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Third District

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Fifth District

September 14, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; APPROVE THE LEASE AGREEMENT WITH THE LA PLAZA DE CULTURA Y ARTES FOUNDATION RELATED TO; AUTHORIZE LA PLAZA DE CULTURA Y ARTES FOUNDATION TO PROCEED WITH; AND AUTHORIZE RELATED ACTIONS FOR IMPLEMENTATION OF THE PLAZA DE CULTURA Y ARTE PROJECT (FIRST DISTRICT) (4 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the proposed Final Environmental Impact Report (EIR, Attachment A); find that the EIR reflects the independent judgment of the County; certify that the EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and the Board has reviewed and considered the information contained therein, in their decision making process, prior to approving the project; adopt the Findings of Fact and Statement of Overriding Considerations (Attachment B) which includes findings concerning the feasibility of alternatives and mitigation measures, and adopt the Mitigation Monitoring and Reporting Program (Attachment C) to ensure compliance with the project changes and conditions adopted to mitigate or avoid significant effects on the environment.

2. Find that the County's properties in the El Pueblo area will not be needed for County purposes during the term of the proposed lease, find that the uses to which such property will be put by the Foundation will meet the social needs of the population of the County, find that the lease of the County's property will serve public purposes and approve the Lease Agreement (Attachment D) between the County and La Plaza de Cultura y Artes Foundation for the Plaza de Cultura y Arte project, as attached in substantially final form, and authorize the Chief Administrative Officer to execute the finalized Lease upon approval by the Foundation.

3. Authorize La Plaza de Cultura y Artes Foundation to proceed with the construction phase of the Plaza de Cultura y Arte project, as funding becomes available.

4. Authorize the Chief Administrative Officer to manage and deliver the rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswig Building on behalf of La Plaza de Cultura y Artes Foundation.

5. Adopt the attached resolution approving an application for $2,334,000 in grant funding from the Proposition 40 Specified Grant Program under the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 for the El Pueblo Cultural and Performing Arts Center.

6. Adopt the attached resolution approving an application for $5,000,000 in grant funding available from the California Cultural and Historical Endowment under the Proposition 40 – California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 for the preservation of historical and cultural resources for allocation to the rehabilitation of Plaza House and Vickrey-Brunswig Building.

7. Approve an appropriation adjustment to increase the 2004-05 appropriation in Capital Project No. 77365 for rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswig Building, funded by the transfer of $7,177,000 from La Plaza de Cultura y Artes Foundation, $7,000,000 in First District Discretionary Funds from the Project and Facility Development Budget, and $2,334,000 in grant revenue that is specified under Proposition 40 for this project.

8. Direct the Chief Administrative Officer to return to the Board with a final Operations and Maintenance Agreement between the County and La Plaza de Cultura y Artes Foundation for approval and execution prior to the completion of rehabilitation/construction.

PURPOSE OF RECOMMENDED ACTION

On September 10, 2002, your Board authorized the Chief Administrative Officer to negotiate a lease agreement with the Foundation for the development, operation, and maintenance of the County's properties in the El Pueblo area between Main Street, Cesar Chavez Avenue, Hill Street, and Arcadia Street.

Your Board's certification of the Final EIR for the Plaza de Cultura y Arte and approval of the recommended actions will allow La Plaza de Cultura y Artes Foundation to proceed with the Recommended Project and provide a lease structure that will govern the future development of the County's El Pueblo properties.

JUSTIFICATION

Background

The concept of developing a Mexican American cultural and multimedia center represents the vision of La Plaza de Cultura y Artes Foundation (Foundation), a non-profit organization that is dedicated to broadening the public's appreciation of the Mexican American experience in Los Angeles County and creating a linkage with each of the County's other cultural communities.

Although Los Angeles County is the nation's most populous county, with over 10 million residents (47 percent of whom are of Hispanic descent), the County is one of the few major metropolitan areas in the nation without a cultural venue that preserves and celebrates its Mexican American heritage.

Several fine Mexican American Cultural Heritage Centers have been successfully developed throughout the United States in Washington, DC, Chicago, Austin, Santa Fe, and San Jose. Los Angeles County, itself, is home to a number of centers and museums that celebrate the contributions of various cultures to the history and development of Los Angeles. Noticeably absent, however, is a center dedicated to the heritage and traditions of Mexican Americans and their influence on Los Angeles' culture, history, cuisine, and lifestyle.

Programmatic Objectives

To fill this void, the Foundation has proposed a Mexican American cultural heritage center that celebrates, promotes, and preserves an understanding and appreciation of the diverse contributions of early Mexican American settlers to the history and development of Los Angeles through programming that integrates arts, culture, and education. To achieve this goal, the Foundation has envisioned a facility complex, inspired by late 19th-century Mexican-style architecture, with sufficient space and capacity to provide:

- A central location for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District (Historic District), and other downtown destinations;

- A full range of cultural and artistic activities, including music, theater, dance, visual and applied arts, and heritage and genealogical resources;

- A multi-purpose community center to support the continued celebration of traditional cultural events in a manner that is complementary to other existing venues in the Historic District;

- Historical and cultural exhibitions concerning the historical significance of the Historic District;

- Interactive exhibits and resources that allow visitors to interface and experience traditional Mexican American and other Latino cultures;

- Interior and exterior settings for the concurrent staging of up to three standard classes;

- Indoor theatrical and cultural performances; and

- A park-like setting that recognizes and preserves the historic Campo Santo, the original location of the Plaza Church's cemetery and one of Los Angeles' original cemeteries.

In addition, the Foundation and County placed a high priority on developing a project design that enhances the utilization of County-owned property adjacent to the Plaza Church, encourages pedestrian circulation and access for the disabled, and complements the setting of the Historic District. To ensure an appropriate integration of the project with the Historic District, the Foundation has considered the adaptive reuse of one or more of the three historic structures on the site, in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Upon the project's completion, the Foundation is estimating the number of annual visits to the Plaza de Cultura y Arte to exceed 134,000 and annual operating revenues of $1.0 million.

Proposed Project Site

The proposed project site, known as the Antique Block within the Historic District, is bordered by Spring Street on the west, the La Plaza Church on the North, Main Street on the east, and Arcadia Street on the south. The site is approximately 4.61 acres and contains three vacant buildings, two vacant lots, County Parking Lots Nos. 25 and 15 (which is located between Spring Street and Broadway), and City Parking Lot No. 1.

The three County-owned buildings, the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex, were built between 1883 and 1897 and are listed as contributing elements to the Historic District, which is listed in the National Register of Historic Places. The buildings have been vacant for over thirty years and are currently red-tagged due to damage from earthquakes and fires.

Analysis of Project Alternatives

The Draft Environmental Impact Report (Draft EIR) evaluated the initially proposed project, which consisted of the adaptive reuse of the 14,100 square foot Plaza House and 80,700 square feet of new construction, and six alternatives which varied in terms of the number of historic buildings that were to be adaptively reused, the amount of new construction, and cost. Of all the project options studied under the Draft EIR, only the initially proposed project met all of the Foundation's programmatic objectives.

A number of comments were received during the public comment period on the Draft EIR that called for the conservation of more than one of the historic buildings. In response, four variations on two of the alternatives were developed. The variants to Alternatives A and B continued to meet all of the Foundation's programmatic objectives and entailed the adaptive reuse of two of the historic buildings (Alternatives A.1.1 and A.1.2) or all three of the historic buildings (Alternatives B.1.1 and B.1.2). Three of these variants (A.1.2, B.1.1, and B.1.2) were analyzed further to determine the feasibility of successfully rehabilitating additional historic buildings beyond the Plaza House and the estimated project costs.

