0.2 miles southwest of the Project Site, there is an existing 21 inch Reinforced Concrete Pipe main between Wilcox Avenue and Cole Avenue that flows westerly. Based on as-built drawings available on NavigateLA, the main appears to have a capacity of 14.43 cubic feet per second. There are three existing catch basins at the northeast and northwest corner that discharge into this main.
    - Stormwater from the Project Site discharged along Wilcox Avenue sheet flows south to Fountain Avenue.
    - Stormwater from the Project Site discharged along Cole Place sheet flows south to De Longpre Avenue, west to Wilcox Avenue, and south to Fountain Avenue.

The underground pipes and catch basins noted above are owned and maintained by the City of Los Angeles. The stormwater runoff from the Project Site is discharged to the surrounding streets and sheet flows into offsite storm drainage catch basins and underground storm drainage pipes which convey stormwater through various underground pipe networks into the Ballona Creek. Ballona Creek flows generally southwest, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. Ballona Creek is designed to discharge to Santa Monica Bay approximately 71,400 cubic feet per second from a 50-year frequency storm event.[1]

2.1.3. PROJECT SITE

Based on the project survey by KPFF dated January 2020 (see Figure 1) and site observations, it is determined that under the existing conditions the Project Site is divided

[1] http://www.ladpw.org/wmd/watershed/bc/; accessed March 25, 2020.

into two sites separated by an alley (Alley) with four total drainage areas, which are described below and shown in Figure 3. For the purposes of this hydrologic analysis, the 1.65-acre Project Site is slightly expanded to 1.70 acres. This accounts for ten feet along Wilcox Avenue previously dedicated to the City (Area A1 in Figure 3) to be merged into the Project Site upon Project buildout; waivers of dedications and improvements of a five-foot dedication along the entire alley abutting the lot with APN 5546-014-014 and a five-foot dedication along the alley abutting the lot with APN 5546-014-017; and a five-foot dedication and ten-foot by ten-foot corner cut along De Longpre Avenue (Area B in Figure 3) for compliance with the 2035 Mobility Plan typical street standards. The Project Site generally consists of impervious surface parking, buildings, and impervious pavement for pedestrian and vehicular circulation.

- **North Site**
    - Area A1 consists of a one-story commercial building and surface parking located at the northern portion of the site and is bounded by Sunset Boulevard to the north, Cole Place to the east, Wilcox Avenue to the west, and Area A2 to the south. Storm water is generally conveyed to a valley gutter in the southern portion of the lot and discharges offsite to Wilcox Avenue and Cole Place.
    - Area A2 consists of a one-story commercial building and surface parking and is bounded by Area A1 to the north, Cole Place to the east, Wilcox Avenue to the west, and Area A3 to the south. Storm water generally sheet flows offsite to Cole Place.
    - Area A3 consists of surface parking and is bounded by Area A2 to the north, Cole Place to the east, Wilcox Avenue to the west, and an Alley to the south. Storm water generally sheet flows south to the Alley, from which stormwater then sheet flows to Wilcox Avenue and Cole Place.
- **South Site**
    - Area B consists of a two-story building and surface parking located at De Longpre Avenue and Cole Place. The storm water is generally conveyed to a catch basin within the surface parking lot and is discharged offsite through a curb drain to Cole Place.

Figure 5 shows all the input parameters used for analyzing the existing Project Site. Table 1 summarizes the existing volumetric flow rate generated by a 50-year storm event (Q_{50}).

Table 1- Existing Drainage Stormwater Runoff Calculations			
Drainage Area	Area (Acres)	Percent Imperviousness (%)	Q_{50} (cfs) (volumetric flow rate measured in cubic feet per second)
North Site			
A1	0.83	92.2%	2.642
A2	0.54	100%	1.725
A3	0.18	100%	0.575
South Site			
B	0.15	100%	0.479
TOTAL	**1.70**	**96.2%**	**5.421**

2.2. SURFACE WATER QUALITY

2.2.1. REGIONAL

As stated above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California's Clean Water Act Section 303(d) List include Cadmium (sediment), Chlordane (Tissue & Sediment), Copper (Dissolved), Cyanide, Lead, PCBs, Silver, Toxicity, Trash, Viruses (Enteric), and Zinc. No TMDL data have been recorded by EPA for this waterbody.[2]

2.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events, with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City of Los Angeles typically installs catch basins with screens to capture debris before entering the storm drain system. In addition,

[2] https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051300019980918142302&p_list_id=CAR4051300019980918142302&p_cycle=2016; accessed March 25, 2020.

the City conducts routine street cleaning operations, as well as periodic cleaning and maintenance of catch basins, to reduce stormwater pollution within the City.

2.2.3. PROJECT SITE

Based on the project survey by KPFF dated January 2020 (see Figure 1) and site observations, and the fact that the existing Project Site was developed prior to the enforcement of storm water quality Best Management Practices (BMP) design, implementation and maintenance, it appears the Project Site currently does not implement BMPs and has no means of treatment for stormwater runoff.

2.3. GROUNDWATER HYDROLOGY

2.3.1. REGIONAL

Groundwater use for domestic water supply is a major beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin (Basin). The Basin comprises the Hollywood, Santa Monica, Central, and West Coast Subbasins. Groundwater flow in the Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water.

2.3.2. LOCAL

Within the Basin, the Project Site specifically overlies the Hollywood Subbasin (Subbasin), which underlies the northeastern portion of the Basin. The Subbasin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea high, formed by an anticline that brings impermeable rocks close to the surface.[3]

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Urbanization in this area has decreased the amount of pervious surface area allowing direct percolation. Therefore, natural recharge is somewhat limited. The natural safe yield of the Subbasin is estimated to be approximately 3,000 acre-feet per year (AFY).

The primary producer from the Subbasin is the City of Beverly Hills, which currently owns and operates 4 groundwater production wells in the Subbasin. These wells have a combined

[3] https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-B118-Basin-Descriptions/B118-Basin-Boundary-Description-2003---4_011_02.pdf; accessed March 25, 2020.

capacity of 2,083 gallons per minute (gpm) and are treated by a reverse osmosis desalter.[4] Groundwater flow within the Subbasin generally flows east to west.

The Project Site is located in the eastern portion of the Subbasin.

2.3.3. PROJECT SITE

The existing Project Site is improved with existing buildings and paved surfaces, and therefore does not contribute to groundwater recharge.

The below discussion is based upon a review of relevant previous investigations and on-site explorations conducted as part of the "Geotechnical Feasibility, Proposed Sunset + Wilcox Project, 6450 Sunset Blvd., 1429 & 1423 Wilcox Ave., and 1413 Cole Pl., Los Angeles, California" by Group Delta Consultants, Inc. dated May 2020.

Soil borings were drilled to a maximum depth of 61.5 feet below the ground surface during Group Delta Consultant, Inc.'s field investigation and groundwater was encountered at varying depths between 52.2 feet and 60.5 feet below ground surface. Historically, highest groundwater in this area of Los Angeles is approximately 40 to 50 feet below the ground surface.[5]

2.4. GROUNDWATER QUALITY

2.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Basin, which falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). According to LARWQCB's Basin Plan, objectives applying to all ground waters of the region include bacteria, chemical constituents and radioactivity, mineral quality, nitrogen (nitrate, nitrite), and taste and odor.[6]

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4 https://www.beverlyhills.org/cbhfiles/storage/files/filebank/9152--Urban%20Water%20Management%20Plan%202010_8-30-11.pdf; accessed March 25, 2020.

5 Geotechnical report titled "Geotechnical Feasibility, Proposed Sunset + Wilcox Project, 6450 Sunset Blvd., 1429 & 1423 Wilcox Ave., and 1413 Cole Pl., Los Angeles, California" by Group Delta Consultants, Inc. dated May 2020.

6 Los Angeles Regional Water Quality Control Board, Basin Plan, March 2013, http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf accessed March 25, 2020.

2.4.2. LOCAL

As stated above, the Project Site specifically overlies the Hollywood Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Hollywood Subbasin include boron, chloride, sulfate, Total Dissolved Solids (TDS), and nitrate.[7]

2.4.3. PROJECT SITE

Though it is possible for surface water borne contaminants to percolate into groundwater and affect groundwater quality, as the Project Site is 96.2% impervious in the existing condition, no appreciable infiltration of potential contaminants described above is expected to occur. Additionally, compliance with all existing hazardous waste regulations further reduce this potential.

Other types of risk such as underground storage tanks (UST) have a greater potential to impact groundwater. The below discussion is based on a review of relevant previous investigations and on-site explorations conducted as part of the Draft Phase I Environmental Site Assessment (ESA) of 6450 Sunset Boulevard, Los Angeles, California dated January 2019 by BA Environmental and the Draft Phase I ESA of 1424 and 1428 Wilcox Avenue, Los Angeles, California dated January 2020 by BA Environmental.

6450 Sunset Boulevard is currently occupied by a single-story commercial retail building and surface asphalt parking reportedly constructed in 1993. No evidence of on-site USTs or aboveground storage tanks (ASTs) was observed during BA Environmental's site reconnaissance. Historically, the subject property was occupied by a gasoline service station and automotive repair from around 1938 until around 1991. Reportedly, five USTs, a wastewater clarifier and automotive lifts have been removed and assessed for releases. Impacted soils were excavated in the area of the former fuel dispensers. The USTs received closure in 1991. There were no identified releases related to the clarifier and lifts at the time of removal. Based on review of the closure reports for the USTs and the assessment reports for the auto garage area, BA Environmental considers this to be a Historical Recognized Environmental Condition (HREC) and not a concern at this time.

1424 and 1428 Wilcox Avenue is currently occupied by a single-story commercial office building and surface parking reportedly constructed in 1945. No evidence of on-site USTs or ASTs was observed during BA Environmental's site reconnaissance. Historically, the subject property was occupied by single family residences; retail; an office, warehouse, and optical glass grinding building; musical instrument stage and rehearsal studio; and parking lots since prior to 1907 until around 2008. The historical address of 1433 Cole Place was listed on the LAFD, historical UST databased. Records obtained reported that the tank was not a UST; rather, an AST interpreted to contain liquefied petroleum gas (LPG) to fuel delivery trucks. No information was available regarding the removal. Based on this information, there is a low potential for environmental impact to the subject property from this reported AST.

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[7] Ibid.

Furthermore, based on the age of the subject building at 1424 and 1428 Wilcox Avenue, asbestos-containing materials (ACMs) and lead-based paint may exist within the subject building. BA Environmental recommends the following:

- Any suspect ACMs should be sampled prior to any renovations or demolition. Any identified AVMs schedule for renovation or demolition should be abated by a licensed asbestos abatement contractor, in accordance with all local, state and federal regulations; and
- Any suspect lead-based paint should be sampled prior to any renovations or demolition. Any identified lead-based paint scheduled for renovation or demolition, or noted to be damaged, should be abated by a licensed lead-based paint abatement contractor, and disposed of according to all states and local regulations.

3. PROPOSED IMPACT ANALYSIS

3.1. CONSTRUCTION

3.1.1. SURFACE WATER HYDROLOGY

Construction activities for the Project would include demolition of the three existing buildings and hardscape, excavating down to a maximum depth of 52 feet below grade on the North Site and 23 feet below grade on the South Site to build up the underground structure, building up the structures, and constructing hardscape and landscape around the structures. It is anticipated that up to approximately 93,000 cubic yards of soil would be graded, most of which would be exported to construct the Project. These activities have the potential to temporarily alter existing drainage patterns and flows on the Project Site by exposing the underlying soils, modifying flow direction, and making the Project Site temporarily more permeable. Also, exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, construction activities such as earth moving, maintenance/operation of construction equipment, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

As the construction site would be greater than one acre, the Project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction stormwater permit. In accordance with the requirements of this permit, the Project would implement a Stormwater Pollution Prevention Plan (SWPPP) that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. BMPs would be designed to reduce runoff and pollutant levels in runoff during construction. The NPDES and SWPPP measures are designed to (and would) contain and treat, as necessary, stormwater or construction watering for dust reduction on the Project Site so runoff does not impact off-site drainage facilities or receiving waters. Construction activities would be temporary, and flow directions and runoff volumes during construction would be controlled.

In addition, the Project would be required to comply with all applicable City grading permit regulations that require necessary measures, plans, and inspections to reduce sedimentation and erosion. Thus, through compliance with all NPDES General Construction Permit requirements, including preparation of a SWPPP, implementation of BMPs, and compliance with applicable City grading regulations, the Project would not substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, or flooding on- or off-site. Similarly, adherence to standard compliance measurements in construction activities would avoid flooding, substantially increasing or decreasing the amount of surface water flow from the Project Site into a water body, or a permanent, adverse change to the movement of surface water.

3.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance/operation of construction equipment, potential dewatering, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff. However, as previously discussed, the Project would be required to obtain coverage under the NPDES General Construction Permit (order No. 2009-0009-SWQ). In accordance with the requirements of the permit, the Project Applicant would prepare and implement a site-specific SWPPP adhering to the California Stormwater Quality Association (CASQA) BMP Handbook. The SWPPP would specify BMPs to be used during construction. BMPs would include, but would not necessarily be limited to: erosion control, sediment control, non-stormwater management, and materials management BMPs. Refer to Exhibit 1 for typical SWPPP BMPs implemented during the construction of development projects.

Based on the Geotechnical report by Group Delta Consultants, Inc. dated May 2020, there were a total of four borings drilled on the site to a depth of 61.5 feet below grade. Groundwater was encountered at depths between 52.2 feet and 60.5 feet below grade Based on the water table profile of the site, the highest groundwater level in the North Site is 59.5 feet below grade at boring 4 and the highest groundwater level in the South Site is 52.2 feet below grade at boring 1. [8]. The planned maximum excavation depth is up to 52 feet below grade on the North Site and 23 feet below grade on the South Site from the highest existing elevation on the Project Site. Since the existing surface drops by approximately 14 feet across the Project Site, the excavation depth will vary. Since the proposed lowest underground excavation level is higher than the measured groundwater in the North Site and South Site, dewatering is not expected to be required during construction. Dewatering operations are practices that discharge non-stormwater, such as groundwater, that must be removed from a work location and discharged into the storm drain system to proceed with construction. Discharges from dewatering operations can contain high levels of fine sediments, which, if not properly treated, could lead to exceedance of the NPDES requirements. When groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Although not anticipated for the Project, if

[8] Geotechnical report titled "Geotechnical Feasibility, Proposed Sunset + Wilcox Project, 6450 Sunset Blvd., 1429 & 1423 Wilcox Ave., and 1413 Cole Pl., Los Angeles, California" by Group Delta Consultants, Inc. dated May 2020

dewatering is required, the treatment and disposal of the dewatered water would occur in accordance with the requirements of LARWQCB's Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.

With the implementation of site-specific BMPs included as part of the required Erosion Plan, the Project would reduce or eliminate the discharge of potential pollutants from the stormwater runoff. In addition, the Project Applicant would be required to comply with City grading permit regulations, which require implementation of necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion. Therefore, with compliance with NPDES requirements and City grading regulations, construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the State (i.e. Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) create a nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes. Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in Ballona Creek.

3.1.3. GROUNDWATER HYDROLOGY

As stated above, construction activities for the Project would include demolition of the three existing buildings and hardscape, excavating down to a maximum depth of 52 feet below grade on the North Site and 23 feet below grade on the South Site to build up the underground structure, building up the structures, and constructing hardscape and landscape around the structures. Dewatering operations are not anticipated to be temporarily required in order to construct the footings and the underground structure. However, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. Therefore, the Project would not substantially deplete groundwater supplies in a manner that would result in a net deficit in aquifer volume or lowering of the local groundwater table.

3.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations to a maximum depth of approximately 52 feet below grade on the North Site and 23 feet below grade on the South Site. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

3.2. OPERATION

3.2.1. SURFACE WATER HYDROLOGY

The Project will meet the requirements of the City's Low Impact Development (LID) standards.[9] Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritized the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Based on Group Delta Consultants, Inc.'s geotechnical report, the underlying native soils generally consist of medium dense silty sand to a depth of about 15 feet below grade and very stiff clayey materials to a depth of 61.5 feet below grade[10]. Given the planned excavation depth of the North Site, deep infiltration is not considered feasible. Therefore, the North Site will land in LID BMP priority tier 2 – capture and use. The North Site would implement a capture and use system to collect and

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[9] The Development Best Management Practices Handbook, Part B Planning Activities, 5th edition was adopted by the City of Los Angeles, Board of Public Works on May 9, 2016 to reflect Low Impact Development (LID) requirements.

[10] Geotechnical report titled "Geotechnical Feasibility, Proposed Sunset + Wilcox Project, 6450 Sunset Blvd., 1429 & 1423 Wilcox Ave., and 1413 Cole Pl., Los Angeles, California" by Group Delta Consultants, Inc. dated May 2020 .

store the first flush of stormwater runoff to satisfy LID requirements and use it for irrigation. Based on the proposed on-structure landscape area and irrigation demands, a capture and reuse system is planned for as it appears feasible for the Project Site.

Given the on-grade site area of the South Site, percolation testing has been conducted to determine whether shallow infiltration into the upper medium dense silty sand layer is feasible. However, infiltration is not considered feasible as the tests results do not yield the minimum percolation rates required for City of Los Angeles tier 1 LID requirements[11] [12].Therefore, the South Site will land in LID BMP priority tier 2 – capture and use. The South Site would implement a capture and use system to collect and store the first flush of stormwater runoff to satisfy LID requirements and use it for irrigation. Based on the proposed landscape area and irrigation demands, a capture and reuse system is planned for as it appears feasible for the Project Site.

