



SACHI A. HAMAI
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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Board of Supervisors

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June 13, 2016

To: Supervisor Hilda L. Solis, Chair
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: Sachi A. Hamai
Chief Executive Officer

REPORT BACK ON BIOSCIENCE INNOVATION HUBS (ITEM NO. 6, AGENDA OF DECEMBER 15, 2015)

On December 15, 2015, the Board approved a motion introduced by Supervisors Mark Ridley-Thomas and Hilda L. Solis directing the Chief Executive Officer (CEO), in consultation with the Executive Director of the Community Development Commission, to take several actions related to bioscience innovation hubs as follows:

- 1) Provide a work plan and timeline to assess the feasibility of utilizing portions of the LAC+USC Healthcare Campus and the surrounding area (LAC+USC Area) as a bioscience innovation hub;
- 2) Analyze complementary and competing space uses within the LAC+USC Area;
- 3) Recommend a long-term disposition and use strategy for County assets within the LAC+USC Area that focuses on optimal location of complementary or critical County health functions;
- 4) Identify options for location and development of a Bioscience Innovation Hub within the LAC+USC Area;
- 5) Define the best practice process for soliciting proposals and for evaluating unsolicited proposals with respect to a Bioscience Innovation Hub development partnership; and
- 6) Identify options for location and development of the public benefits set forth in the Community Development Commission's (CDC) community outreach program.

"To Enrich Lives Through Effective And Caring Service"

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This report includes an analysis of the complementary and competing space uses, an identification of potential bioscience sites within the LAC+USC Area, and recommendations of long-term use, disposition and development strategies for the potential sites along with best practices for soliciting proposals and evaluating unsolicited proposals. The Chief Executive Office-Real Estate Division (CEO-RED) collaborated with County departments, as well as the Los Angeles Economic Development Corporation (LAEDC), to gather data on facilities within the LAC+USC Area and to identify potential bioscience sites within the LAC+USC Area. An overview of the facilities located within the LAC+USC Area along with complementary and competing space use data is provided in the Facility Matrix (Attachment A).

LAC+USC Area

The LAC+USC Area includes approximately 124 acres divided between five sections as follows:

Main Healthcare Campus:	65 acres
West Healthcare Campus:	11 acres
Probation/Court Eastlake:	29 acres
Public Works:	18 acres
Department of Public Social Services:	1 acre
Total	124 acres Area Map (Attachment B)

DPSS Section

The DPSS section is located at 4077 North Mission Road, which is 1.5 miles north of the LAC+USC Campus. The 1-acre site contains a 26,000 square foot administrative office that serves CalWORKs clients and is outlined in Attachment C. The office was constructed in 1988 and is in fair condition. Gensler recently completed a Strategic Master Space Plan for DPSS, and the Plan identifies this site as a facility for refurbishment or renovation. DPSS anticipates the ongoing need for a facility in this area to serve clients.

DPW Section

The second smallest section within the LAC+USC Area is the DPW section consisting of 18 acres divided between two parcels. The two parcels are about ¼-mile apart and commonly known as the Alcazar Yards. The parcel at 1525 Alcazar Street is 10 acres, and the parcel at 2275 Alcazar is 8 acres. Within the two parcels, they have 24 buildings amounting to approximately 270,000 square feet of aggregate space. The buildings were mainly constructed in the 1950s and 1960s with some buildings dating back to 1905 and 1915. DPW services are provided Countywide by staff and resources housed at the Alcazar Yards. The parcels were acquired using Flood Control District and Road funds that have to be compensated if the parcels are leased or sold.

Probation Section

The second largest section within the LAC+USC Area is the Probation section comprising 29 acres, 27 buildings, and approximately 493,000 square feet of space. Central Juvenile Hall and Eastlake Courthouse are the anchor facilities within this section. The majority of the facilities within this section were constructed in the 1950s and are in need of improvement. The State of California owns 55% of the Probation section and the construction of a new juvenile courthouse is in the planning stages. Any disposition of the assets in this section would require cooperation from the State and compensation to the State.