The additional analysis indicated that the adaptive reuse of the Vickrey-Brunswig Building and/or the Brunswig Annex would increase overall project costs due to their deteriorating condition and the need to compensate for certain inefficiencies between the existing space and the requirements of the proposed program. Such inefficiencies preclude a one-for-one exchange of adaptively reused space for new construction. It is anticipated that rehabilitation and adaptive reuse of the Vickrey-Brunswig Building and/or the Brunswig Annex would require an increase in the project's overall square footage in order for the project to continue meeting the Foundation's programmatic objectives.

The adaptive reuse of the 28,200 square foot Vickrey-Brunswig Building under Alternative A.1.2, for instance, is expected to require the design and construction of an additional 11,700 square feet, when compared to the initially proposed project. The adaptive reuse of the Vickrey-Brunswig Building and Brunswig Annex, under Alternatives B.1.1 and B.1.2, would require an additional 19,700 square feet of new construction to accommodate the Foundation's programmatic objectives.

The increase in square footage under Alternative A.1.2 and the attendant increase in cost would be exacerbated under Alternatives B.1.1 and B.1.2 due to the severely compromised condition of the Brunswig Annex, which is attributable to fire damage and the unreinforced foundation's proximity to the water table. The following table summarizes the increased costs anticipated for the additional alternatives.

Project Alternative	Initial Proposed Project	AlternativeA.1.2 (Recommended)	Alternative B.1.1	Alternative B.1.2
Historic Buildings Adaptively Reused	Plaza House	Plaza House	Plaza House	Plaza House
		Vickrey-Brunswig	Vickrey-Brunswig	Vickrey-Brunswig
			Brunswig Annex	Brunswig Annex
Square Footage				
Adaptive Reuse	14,100 s.f.	42,300 s.f.	56,300 s.f.	56,300 s.f.
New Construction	80,700 s.f.	64,200 s.f.	58,200 s.f.	58,200 s.f.
Total Square Footage	94,800 s.f.	106,500 s.f.	114,500 s.f.	114,500 s.f.
Hard Construction Cost per Square Foot	$373	$368	$367	$367
Cost per Square Foot: Total Project Cost	$644	$649	$658	$654
Estimated Project Cost				
Adaptive Reuse Rehabilitation Cost	$ 4,647,000	$ 13,695,000	$ 18,509,000	$ 18,509,000
New Building Construction Cost	24,485,000	18,946,000	17,431,000	17,431,000
Site work and Other Construction Costs	6,560,000	7,527,000	7,663,000	7,415,000
Escalation Allowance	6,425,000	,7,833,000	8,503,000	8,454,000
Construction Contingencies	4,676,000	,6,170,000	7,062,000	7,032,000
Soft Project Costs	14,257,000	14,920,000	16,140,000	16,051,000
Total Estimated Project Cost	$ 61,050,000	$ 69,091,000	$ 75,308,000	$ 74,892,000

Based on this analysis of space requirements and cost, Alternative A.1.2, which entails the adaptive reuse of the Plaza House and Vickrey-Brunswig Building, was determined to be the feasible project option that meets the Foundation's programmatic objectives while optimizing rehabilitation and adaptive reuse of the historic buildings within the County's available resources.

Alternative B.1.2, which entails the rehabilitation and adaptive reuse of all three historic buildings and continued to meet the Foundation's programmatic objectives, was determined to be the environmentally superior alternative. The CAO has determined the alternative to be infeasible, however, due to the estimated incremental cost of $7.5

million for rehabilitation of the third historic building, the Brunswig Annex, which contributes to an increase in the overall project cost of $5.0 million. The commitment of additional County resources to fund the incremental cost increase will restrict and impair the County's ability to meet its one-time and ongoing programmatic requirements, and is therefore not recommended.

The State Historic Preservation Officer and the Los Angeles Conservancy have advocated for conservation of all three buildings. Neither entity, however, has identified a viable source of funds to support such an endeavor.

Recommended Project

The Recommended Project (Alternative A.1.2) will provide 106,500 square feet of program space, including the adaptive reuse of 42,300 square feet in the historic Plaza House and Vickrey-Brunswig Building, demolition of the Brunswig Annex, and 64,200 square feet of new construction. The Plaza House and Vickrey-Brunswig Building will be rehabilitated in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and will provide space for a visitor's center, exhibition gallery, offices for the Foundation, a genealogical resource center, and art and music classrooms.

The new construction will include a 33,900 square foot facility that will house a multi-purpose room and kitchen, a media arts center, theater arts classrooms, and dance classrooms and a 25,000 square foot, 500-seat, Performing Arts Theater. In addition, 4,400 square feet adjacent to the Plaza Church will developed as the Campo Santo Memorial Garden to commemorate and conserve the original cemetery at the site and an outdoor classroom that will allow staging of up to three concurrent classes will be constructed between the Campo Santo Memorial Garden and the Plaza House.

In terms of circulation, the Recommended Project will create a pedestrian friendly environment through the provision of paseos and walkways (59,080 square feet) that encourage visitors to walk to nearby destinations, including the Plaza Church, Olvera Street, Union Station, Chinatown, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, the Cathedral of Our Lady of the Angels, and the Japanese American Cultural Community Center. In addition, a turnaround at New High Street will be incorporated in the design to facilitate the drop-off and pick-up of visitors.

Parking for the Recommended Project will be provided through the retention of City Lot 1 (56 spaces) and the dedication of County Parking Lot 15 (158 spaces) to the Plaza de

Cultura y Arte.

The Recommended Project will be accomplished through a joint effort between the Foundation and the County. The Foundation will execute the design, construction, and construction management contracts. The Foundation will authorize the County to manage the rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswig Building on its behalf and return $7.2 million in funding previously provided by the County to the Foundation for the project to help fund the shell and core costs. The Foundation will retain responsibility for final tenant improvements in the Plaza House and Vickrey-Brunswig Buildings as well as all aspects of the new construction.

The County Chief Administrative Office will be responsible for managing the rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswig Building and for identifying additional funding in the event of cost overruns on such work. It is anticipated that a design and contractor team for the shell and core work will be selected by the Foundation by December, 2004. The selected design firm will likely require a minimum of nine months to complete the design documents for the rehabilitation of the shell and core and obtain jurisdictional approvals. Upon completion of design in late 2005, the Brunswig Annex will be demolished and the retrofit of the Plaza House and Vickrey-Brunswig Building will commence. It is anticipated that the shell and core work will require thirteen months to complete.

Concurrent with the implementation of the shell and core work, the Foundation will finalize its conceptual space program and initiate fund-raising activities. A timetable for construction of the final tenant improvements in the Plaza House and Vickrey-Brunswig Building and the new improvements has yet to be determined. Approval of the recommended actions, however, will allow the rehabilitation of the Plaza House and Vickrey-Brunswig Building and final planning of the new construction elements to proceed concurrently.

Lease Agreement

Approval of the attached Lease Agreement (Lease) will allow the County to transfer the proposed project site to the Foundation and enable the Foundation to proceed with the design and construction of the Recommended Project.

The initial term of the Lease is 66 years with an extension of an additional 33 years, at the option of the Foundation. Similar to the arrangements under the County's lease or

operating agreements with its other cultural institutions, the County shall maintain the structural elements of the improvements and provide for insurance coverage on the structures and County-owned exhibits and artifacts. The Foundation shall be responsible for management of the Foundation's programs and operations and for the provision of liability insurance on such programs and property insurance on non-County exhibits.

Discussions between the County and Foundation regarding these and other ongoing issues have been initiated and will be resolved through the development of a Maintenance and Operations Agreement (MOA). The CAO will present a final MOA for your Board's approval prior to the completion of the rehabilitation work or any new construction.

Under the Lease, the Foundation will award any contracts necessary to implement the Recommended Project and delegates' management of the rehabilitation of the shell and core work in the Plaza House and Vickrey-Brunswig Building to the County Chief Administrative Officer. The Foundation retains authority over management and delivery of the final tenant improvements in the historic buildings as well as the new construction.