The Project will increase the percentage of pervious area compared to existing conditions on the Project Site. The Project Site currently consists of three existing buildings and paved parking lots with little pervious surface. The Project will develop an office building with on-structure landscaping on the North Site and a utility yard and landscaped parking lot on the South Site. Based on site investigation, it appears that stormwater discharges from the Project Site without treatment or on-site detention under the existing condition. The Project would improve this condition by complying with the LID standards for capturing and mitigating the first flush of stormwater rather than it being disposed directly to the public storm drain system.

Under the proposed conditions illustrated in Figure 4, the Project Site would consist of two drainage areas that would drain via building roof drains, surface flow, and subterranean drainage to the proposed BMPs.

- **North Site**
    - The North Site would consist of a 14-story office building with three levels of subterranean parking. The building would span property line to property line and is therefore considered one drainage area. The general drainage on the podiums would consist of sheet flow to various catch basins and area drains to be designed and located by the Architect, Landscape and Plumbing Engineer during the design phase. The captured stormwater would be routed via building conveyance pipes designed by the Plumbing Engineer, and the water would be connected to the LID system.

[11] The Development Best Management Practices Handbook, Part B Planning Activities, 5th edition was adopted by the City of Los Angeles, Board of Public Works on May 9, 2016 to reflect Low Impact Development (LID) requirements.

[12] Geotechnical report titled "Geotechnical Feasibility, Proposed Sunset + Wilcox Project, 6450 Sunset Blvd., 1429 & 1423 Wilcox Ave., and 1413 Cole Pl., Los Angeles, California" by Group Delta Consultants, Inc. dated May 2020.

- **South Site**

    - The South Site would mainly be comprised of a LADWP transformer and switchgear to serve the proposed office building on the North Site and a surface parking lot. The general drainage of the area will be directed towards onsite drains. The captured stormwater would be routed via subgrade conveyance pipes designed by the Civil Engineer, and the water would be connected to the LID system.

Proposed runoff was analyzed for a 50-year storm event. Refer to Figure 6 for the parameters used for analyzing the proposed site drainage using HydroCalc and Figure 8 for the LA County Hydrology Data Map. Table 2 shows the proposed volumetric flow rates generated by a 50-year storm event.

Table 2 - Proposed Drainage Stormwater Runoff Calculations

Drainage Area	Area (acres)	Percent Imperviousness (%)	Q_{50} (cfs) (volumetric flow rate measured in cubic feet per second)
North Site	1.55	100%*	4.952
South Site	0.15	84.7%	0.476
TOTAL	**1.70**	**98.6%**	**5.428**

*This conservative calculation excludes on-structure landscaping.

Table 3 shows the proposed 50-year frequency design storm event peak flow rate within the Project Site. A comparison of the pre- and post-Project peak flow rates indicates a 0.1% increase in stormwater runoff.

Table 3 – Proposed Drainage Stormwater Runoff Calculations Summary

Pre-Project Q_{50} (cfs)	**Post-Project Q_{50} (cfs)**	**Incremental Increase from Existing to Proposed Condition**
5.421	5.428	0.1%

Compliance with the LID requirements for the Project Site would ensure stormwater treatment with post-construction BMPs that are required to control pollutants associated with storm events up to the 85th percentile storm event, per the City's Stormwater Program. It follows that, the Project BMPs would control stormwater runoff and result in a minor

decrease in runoff. Consequently, the Project would decrease the amount of stormwater runoff discharging into the existing storm drainage infrastructure.

In order to meet the LID requirements, it is estimated that a total of 5,442 cubic feet of stormwater will need to be mitigated throughout the Project Site; 5,022 cubic feet on the North Site and 420 cubic feet on the South Site (see Figure 7). To achieve this design capture volume, capture and use systems are planned to be implemented on both the North Site and South Site.

In addition, as described above, as part of the SUSMP for the Project to manage post-construction stormwater runoff, the Project would include the installation of building roof drain downspouts, area drains, and planter drains throughout the Project Site to collect roof and site runoff and direct stormwater away from the building through a series of storm drain pipes. This on-site stormwater conveyance system would serve to prevent on-site flooding and nuisance water on the Project Site.

Earthquake-induced flooding can result from the failure of dams or other water-retaining structures resulting from earthquakes. According to the City of Los Angeles General Plan Safety Element, Exhibit G: Inundation & Tsunami Hazard Areas (Refer to Figure 11), the Project Site is located in a potential dam inundation area. The nearby dams to the site are Mulholland Dam, Big Tujunga Dam, Devil's Gate Dam, Eaton Wash Dam, and Santa Anita Dam which are approximately 1.4 miles, 16 miles, 11 miles, 15 miles, and 19 miles away from the project site respectively. Dam safety regulations are the primary means of reducing damage or injury due to inundation occurring from dam failure. The California Division of Safety of Dams regulates the siting, design, construction, and periodic review of all dams in the State. In addition, LADWP operates the dams in the Project Site area and mitigates the potential for over flow and seiche hazard through control of water levels and dam wall height. These measures include seismic retrofits and other related dam improvements completed under the requirements of the 1972 State Dam Safety Act. The City's Local Hazard Mitigation Plan,[13] which was adopted in July 2011, provides a list of existing programs, proposed activities and specific projects that may assist the City of Los Angeles in reducing risk and preventing loss of life and property damage from natural and human-caused hazards, including dam failure. The Hazard Mitigation Plan evaluation of dam failure vulnerability classifies dam failure as a moderate risk rating. Therefore, considering the above information and risk reduction projects, the risk of flooding from inundation by a seiche or dam failure is considered low.

Additionally, the Project Site is not located within a Special Flood Hazard Area (100-year floodplain) or Moderate Flood Hazard Area (500-year floodplain) identified by the Federal Emergency Management Agency (FEMA) and published in the Flood Insurance Rate Maps (FIRM).[14] The areas of minimal flood hazard, which are the areas outside the SFHA and

[13] City of Los Angeles Emergency Management Department, *Local Hazard Mitigation Plan*, dated July 2011.

[14] FIRMs depict the 100-year floodplain as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. FIRMs depict the 500-year floodplain as Zone B or Zone X (shaded).

higher than the elevation of the 500-year floodplain are labeled Zone C or Zone X (unshaded). As shown on Figure 10, the Project Site is located within Zone X (unshaded) and is therefore located outside of the 100- and 500-year floodplain.[15]

3.2.2. SURFACE WATER QUALITY

The Project would not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

As discussed above, the Project would implement a capture and use system on the North Site and either a shallow infiltration or capture and use system on the South Site as the BMP for managing stormwater runoff in accordance with current LID requirements. Since it appears there are currently no existing onsite BMPs, stormwater run-off during post-Project conditions would result in improved surface water quality.

Due to the incorporation of the required LID BMP(s), operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) create a nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban existing uses and proposed developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease. Release of such pollutants would be minimized by implementation of LID BMPs.

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. As stated above, it appears that the existing conditions on the Project Site discharge without any means of treatment. However, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. The Project BMPs will control stormwater runoff with a negligible increase in runoff volume resulting from the Project.

[15] Based on FIRM Number 06037C1605F, effective on 09/26/2008.

3.2.3. GROUNDWATER HYDROLOGY

Regarding groundwater recharge, the entire Project Site is virtually impervious in the existing condition, and there is minimal groundwater recharge potential. The Project will develop hardscape and structures that cover virtually the entire Project Site with impervious surfaces, and therefore the groundwater recharge potential will remain minimal. As stated above, the stormwater which bypasses the BMP systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall that would affect groundwater hydrology, including the direction of groundwater flow. Therefore, the Project's potential impact on groundwater recharge is less than significant.

As discussed above, Project development would require excavations with planned depths up to approximately 52 feet below grade on the North Site and 23 feet below grade on the South Site. As described in the geotechnical report by Group Delta Consultants, Inc., the groundwater was encountered at varying depths between 52.2 and feet below the ground surface. Furthermore, the historic high groundwater level in the vicinity of the Project Site was on the order of 40 to 50 feet below grade. Although not anticipated, if groundwater is encountered during construction, temporary pumps and filtration would be utilized in compliance with the NPDES permit. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. Furthermore, there are no existing wells or spreading grounds within one mile of the Project Site and the Project would not include new injection or supply wells.

3.2.4. GROUNDWATER QUALITY

The Project does not include the installation or operation of water wells, or any extraction or recharge system that is in the vicinity of the coast, an area of known groundwater contamination or seawater intrusion, a municipal supply well or spreading ground facility.

Operational activities which could affect groundwater quality include spills of hazardous materials and leaking underground storage tanks. No underground storage tanks are currently operated or will be operated by the Project. In addition, while the Project would introduce more density and land uses to the Project Site which would slightly increase the use of potentially hazardous materials as described above, the Project would comply with all applicable existing regulations regarding the handling and potentially required cleanup of hazardous materials. Therefore, the Project would not affect or expand any potential areas of contamination, increase the level of contamination, or cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act.

Additionally, the Project would include the installation of capture and use systems on both the North Site and South Site as a means of treatment and disposal of the volume of water produced by the greater of the 85th percentile storm or the 0.75-inch storm event, which would allow for treatment of the on-site stormwater prior to using it for irrigation.

4. CONCLUSION

In conclusion, the Project will improve the Project Site's hydrologic function. The Project design will include implementation of a capture and use system that would comply with the LID requirements. Whereas stormwater from the Project Site currently sheet flows without treatment into an underground storm drain network that ultimately discharges to the Santa Monica Bay, implementation of the Project would capture and use stormwater on-site, reducing the amount of water discharged from the Project Site.

APPENDICES

FIGURE 1

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CHI2 DATED NOVEMBER 8, 2019)

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

PARCEL NO. 1:

LOTS 6, 7 AND 8 OF TRACT NO. 1998, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 108 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL NO. 2:

LOT 4 OF THE LANDER TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONVEYANCING PURPOSES ONLY: APN 5546–014–056

EXCEPTIONS:

(PER FIRST AMERICAN TITLE COMPANY FILE NO. NCS-990709-CHI2 DATED NOVEMBER 8, 2019)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.

2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.

7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019–2020.
   FIRST INSTALLMENT: $92,513.15, PAID
   PENALTY: $0.00
   SECOND INSTALLMENT: $92,513.14, OPEN
   PENALTY: $0.00
   TAX RATE AREA: 00200
   A. P. NO.: 5546–014–056

8. SUPPLEMENTAL TAXES FOR THE YEAR 2017–2018 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
   FIRST INSTALLMENT: $ 40,678.09, PAID
   PENALTY: $ 0.00
   SECOND INSTALLMENT: $ 40,678.08, OPEN
   PENALTY: $ 0.00
   TAX RATE AREA: 00200
   A. P. NO.: 5546–014–056

9. THE LIEN OF TAX FOR ESCAPED ASSESSMENT PURSUANT TO ARTICLE 4 OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
   FIRST INSTALLMENT: $38,071.35,PAID
   PENALTY: $0.00
   SECOND INSTALLMENT: $145,769.78,PARTIAL PAY
   PENALTY: $0.00
   TAX RATE AREA: 00200
   A.P.NO.: 5546–014–056

   THE AMOUNT(S) MUST BE VERIFIED PRIOR TO CLOSE OF ESCROW.

10. THE LIEN OF DEFAULTED TAXES FOR THE FISCAL YEAR 2017, AND ANY SUBSEQUENT DELINQUENCIES.
    TAX RATE AREA: 00200
    A. P. NO.: 5546–014–056
    AMOUNT TO REDEEM: $1,022.24
    VALID THROUGH: NOVEMBER 2019
    AMOUNT TO REDEEM: $1,037.34
    VALID THROUGH: DECEMBER 2019
    PLEASE CONTACT THE TAX OFFICE TO VERIFY THE PAYOFF AMOUNT.

11. A NOTICE OF ASSESSMENT RECORDED MARCH 31, 1977 AS INSTRUMENT NO. 77–325705 OF OFFICIAL RECORDS , EXECUTED BY WILLIAM J. THOMAS, ACTING DIRECTOR OF ASSESSMENTS AND DEPUTY CITY CLERK.
    (AFFECTS BOTH PARCELS)

12. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

⟨13⟩ AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE
    IN FAVOR OF: CITY OF LOS ANGELES
    FOR: STREET
    CASE NO.: 202550
    RECORDED: IN BOOK 9421 PAGE 173, OF OFFICIAL RECORDS
    (AFFECTS PARCEL NO. 2 AND LOT 6 OF PARCEL NO. 1)

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 22, 1906 IN BOOK 2807 OF DEEDS, PAGE 220, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
    (Affects Parcel No. 2)

⟨15⟩ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED MAY 24, 1962 AS INSTRUMENT NO. 4184 OF OFFICIAL RECORDS.
    (AFFECTS BOTH PARCELS)

16. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HOLLYWOOD REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED MAY 09, 1986 AS INSTRUMENT NO. 86–581562 OF OFFICIAL RECORDS.
    (AFFECTS BOTH PARCELS)

17. ANY LIEN, ASSESSMENT, AND /OR VIOLATION OR ENFORCEMENT OF ANY LAW, ORDINANCE, PERMIT OR GOVERNMENTAL REGULATION ARISING FROM THE DOCUMENT ENTITLED NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS RECORDED JUNE 13, 1991 AS INSTRUMENT NO. 91–887910 OF OFFICIAL RECORDS.
    (AFFECTS PARCEL NO. 1)

18. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED SEPTEMBER 14, 1993 AS INSTRUMENT NO. 93–1783978 OF OFFICIAL RECORDS.
    (AFFECTS BOTH PARCELS)

⟨19⟩ AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 28, 1993 AS INSTRUMENT NO. 93–1891954 OF OFFICIAL RECORDS.
    TO: THE CITY OF LOS ANGELES
    (AFFECTS PARCEL NO. 2 AND LOTS 6 AND 8 OF PARCEL NO. 1)
    A DOCUMENT ENTITLED "RESOLUTION" RECORDED SEPTEMBER 19, 1995 AS INSTRUMENT NO. 95–1523559 OF OFFICIAL RECORDS.

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OFF–SITE PARKING SPACE" RECORDED JULY 08, 2004 AS INSTRUMENT NO. 04–1740579 OF OFFICIAL RECORDS.
    (AFFECTS LOT 7 OF PARCEL NO. 1)

21. THE EFFECT OF A DEED DATED SEPTEMBER 12, 2017, EXECUTED BY STAPLES THE OFFICE SUPERSTORE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION TO STAPLES THE OFFICE SUPERSTORE, INC., A DELAWARE CORPORATION, WHICH ACQUIRED TITLE AS STAPLES PROPERTIES, INC., A CALIFORNIA CORPORATION, AS GRANTOR, TO USR REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 20, 2017, AS INSTRUMENT NO. 20171074477 OF OFFICIAL RECORDS.

    NOTE: THE COMPANY WILL REQUIRE AN AFFIDAVIT OF EXECUTION AND DELIVERY OF DEED EXECUTED BY THE GRANTOR IN THE PRESENCE OF A FIRST AMERICAN NOTARY OR OTHER SATISFACTORY PROOF THAT THE DEED WAS VALID PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.

22. A DEED OF TRUST TO SECURE THE PERFORMANCE OF AN AGREEMENT OR OTHER OBLIGATION, RECORDED SEPTEMBER 20, 2017 AS INSTRUMENT NO. 20171074478 OF OFFICIAL RECORDS.
    DATED: SEPTEMBER 12, 2017
    TRUSTOR: USR REAL ESTATE HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY
    TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION
    BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION
    (AFFECTS BOTH PARCELS)
    THE ABOVE DEED OF TRUST STATES THAT IT SECURES A LINE OF CREDIT. BEFORE THE CLOSE OF ESCROW, WE REQUIRE EVIDENCE SATISFACTORY TO US THAT (A) ALL CHECKS, CREDIT CARDS OR OTHER MEANS OF DRAWING UPON THE LINE OF CREDIT HAVE BEEN SURRENDERED TO ESCROW, (B) THE BORROWER HAS NOT DRAWN UPON THE LINE OF CREDIT SINCE THE LAST TRANSACTION REFLECTED IN THE LENDER'S PAYOFF DEMAND, AND (C) THE BORROWER HAS IN WRITING INSTRUCTED THE BENEFICIARY TO TERMINATE THE LINE OF CREDIT USING SUCH FORMS AND FOLLOWING SUCH PROCEDURES AS MAY BE REQUIRED BY THE BENEFICIARY.

23. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.

24. RIGHTS OF PARTIES IN POSSESSION.

LEGAL DESCRIPTION:

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173266-917-BLB-EGL DATED AUGUST 23, 2019)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 AND THE NORTH HALF OF LOT 2 OF THE LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES COUNTY.

PARCEL 2:

THE SOUTH ONE–HALF OF LOT 2 AND ALL OF LOT 3 OF LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES COUNTY.

PARCEL 3:

LOT 4 OF THE LANDER TRACT 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 57 O F MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 36 FEET, MORE OR LESS, INCLUDED WITHIN THE LINES OF WILCOX AVENUE, 70 FEET WIDE, AS CONDEMNED FOR STREET PURPOSES BY DECREE ENTERED IN CASE NO. 202550, SUPERIOR COURT OF LOS ANGELES.