LAC+USC Healthcare Campus

The LAC+USC Healthcare Campus (Campus) is the core of the LAC+USC Area comprising of 76 acres and housing 7,000 DHS employees in 75 buildings that amount to approximately 4,100,000 square feet of space. The Campus dates back to construction of the original hospital in 1878 along Marengo Street and North Mission Boulevard. The Campus expanded east in 1933 when General Hospital was built. Other buildings on the Campus were constructed during expansion phases in the 1950s, 1960s, and 2008. A 20-year vision for the Campus is set forth in the Board-approved LAC+USC Campus Master Plan.

The LAC+USC Campus Master Plan was prepared by Lee, Burkhart, Liu, Inc. in 2014 in collaboration with DPW, ISD and DHS, and it provides direction for long-term land utilization for the campus. A major emphasis of DHS that is highlighted in the Master Plan is community engagement initiatives and the conversion of Marengo Street into a more inviting gateway to the Campus. CEO-RED staff met with DHS management and examined the Master Plan to get a clear understanding of the high priority real estate projects and the suitable locations for bioscience facilities. The high priority projects are as follows:

- Parking Structure(s)
- New Outpatient and Recuperative Care Facility
- New Skilled Nursing Facility
- New Warehouse/Storage Facility
- New Administrative Office and Nursing College Facility
- General Hospital Adaptive Reuse

Disposition and Development Strategies

The Board-approved LAC+USC Campus Master Plan identifies areas of underutilized land and structures within the northwest portion of the campus that can be redeveloped with 755,000 square feet of bioscience facilities along with 130,000 square feet of workforce housing. This northwest portion comprises the Nursing School, old laboratory buildings, a warehouse and older buildings leased to non-profit social and health services providers.

Four existing lab buildings (1801 Marengo, 1303 Mission, 1321 Mission, 1331 Mission), in the northwest area, are being vacated by USC and could be backfilled by private start-up firms as incubator space. The Children's and Women's Hospital is vacant and could be demolished for the development of administrative space to house occupants from the northwest area and for the development of bioscience facilities along with warehouse space. USC currently leases to DHS an 83,000 square foot warehouse at 2011 North Soto Street, Los Angeles. A new warehouse project may be feasible by relocating from the current leased warehouse facility and terminating the \$519,000 annual rent payment.

The redevelopment of the DPW and Probation land would require costly relocation of the current uses. The 124 acres of County-owned property within the LAC+USC area have long-term strategic importance to the County because of their central location, proximity to the Civic Center and other County facilities, and because they surround our flagship hospital. Given the limited land inventory, and the need to protect these strategic County assets, we recommend that this land remain in County-ownership in perpetuity. However, options such as the long-term ground leasing of portions of the property, or transactions involving the acquisition of suitable replacement property could also potentially be considered viable.

It should be noted that other on-going County initiatives, such as healthcare, homelessness, affordable housing, and diversion/re-entry are also seeking County land and/or buildings to address those needs.

Evaluating Unsolicited Proposals

If, at the time an unsolicited offer is received by the County, the County is already planning a solicitation or auction in the near term, the unsolicited offer should generally be sent back with notice that the developer would be put on the list to receive the County's solicitation or auction notice.

If the unsolicited offer presents a unique opportunity (such as adjacent property owner proposing joint occupancy or a property exchange), the County would not be necessarily legally prohibited from considering it, so long as there is a legal means of proceeding without a solicitation or auction. A property exchange of equal value should be allowable pursuant to Government Code 25365. The Government Code does not allow a direct sale to an adjacent property owner if the value of the subject property exceeds \$25,000.

Since the Alcazar Yards are Road and Flood Control District properties, these are governed by other statutes, and the governing statutes do not require a solicitation or auction if the existing DPW operations at those yards could be relocated offsite and those yards could therefore be considered surplus properties.