The Foundation also retains an irrevocable option to lease all or a portion of the County-owned parcels currently bounded by Spring Street on the east, Cesar Chavez Boulevard on the north, Hill Street on the west, and Arcadia Street on the south for $1.00. The County will retain rights of approval on permitted uses, design, and the sufficiency of funding prior to the transfer of possession to the Foundation and the commencement of any new construction.

Events of default under the Lease are limited to: 1) the Foundation's failure, following an opportunity to comply, to secure the Premises in the event construction is suspended prior to completion; 2) the Foundation's failure to complete construction in the absence of a time extension from the County; and 3) the Foundation's continuing nonperformance of any material activity required under the Lease following an opportunity to cure its nonperformance. In the event of default, the County may terminate the Lease and pursue any available remedies.

The Lease has been approved in concept by the Foundation and will be presented to the Foundation's Board of Directors for approval in October 2004. The attached form of the Lease has been approved by County Counsel.

FISCAL IMPACT/FINANCING

The total cost of the Recommended Project was estimated, for purposes of the Final Environmental Impact Report (Final EIR), at $69.1 million. Total rehabilitation costs for the Plaza House and Vickrey-Brunswig Building were estimated at $21.3 million, including $16.5 million for the shell and core work and $4.8 million for final tenant improvements. The cost of the new improvements was estimated at $47.8 million.

Funding in the amount of $16.5 million has been identified for the rehabilitation of the shell and core in the Plaza House and Vickrey-Brunswig Building. Approval of the attached appropriation adjustment will increase appropriation in the 2004-05 Capital Projects/Refurbishments Budget to accommodate a transfer of $7.0 million in First District Discretionary Funds from the Project and Facility Development budget, a transfer of $7.2 million from the Foundation, and the award of $2.3 million in grant funding specifically allocated under Proposition 40 for the rehabilitation of historic structures at El Pueblo.

Under the Lease Agreement, the County will be responsible for identifying additional funding sources should the cost of rehabilitating the shell and core of the Plaza House and Vickrey-Brunswig Building exceed the initial $16.5 million cost estimate.

The cost estimates that served as the basis for Final EIR were developed in April 2004. In light of the current rise in construction costs being experienced on a nationwide basis, the cost estimates for the Recommended Project were revised in late August 2004. The revised estimates indicate that the cost of the Recommended Project will increase to $71.3 million. The cost of the shell and core work on the Plaza House and Vickrey-Brunswig Building is estimated to rise to $19.8 million and final tenant improvements on the historic buildings will increase in cost to $5.6 million.

Based on the extreme volatility of the current construction market and the growing expectation that increases in interest rates and material production will cause construction costs to stabilize in early 2005 and decline somewhat thereafter, it is recommended that further cost estimates be obtained when the design of the shell and core work is 90% complete.

In anticipation of higher construction costs, it is recommended that your Board approve the attached resolution authorizing the submittal of a grant application for up to $5.0 million that is available under the Proposition 40 Cultural Endowment program. The CAO will report back to your Board on the status of the grant application and cost estimates.

CONTRACTING PROCESS

Pursuant to the Lease Agreement, the Foundation will be responsible for negotiating and executing any contracts that are required to complete the Recommended Project. The Foundation's contracts will contain covenants requiring compliance with labor regulations, performance bonds, and insurance coverage that are consistent with County standards.

IMPACT ON CURRENT SERVICES

Operation of the newly constructed buildings would require development of a parking plan to accommodate 158 parking spaces that are currently provided in Lot 15 in other existing County parking facilities, so that Lot 15 could be dedicated for use in conjunction with the proposed project.

Similarly, 72 parking spaces currently provided by County Lot 25 would need to be absorbed within other existing County parking facilities, prior to the initiation of construction of the Theater Performing Arts Building.

ENVIRONMENTAL IMPACT REPORT

The County of Los Angeles prepared an EIR for the project in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision makers and the general public about the project and its significant environmental effects, to suggest possible ways of minimizing those significant effects, and to describe a reasonable range of alternatives that could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project.

As a result of that analysis, an alternative has been identified that replaces the existing blighted and underutilized property with a project of substantial benefit to County residents and visitors. The benefit of seismically retrofitting, structurally upgrading, rehabilitating and adaptively reusing two historic buildings to accommodate a project of widespread regional benefit overrides the significant impact of losing one of the three historic buildings.

In addition, an action alternative that reverses thirty years of underutilization of public property, and the associated deterioration of the buildings on that property and the blight they represent to the surrounding community, the Historic District, and the City's Historic Monument provides far greater public benefit than a continuation of the no-project scenario of continued vacancy and deterioration with the inevitable conclusion of ultimate loss of all three historic buildings.

Notice of Preparation

On November 1, 2001, the County of Los Angeles circulated a Notice of Preparation (NOP) for a Draft EIR for the project to the State Clearinghouse and to various federal, state, regional, and local government agencies. The County of Los Angeles hosted a community workshop and scoping meeting on November 14, 2001, to solicit input from the public on the elements of the project. The public review period closed on December 14, 2001. The County of Los Angeles received 15 letters of comment on the NOP. The Final EIR considered the environmental issues identified in the NOP, responses to letters of comments received on the Draft EIR, and clarifications and revisions resulting from public review of the Draft EIR.

Draft EIR and Public Comment

The Draft EIR was completed and forwarded to the State Office of Planning and Research (OPR) on October 20, 2003. A Notice of Completion (NOC) was posted at both OPR and the Los Angeles County Clerk=s Office on the same day (October 20, 2003). A 45-day public review period for the EIR commenced on October 20, 2003, and closed on December 3, 2003. A Public Notice of Availability (NOA) of the Draft EIR appeared in the *Los Angeles Times*, the *Daily News*, and *La Opinion* newspapers; was mailed directly to more than 62 local, interested parties; and was posted at the project

site, the Plaza Church, Olvera Street, and the County of Los Angeles Kenneth Hahn Hall of Administration.

A copy of the Draft EIR was mailed to 55 agency representatives, and copies of the Draft EIR were available throughout the public review period at five libraries located in the vicinity of the project site. In addition, copies of the Draft EIR were available throughout the public review period at the County of Los Angeles Department of Public Works.

The Final EIR was prepared based on the comments provided in response to circulation of the Draft EIR for public review, and clarifications and revisions resulting from public review of the Draft EIR. The County of Los Angeles hosted a community workshop on November 12, 2003, to solicit comments on the Draft EIR. A total of 11 timely letters and 7 late letters of comment were received on the Draft EIR from the resource agencies, organized groups, and private individuals.

Evaluation of Alternatives

In addition to the Recommended Project, the County of Los Angeles evaluated the previously proposed project, five action alternatives, and the No Project Alternative. Four additional variations of the action alternatives (Alternative A.1.1, A.1.2, B.1.1, and B.1.2) were considered in the EIR in response to comments received on the Draft EIR. Of the four variations, Alternatives A.1.2, B.1.1, and B.1.2 were carried forward for detailed analysis. Alternatives B.1.1 and B.1.2 were directly responsive to comments received on the Draft EIR. Alternative A.1.1 was identified by the County as a means of adaptively reusing two of three historic buildings, while allowing demolition and replacement of the severely structurally compromised Brunswig Annex. Alternative A.1.1, however, required the development of City Parking Lot 1, which was identified as an area of concern for the Olvera Street Merchants. Therefore, Alternative A.1.1 was not carried forward for detailed analysis.

Alternative A.1.2, which adaptively reuses two of the historic buildings, retains the availability of City Parking Lot 1 for parking and better achieves the theater use and capacity of the previously proposed project was identified as the feasible alternative that was best capable of meeting all the project objectives while reducing environmental impacts to the maximum extent practicable.