ASSESSOR'S PARCEL NUMBER: 5546–014–013 AND 5546–014–014

EXCEPTIONS:

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173266-917-BLB-EGL DATED AUGUST 23, 2019)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT
   RECORDING DATE: SEPTEMBER 26, 2006
   RECORDING NO: 06–2142738 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

3. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT
   RECORDING DATE: SEPTEMBER 26, 2006
   RECORDING NO: 06–2142739 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

4. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT REGARDING ON–SITE BMP MAINTENANCE
   RECORDING DATE: JANUARY 3, 2007
   RECORDING NO: 20070012651 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

5. AN INSTRUMENT ENTITLED MASTER COVENANT AND AGREEMENT
   RECORDING DATE: JANUARY 31, 2007
   RECORDING NO: 20070211266 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

6. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS.
   RECORDING DATE: JANUARY 31, 2007
   RECORDING NO.: 20070211267 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

7. AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT
   EXECUTED BY: 39 SOUTH, LLC
   IN FAVOR OF: CITY OF LOS ANGELES
   RECORDING DATE: DECEMBER 13, 2007
   RECORDING NO: 20072743315 OFFICIAL RECORDS
   REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

8. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

9. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

10. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

11. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

12. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

LEGAL DESCRIPTION:

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 OF LANDER TRACT NO. 2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 57, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5546–014–017

EXCEPTIONS:

(PER COMMONWEALTH LAND TITLE COMPANY ORDER NO. 09173268-917-BLB-EGL DATED AUGUST 26, 2019)

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

2. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
   AMOUNT: $355,000.00
   DATED: APRIL 29, 2013
   TRUSTOR/GRANTOR 39 SOUTH, LLC, WHO ACQUIRED TITLE AS 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   TRUSTEE: AMERICAN SECURITIES COMPANY, A CORPORATION
   BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION
   LOAN NO.: NOT SET OUT
   RECORDING DATE: MAY 14, 2013
   RECORDING NO: 20130721512, OFFICIAL RECORDS

3. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
   AMOUNT: $900,000.00
   DATED: FEBRUARY 10, 2014
   TRUSTOR/GRANTOR 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   TRUSTEE: PREMIER BUSINESS BANK
   BENEFICIARY: PREMIER BUSINESS BANK
   LOAN NO.: 4014098000
   RECORDING DATE: APRIL 23, 2014
   RECORDING NO: 20140415256 OFFICIAL RECORDS

   AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED

   EXECUTED BY: 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND PREMIER BUSINESS BANK
   RECORDING DATE: JUNE 13, 2014
   RECORDING NO: 20140614725 OFFICIAL RECORDS

4. AN ASSIGNMENT OF ALL MONEYS DUE, OR TO BECOME DUE AS RENTAL OR OTHERWISE FROM SAID LAND, TO SECURE PAYMENT OF AN INDEBTEDNESS, SHOWN BELOW AND UPON THE TERMS AND CONDITIONS THEREIN
   AMOUNT: $900,000.00
   ASSIGNED TO: PREMIER BUSINESS BANK
   ASSIGNED BY: 39 SOUTH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   RECORDING DATE: APRIL 23, 2014
   RECORDING NO: 20140415257 OFFICIAL RECORDS

5. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

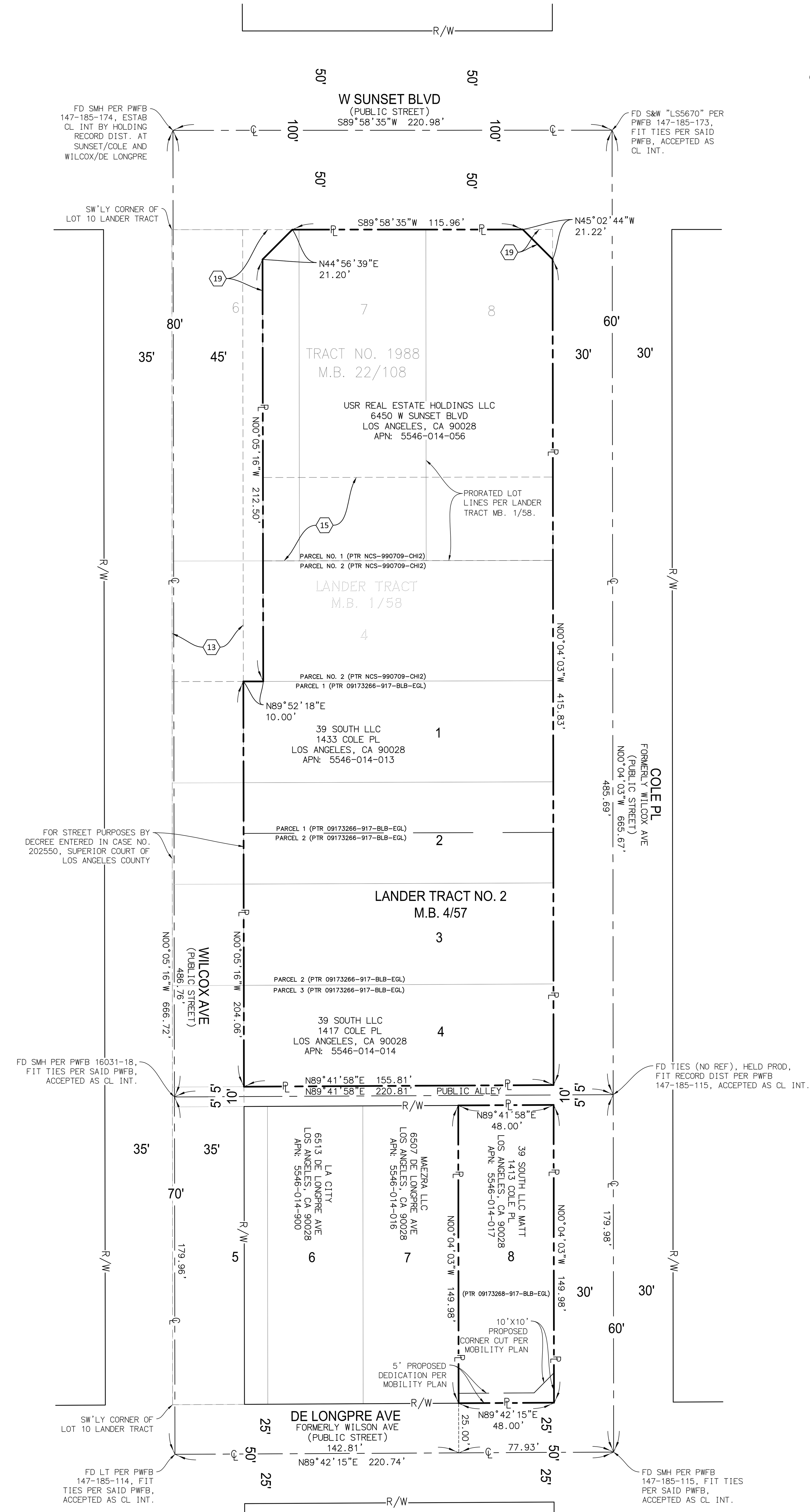
6. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

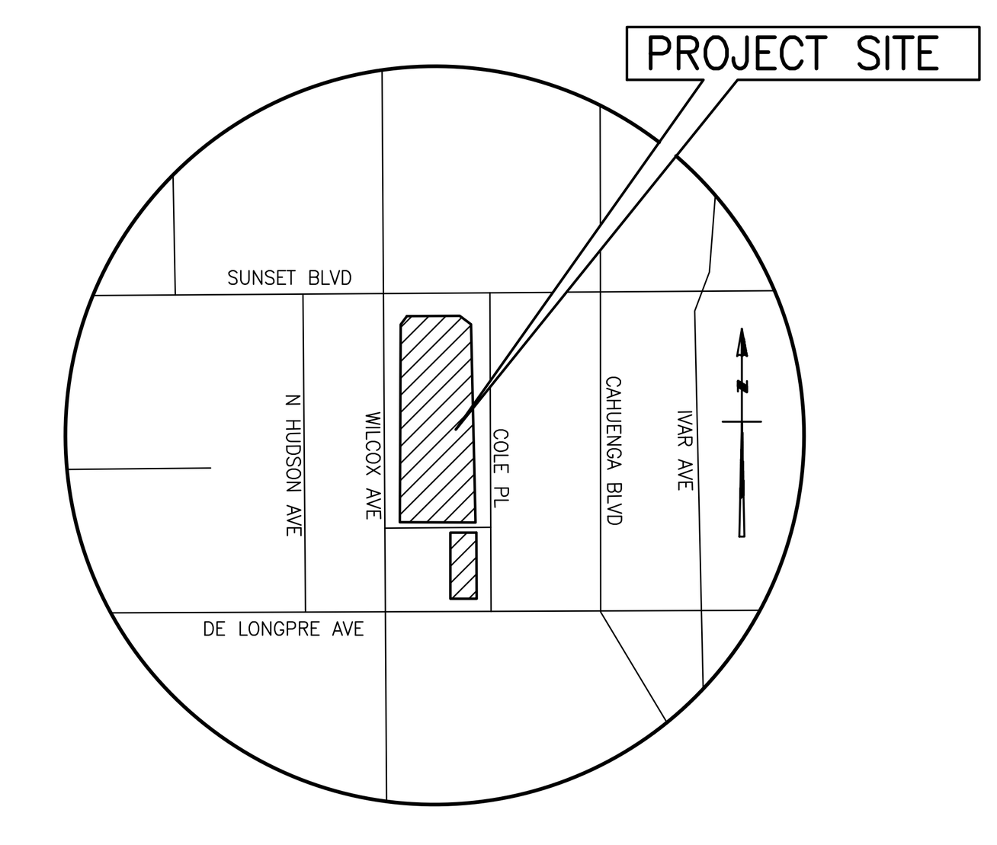
   THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

   THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

8. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.





VICINITY MAP
(NOT TO SCALE)

COMMENTS

DATES OF SURVEY . . .	NOVEMBER 19, 22 & 23, 2019 DECEMBER 2, 2019
SITE ADDRESSES	6450 SUNSET BLVD, LOS ANGELES, CA 90028 1413, 1417 & 1433 COLE PLACE, LOS ANGELES, CA 90028
APN NO'S.	5546–014–056, 5546–014–013, 5546–014–014 & 5546–014–017
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF S89°58'35"W ALONG THE CENTERLINE OF SUNSET BLVD AS SHOWN ON THE MAP OF TRACT NO. 1998, AS RECORDED IN MAP BOOK 22, PAGE 108, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCH MARK	CITY OF LA BM# 12-20010, 1IN BOLT IN CONC MON HWD I-1-A; 7.3FT W OF W CURB LINE WILCOX AVE 10FT N OF N CURB LINE SUNSET BLVD ELEVATION = 355.751 FT; NAVD 1988, 2000 ADJ
⟨#⟩.	INDICATES PRELIMINARY TITLE REPORT EXCEPTION NUMBER PLOTTED HEREON.
LAND AREA	GROSS AREA (EXISTING CONDITIONS) PARCEL NO. 1 (PTR NCS–990709–CHI2) 24,107 SQ. FT. OR 0.553 ACRES, MORE OR LESS. PARCEL NO. 2 (NCS–990709–CHI2) 8,846 SQ. FT. OR 0.203 ACRES, MORE OR LESS. PARCEL 1 (PTR 09173266–917–BLB–EGL) 11,914 SQ. FT. OR 0.271 ACRES, MORE OR LESS. PARCEL 2 (PTR 09173266–917–BLB–EGL) 11,912 SQ. FT. OR 0.271 ACRES, MORE OR LESS. PARCEL 3 (PTR 09173266–917–BLB–EGL) 7,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS. LOT 8 (PTR 09173268–917–BLB–EGL) 7,199 SQ. FT. OR 0.181 ACRES, MORE OR LESS. NET AREA (POST POSSIBLE DEDICATIONS) PARCEL NO. 1 (PTR NCS–990709–CHI2) 24,107 SQ. FT. OR 0.553 ACRES, MORE OR LESS. PARCEL NO. 2 (NCS–990709–CHI2) 8,846 SQ. FT. OR 0.203 ACRES, MORE OR LESS. PARCEL 1 (PTR 09173266–917–BLB–EGL) 11,914 SQ. FT. OR 0.271 ACRES, MORE OR LESS. PARCEL 2 (PTR 09173266–917–BLB–EGL) 11,912 SQ. FT. OR 0.271 ACRES, MORE OR LESS. PARCEL 3 (PTR 09173266–917–BLB–EGL) 7,940 SQ. FT. OR 0.182 ACRES, MORE OR LESS. LOT 8 (PTR 09173268–917–BLB–EGL) 6,909 SQ. FT. OR 0.181 ACRES, MORE OR LESS.
UTILITIES	ALL VISIBLE ABOVE–GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE–GROUND UTILITIES WERE COMBINED WITH CITY OF LA SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL NO. 06037C1605F EFFECTIVE DATE SEPTEMBER 26, 2008.
ZONING	ZONING INFORMATION WAS OBTAINED PER CITY OF LA ZIMAS WEBSITE DEC 6, 2019. http: //zimas.lacity.org/ PARCEL NO. 1 (PTR NCS–990709–CHI2) C4–2D–SN PARCEL NO. 2 (NCS–990709–CHI2) C4–2D PARCEL 1 (PTR 09173266–917–BLB–EGL) C4–2D PARCEL 2 (PTR 09173266–917–BLB–EGL) C4–2D PARCEL 3 (PTR 09173266–917–BLB–EGL) C4–2D LOT 8 (PTR 09173268–917–BLB–EGL) C2–1XL
PARKING SPACES. . .	THERE ARE APPROXIMATELY 114 PARKING SPACES LOCATED WITHIN THE PROPERTIES IN QUESTION, 1 SPACE BEING DESIGNATED AS HANDICAP ACCESSIBLE
PUBLIC ACCESS . . .	PUBLIC ACCESS TO SITE FROM SUNSET BLVD, WILCOX AVE, COLE PL & DE LONGPRE AVE
STREET DESIGNATIONS. .	SUNSET BLVD – AVENUE I (100' DESIGNATED) WILCOX AVE – MODIFIED AVENUE III (70' DESIGNATED) COLE PL – LOCAL STREET STANDARD (60' DESIGNATED) DE LONGPRE AVE – LOCAL STREET STANDARD (60' DESIGNATED)

SURVEYOR'S NOTES

NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS ON SUBJECT PROPERTY.

NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO OBSERVABLE EVIDENCE OF STREAMS OR TRAILS ON SUBJECT PROPERTY.

THERE WERE NOT ANY DEMARCATIONS OF WETLAND AREAS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

SURVEYOR'S CERTIFICATE

TO (i) ARGENT VENTURES (ii) FIRST AMERICAN TITLE COMPANY & (iii) COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a).7(a),7(b)(1),7(c),8,9,11,13,14,16,17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2019.

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR CHRISTOPHER M. JONES No.8193 STATE OF CALIFORNIA

CHRISTOPHER JONES, PLS 8193
CHRIS.JONES@KPFF.COM

DATE

NO.	DATE	REVISIONS
6		
5		
4		
3		
2		
1		

PROJECT #	1900898
DATE PREPARED	1/9/2020
DRAWN BY	DB/FC/BN
CHECKED BY	CJ

6450 SUNSET BLVD

PREPARED FOR:
MICHAEL GARGANO
ARGENT VENTURES
551 FIFTH AVENUE, 34TH FLOOR
NEW YORK, NY 10176

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

FIGURE 1

ALTA/NSPS LAND TITLE SURVEY

LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
- BRICK LINE/HATCH
- CONC LINE/HATCH
- CHAINLINK FENCE
- CURB FACE WITH BACK OF CURB (0.5' O/S)
- FLOWLINE
- GRADEBREAK
- WALL
- WIRE FENCE
- WROUGHT IRON FENCE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- POTENTIAL RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- OHU — OVERHEAD UTILITY LINES
- FO — FIBER OPTIC LINE
- E — ELECTRICAL LINE
- TS — TRAFFIC SIGNAL LINE
- T — TELECOMMUNICATIONS LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- CATV — CATV LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
APR	APRON
ARV	AIR VENT
ASPH	ASPHALT
AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BL	BOLLARD
BW	BACK OF WALK
℄	CENTERLINE
CATV	CABLE TV
CD	CURB DRAIN
CB	CATCH BASIN
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
COL.	COLUMN
COM.	COMMUNICATIONS
CONC.	CONCRETE
D/W	DRIVEWAY APRON
DI	DROP INLET
EG	EDGE OF GUTTER
ELEV	ELEVATION
ELEC.	ELECTRICAL
ELP	ELECTRICAL PANEL
ELV	ELECTRICAL VAULT
ESC	METRO ESCAPE ACCESS PORTAL
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GI MH	GREASE INTERCEPTOR MANHOLE
GV	GAS VALVE
HCR	HANDICAP RAMP
INV	INVERT OF PIPE
JB	JUNCTION BOX
LACo	LOS ANGELES COUNTY
LA	LANDSCAPE AREA
LIP	LIP OF GUTTER
MH	MANHOLE
NS	NEWSPAPER STAND
NTS	NOT TO SCALE
℄	PROPERTY LINE
PCL	PARCEL
PWFB	PUBLIC WORKS FIELD BOOK (LA COUNTY)
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONC. PIPE
RET WALL	RETAINING WALL (CONCRETE)
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULLBOX
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSM	STANDARD SURVEY MONUMENT WELL
SWK	SIDEWALK
TC	TOP OF CURB
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
TE	TRASH ENCLOSURE
TR	TRASH RECEPTACLE
TG	TOP OF GRATE
TRW	TREE WELL
TS	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CABINET
TPB	TRAFFIC PULLBOX
TYP.	TYPICAL
UNK	UNKNOWN
VCP	VITRIFIED CLAY PIPE
VLT	VAULT
WIF	WROUGHT IRON FENCE
WL	WALL
WVLT	WATER VAULT
WV	WATER VALVE
WDF	WOOD FENCE
XMR	TRANSFORMER
N'LY	NORTHERLY
S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