Each Supervisor
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Open and Competitive Land Development Solicitations

An open and competitive Request for Proposals (RFP) solicitation is a best practice for land development opportunities. The RFP process is a transparent, competitive and equitable way to secure the best financial terms for the County and to engage qualified and responsive development partners.

If you have questions, your staff may contact Christopher Montana at (213) 974-4200, or email cmontana@ceo.lacounty.gov.

SAH:JJ:DPH
CMM:KW:ls

Attachments

c: Executive Office, Board of Supervisors
 County Counsel
 Community Development Commission
 Health Services
 Internal Services
 Probation
 Public Social Services
 Public Works

Attachment A

FACILITY MATRIX

Facility Name	Number	Street	Gross Sqft	Built	Facility/Building Use	Proprietor	Complimentary	Competing	Comments
Med Center - Parking Lot 1-A	2020	Zonal Ave		U/A	Parking	DHS	YES	NO	
Med Center - Parking Lot 1-D	2020	Zonal Ave		U/A	Parking	DHS	YES	NO	
Med Center - Parking Lot 14	1700	Sichel St		U/A	Parking	DHS	YES	NO	
Med Center - Parking Lot 15	1331	N Mission Rd.		U/A	Parking	DHS	YES	NO	
Med Center - Parking Lot 70	1325	Biggy St.		U/A	Parking	DHS	YES	NO	
Med Center - Parking Lot 71	1723	Zonal Ave		U/A	Parking	DHS	YES	NO	
Med Center - Parking Structure (LAC+USC - Lot 10)	1242	N Mission Rd.	-	U/A	Parking Structure	DHS	YES	NO	
Med Center - Parking Structure (LAC+USC - Lot 9)	1950	Marengo St.	-	1999	Parking Structure	DHS	YES	NO	
Med Center - Parking Structure (Lot 12)	2020	Zonal Ave	-	1964	Parking Structure	DHS	YES	NO	
Med Center - Patient Financial Services T - 8	1200	N State St.	760	U/A	Office	DHS	YES		
Med Center - Patient Financial Services T - 1/3	1200	N State St.	2,550	U/A	Office	DHS	YES	NO	
Med Center - Patient Financial Services Office T - 16	1240	N Mission Rd	5,190	U/A	Office	DHS	YES	NO	
Med Center - Patient Financial Services T - 17	1200	N State St.	4,656	U/A	Office	DHS	YES	NO	
Med Center - Patient Financial Services T - 126	1200	N State St.	10,180	U/A	Office	DHS	YES	NO	
Med Center - Patient Financial Services Trailer T-15	1200	N State St.	2,973	U/A	Office	DHS	YES	NO	
Med Center - Pediatrics Clinic T - 30	1200	N State St.	950	U/A	Clinic	DHS	YES	NO	
Med Center - Peds Trailer T - 7A	1200	N State St.	8,600	U/A	Office	DHS	YES	NO	
Med Center - Pharmacy Building	1100	N Mission Rd	49,063	1918	Pharmacy	DHS	YES	NO	
Med Center - Pharmacy Outpatient T - 7B	1200	N State St.	5,034	U/A	Pharmacy	DHS	YES	NO	
Med Center - Pharmacy Trailer	1240	N Mission Rd	1,841	U/A	Supplies Storage	DHS	YES	NO	
Med Center - Phinney Hall Building 40 , VIP	1721	Griffin Ave	19,349	1932	Counseling	DHS	YES	NO	Leased to VIP Community Mental Health
Med Center - Planning Building	1744	Zonal Ave	3,328	U/A	Office	DHS	YES	NO	
Med Center - Premature Infant Clinic Trailer T - 60	1715	Griffin Ave	1,754	U/A	Clinic	DHS	YES	NO	
Med Center - Quality Assurance Utilization Review , Bldg 838	1200	N State St.	2,980	1970	Office	DHS	YES	NO	
Med Center - Science Hall Building 90	1733	Griffin Ave	11,003	1930	Counseling	DHS	YES	NO	Leased to VIP Community Mental Health
Med Center - Sheet Metal Shop Trailer	1100	N Mission Rd	2,000	U/A	Shop	DHS	YES	NO	
Med Center - TB Lab Barracks D	1200	N State St.	2,893	U/A	Laboratory	DHS	YES	NO	
Med Center - Teen Baby Clinic T - 9	1635	Marengo St.	530	1968	Pediatrics Clinic	DHS	YES	NO	
Med Center - Telephone Exchange Building	1200	N State St.	5,530	U/A	Info Systems Office	DHS	YES	NO	
Med Center - Tower Hall Building 30	1711	Griffin Ave	6,668	1930	Nursing College	DHS	YES	NO	
Med Center - Transportation Building	1830	Griffin Ave	1,050	1940	Office	DHS	YES	NO	
Med Center - Vulnerable T-11A, 11B	1240	N Mission Rd	2,865	U/A	Office	DHS	YES	NO	
Med Center - Women's and Children's Hospital	1240	N Mission Rd	388,788	1959	General Acute Hospital	DHS	YES	NO	
Med Center - Medical Records Warehouse	2011	Soto St	83,665	U/A	Records Storage	DHS	YES	NO	Leased-facility at \$519,000/yr
TOTAL 75 Facilities			4,168,589						