While Alternative B was determined to be the environmentally superior alternative

because it did not result in the demolition of a historic building, the additional $7.5 million in cost required to rehabilitate and adaptively reuse the Brunswig Annex led to a further determination of infeasibility.
Overall construction costs were estimated by Davis Langdon Adamson, a professional cost estimating and construction management firm. The average cost per square foot of Alternative B is $377 per square foot, compared to $357 per square foot for Alternative A, which provides the same programming and capacity as Alternative B through replacement of the Brunswig Annex with new construction. In response to public comments, the County considered variations of Alternative A and Alternative B that include a 500-seat theater, Alternatives A.1.1, A.1.2, B.1.1, and B.1.2. Although providing comparable levels of programming, the estimated cost of $74,892,000 for Alternative B.1.2 is approximately $5,000,000 greater than the Recommended Project and $13.0 million higher than the initially proposed project.

Overriding Considerations

The County has determined that the severely compromised condition of the Brunswig Annex and the $5.0 million to $13.0 million in additional project costs associated with rehabilitation of the Brunswig Annex that would be required to provide comparable programming and capacity, is socially and economically infeasible.

The County has further determined that the cultural, social, and environmental benefits of implementing the Recommended Project and reversing thirty years of underutilization and deterioration, outweigh and override the unavoidable adverse effects.

Mitigation Monitoring

The EIR, Volumes I, IIA, IIB, IIC, and III (Attachment A), the Findings of Fact and Statement of Overriding Considerations (Attachment B), and the Mitigation Monitoring and Reporting Program (Attachment C0 as attached are in compliance with CEQA.

CONCLUSION

It is requested that the Executive Officer-Clerk of the Board return conformed copies of the Boards actions to County Counsel (1 copy) and Capital Projects Division of the Chief Administrative Office (1 copy). It is further requested that the Executive Officer-Clerk of the Board return the three (3) signed originals of the Lease Agreement between the County of Los Angeles and La Plaza de Cultura y Artes Foundation to Chief Administrative Officer for distribution.

If you have any questions, please contact me or your staff may contact Jan Takata at (213) 974-1360.

Respectfully submitted,

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:JSE
DJT:mdc

Attachments (7)

c: Auditor-Controller
County Counsel
La Plaza de Cultura y Artes Foundation

PLAZA DE CULTURA Y ARTE
FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS
SCH NO. 2001101167

Prepared for:

County of Los Angeles
Chief Administrative Office
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

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September 2004

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SECTION I
INTRODUCTION

I.A CERTIFICATION

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING THE FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT FOR PLAZA DE CULTURA Y ARTE (State Clearinghouse Number 2001101167)

The County of Los Angeles (County) hereby certifies the Final Environmental Impact Report Final (EIR) for the Plaza de Cultura y Arte, Los Angeles County, State Clearinghouse Number 2001101167 (which consists of Volume I: Draft EIR, dated October 20, 2003; Volume II: Technical Appendices to the Draft EIR, dated October 20, 2003; and Volume III: Clarifications and Revisions to the Draft EIR, Comment Letters on the Draft EIR, and Response to Comments, dated September 2004, which has been completed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and all applicable federal, state, and local statutes and regulations that govern the management of environmental resources; and that the County of Los Angeles Board of Supervisors has received, reviewed, and considered the information contained in the EIR, all hearings, and submissions of testimony from officials representing the County of Los Angeles, as well as from other agencies, organizations, and private individuals who have expressed an interest in the project.

Having received, reviewed, and considered the foregoing information, and recommendations of County of Los Angeles staff, including the Chief Administrative Office and the Department of Public Works, as well as any and all other information in the record, and Section I herein, the County of Los Angeles hereby makes findings pursuant to and in accordance with Section 21081 of the Public Resources Code as presented in Sections II through X of these Findings of Fact and Statement of Overriding Considerations.

I.B BACKGROUND

In addition to the recommended project, the County of Los Angeles evaluated the previously proposed project, five action alternatives, and the No Project Alternative. Four additional variations of the action alternatives (Alternative A.1.1, A.1.2, B.1.1, and B.1.2) were considered in the Final EIR in response to comments received on the Draft EIR. Of the four variations, Alternatives A.1.2, B.1.1, and B.1.2 were carried forward for detailed analysis. Alternatives B.1.1 and B.1.2 were directly responsive to comments received on the Draft EIR. Alternative A.1.1 was identified by the County as a means of adaptively reusing two of three historic buildings, while allowing demolition and replacement of the severely structurally compromised Brunswig Annex. However, Alternative A.1.1 required the development of City Parking Lot 1, which was identified as an area of concern for the Olvera Street Merchants. Therefore, Alternative A.1.1 was not carried forward for detailed analysis. Alternative A.1.2, which completely rehabilitates and adaptively reuses the two of the most important historic buildings, maintains City Parking Lot 1 and better achieves the theater use and capacity of the previously proposed project.

I.B.1 Existing Conditions

The existing conditions for Alternative A.1.2, the recommended project, are the same as those described for the proposed project in the EIR. The recommended project site is composed of a large land area and a small land area. The large land area is located to the east of Spring Street. It is bordered to the north by the Church of Nuestra Señora la Reina de Los Angeles (Plaza Church); to the east by Main Street, El Pueblo Plaza, and Sepulveda House Visitor Center; to the south by Arcadia Street and Golden State Freeway; and to the west by Spring Street and County Parking Lot 15. The small land area, which consists of County Parking Lot 15, is located to the west of Spring Street. It is bordered to the north by the Far East Bank site and adjoining parking lot, to the east by Spring Street, to the south by landscaped on-ramp and off-ramps to the Ventura Freeway, and to the west by North Broadway. The existing conditions for the recommended project site are characterized by parking lots, vacant lots, and vacant buildings:

Larger Area

- Vacant Lot 1
- Vacant Lot 2 (former Brunswig Garage)
- New High Street
- Republic Street
- Plaza House
- Vickrey-Brunswig Building
- Brunswig Annex
- County Parking Lot 25
- City Parking Lot 1

Smaller Area

- County Parking Lot 15

I.B.1.1 Vacant Lot 1

The largest portion of the larger area within the project site consists of the 0.59-acre, fenced vacant lot, located immediately adjacent to, and south of, the Plaza Church. A portion of the area immediately adjacent to the church is the former site of the Pueblo's first cemetery, referred to as the Campo Santo. Approximately half of the vacant lot is the former location of the 513 North Main Street Building, which was demolished in spring 2001. Prior to its demolition, the building was most recently used as a County Superior Court building. The remaining area was most recently operated as a surface parking lot by the County of Los Angeles. Parking operations ceased in spring 2001. Following closure of the parking area, the County replaced the asphalt with grass and fenced the site to prevent unauthorized parking and trespassing.

I.B.1.2 Vacant Lot 2 (Former Brunswig Garage)

The second vacant lot within the larger area of the project site is composed of the 0.43-acre location of the former Brunswig Drug Laboratory and Brunswig Garage, located east of Spring Street and west

of New High Street. The Brunswig Drug Laboratory was constructed in 1924 and operated until several years prior to its demolition in 1999. The Brunswig Garage was constructed in 1919 and demolished in 1999. Following demolition of the buildings, the site was paved and fenced, and has remained a vacant lot since that time.

I.B.1.3 New High Street

A 0.46-acre area of the larger area of the project site is composed of the approximately 35-foot-wide New High Street and associated sidewalks. New High Street extends from its intersection with Spring Street on the north to the south where it terminates at Republic Street. New High Street is primarily used in conjunction with passenger loading and unloading in association with Plaza Church, as a secondary means of access to County Parking Lot 25, and to support occasional local traffic. New High Street is a City of Los Angeles street that has been partially vacated in response to a request by the Archdiocese of Los Angeles, and the balance of the vacation process is being requested by the County of Los Angeles.

I.B.1.4 Republic Street

A 0.15-acre area of the larger area of the project site is composed of the approximately 24-foot-wide Republic Street and associated sidewalks. Republic Street runs east to west between New High Street and North Main Street. Republic Street is used as a secondary access to County Parking Lot 25 and City Parking Lot 1 and to support occasional local traffic. Republic Street is a City of Los Angeles street that is in the process of being vacated at the request of the County of Los Angeles.