LEGEND

- AERIAL TARGET
- AR — AIR RELEASE VALVE
- AREA DRAIN (SQUARE)
- AREA DRAIN (CIRCLE)
- BACKFLOW PREVENTER
- BL — BOLLARD
- BM — BENCHMARK
- BO — BLOW-OFF VALVE
- CD — CURB DRAIN
- CONTROL POINT
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- ETS — ELECTRONIC TEST STATION
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- FP — FLAG POLE
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- RD — ROOF DRAIN
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- SIGN
- SPR — SPRINKLER
- STORM DRAIN MANHOLE
- STREET LIGHT
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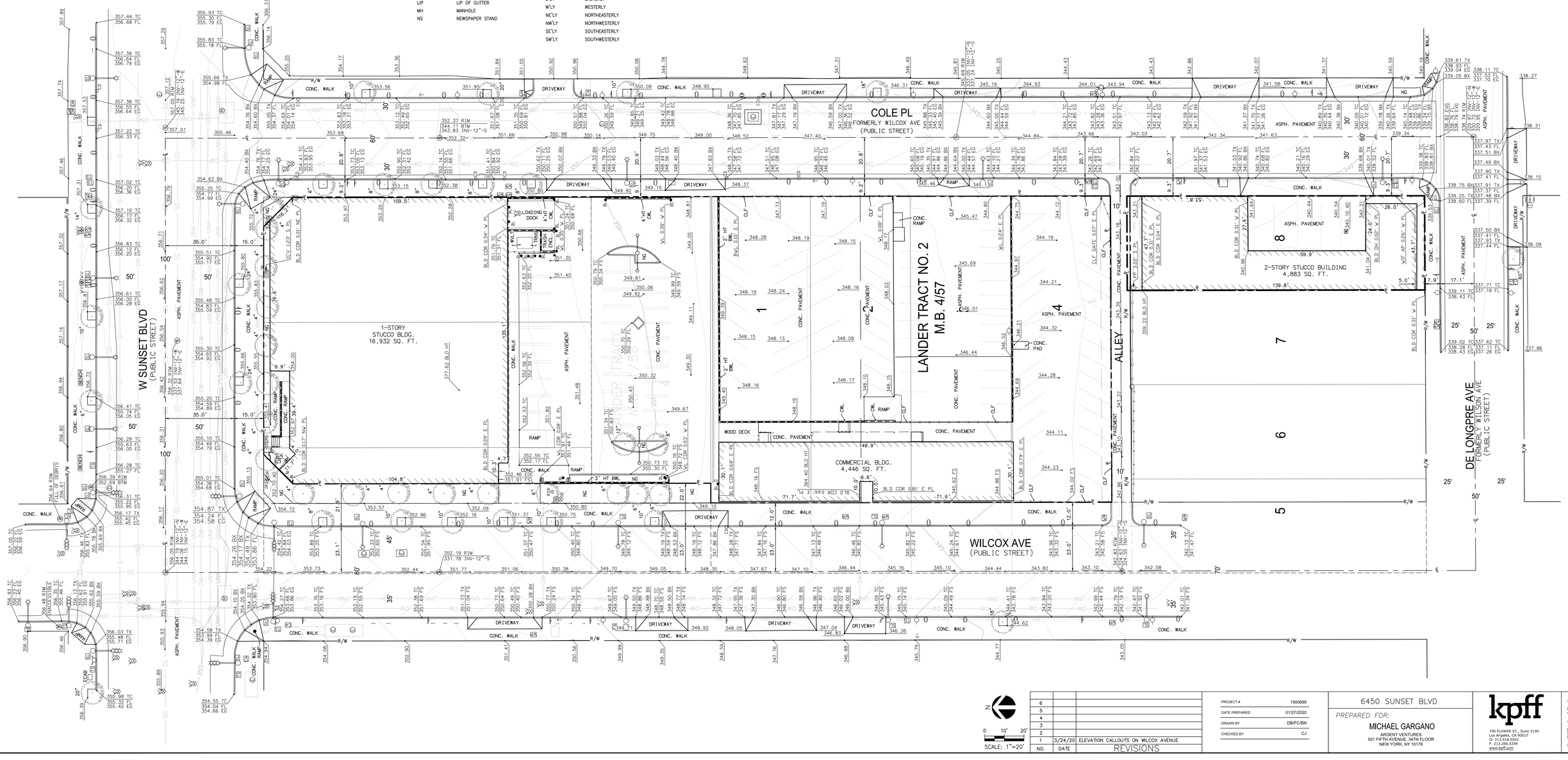

SCALE: 1"=20'

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1	3/24/20	ELEVATION CALLOUTS ON WILCOX AVENUE

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SHEET 2 OF 2

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ALTA/NSPS LAND TITLE SURVEY

FIGURE 2
Existing Utilities

LINETYPES

- BUILDING LINE/HATCH
- BUILDING OVERHANG
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S'LY	SOUTHERLY
E'LY	EASTERLY
W'LY	WESTERLY
NE'LY	NORTHEASTERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY
SW'LY	SOUTHWESTERLY

LEGEND

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LEGEND

- SS — EX SEWER
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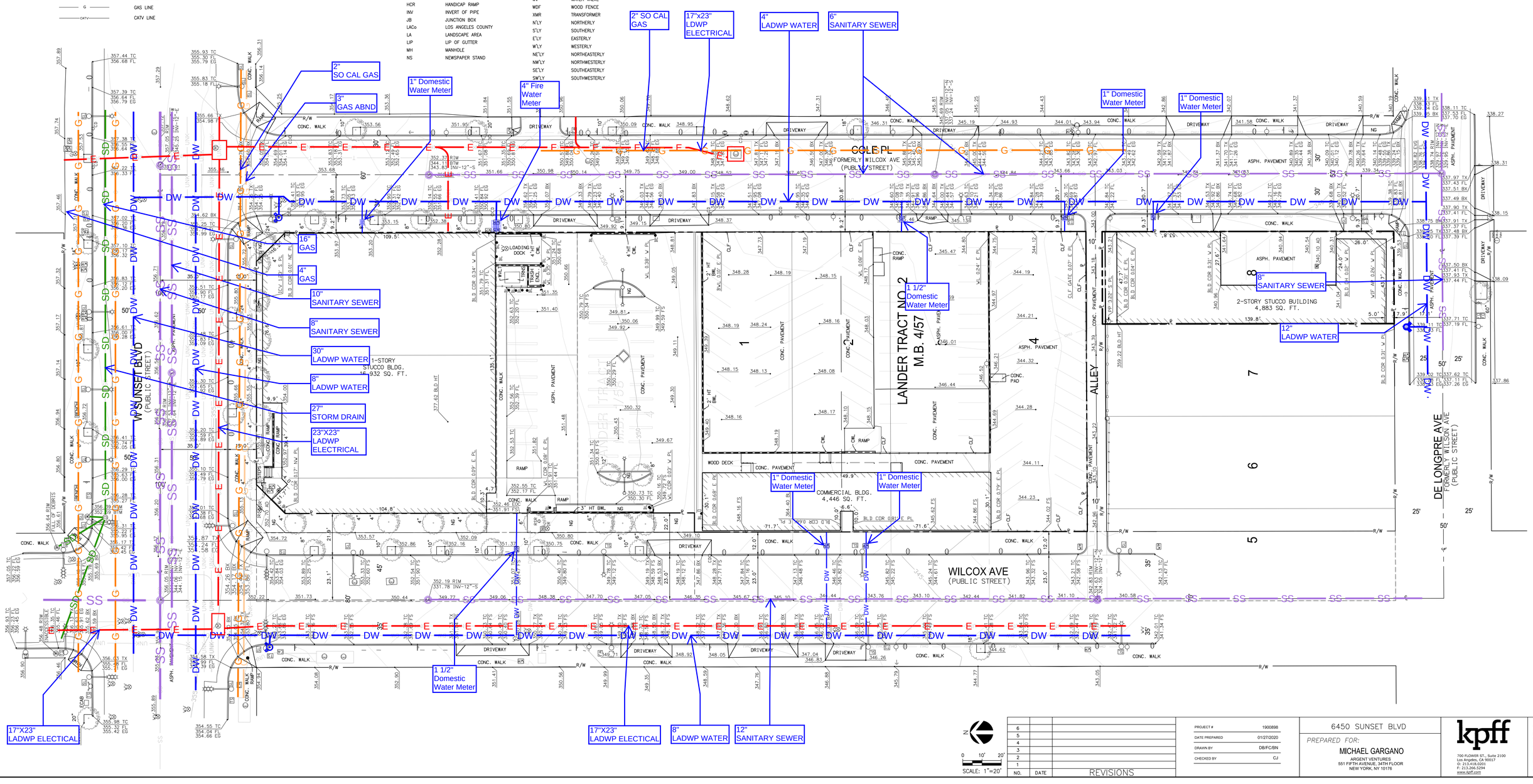
- G — EX GAS



SCALE: 1"=20'

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ALTA/NSPS LAND TITLE SURVEY

FIGURE 3

Existing Site Drainage

LEGEND

EXISTING FLOW PATTERN

FLOW LENGTH:
THE LENGTH FROM FURTHEST POINT TO THE LOWEST POINT IN THE DRAINAGE AREA.

FLOW SLOPE:
THE STEEPNESS (%) FROM THE HIGHEST POINT TO THE LOWEST POINT OF THE DRAINAGE AREA.

EXISTING PERVIOUS AREA

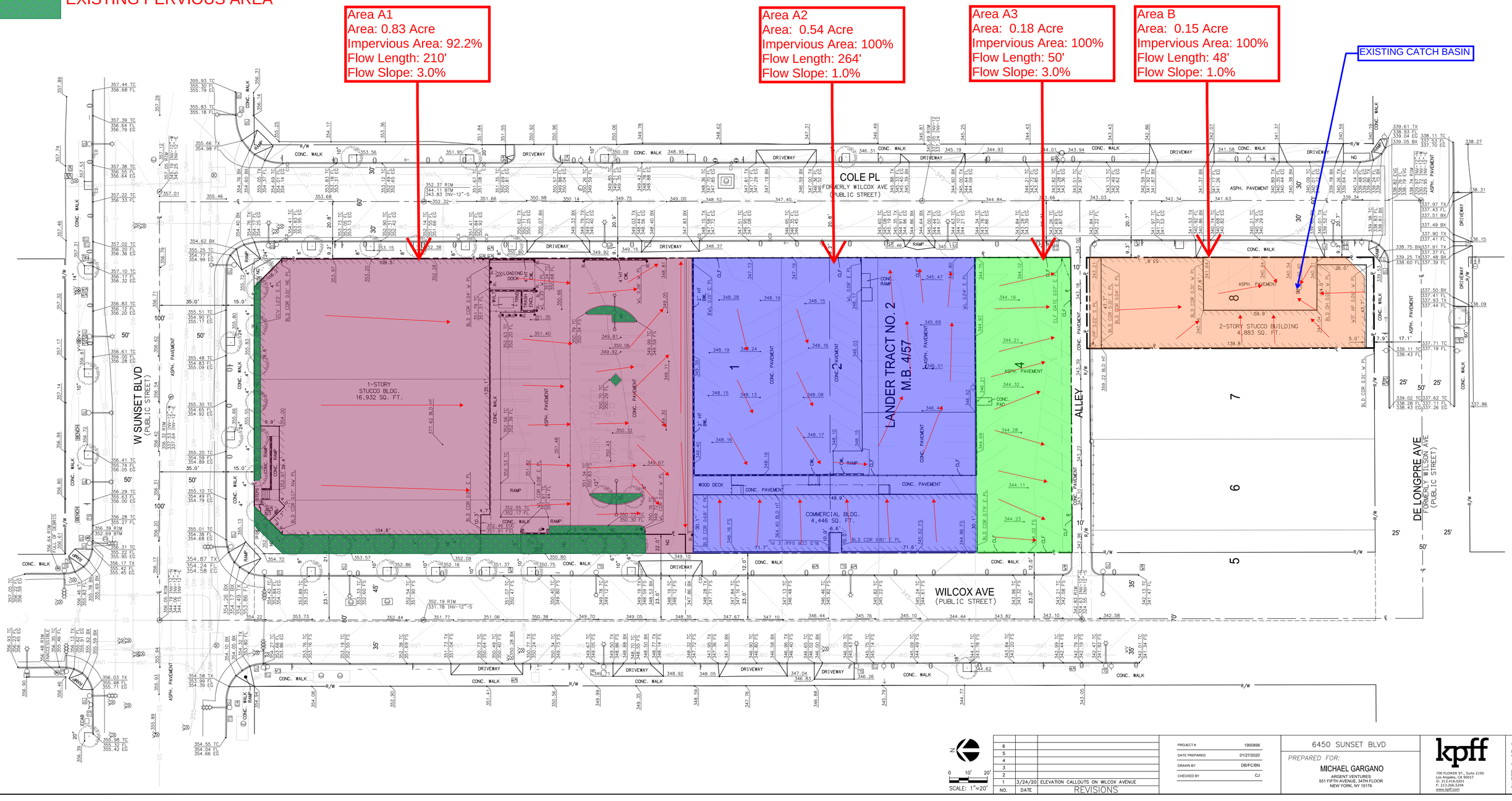
Area A1
Area: 0.83 Acre
Impervious Area: 92.2%
Flow Length: 210'
Flow Slope: 3.0%

Area A2
Area: 0.54 Acre
Impervious Area: 100%
Flow Length: 264'
Flow Slope: 1.0%

Area A3
Area: 0.18 Acre
Impervious Area: 100%
Flow Length: 50'
Flow Slope: 3.0%

Area B
Area: 0.15 Acre
Impervious Area: 100%
Flow Length: 48'
Flow Slope: 1.0%

EXISTING CATCH BASIN



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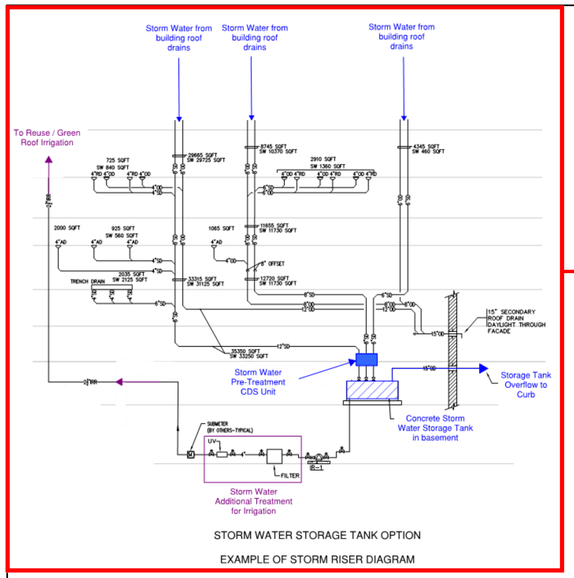
ALTA/NSPS LAND TITLE SURVEY

FIGURE 4
Proposed Site Drainage



STORM WATER STORAGE TANK OPTION

EXAMPLE OF STORM RISER DIAGRAM

TYPICAL CAPTURE AND USE LID SYSTEM.

North Lot Area
Area: 1.55 Acre (INCLUDING MERGER ALONG WILCOX BLVD.)
Impervious Area: 100%
LID Volume: 5022.0 cubic feet.
Capture and Use tank location to be determined during design phase

South Lot Area
Area: 0.15 Acre (AREA INCORPORATES DEDICATED PORTION ALONG DELONGPRE AVE.)
Impervious Area: 84.7%
LID Volume: 420.2 cubic feet.
Feasibility of infiltration BMP to be determined pending infiltration testing. Location to be determined during project design phase.

LEGEND

PROPOSED PERVIOUS AREA

EXTENT OF PROPOSED NORTH SITE OFFICE BUILDING

EXTENT OF PROPSED SOUTH SITE LANDSCAPED PARKING LOT AND TRANSFORMER AREA

W SUNSET BLVD (PUBLIC STREET)

COLE PL FORMERLY WILCOX AVE (PUBLIC STREET)

WILCOX AVE (PUBLIC STREET)

DE LONGPRE AVE FORMERLY WILSON AVE (PUBLIC STREET)

ALLEY

LANDER TRACT NO. 2 M.B. 7-176

1-STORY STUCCO BLDG 16,932 SQ. FT.