Facility Name	Number	Street	Gross Sqft	Built	Facility/Building Use	Proprietor	Complimentary	Competing	Comments
Med Center - Annex 1/Masonry Shop Trailer	1200	N State St.	910	1968	Office	DHS	YES	NO	
Med Center - Annex 2/CARES Trailer	1200	N State St.	910	1968	Office	DHS	YES	NO	
Med Center - Annex 3/Facilities Management Storage Trailer	1200	N State St.	997	1968	Storage Building (100/999 Sq Ft)	DHS	YES	NO	
Med Center - BAART Programs Trailer	1701	Zonal Ave	2,500	U/A	Skilled Nursing	DHS	YES	NO	
Med Center - Medical Records Mirror Warehouse	1808	Griffin Ave	28,371		Service Building	DHS	YES	NO	
Med Center - Security Guards Trailer T - 16	1200	N State St.	964	U/A	Security Office	DHS	YES	NO	
Med Center - Cancer Research Lab	1303	N Mission Rd.	19,829	1969	Laboratory	DHS	YES	NO	USC may be vacating this facility in 2016. Possible backfill with low income incubator tenants
Med Center - Carlson Center Skills Lab Trailer	1237	N Mission Rd.	6,750	1971	Classroom	DHS	YES	NO	
Med Center - Carpenter's Mill	1358	Eastlake Ave	27,140	U/A	Shop	DHS	YES	NO	
Med Center - East Central Power Plant	1200	N State St.	60,000	2008	Power Plant	DHS	YES	NO	
Med Center - Chaplain's Center , Barracks G	1200	N State St.	1,940	U/A	Office	DHS	YES	NO	
Med Center - College of Nursing Building 20	1237	N Mission Rd	21,130	1969	Classroom	DHS	YES	NO	
Med Center - West Central Power Plant	1635	Marengo St.	19,469	U/A	Power Plant	DHS	YES	NO	
Med Center - Drug Information Office Trailer T - 25	1200	N State St.	785	U/A	Office	DHS	YES	NO	
Med Center - Employees Child Care Trailer T-14	1401	N Mission Rd.	3,930	U/A	Child Care	DHS	YES	NO	
Med Center - Employees Child Care Storage Shed	1401	N. Mission Rd.	1,000	U/A	Storage	DHS	YES	NO	
Med Center - Expenditure Management T - 22	1200	N State St.	4,334	1970	Office	DHS	YES	NO	
Med Center - General Hospital (Former Hospital)	1200	N State St.	1,468,757	1933	General Acute Hospital	DHS	YES	NO	
Med Center - Shipping/Receiving Warehouse	1900	Zonal Ave	27,140	U/A	Supplies Storage	DHS	YES	NO	
Med Center - Flammable Storage	1200	N State St.	3,150	U/A	Supplies Storage	DHS	YES	NO	
Med Center - General Laboratory Building	1801	Marengo St.	24,678	1967	Laboratory	DHS	YES	NO	USC may be vacating this facility in 2016. Possible backfill with low income incubator tenants