I.B.1.5 Plaza House

One of the three historic buildings within the larger area of the project site is the Plaza House, with an existing exterior footprint of 0.12 acres (5,049 square feet). The Plaza House is a two-story building with a basement and a total interior space of 14,100 square feet. The Plaza House is located at 507–511 North Main Street, adjacent to the north side of the Vickrey-Brunswig Building. The Plaza House was built in 1883.

I.B.1.6 Vickrey-Brunswig Building

The second of the three historic buildings located within the larger area of the project site is the Vickrey-Brunswig Building, with an existing exterior footprint of 0.12 acres (5,242 square feet). The Vickrey-Brunswig Building is a five-story building with a basement and a total interior space of 28,200 square feet. The Vickrey-Brunswig Building is located at 501 North Main Street, adjacent to the south side of the Plaza House and east of the Brunswig Annex. The Vickrey-Brunswig Building was built in 1888.

I.B.1.7 Brunswig Annex

The third of the three historic buildings within the larger area of the project site is the Brunswig Annex, with an existing exterior footprint of 0.09 acres (3,800 square feet). The Brunswig Annex is a three-story building with a basement, and a total interior space of 14,000 square feet. The Brunswig Annex is

located immediately adjacent to the west side of the Vickrey-Brunswig Building. The Brunswig Annex was built in 1897.

I.B.1.8 County Parking Lot 25

The larger area of the project site includes the 0.49-acre County Parking Lot 25, located at the northeast corner of the intersection of Spring Street and Arcadia Street. This parking lot currently contains 72 spaces. The primary access is from Spring Street, with a secondary access from New High Street.

I.B.1.9 City Parking Lot 1

The larger area of the project site includes the 0.44-acre City Parking Lot 1, located between Republic Street and Arcadia Street, immediately adjacent to North Main Street. The primary access is from North Main Street, with a secondary access from Republic Street. This parking lot currently contains 56 spaces.

I.B.1.10 County Parking Lot 15

The smaller area of the project site is composed of the 1.14-acre County Parking Lot 15, located south of Cesar E. Chavez Avenue, west of Spring Street, north of Arcadia Street, and east of North Broadway. This parking lot currently contains a 158-space parking area that is often utilized for federal court juror parking. The primary access to the parking lot is from Spring Street.

I.B.2 Project Objectives

The ultimate goal of the Plaza de Cultura y Arte, as stated in the EIR, is for the Plaza de Cultura y Arte Foundation and the County of Los Angeles to commit to creating a pedestrian-oriented Mexican American cultural heritage center that serves regional and community needs and celebrates, promotes, and preserves an understanding and appreciation of the diverse contributions of early Mexican American settlers in the history and development of Los Angeles through programming that integrates arts, culture, and education. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified and prioritized 15 basic objectives, listed in order of importance, that are significant to achieving the project goal:

1. Provide a facility inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 90,000 visitors annually.

2. Within the facility, provide at least 20,000 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy.

3. Within the facility, provide a multipurpose community center with a minimum size of 6,000 square feet to support the continued celebration of traditional cultural events, including festivals, weddings, and other public and private events; this venue would

be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District.

4. Within the facility, provide an indoor venue for theatrical and cultural performances for audiences of approximately 100 people.

5. Within the facility, provide at least 2,000 square feet (to accommodate three standard school classes) dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican American and other Latino cultures.

6. Within the facility, provide interior and exterior settings for concurrently staging up to three standard classes.

7. Within the facility, provide at least 4,000 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican American contributions to the Los Angeles community.

8. Within the facility, support $1,000,000 worth of revenue-generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the project.

9. Identify a project design that enhances the utilization of County-owned property adjacent to the Plaza Church and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located.

10. Consider the feasibility of adaptive reuse of one or more of the three historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

11. Create a park-like setting within the project to remember the historic Campo Santo (recognizing the original location of the cemetery associated with the Plaza Church).

12. Provide a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations.

13. Encourage County residents and visitors to use alternative means of travel to the site, including walking, public transit, car pools, and alternatively fueled vehicles as the primary means of traveling to the facility.

14. Improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District.

15. Enhance pedestrian connections to the Angels' Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center and Walt Disney Concert Hall, Union Station, Japanese American Cultural and Community Center, and Chinatown.

I.C RECOMMENDED PROJECT IMPROVEMENTS

As a result of the analysis contained in the EIR regarding the economic, engineering, environmental, and social characteristics of the proposed project and alternatives, the County of Los Angeles recommends approval of Alternative A.1.2. Alternative A.1.2 differs from the proposed project in the adaptive reuse of the Vickrey-Brunswig Building and two parking lots, City Parking Lot 1 and County Lot 25.

The recommended project includes a combination of complete rehabilitation and adaptive reuse of two of the most important historic buildings owned by the County of Los Angeles within the Antique Block of the El Pueblo de Los Angeles Historic District, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. The recommended project consists of a turnaround at New High Street, paseos and pedestrian walkways, an outdoor classroom, the Campo Santo Memorial Garden, new buildings, and adaptively reused structures for a total interior square footage of 106,500 square feet. The adaptively reused structures shall be fully rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures by the Plaza de Cultura y Arte Foundation, pursuant to a Lease Agreement with the County. Interior space to support programming includes the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House; adaptive reuse of approximately 28,200 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; 39,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center.

The breakdown of exterior footprint and interior building space of the recommended project is shown in Table I.C-1, *Inventory of Proposed Land Areas under Recommended Project*.

TABLE I.C-1
INVENTORY OF PROPOSED LAND AREAS
UNDER RECOMMENDED PROJECT

Recommended Project Land Area	Size (Acres)	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)	Building Levels
Large Area - East of Spring Street				
Adaptive reuse of Plaza House	0.12	5,049	14,100	2 stories + basement
Adaptive reuse of Vickrey-Brunswig Building	0.12	5,242	28,200	5 stories + basement
Newly constructed building	0.52	17,509	39,200	4 stories + basement
Theater Performing Arts Center	0.63	27,500	25,000	1 story
Campo Santo Memorial Garden	0.10	4,400	N/A	N/A
Paseos and pedestrian walkways, and outdoor classroom space	1.35	36,340	N/A	N/A
New High Street turnaround	0.09	3,996	N/A	N/A
Republic Street	0.22	9,550	N/A	N/A
City Parking Lot 1	0.44	19,251	N/A	N/A
Subtotal Footprint	**3.47**	**151,577**	**106,500**	N/A
Small Land Area - West of Spring Street				
County Parking Lot 15	1.14	49,573	N/A	N/A
Subtotal Footprint	1.14	49,573	N/A	N/A
Total Footprint	4.61	201,150	106,500	N/A

The gross square footage of the recommended project building components would be increased by approximately 11,700 gross square feet (GSF) from the proposed project. The breakdown of square footage distribution for each building component of the recommended project is shown in Table I.C-2, *Square Footage Distribution of Recommended Project Building Components*. The recommended project retains the County Parking Lot 15 and City Parking Lot 1. The recommended project would eliminate County Parking Lot 25 to accommodate the Theater Performing Arts Center. New sycamore trees would be introduced to fill out Lot 15, provide shade, and extend the sense of the streetscape.