RESTAURANT

TRASH

LOADING

LARGE FREIGHT

MEP

OFFICE

LOBBY

BIKE MAINT

BIKE PARKING

SHOWERS

DROP - OFF / WAITING

VALET

FIRE COMM / MECH

SERVICE

UP

DN

DWP (EXTERIOR SPACE)

SWITCHGEAR (INTERIOR SPACE)

SCALE: 1"=20'

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MICHAEL GARGANO
ARGENT VENTURES
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NEW YORK, NY 10176

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
P: 213.418.0201
F: 213.266.3294
www.kpff.com

F:\2019\1900898 6450 Sunset Blvd Survey\Dwg\ALTA\1900898-x-ALTA-02.dwg 1/24/2020

FIGURE 5
Existing Flow Analysis

Peak Flow Hydrologic Analysis

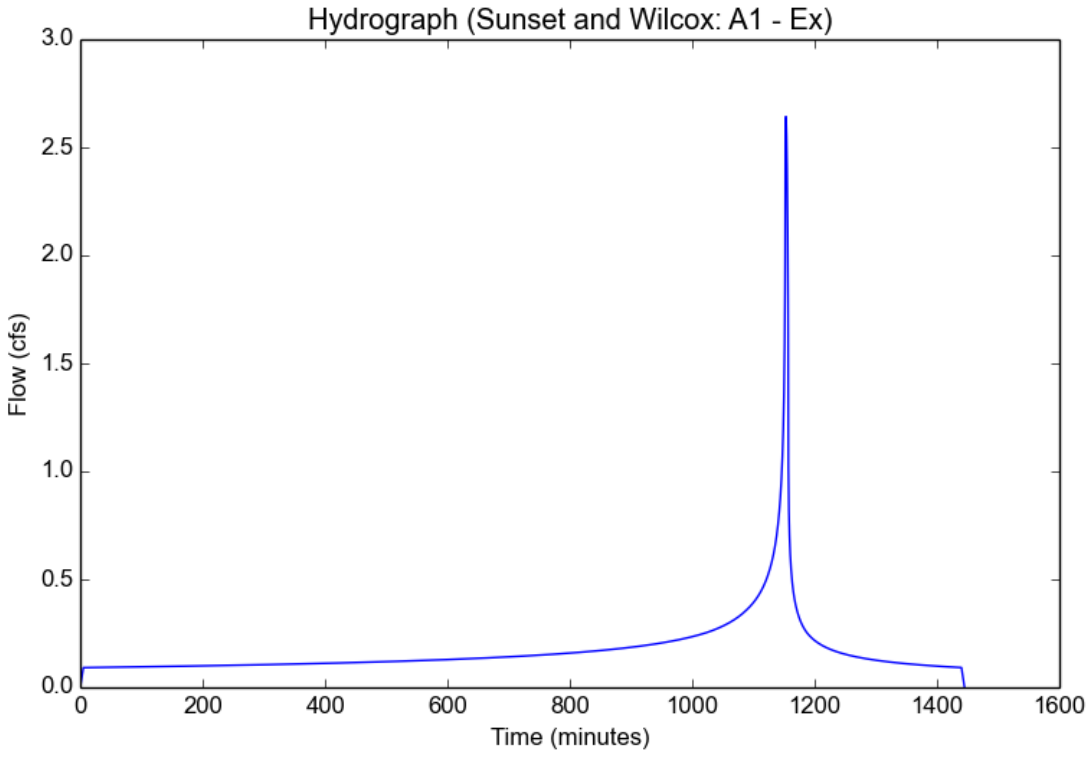
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Exisiting Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	A1 - Ex
Area (ac)	0.83
Flow Path Length (ft)	210.0
Flow Path Slope (vft/hft)	0.03
50-yr Rainfall Depth (in)	5.95
Percent Impervious	0.921686747
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.8968
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.6424
Burned Peak Flow Rate (cfs)	2.6424
24-Hr Clear Runoff Volume (ac-ft)	0.3454
24-Hr Clear Runoff Volume (cu-ft)	15047.7438



Peak Flow Hydrologic Analysis

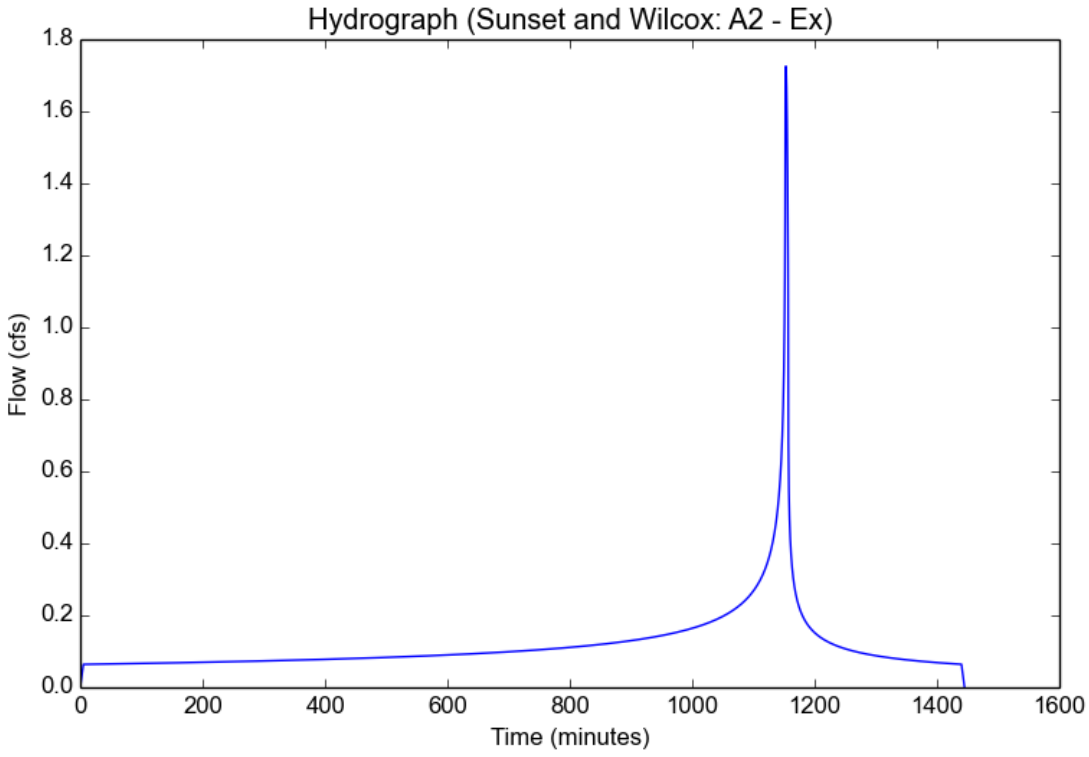
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Exisiting Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	A2 - Ex
Area (ac)	0.54
Flow Path Length (ft)	264.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.95
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	1.7253
Burned Peak Flow Rate (cfs)	1.7253
24-Hr Clear Runoff Volume (ac-ft)	0.239
24-Hr Clear Runoff Volume (cu-ft)	10410.1233



Peak Flow Hydrologic Analysis

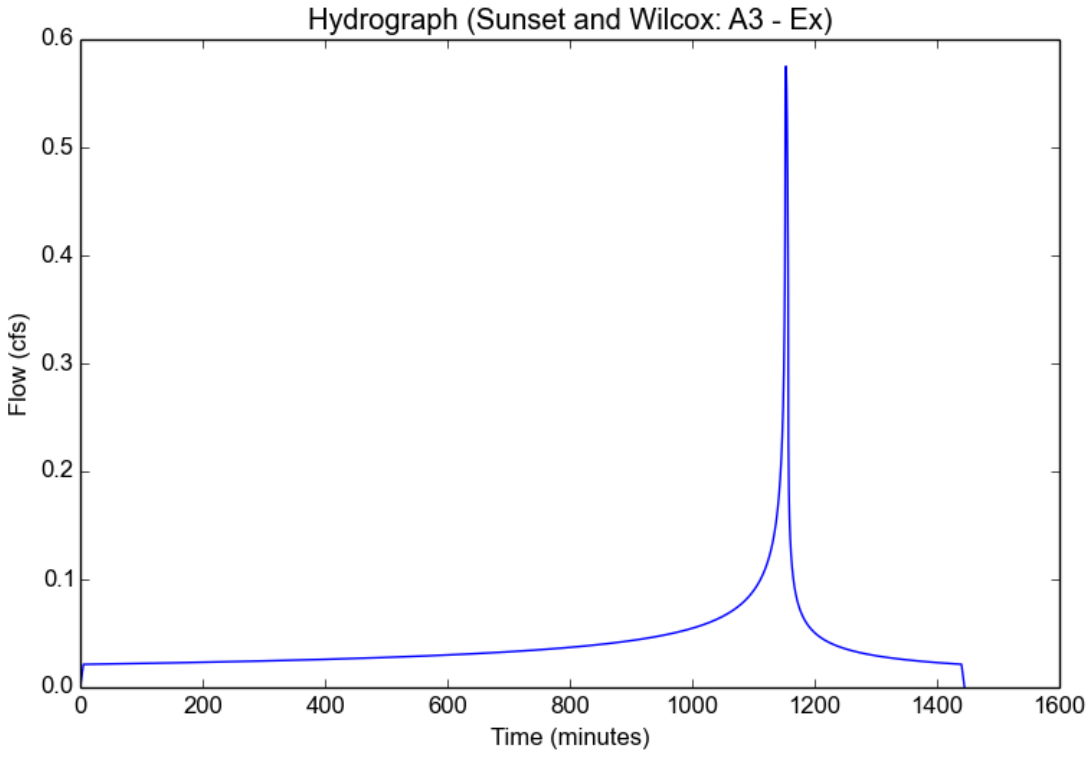
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Exisiting Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	A3 - Ex
Area (ac)	0.18
Flow Path Length (ft)	50.0
Flow Path Slope (vft/hft)	0.03
50-yr Rainfall Depth (in)	5.95
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.5751
Burned Peak Flow Rate (cfs)	0.5751
24-Hr Clear Runoff Volume (ac-ft)	0.0797
24-Hr Clear Runoff Volume (cu-ft)	3470.0411



Peak Flow Hydrologic Analysis

File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Exisiting Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	B - EX
Area (ac)	0.15
Flow Path Length (ft)	48.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.95
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.4792
Burned Peak Flow Rate (cfs)	0.4792
24-Hr Clear Runoff Volume (ac-ft)	0.0664
24-Hr Clear Runoff Volume (cu-ft)	2891.7009

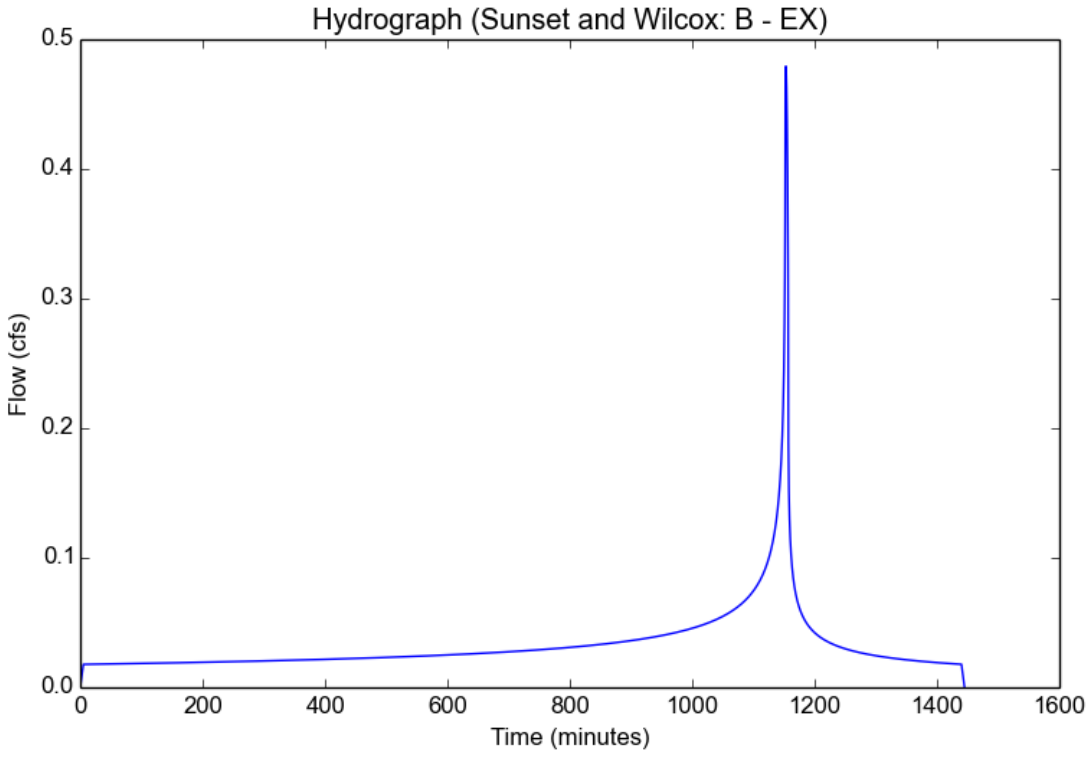


FIGURE 6
Proposed Flow Analysis

Peak Flow Hydrologic Analysis

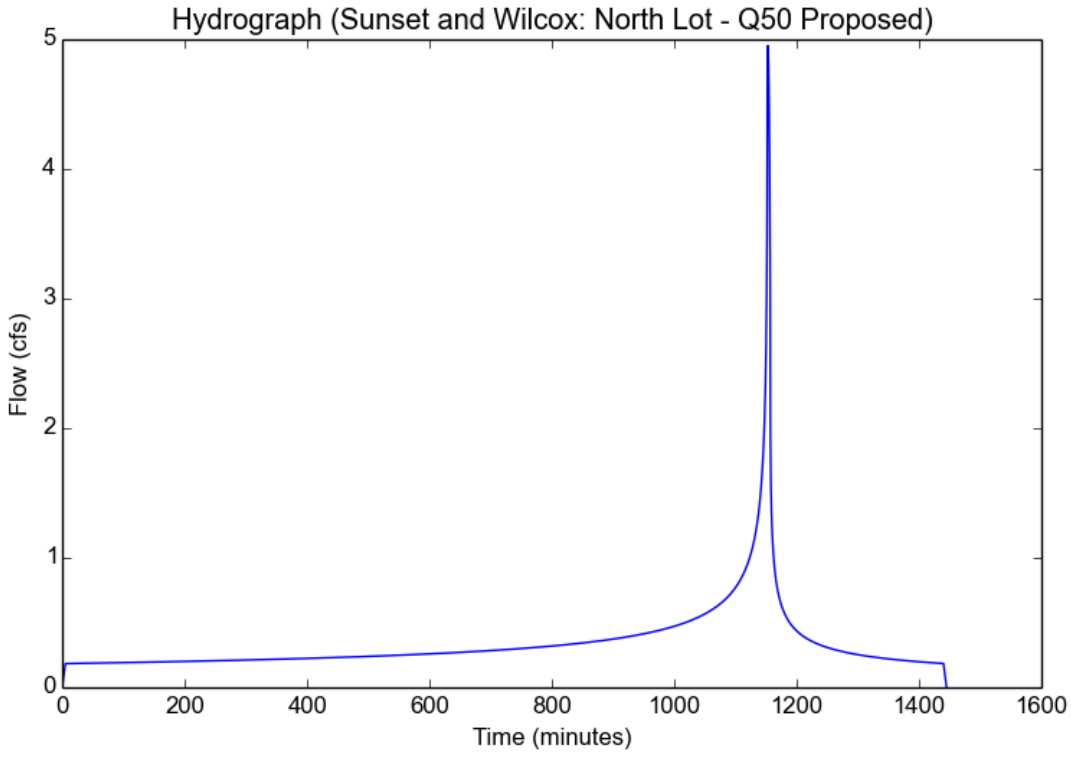
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Proposed Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	North Lot - Q50 Proposed
Area (ac)	1.55
Flow Path Length (ft)	430.0
Flow Path Slope (vft/hft)	0.03
50-yr Rainfall Depth (in)	5.95
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	4.9522
Burned Peak Flow Rate (cfs)	4.9522
24-Hr Clear Runoff Volume (ac-ft)	0.686
24-Hr Clear Runoff Volume (cu-ft)	29880.9094



Peak Flow Hydrologic Analysis

File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Proposed Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	South Lot - Q50 Proposed
Area (ac)	0.15
Flow Path Length (ft)	140.0
Flow Path Slope (vft/hft)	0.03
50-yr Rainfall Depth (in)	5.95
Percent Impervious	0.846666667
Soil Type	6
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.95
Peak Intensity (in/hr)	3.5499
Undeveloped Runoff Coefficient (Cu)	0.8593
Developed Runoff Coefficient (Cd)	0.8938
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	0.4759
Burned Peak Flow Rate (cfs)	0.4759
24-Hr Clear Runoff Volume (ac-ft)	0.0586
24-Hr Clear Runoff Volume (cu-ft)	2554.4851