Med Center - Genetics Clinic Trailer T - 10	1801	Marengo St.	530	1978	Skilled Nursing	DHS	YES	NO	
Med Center - Imaging Sciences MRI Center	1744	Zonal Ave	2,000	U/A	Radiological Imaging (MRI)	DHS	YES	NO	
Med Center - Info Systems T - 1	1200	N State St.	2,900	1975	Office	DHS	YES		
Med Center - Interns & Residents Building	2020	Zonal Ave	142,446	1965	Office	DHS	YES	NO	
Med Center - LAC+USC Diagnostic and Treatment Center	1200	N State St.	429,351	2008	General Acute Hospital	DHS	YES	NO	
Med Center - LAC+USC Inpatient Tower	1200	N State St.	691,352	2008	General Acute Hospital	DHS	YES	NO	
Med Center - LAC+USC Outpatient Tower	1200	N State St.	324,624	2008	General Acute Hospital	DHS	YES	NO	
Med Center - Learning Center Trailer	1200	N State St.	6,136	1972	School Building	DHS	YES	NO	
Med Center - Library Building 110	1739	Griffin Ave	5,853	U/A	Office	DHS	YES	NO	
Med Center - Livingston Reproductive Biology Lab	1321	N Mission Rd.	7,290	1968	Laboratory	DHS	YES	NO	USC may be vacating this facility in 2016. Possible backfill with low income incubator tenants
Med Center - Livingston Reproductive Biology Lab Annex	1331	N Mission Rd.	6,000	1983	Laboratory	DHS	YES	NO	USC may be vacating this facility in 2016. Possible backfill with low income incubator tenants
Med Center - Medical Records Trailer T - 7C	1200	N State St.	3,734		Records Storage	DHS	YES	NO	
Med Center - Mental Health Continuing Care Clinic Trailer	2020	Zonal Ave	1,225	U/A	Mental Health Outpatient	DHS	YES	NO	
Med Center - Mini Warehouse	1240	N Mission Rd	5,150	U/A	Supplies Storage	DHS	YES	NO	
Med Center - North Hall - Building 50	1739	Griffin Ave	11,784	1930	Counseling	DHS	YES	NO	Leased to VIP Community Mental Health
Med Center - Office Equipment & Salvage Warehouse	1808	Griffin Ave	25,114	U/A	Storage	DHS	YES	NO	
Med Center - Old Thrift Shop , Angel Interfaith	1100	N Mission Rd	2,217	1912	Office	DHS	YES	NO	
Med Center - Orchid Trailer 10	1237	N Mission Rd	13,935	U/A	Office	DHS	YES	NO	
Med Center - Outpatient Clinic Building	1175	N Cummings St.	218,749	1963	Skilled Nursing	DHS	YES	NO	
Med Center - Parking Mgmt Building 837	1200	N State St.	2,980	U/A	Office	DHS	YES	NO	