TABLE I.C-2
SQUARE FOOTAGE DISTRIBUTION OF RECOMMENDED PROJECT BUILDING COMPONENTS

Area	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)
Rehabilitation and Adaptive Reuse of Existing Buildings		
Adaptive Reuse of Plaza House		
Basement	—	4,700
1st floor	—	4,700
2nd floor	—	4,700
Total Plaza House	**5,049**	**14,100**
Adaptive Reuse of Vickrey-Brunswig Building		
Basement	—	4,700
1st floor	—	4,700
2nd floor	—	4,700
3rd floor	—	4,700
4th floor	—	4,700
5th floor	—	4,700
Total Vickrey-Brunswig Building	**5,242**	**28,200**
Newly Constructed Building		
Theater Performing Arts Center		
1st floor	—	25,000
Total Theater Performing Arts Center	**27,500**	**25,000**
Newly Constructed Building		
Basement	—	10,000
1st floor	—	17,200
2nd floor	—	4,000
3rd floor	—	4,000
4th floor	—	4,000
Total Newly Constructed Building	**17,509**	**39,200**
Total Footprint	**55,300**	**106,500**

Rehabilitation and Adaptive Reuse of the Plaza House

The recommended project would include rehabilitation and adaptive reuse of the Plaza House. The Plaza House occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 14,100-gross-square-foot Plaza House structure would be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and adaptively reused to house a variety of public-oriented uses, including a bookstore and café, offices, a discovery center, and a storage area. The Plaza House would be used in its entirety.

Rehabilitation and Adaptive Reuse of the Vickrey-Brunswig Building

The recommended project includes complete rehabilitation and adaptive reuse of the Vickrey-Brunswig Building, which occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 28,200-gross-square-foot Vickrey-Brunswig Building structure shall be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures, adaptively reused to house public-oriented uses, including an exhibition gallery, classroom spaces, genealogical services, parenting center, offices for nonprofit organizations, and a storage area. This building provides an appropriate venue for temporary exhibitions, cultural activities, and other public and private events. The Vickrey-Brunswig Building would be used in its entirety.

New High Street Turnaround

The recommended project creates a pedestrian-oriented environment by creating a turnaround at New High Street , located on approximately 0.09 acres, and removing vehicular traffic from most of New High Street and the portion of Republic Street between the newly constructed building and North Main Street. The County and the Archdiocese applied for and received a partial vacation of New High Street. The County has applied to the City of Los Angeles for the vacation of the remainder of New High Street within the project site and Republic Street. The portion of New High Street immediately west of the Plaza Church would be reconfigured to serve as a turnaround. This area would serve as a pedestrian loading and unloading area for both the recommended project and the Plaza Church.

Campo Santo Memorial Garden

The recommended project includes the development of the Campo Santo Memorial Garden. The establishment of an approximately 0.10-acre Campo Santo Memorial Garden would honor the city's first settlers and the settlement's first cemetery. As envisioned, the Campo Santo Memorial Garden creates a park-like setting at the location of the fenced vacant lot east of New High Street, immediately south of the Plaza Church.

Paseos and Pedestrian Walkways and Outdoor Classroom

The recommended project includes a total of 1.35 acres of open space, including paseos, pedestrian walkways, and the outdoor classroom space. The outdoor classroom is located in the area southeast of the Campo Santo Memorial Garden. The Campo Santo Memorial Garden would be surrounded by a landscaped setting including hardscape and softscape elements. The hardscape includes paseos and pedestrian walkways to enhance the pedestrian connections between Spring Street and North Main Street and to provide pedestrian paths and public open space adjacent to Arcadia Street. Such improvements would accommodate residents and visitors who choose to travel to the site via existing available alternative methods of travel, including bus, light rail (Metro Rail), and the train (e.g., Metrolink and Amtrak). The alternative site is located less than 0.25 mile west of Union Station. The existing pedestrian and open space connection from Union Station to the El Pueblo Plaza area could be extended through the Campo Santo Memorial Garden and paseos. Identification markers and appropriate streetscape enhancements could be provided at strategic locations, such as along Arcadia

Street and Cesar E. Chavez Avenue, to identify the El Pueblo de Los Angeles Historic District and to enhance wayfinding to guide pedestrian movements.

Theater Performing Arts Center

The recommended project includes the construction and operation of a 500-seat Theater Performing Arts Center on 0.61 acres. This is the maximum capacity based on occupancy. This element consists of a 25,000-square-foot facility at the existing location of County Parking Lot 25 at the southwest corner of the site. The stage fly tower is assumed to be 50 feet deep, 80 feet wide, and 80 feet high. The Performing Arts Center in the front of the house includes a lobby, administration offices, ticket area, and meeting rooms. Programming square footage is as follows: the house is 6,400 square feet, the back of house is 7,800 square feet, and the front of house is 10,800 square feet.

Newly Constructed Building

The recommended project includes construction of a new building on approximately 0.40 acres, located west of the Plaza House and the Vickrey-Brunswig Building. The newly constructed building consists of approximately 39,200 square feet of interior building space for community events and a variety of public-oriented uses. The newly constructed building provides an approximate 4,400-square-foot outdoor terrace on the second floor. This building would provide an appropriate venue for local performances, cultural activities, and other public and private events.

I.D EIR PROCESS

The County of Los Angeles prepared an EIR for the project in accordance with CEQA . The County of Los Angeles has taken steps to encourage the public to participate in the environmental process. On November 1, 2001, the County of Los Angeles circulated a Notice of Preparation (NOP) for a Draft EIR for the project to the State Clearinghouse and to various federal, state, regional, and local government agencies. The County of Los Angeles hosted a community workshop and scoping meeting on November 14, 2001, to solicit input from the public on the elements of the project. The public review period closed on December 14, 2001. The County of Los Angeles received 15 letters of comment on the NOP. The Final EIR considered the environmental issues identified in the NOP, responses to letters of comments received on the Draft EIR, and clarifications and revisions resulting from public review of the Draft EIR.

The EIR was prepared to inform public agency decision makers and the general public about the project and its significant environmental effects, to suggest possible ways of minimizing those significant effects, and to describe a reasonable range of alternatives that could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project. The Draft EIR was completed and forwarded to the State Office of Planning and Research (OPR) on October 20, 2003. A Notice of Completion (NOC) was posted at both OPR and the Los Angeles County Clerk's Office on the same day (October 20, 2003). There was a 45-day public review period for the EIR that began on October 20, 2003, and closed on December 3, 2003. A Public Notice of Availability (NOA) of the Draft EIR appeared in the *Los Angeles Times*, the *Daily News*, and *La Opinion* newspapers; was mailed directly to more than 62 local, interested parties; and was posted at

the project site, the Plaza Church, Olvera Street, and the County of Los Angeles Kenneth Hahn Hall of Administration.

On December 1, 2003 target meetings regarding the proposed project were held for the benefit of the Olvera Street Merchants and City of Los Angeles officials. The purpose of these target meetings was to provide information on the proposed project. The agenda for these meetings focused on project goals and objectives, the project background, the proposed project, project alternatives and consultation. A similar target meeting was held on December 9, 2003, for the benefit of the Los Angeles Conservancy.

A copy of the Draft EIR was mailed to 55 agency representatives, and copies of the Draft EIR were available throughout the public review period at the following libraries:

Anthony Quinn Library
3965 Cesar E. Chavez Avenue
Los Angeles, California 90063

Echo Park Public Library
1410 West Temple Street
Los Angeles, California 90026

Chinatown Branch Library
639 North Hill Street
Los Angeles, California 90012

Richard J. Riordan Central Library
630 West Fifth Street
Los Angeles, California 90071

East Los Angeles County Library
4801 East Third Street
Los Angeles, California 90022

In addition, copies of the Draft EIR were available throughout the public review period at the following locations:

County of Los Angeles Department of Public Works
900 South Fremont Street
Alhambra, California 91803

Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

The Final EIR was prepared based on the Draft EIR, comments provided in response to circulation of the Draft EIR for public review, and clarifications and revisions resulting from public review of the Draft EIR. The County of Los Angeles hosted a community workshop on November 12, 2003, to solicit comments on the Draft EIR. A total of 11 timely letters and 7 late letters of comment were received on the Draft EIR from the following resource agencies, organized groups, and private individuals:

County of Los Angeles Fire Department
1320 North Eastern Avenue
Los Angeles, California 90063

Los Angeles Department of Transportation
221 North Figueroa Street, Suite 600
Los Angeles, California 90012

Los Angeles Conservancy
523 West Sixth Street, Suite 826
Los Angeles, California 90014

Boyle Heights Chamber of Commerce
P.O. Box 33167
Los Angeles, California 90033

Bilingual Foundation of the Arts
421 North Avenue 19
Los Angeles, California 90031

Self-Help Graphics
3802 Cesar E. Chavez Avenue
Los Angeles, California 90063

Mr. David R. Diaz, Environmental Planner
P.O. Box 186
San Gabriel, California 91778

Mr. Jim Prager
1330 Carroll Avenue
Los Angeles, California 90026

Ms. Joyce Dillard
P.O. Box 31377
Los Angeles, California 90031

Mothers of East Los Angeles
3345 East Olympic Boulevard
P.O. Box 23151
Los Angeles, California 90023

City of Los Angeles
El Pueblo de Los Angeles Historical Monument Authority
125 Paseo de la Plaza, Suite 400
Los Angeles, California 90012

Upon completion of the evaluation, this EIR was prepared and provided to the County of Los Angeles Board of Supervisors for certification of compliance with CEQA and for review and consideration as part of the decision-making process for the project.