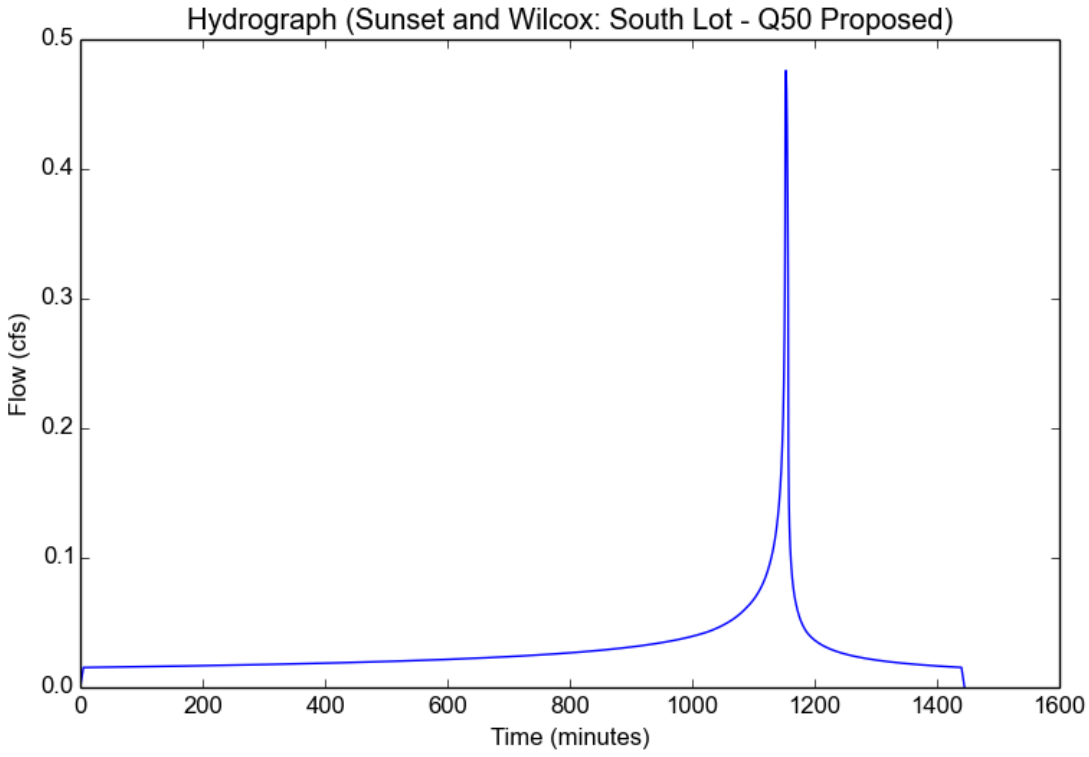


FIGURE 7
Estimated LID Volume

Peak Flow Hydrologic Analysis

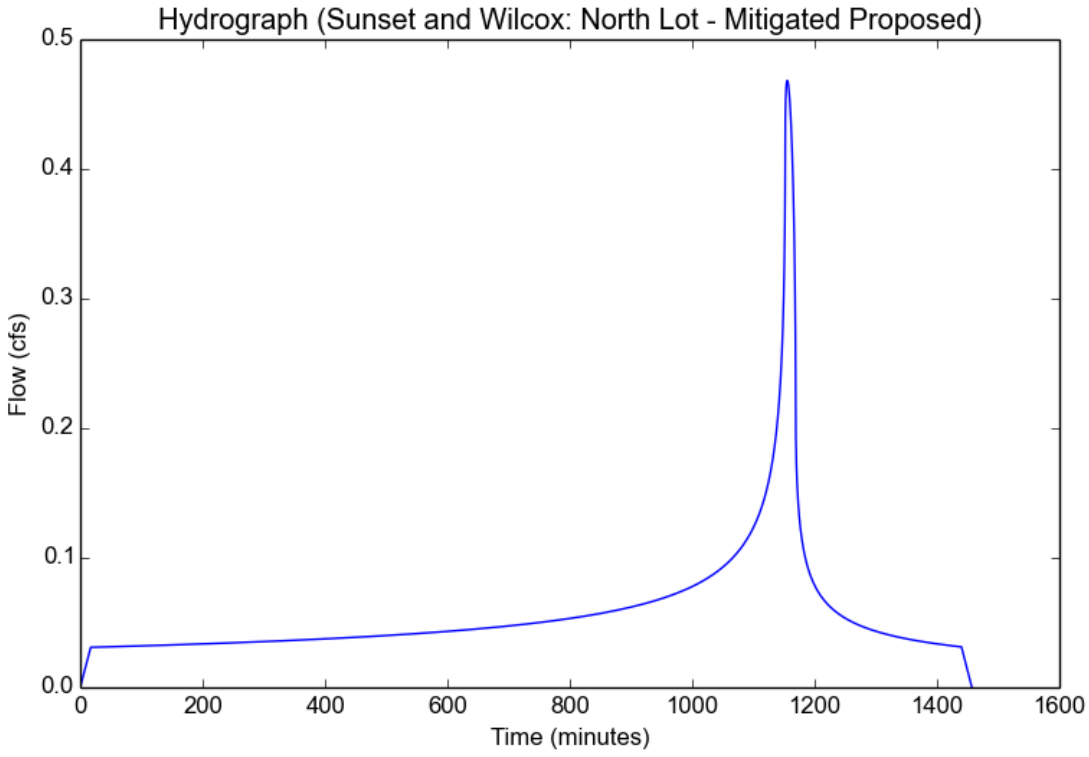
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Proposed Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	North Lot - Mitigated Proposed
Area (ac)	1.55
Flow Path Length (ft)	430.0
Flow Path Slope (vft/hft)	0.03
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	1.0
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.3357
Undeveloped Runoff Coefficient (Cu)	0.1
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	17.0
Clear Peak Flow Rate (cfs)	0.4683
Burned Peak Flow Rate (cfs)	0.4683
24-Hr Clear Runoff Volume (ac-ft)	0.1153
24-Hr Clear Runoff Volume (cu-ft)	5022.0184



Peak Flow Hydrologic Analysis

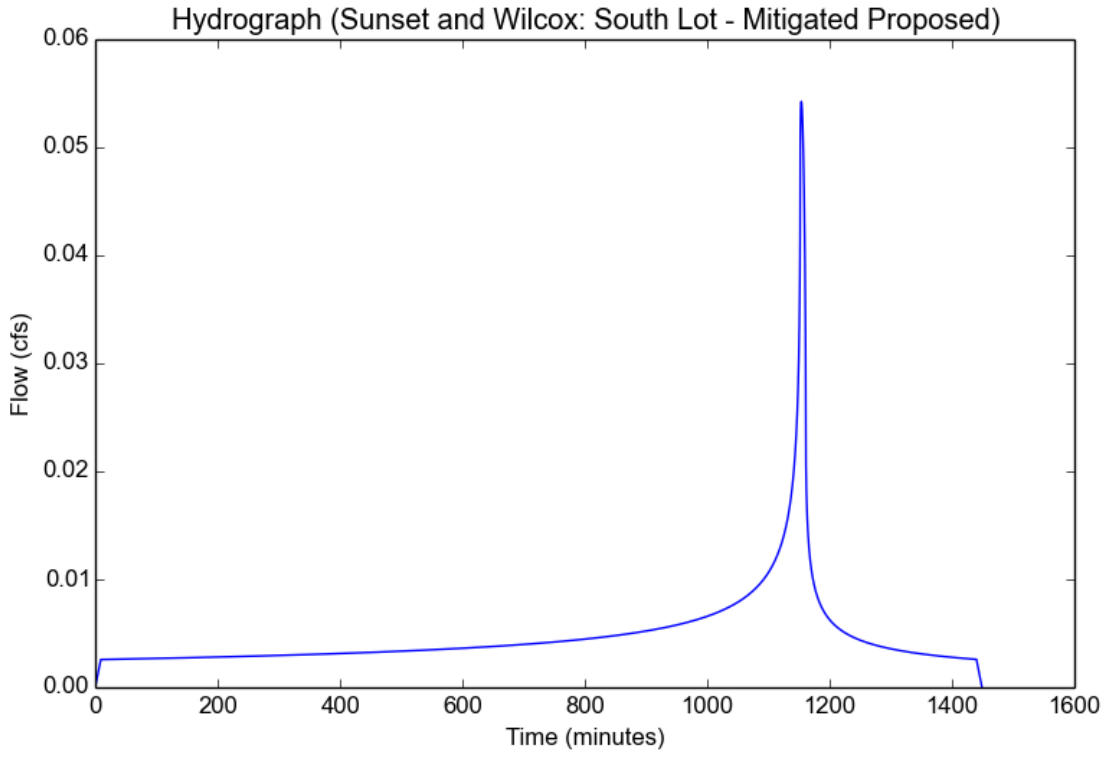
File location: //kpfflacivil.com/share/Projects/2020/2000101 6450 Sunset Boulevard/2 ENGR/STORM/2020-03-27 EIR Proposed Hydrocalc Report.pdf
Version: HydroCalc 1.0.2

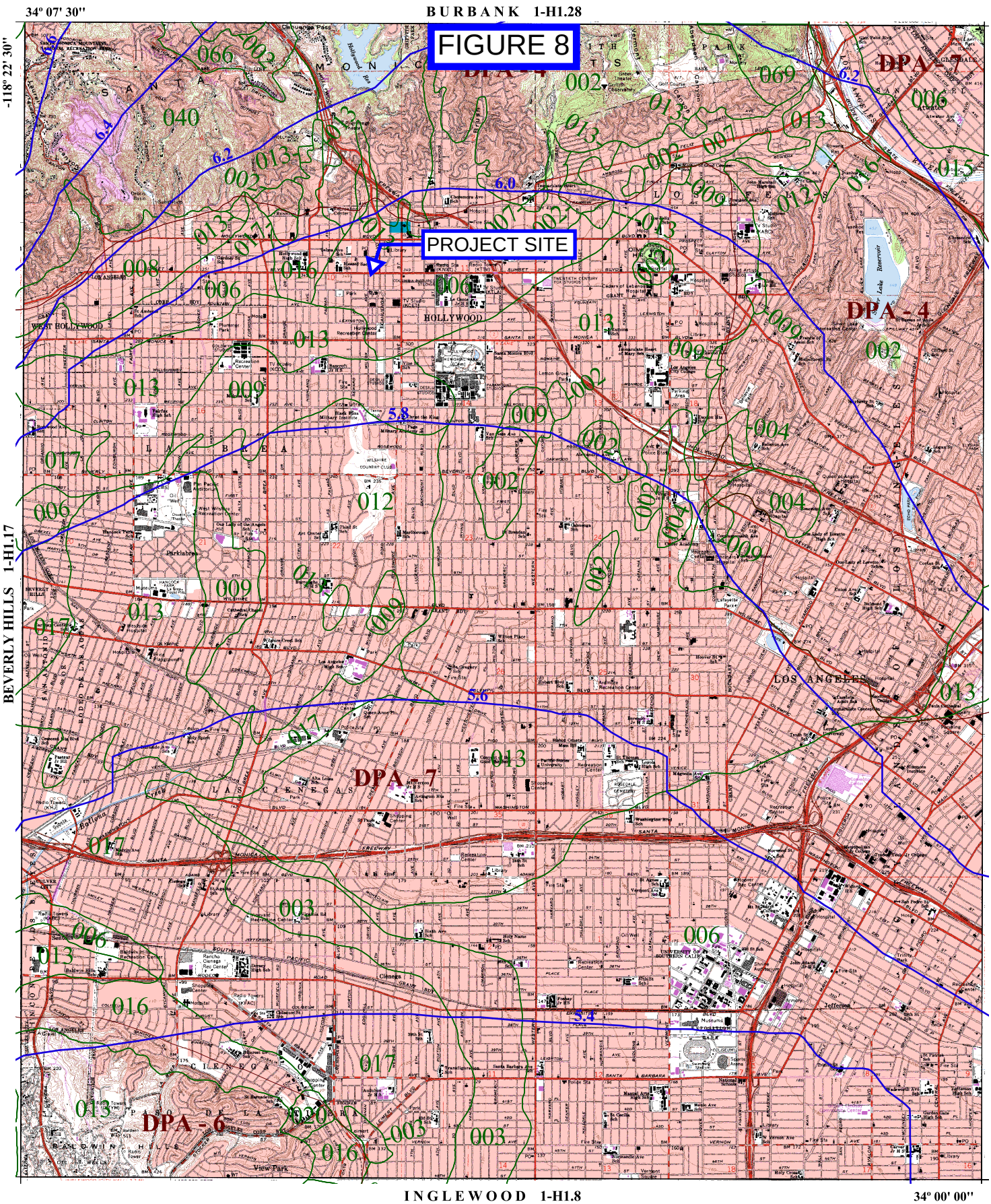
Input Parameters

Project Name	Sunset and Wilcox
Subarea ID	South Lot - Mitigated Proposed
Area (ac)	0.15
Flow Path Length (ft)	140.0
Flow Path Slope (vft/hft)	0.03
85th Percentile Rainfall Depth (in)	1.0
Percent Impervious	0.846666667
Soil Type	6
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.0
Peak Intensity (in/hr)	0.4526
Undeveloped Runoff Coefficient (Cu)	0.2419
Developed Runoff Coefficient (Cd)	0.7991
Time of Concentration (min)	9.0
Clear Peak Flow Rate (cfs)	0.0543
Burned Peak Flow Rate (cfs)	0.0543
24-Hr Clear Runoff Volume (ac-ft)	0.0096
24-Hr Clear Runoff Volume (cu-ft)	420.1976





016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

N W E S

1 0 1 2 Miles

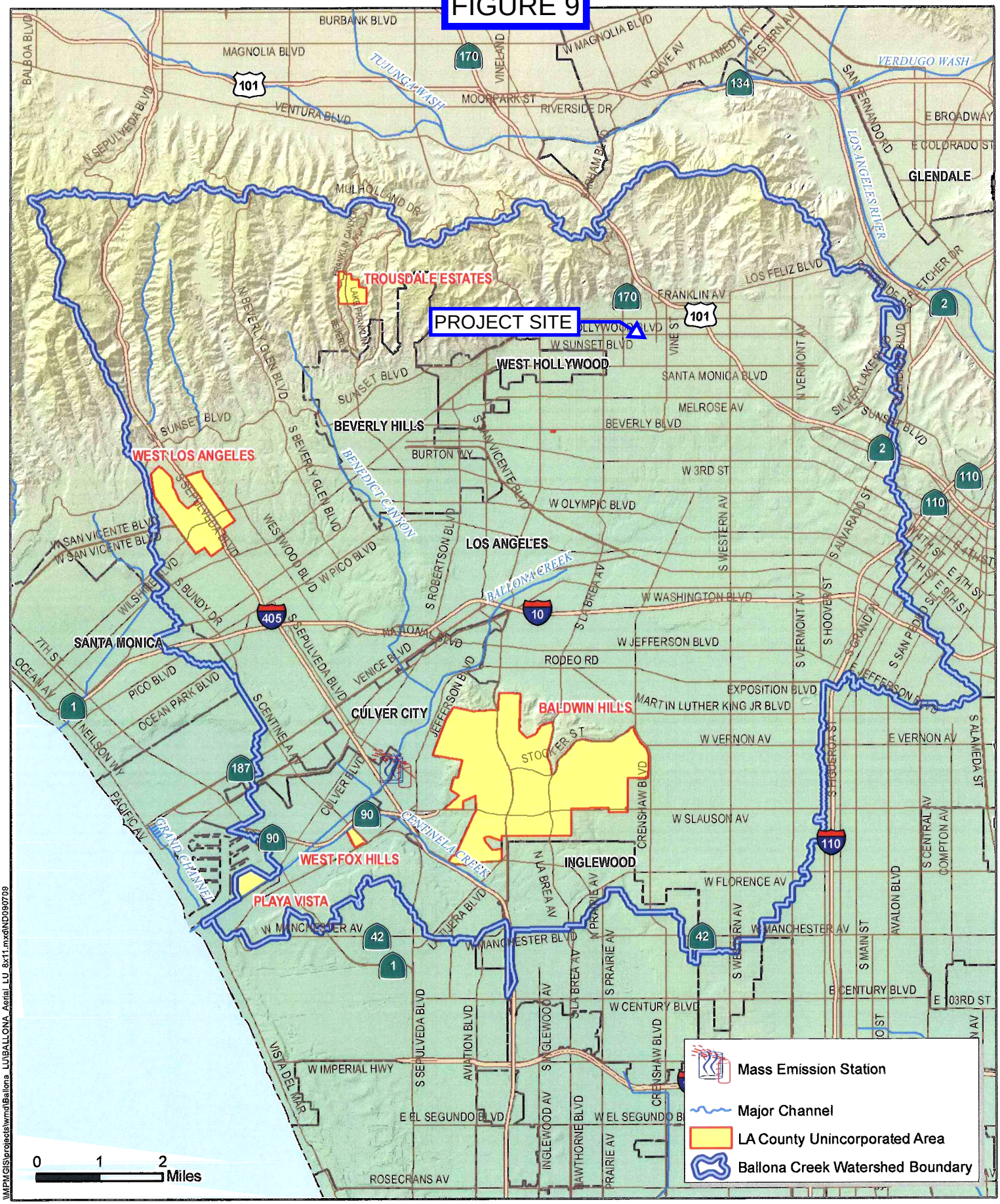
25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

HOLLYWOOD 1-H1.18
50-YEAR 24-HOUR ISOHYET

LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

BALLONA CREEK WATERSHED
Unincorporated County Areas

FIGURE 9



\\PMGIS\projects\wmd\Ballona_LU\BALLONA_Aerial_LU_8x11.mxd\ND090709

FIGURE 10

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242,** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later and from National Geospatial Intelligence Agency imagery produced at a scale of 1:4,000 from photography dated 2003 or later.