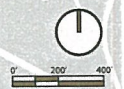
Facility Name	Number	Street	Gross Sqft	Built	Facility/Building Use	Proprietor	Complimentary	Competing	Comments
Coroner - Administration/Investigations Building	1102	N Mission Rd	22,479	1972	Office	Coroner	YES	NO	
Coroner - Forensic Medicine/Lab/Public Services	1104	N Mission Rd	55,093	1972	Morgue	Coroner	YES	NO	
Coroner - Modular Walk - In Crypt Building	1104	N Mission Rd	4,900	U/A	Crypt	Coroner	YES	NO	
Coroner - Public Services/Skeleton Store	1104	N Mission Rd	18,651	1910	Office	Coroner	YES	NO	
Coroner - Morgue Overflow Crypts	1635	Marengo St	6,000	2010	Crypt	Coroner	YES	NO	
TOTAL.....5 Facilities			107,123						
DPSS - Office		N Mission Rd			Social Services intake	Public Social Services	NO	NO	
Eastlake - Storage Building	1660	Eastlake Ave	1,056	1929	Storage Building (100/999 Sq Ft)	Probation	NO	NO	
Eastlake Salvage Warehouse	1660	Eastlake Ave	52,697	1929	Equipment Storage	Probation	NO	NO	
Juvenile Hall - Administration Building - 4	1605	Eastlake Ave	75,907	1951	Office	Probation	NO	NO	
Juvenile Hall - Boys CLSD Unit - 10	1605	Eastlake Ave	9,191	1950	Jail-Cell Block	Probation	NO	NO	
Juvenile Hall - Boys Dormitory - 6A	1605	Eastlake Ave	8,009	1950	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Boys Dormitory - 6B	1605	Eastlake Ave	8,009	1950	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Boys Dormitory - 6C	1605	Eastlake Ave	8,379	1950	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Boys Dorms - 16/17	1605	Eastlake Ave	49,056	U/A	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Boys School Building - 9	1605	Eastlake Ave	39,017	1966	School Building	Probation	NO	NO	
Juvenile Hall - Chapel - 2	1605	Eastlake Ave	5,094	1951	Chapel/Church	Probation	NO	NO	
Juvenile Hall - Dorm Trailer #1	1605	Eastlake Ave	3,750	U/A	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Dorm Trailer #2	1605	Eastlake Ave	3,750	U/A	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Girls CLSD Unit - 4C	1605	Eastlake Ave	5,585	1950	Jail-Cell Block	Probation	NO	NO	
Juvenile Hall - Girls School - 5A	1605	Eastlake Ave	11,260	1950	School Building	Probation	NO	NO	
Juvenile Hall - Girls School - 5B	1605	Eastlake Ave	7,483	1950	School Building	Probation	NO	NO	
Juvenile Hall - Kitchen/Mess Hall - 12A	1605	Eastlake Ave	12,403	1951	Kitchen-Dining Hall-Cafeteria	Probation	NO	NO	
Juvenile Hall - Lathrop Hall - 3	1401	Biggy St.	23,099	1951	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Medical Records	1605	Eastlake Ave	1,416	U/A	Records Storage	Probation	NO	NO	
Juvenile Hall - Modular Medical Clinic	1605	Eastlake Ave	5,300	U/A	Pediatrics Clinic	Probation	NO	NO	
Juvenile Hall - Modular Movement Control Building	1605	Eastlake Ave	2,880	U/A	Visitors Building/Inmate Reception Center	Probation	NO	NO	
Juvenile Hall - Parking Structure , Juvenile Court Lot 18	1605	Eastlake Ave	-	U/A	Parking Structure	Probation	NO	NO	
Juvenile Hall - Parking Structure , Juvenile Court Lot 55	1605	Eastlake Ave	-	1971	Parking Structure	Probation	NO	NO	
Juvenile Hall - P/Q - R/S Units Building 8	1605	Eastlake Ave	40,405	U/A	Detention Dorm	Probation	NO	NO	
Juvenile Hall - Recreation Building - 12B	1605	Eastlake Ave	3,969	1958	Recreation-Gymnasium-Craft Room	Probation	NO	NO	
Juvenile Hall - Service Building/Warehouse - 14	1605	Eastlake Ave	24,202	1955	Service Building	Probation	NO	NO	
Juvenile Hall - Storage Building - 10A	1605	Eastlake Ave	1,816	1950	Supplies Storage	Probation	NO	NO	
Juvenile Hall A/B - C/D Units - Building 19	1605	Eastlake Ave	40,405	U/A	Detention Dorm	Probation	NO	NO	
Juvenile Hall Medical Records	1605	Eastlake Ave	1,416	U/A	Records Storage	Probation	NO	NO	
Northeast Juvenile Justice Center Building - 1	1601	Eastlake Ave	47,579	U/A	Court	Probation	NO	NO	
TOTAL 29 facilities			493,133						