I.E GENERAL FINDINGS

I.E.1 Environmental Issues

The County of Los Angeles has evaluated all environmental issues recommended by CEQA and the State CEQA Guidelines during the environmental evaluation of the project.

The Initial Study determined that the recommended project was not likely to result in significant impacts to four environmental issues:

- Agricultural Resources
- Biological Resources
- Mineral Resources
- Population and Housing

The EIR determined that the recommended project is not expected to result in significant impacts to three additional environmental issues:

- Aesthetics
- Public Services
- Recreation

The EIR determined that the recommended project is expected to result in significant impacts to five environmental issues that can be mitigated to below the threshold for significance with the incorporation of mitigation measures:

- Hazards and Hazardous Materials (measures Hazards-1 through Hazards-3)
- Hydrology and Water Quality (measures Hydro-1 through Hydro-4)
- Noise (measures Noise-1 through Noise-3)
- Transportation and Traffic (measures TRA-1 through TRA-3)
- Utilities and Service Systems (measures Utilities-1 through Utilities-2)

The EIR determined that development of the recommended project would result in significant impacts to four environmental issues that cannot be reduced to below the threshold for significance with the incorporation of mitigation measures:

- Air Quality (measures Air-1 through Air-12): Implementation of the recommended project (Alternative A.1.2) has the potential to result in significant impacts related to compliance with air quality standards, fugitive dust and vehicular emissions, and contributions to cumulative increases in critical pollutants. The mitigation measures proposed to be implemented include compliance with South Coast Air Quality Management District regulations, soil moistening and/or covering, application of a chemical stabilizer to graded areas, discontinuation of grading during windy conditions, transportation of soil in a manner to avoid fugitive dust, and washing of wheels of vehicles leaving the construction site.

- Cultural Resources (measures CUL-1 through CUL-4): Implementation of the recommended project (Alternative A.1.2) has the potential to result in significant impacts related to the destruction of previously unrecorded archeological resources, the destruction of an historical building identified as a contributing element of the El Pueblo de Los Angeles Historic District (the Brunswig Annex, which is extensively deteriorated and lacks character-defining ornamentation typical of the High Victorian Italianate style), and the unanticipated discovery of human remains. The mitigation measures proposed to be implemented include monitoring of earthmoving activities by an archeologist, data recording and documentation, and conformance to the Secretary of the Interior's Standard for Rehabilitation.

- Geology and Soils (measures Geology-1 through Geology-2): Implementation of the recommended project (Alternative A.1.2) has the potential to result in significant impacts related to the release of hazardous subsurface gases and the potential presence of an undocumented abandoned well or dry hole. In areas where subsurface gas is detected, a gas mitigation system will be required to ensure that methane or hydrogen sulfide does not encroach into buildings. If it were discovered that abandoned wells or dry holes that could impact the project site are leaking, remedial action would be required to seal these leaks, or venting systems would be required to transmit collected gas safely away from the project site.

  Seismic retrofit and upgrade of the rehabilitated and adaptively reused Plaza House and Vickrey-Brunswig Building would reduce the exposure of people to injury and property to damage from severe seismic ground shaking. The County of Los Angeles General Plan includes a seismic hazard goal to minimize injury and loss of life, property damage and social, cultural, and economic impacts caused by earthquake hazards. The County's General Plan encourages the preservation and strengthening of historic buildings to protect historic buildings from seismic hazards in a manner that does not endanger public safety. The County of Los Angeles has established the High-Risk Standard of County of Los Angeles Building Code, Chapter 96, as the appropriate level of design, to protect public safety, for the programming and capacity under evaluation for the recommended project. This Standard would bring the building up

to a collapse prevention level of performance. The High-Risk Standard is consistent with building standards for the renovation of historic buildings or structures in the State Historic Building Code. The High-Risk Standard is a "collapse prevention" standard. Although this standard is sufficient to protect public safety, it does not achieve the level of public safety specified for new construction pursuant to the California Building Code. The difference between the standard for new construction and rehabilitation of historic buildings constitutes an unmitigated significant impact related to geology and soils.

- Land Use and Planning: Implementation of the recommended project (Alternative A.1.2) has the potential to result in significant impacts related to conflicts with adopted relevant plans and policies in the project area, and the National Historic Preservation Act of 1966. There are no feasible mitigation measures for the impact related to conflicts with adopted relevant plans and policies due to the proposed demolition of one of the three historic period buildings, the Brunswig Annex. The Brusnwig Annex is extensively deteriorated and lacks character-defining ornamentation typical of the High Victorian Italianate Style.

I.E.2 Alternatives

In addition to the recommended project, the County of Los Angeles evaluated the previously proposed project, five action alternatives, and the No Project Alternative. Four additional variations of the action alternatives (Alternative A.1.1, A.1.2, B.1.1, and B.1.2) were considered in the Final EIR in response to comments received on the Draft EIR. Of the four variations, Alternatives A.1.2, B.1.1, and B.1.2 were carried forward for detailed analysis. Alternatives B.1.1 and B.1.2 were directly responsive to comments received on the Draft EIR. Alternative A.1.1 was identified by the County as a means of adaptively reusing two of three historic buildings, while allowing demolition and replacement of the severely structurally compromised Brunswig Annex. However, Alternative A.1.1 required the development of City Parking Lot 1, which was identified as an area of concern for the Olvera Street Merchants. Therefore, Alternative A.1.1 was not carried forward for detailed analysis. Alternative A.1.2, which adaptively reuses two of the historic buildings, maintains City Parking Lot 1 and better achieves the theater use and capacity of the previously proposed project.

The Previously Proposed Project, as evaluated in the EIR, consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 94,800 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; 23,700 square feet of new construction for an Educational Performing Arts Center to include exhibition galleries, classroom space, offices, and storage; 32,000 square feet of new construction for a Community Arts Center to include a multipurpose room and kitchen, classroom space, and offices; 25,000 square feet of new construction for a Theater Performing Arts Center to include a 500-seat theater; and an additional 10,010 square feet of circulation, support, and other public spaces. This alternative required the demolition of the Vickrey-Brunswig Building and the Brunswig Annex.

Alternative A consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 86,800 square feet, and a turnaround at New High Street. Interior space to support programming would include the adaptive reuse of 12,200 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 22,800 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space, offices, and storage; 32,300 square feet of new construction to include a multipurpose room and kitchen, 99-seat theater, and classroom spaces for media and the performing arts; and an additional 19,500 square feet of circulation, support, and other public spaces. This alternative required demolition of the Brunswig Annex.

Alternative B consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 80,800 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of 12,200 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 22,800 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 10,500 square feet within the Brunswig Annex to support classrooms for media and the performing arts; 18,200 square feet of new construction to include a multipurpose room and kitchen, and a 99-seat theater; and an additional 17,100 square feet of circulation, support, and other public spaces. Alternative B specified the adaptive reuse of all three historic buildings.