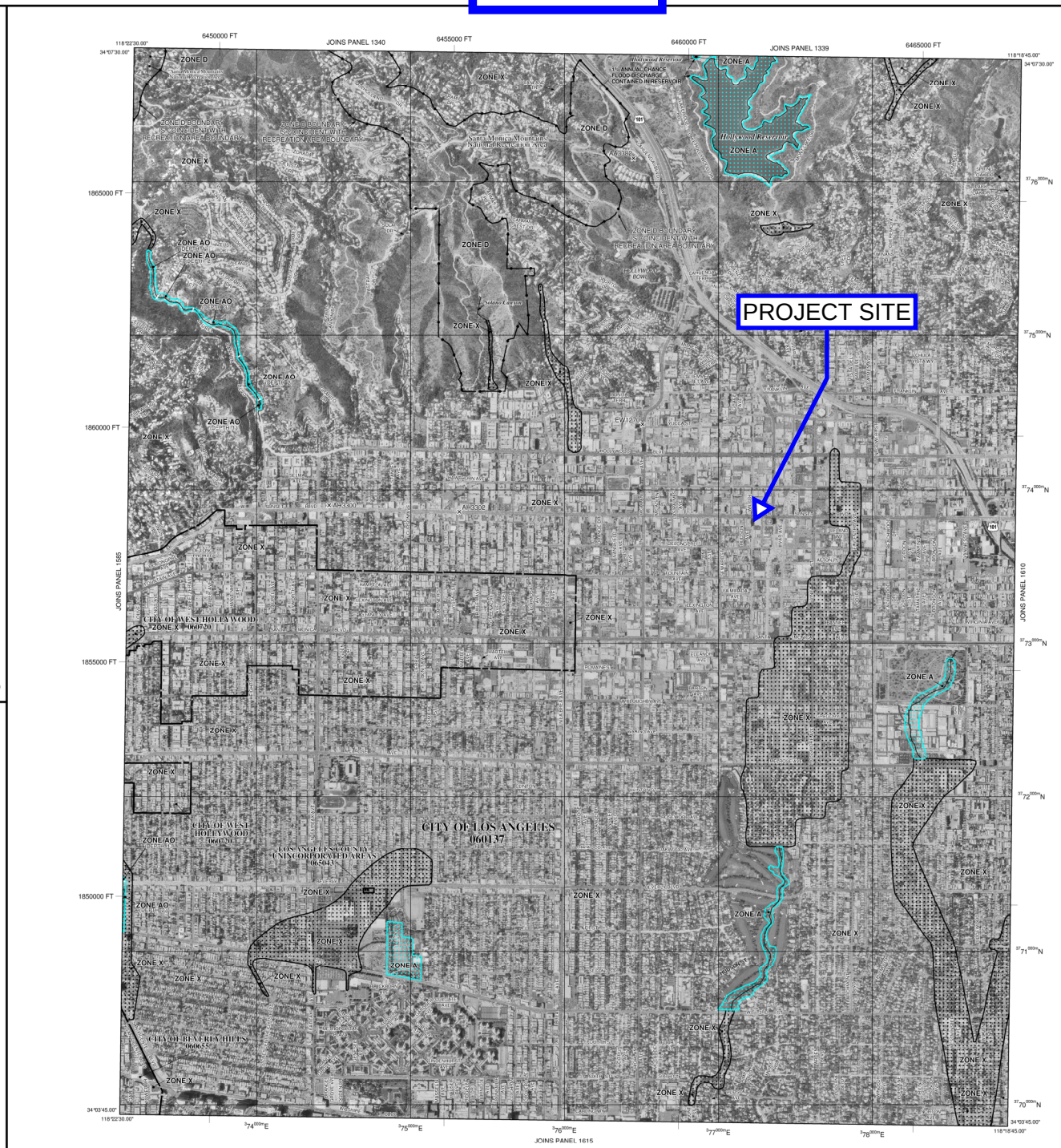
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study report,* and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A) — (A) Cross section line
(23) — (23) Transect line
97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275000mN 1000-meter Universal Transverse Mercator grid values, zone 11
6000000 FT 5000-foot grid ticks: California State Plane coordinate system, V zone (FIPSZONE 0405), Lambert Conformal Conic
DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 26, 2008
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1605F

FIRM
FLOOD INSURANCE RATE MAP
LOS ANGELES COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 1605 OF 2350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ANGELES COUNTY	065043	1605	F
BEVERLY HILLS, CITY OF	060655	1605	F
LOS ANGELES, CITY OF	060137	1605	F
WEST HOLLYWOOD, CITY OF	060720	1605	F

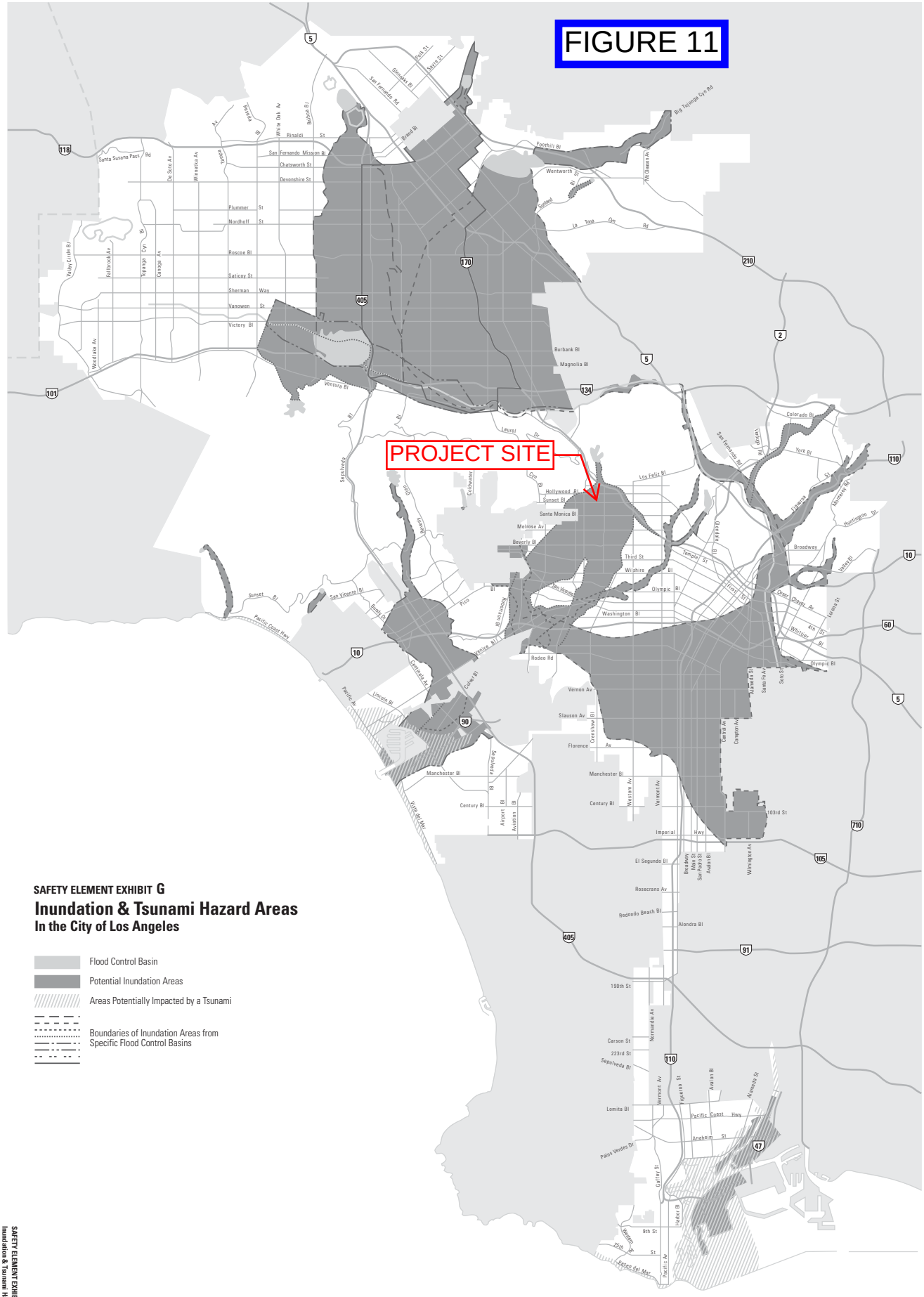
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06037C1605F

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

FIGURE 11



SAFETY ELEMENT EXHIBIT G

Inundation & Tsunami Hazard Areas
In the City of Los Angeles

- Flood Control Basin
- Potential Inundation Areas
- Areas Potentially Impacted by a Tsunami
- Boundaries of Inundation Areas from Specific Flood Control Basins

N

1 1/2 0 1 2 3 4 5 KILOMETERS

1 1/2 1/4 0 1 2 3 4 MILES

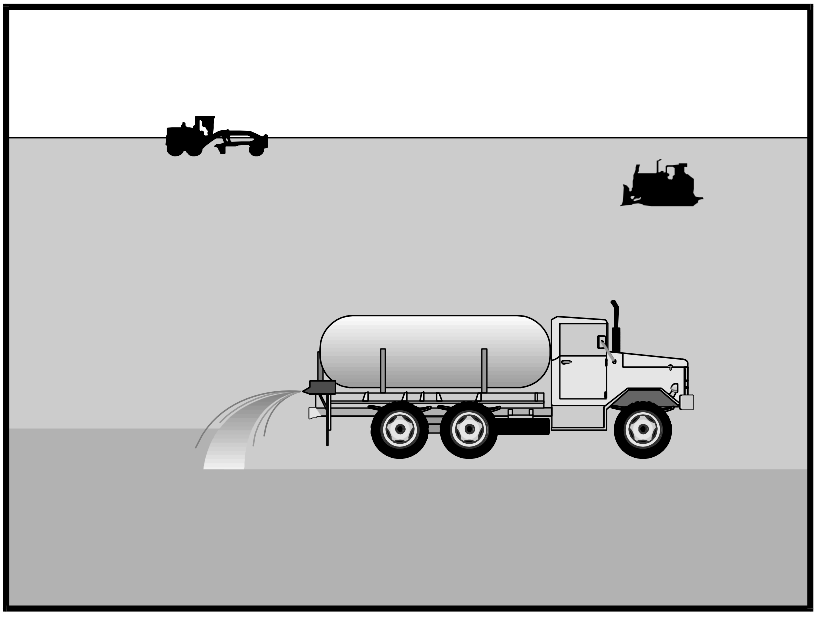
Sources: Environmental Impact Report, Framework Element, Los Angeles City General Plan, May 1995; Technical Appendix to the Safety Element of the Los Angeles County General Plan Hazard Reducation in Los Angeles County, Volume 2, Plate 6, "Flood and Inundation Hazards" January 1990; California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 *et. seq.* with guidelines as amended, 1992; California Government Code Title 7 chapter 3, article 5 section 65302(g), as amended 1993.

Prepared by the General Plan Framework Section • City of Los Angeles Planning Department • Citywide Graphics • March, 1994 • Council File No. 89-2104

SAFETY ELEMENT EXHIBIT G
Inundation & Tsunami Hazard Areas

Soil Binders

EC-5



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch

EC-4 Hydroseeding

EC-6 Straw Mulch

EC-7 Geotextiles and Mats

EC-8 Wood Mulching

Description and Purpose

Soil binding consists of application and maintenance of a soil stabilizer to exposed soil surfaces. Soil binders are materials applied to the soil surface to temporarily prevent water and wind induced erosion of exposed soils on construction sites.

Suitable Applications

Soil binders are typically applied to disturbed areas requiring temporary protection. Because soil binders, when used as a stand-alone practice, can often be incorporated into the soil, they are a good alternative to mulches in areas where grading activities will soon resume. Soil binders are commonly used in the following areas:

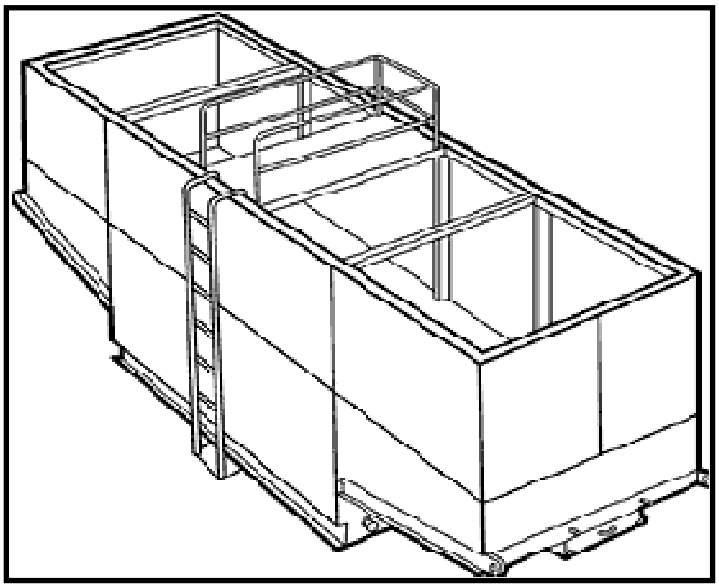
- Rough graded soils that will be inactive for a short period of time
- Soil stockpiles
- Temporary haul roads prior to placement of crushed rock
- Compacted soil road base
- Construction staging, materials storage, and layout areas

Limitations

- Soil binders are temporary in nature and may need reapplication.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Dewatering Operations NS-2



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

SE-5: Fiber Roll

SE-6: Gravel Bag Berm

Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedences of the General Permit requirements.

Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated precipitation (stormwater) from depressed areas at a construction site.

Stormwater mixed with non-stormwater should be managed as non-stormwater.

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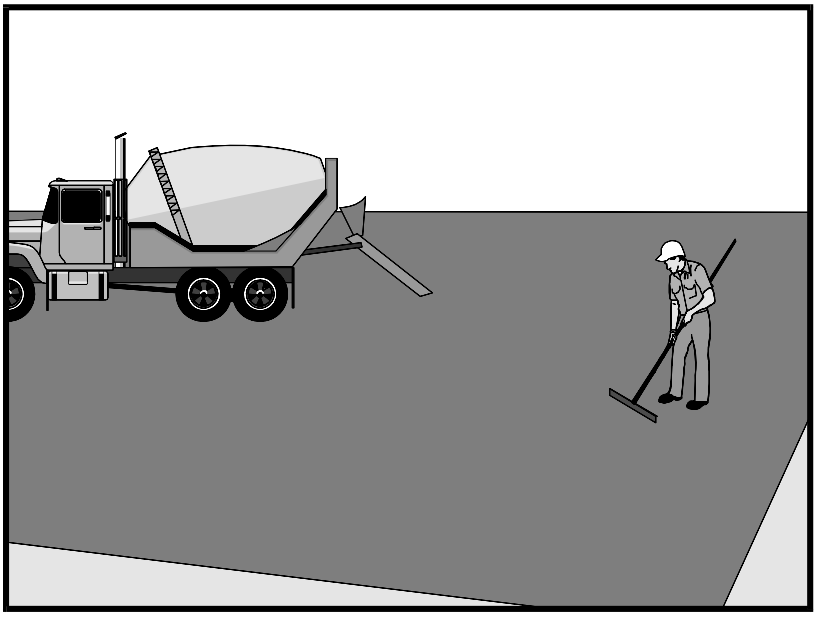
Paving and Grinding Operations NS-3



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☒

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.
- Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

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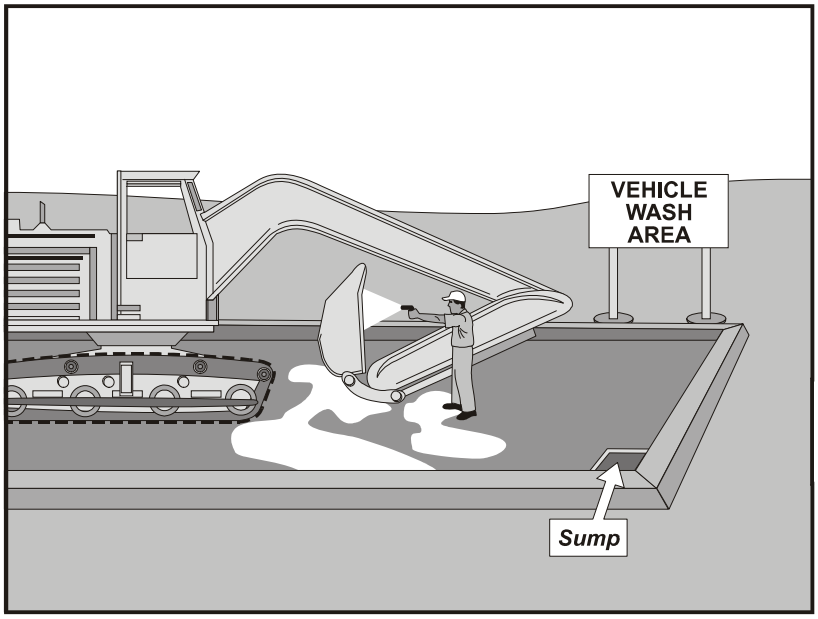
Vehicle and Equipment Cleaning NS-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

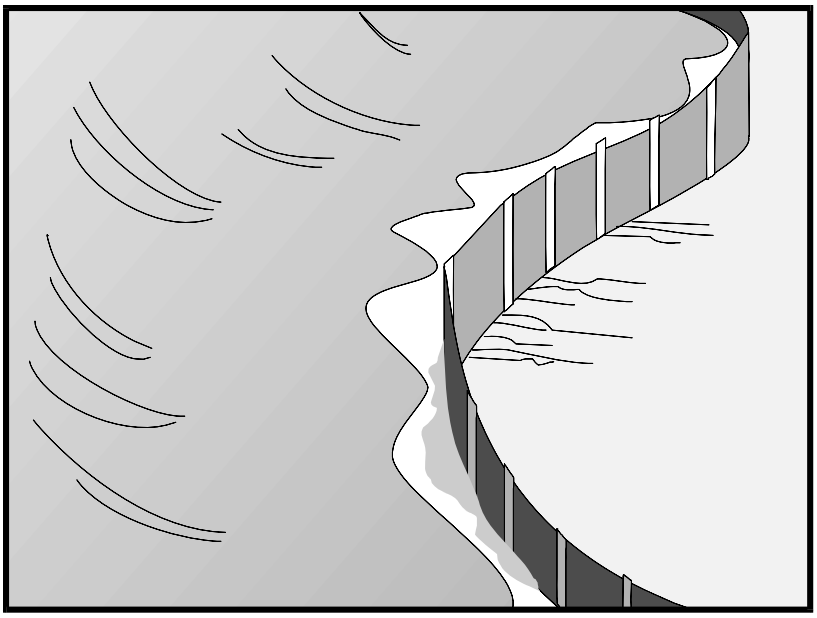
Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

Silt Fence SE-1



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-8 Sandbag Barrier

SE-10 Storm Drain Inlet Protection

SE-14 Biofilter Bags

Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence.

Suitable Applications

Silt fences are suitable for perimeter control, placed below areas where sheet flows discharge from the site. They could also be used as interior controls below disturbed areas where runoff may occur in the form of sheet and rill erosion and around inlets within disturbed areas (SE-10). Silt fences are generally ineffective in locations where the flow is concentrated and are only applicable for sheet or overland flows. Silt fences are most effective when used in combination with erosion controls. Suitable applications include:

- Along the perimeter of a project.
- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels.
- Around temporary spoil areas and stockpiles.
- Around inlets.
- Below other small cleared areas.