Facility Name	Number	Street	Gross Sqft	Built	Facility/Building Use	Proprietor	Complimentary	Competing	Comments
DPW Yard - Main Warehouse	1525	Alcazar St.	62,565	1985	Storage	Public Works	NO	NO	
DPW Yard - Office	1525	Alcazar St.	1,813	1925	Office	Public Works	NO	NO	
DPW Yard - Office	1525	Alcazar St.	9,807	1960	Office	Public Works	NO	NO	
DPW Yard - Paint Storage	1525	Alcazar St.	5,080	1940	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	1525	Alcazar St.	3,666	1920	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	1525	Alcazar St.	5,774	1930	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	1525	Alcazar St.	5,530	1910	Storage	Public Works	NO	NO	
DPW Yard - Office/Materials Testing Lab	1525	Alcazar St.	9,945	1948	Office	Public Works	NO	NO	
DPW Yard - Saw Mill	1525	Alcazar St.	2,933	U/A	Workshop	Public Works	NO	NO	
DPW Yard - Storage Building	1525	Alcazar St.	7,759	1920	Storage	Public Works	NO	NO	
DPW Yard - Warehouse	1525	Alcazar St.	38,400	1933	Uninhabitable	Public Works	NO	NO	
DPW Yard - Storage Building	1525	Alcazar St.	12,800	1940	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	2275	Alcazar St.	8,050	1946	Storage	Public Works	NO	NO	
DPW Yard - Auto Repair Shop	2275	Alcazar St.	7,548	1960	Maintenance	Public Works	NO	NO	
DPW Yard - Welding Shop	2275	Alcazar St.	11,057	1950	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	2275	Alcazar St.	4,691	1940	Storage	Public Works	NO	NO	
DPW Yard - Maintenance Building	2275	Alcazar St.	904	1950	Maintenance	Public Works	NO	NO	
DPW Yard - Paint Booth	2275	Alcazar St.	774	1975	Storage	Public Works	NO	NO	
DPW Yard - Office/Storage	2275	Alcazar St.	8,050	1946	Storage	Public Works	NO	NO	
DPW Yard - Paint Storage	2275	Alcazar St.	600	1965	Storage	Public Works	NO	NO	
DPW Yard - Storage Building	2275	Alcazar St.	7,080	1935	Storage	Public Works	NO	NO	
DPW Yard - Office	2275	Alcazar St.	1,008	1940	Office	Public Works	NO	NO	
TOTAL 22 Facilities			215,834						

Attachment B

AREA MAP

The map displays the University City area in San Diego, highlighting various land parcels and their acreage. The parcels are color-coded: green for parks and open spaces, yellow for residential areas, orange for commercial/industrial areas, and grey for undeveloped or other land. Key streets include N. Main Street, Valley Blvd, North Mission Rd, Alhambra Ave, Eastlake Ave, Alcazar Street, Eastlake Ave, San Pablo St, Norfolk Street, North Soto Street, Marengo St, State St, and North Soto Street. Large parcels are labeled with their acreage: 29 ACRES (green), 41 ACRES (yellow), 21 ACRES (yellow), 10 ACRES (green), 2 ACRES (orange), 8 ACRES (orange), 8 ACRES (green), 4 ACRES (green), 3 ACRES (orange), 4 ACRES (orange), 3 ACRES (orange), 3 ACRES (yellow), and 3 ACRES (yellow). A scale bar and north arrow are located in the bottom right corner.



Attachment C

District 1

Los Angeles

LINCOLN HEIGHTS

**DPPS Lincoln Heights
District Office
4077 N. Mission Road
Los Angeles, CA 90032**

5211-019-024