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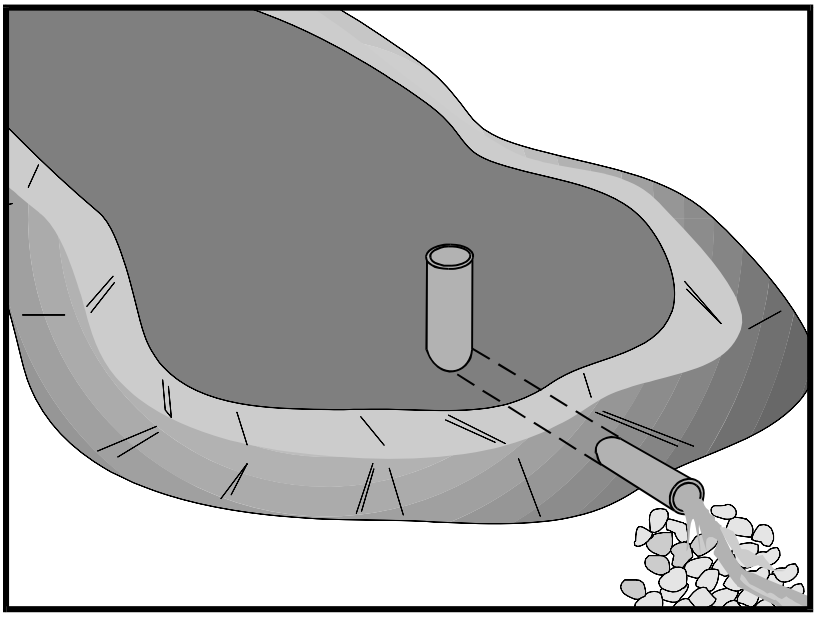
Sediment Basin SE-2



Description and Purpose

A sediment basin is a temporary basin formed by excavation or by constructing an embankment so that sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out before the runoff is discharged.

Sediment basin design guidance presented in this fact sheet is intended to provide options, methods, and techniques to optimize temporary sediment basin performance and basin sediment removal. Basin design guidance provided in this fact sheet is not intended to guarantee basin effluent compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment basins should be used in conjunction with a comprehensive system of BMPs that includes:

- Diverting runoff from undisturbed areas away from the basin
- Erosion control practices to minimize disturbed areas on-site
  and to provide temporary stabilization and interim sediment controls (e.g., stockpile perimeter control, check dams, perimeter controls around individual lots) to reduce the basin's influent sediment concentration.

At some sites, sediment basin design enhancements may be required to adequately remove sediment. Traditional

Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

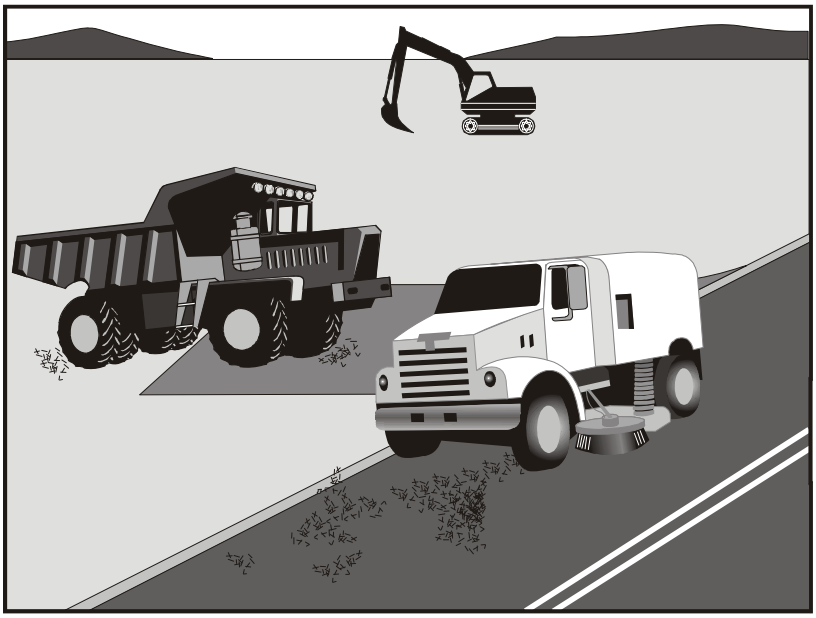
Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-3 Sediment Trap (for smaller areas)

Street Sweeping and Vacuuming SE-7



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

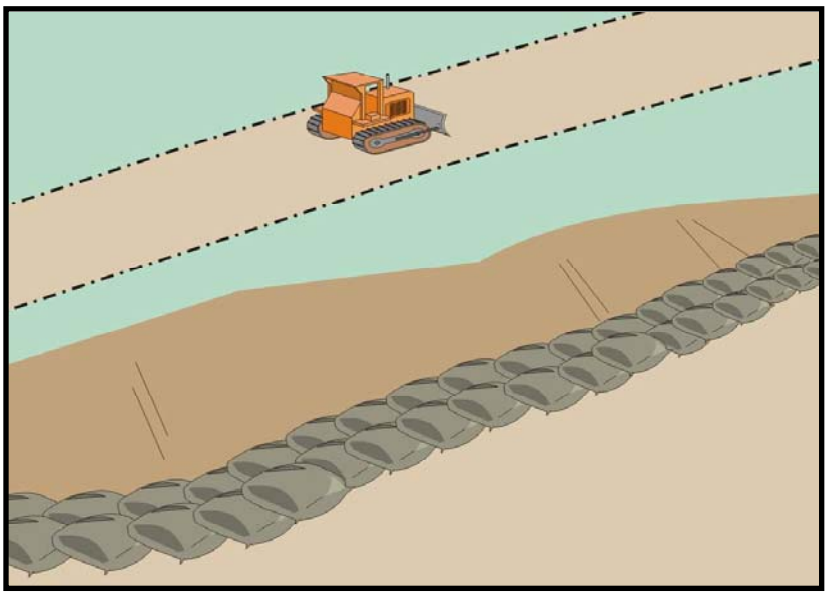
Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Sandbag Barrier SE-8



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.
- As linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-14 Biofilter Bags

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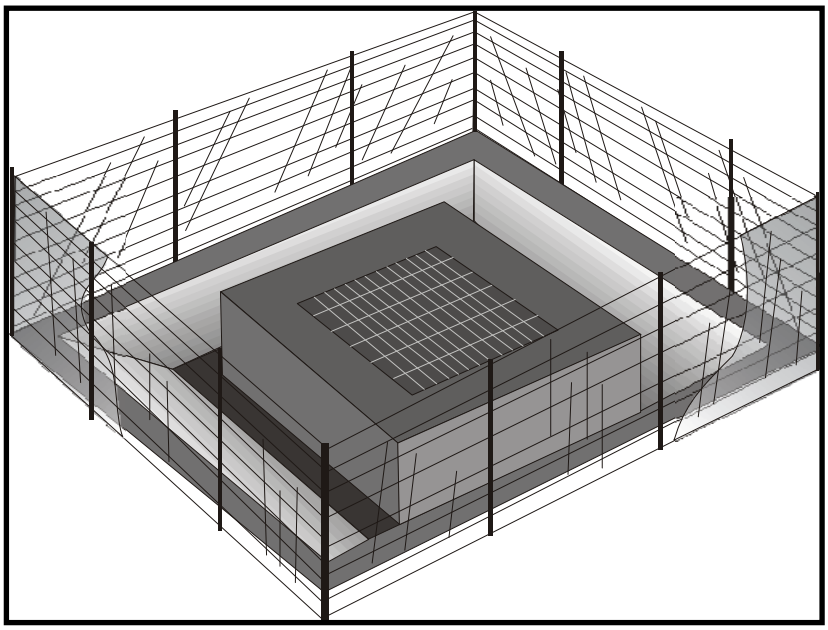
Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-8 Sandbag Barrier
SE-14 Biofilter Bags

Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

Suitable Applications

Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.

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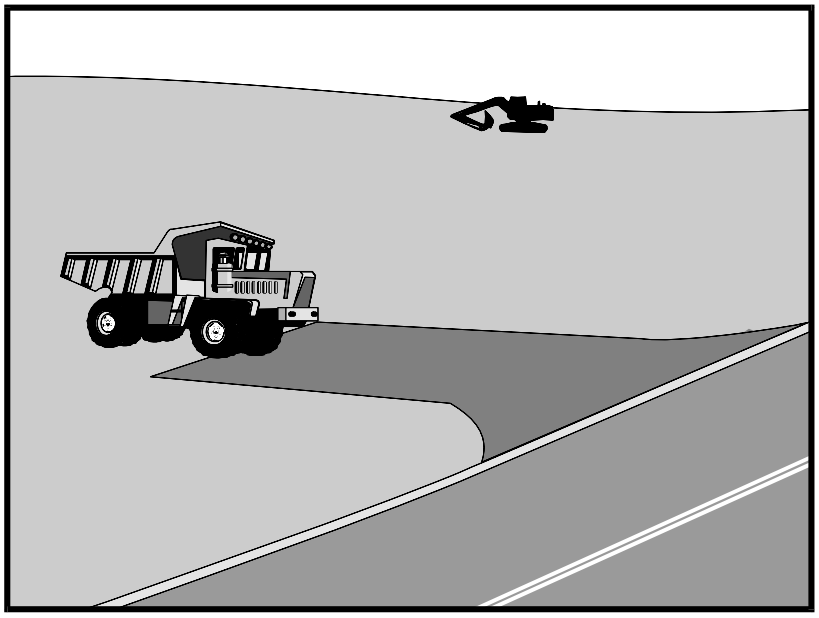
Stabilized Construction Entrance/Exit TC-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

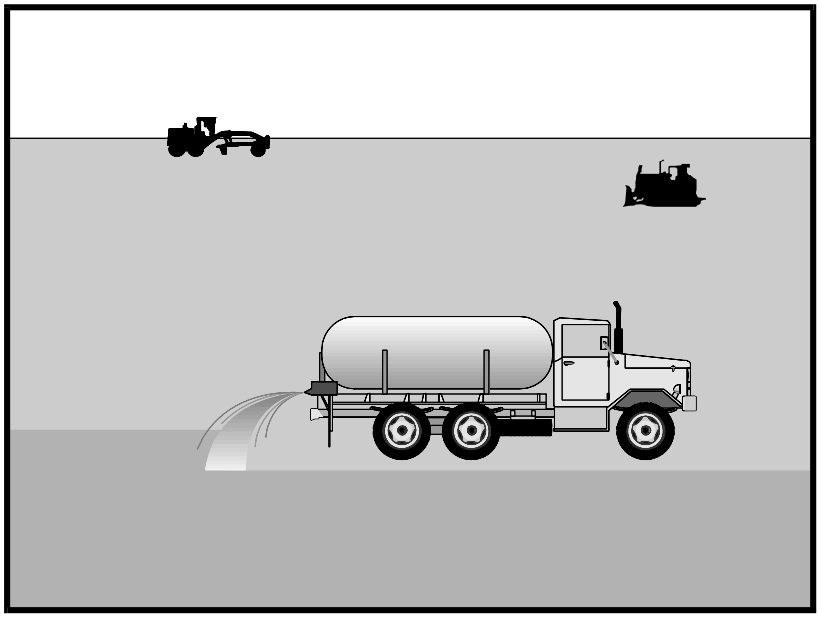
Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Wind Erosion Control WE-1



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

Description and Purpose

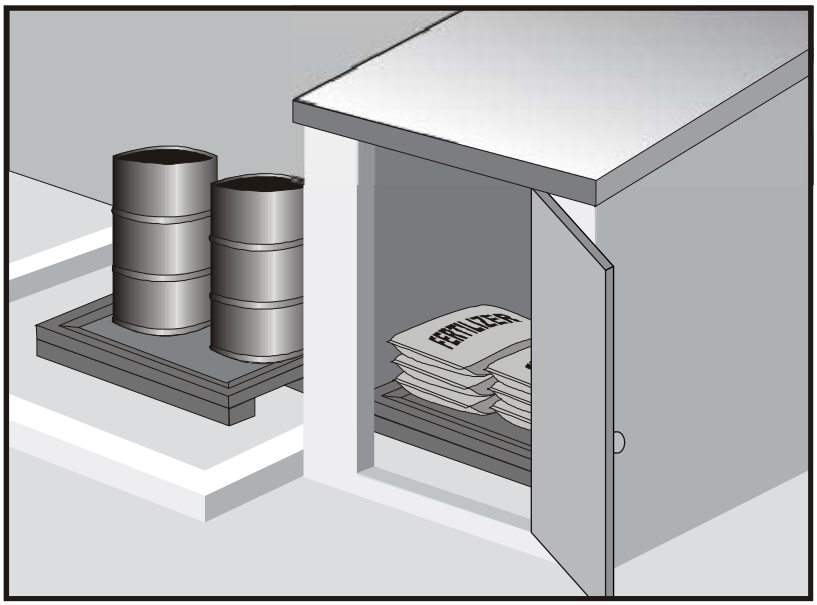
Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

Material Delivery and Storage WM-1



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

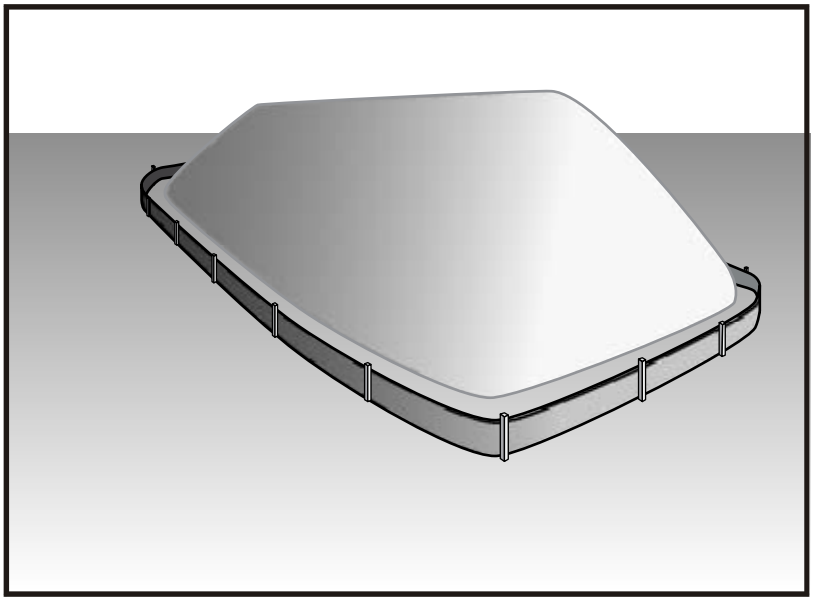
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

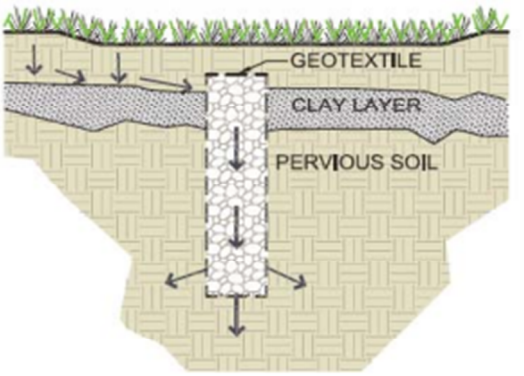
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

EXHIBIT 2
TYPICAL LID BMPs

INFILTRATION

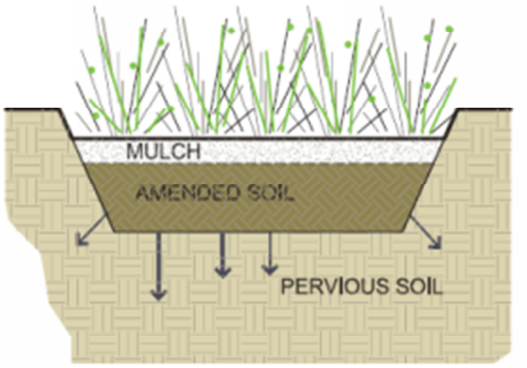
Dry Wells

A dry well is defined as an excavated, bored, drilled, or driven shaft or hole whose depth is greater than its width. Drywells are similar to infiltration trenches in their design and function, as they are designed to temporarily store and infiltrate runoff, primarily from rooftops or other impervious areas with low pollutant loading. A dry well may be either a drilled borehole filled with aggregate or a prefabricated storage chamber or pipe segment.

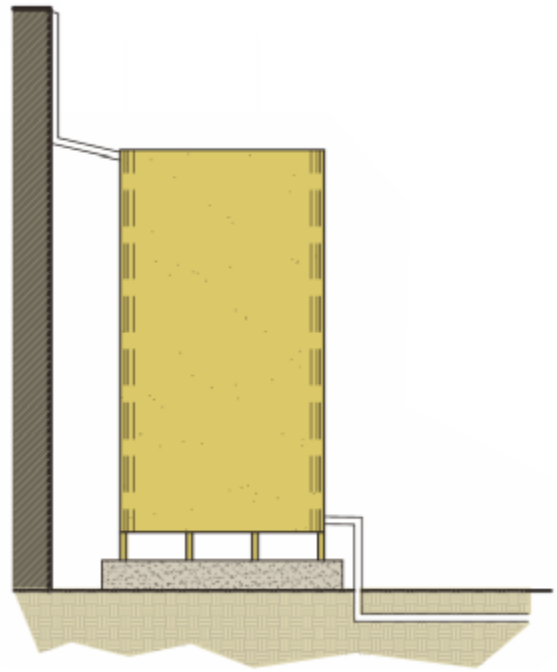


Bioretention

Bioretention stormwater treatment facilities are landscaped shallow depressions that capture and filter stormwater runoff. These facilities function as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. The facilities normally consist of a ponding area, mulch layer, planting soils, plantings, and, optionally, a subsurface gravel reservoir layer.



4.5 CAPTURE AND USE BMPS



Cistern Example

Capture and Use refers to a specific type of BMP that operates by capturing stormwater runoff and holding it for efficient use at a later time. On a commercial or industrial scale, capture and use BMPs are typically synonomous with cisterns, which can be implemented both above and below ground. Cisterns are sized to store a specified volume of water with no surface discharge until this volume is exceeded. The primary use of captured runoff is for subsurface drip irrigation purposes. The temporary storage of roof runoff reduces the runoff volume from a property and may reduce the peak runoff velocity for small, frequently occurring storms. In addition, by reducing the amount of stormwater runoff that flows overland into a stormwater conveyance system, less pollutants are transported through the conveyance system into local streams and the ocean. The onsite use of the harvested water for non-potable domestic purposes conserves City-supplied potable water and, where directed to unpaved surfaces, can recharge groundwater in local aquifers.