Alternative B.1.1 consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 114,500 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 28,200 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 14,000 square feet within the Brunswig Annex to support classrooms for media and the performing arts; 33,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center. Alterative B.1.1 specified the adaptive reuse of all three historic buildings.

Alternative B.1.2 consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 114,500 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 28,200 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 14,000 square feet within the Brunswig Annex to support classrooms for media and the performing arts; 33,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center. Alternative B.1.2 placed the outdoor classroom space southeast of the Campo Santo Memorial Garden. In this alternative, the Theater Performing Arts Center was located on, and replaced, County Parking Lot 25. Alternative B.1.2 specified the adaptive reuse of all three historic buildings.

Alternative C consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 57,500 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 28,200 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 14,000 square feet within the Brunswig Annex to support classrooms for media and the visual arts; 1,200 square feet of new construction to serve as an entry; and an additional 11,800 square feet of circulation, support, and other public spaces. Alternative C specified the adaptive reuse of all three historic buildings.

Alternative D consisted of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 86,800 square feet, and a turnaround at New High Street. Interior space to support programming included the adaptive reuse of approximately 22,800 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for art and music, offices, and storage; 45,900 square feet of new construction to include the Visitor's Center, multipurpose room and kitchen, 99-seat theater, and classroom spaces for media and the performing arts; and an additional 18,100 square feet of circulation, support, and other public spaces. This alternative required the demolition of the Plaza House and the Brunswig Annex.

Alternative E consisted of pedestrian paseos and walkways, the Campo Santo Memorial Garden, a new building of varying heights for a total interior square footage of 86,800 square feet, and a turnaround at New High Street. Interior space to support programming included 86,800 square feet of new construction to include the Visitor's Center; multipurpose room and kitchen; 99-seat theater; classroom spaces for art, music, media, and the performing arts; and circulation, support, and other public spaces. This alternative requires demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex.

The No Project Alternative was analyzed, as required by CEQA.

Alternative B.1.2 was determined to be the environmentally superior alternative.

In accordance with Section 21081.6 (a) (1) of CEQA, the County of Los Angeles has prepared a Mitigation Monitoring Program for those measures required to mitigate or avoid significant effects on the environment.

In accordance with Section 21081.6 (a) (2) of CEQA, the County of Los Angeles has specified the location and custodian of the documents and other materials that constitute the record of decision used in the decision-making process for the project.

In accordance with Section 21082.1(c) (1), the County of Los Angeles has independently reviewed and analyzed the information contained in the reports and environmental documents required by CEQA, has circulated draft documents that reflect its independent judgment, and finds that the Final EIR reflects the independent judgment of the County of Los Angeles.

The County of Los Angeles has prepared a Statement of Overriding Considerations for the unmitigated impacts to four environmental issues that cannot be reduced to below the threshold for significance in relation to four environmental issues:

- Air Quality
- Cultural Resources
- Geology and Soils
- Land Use and Planning

These Findings of Fact and Statement of Overriding Considerations constitute the required findings and statement pursuant to Sections 15091 and 15093 of the State CEQA Guidelines.

SECTION II
POTENTIAL ENVIRONMENTAL EFFECTS THAT ARE NOT SIGNIFICANT

The analysis undertaken in support of the Initial Study for the Plaza de Cultura y Arte Project (formerly the El Pueblo Cultural and Performing Arts Center Project)[1] (Initial Study) determined that there are four environmental issue areas related to the California Environmental Quality Act (CEQA) that are not expected to have significant impacts resulting from implementation of the recommended project (Alternative A.1.2): Agricultural Resources, Biological Resources, Mineral Resources, and Population and Housing. These issue areas, therefore, were not carried forward for detailed analysis in support of the Environmental Impact Report (EIR) for the Plaza de Cultura y Arte. In addition, the EIR analysis determined that, as a result of detailed evaluation, there are three additional environmental issue areas that would not result in significant impacts: Aesthetics, Public Services, and Recreation.

II.A AESTHETICS

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to aesthetics. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study, and Section 3.1, Aesthetics, of the EIR for the Plaza de Cultura y Arte. There are no designated scenic vistas within or surrounding the project site, and the project site is not visible from any designated or proposed state scenic highway.

With respect to visual character, the recommended project would be considered a beneficial impact due to a substantial improvement of the existing blighted condition of the project area. The two rehabilitated and adaptively reused historic buildings would continue to be visible from other buildings on Main Street that are contributing elements to the El Pueblo de Los Angeles Historic District. The project design is inspired by late 19th-century Mexican-style architecture, juxtaposing new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate style buildings whose facades face North Main Street. Therefore, the

[1] County of Los Angeles Chief Administrative Office. 1 November 2001. *Initial Study: Cultural and Performing Arts Center Project*. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105. Contact: 500 West Temple Street, Los Angeles, CA 90012.

rehabilitated historic structures and new construction would not result in significant impacts to the historic setting or character of the area.

New sources of light and glare associated with the recommended project would neither substantially increase the total lumens within the project area nor be inconsistent with the existing daytime or nighttime views.

II.B AGRICULTURAL RESOURCES

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to agricultural resources. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance present within or nearby the project site. No Farmland would be converted to nonagricultural use, and the project would not conflict with zoning for agriculture or any Williamson Act contracts.

II.C BIOLOGICAL RESOURCES

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to biological resources. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study. Implementation of the recommended project would not result in impacts to any species identified as a candidate, sensitive, or special status species; to riparian habitat or sensitive natural communities; to federally protected wetlands; to the movement of any native resident or migratory fish or wildlife species or corridors; or that impede the use of native wildlife nursery sites. The recommended project would not conflict with any local policies or ordinances protecting

biological resources, or the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state Habitat Conservation Plan.

II.D MINERAL RESOURCES

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to mineral resources. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study. There are no "mineral resource areas" of value to the region and the residents of the state within the project area.

II.E POPULATION AND HOUSING

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to population and housing. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study. The recommended project would not result in direct or indirect population growth, and it would not displace housing or people. The project is located in an area of downtown Los Angeles that has been built out since the 1800s, including roads and infrastructure. There are no existing or proposed residential land uses within the project site.

II.F PUBLIC SERVICES

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to public services. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study, and Section 3.9, Public Services, of the EIR for the Plaza de Cultura y Arte. The recommended project would not result in the need for new or expanded fire protection, police protection, schools, parks, or other public facilities to maintain service objectives.

II.G RECREATION

Significant Impact:

None

Findings:

The recommended project is not expected to result in significant impacts to recreation. Therefore, no mitigation is required.

Facts:

The above finding is made based on the analysis included in Section 2.0, Environmental Checklist, and Section 3.0, Environmental Analysis, of the Initial Study, and Section 3.10, Recreation, of the EIR for the Plaza de Cultura y Arte. The recommended project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and the recommended project would not result in adverse physical effects on existing recreation resources due to the construction or expansion of new facilities.

SECTION III
POTENTIAL ENVIRONMENTAL EFFECTS THAT CAN BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

The analysis undertaken in support of the Environmental Impact Report (EIR) determined that five of the nine environmental issues expected to be subject to significant impacts as a result of the recommended project (Alternative A.1.2) will be reduced to below the level of significance with the incorporation of the specified mitigation measures: Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation/Traffic, and Utilities and Service Systems.

III.A HAZARDS AND HAZARDOUS MATERIALS

Significant Impact:

Implementation of the recommended project has the potential to result in significant impacts related to the accidental release of hazardous materials during construction, rehabilitation, demolition, and the related transportation of construction debris.

Findings:

Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to hazards and hazardous materials.

Facts:

Incorporation of the mitigation measures described in Section 3.5, Hazards and Hazardous Materials, of the EIR would eliminate or substantially lessen the significant impact to below the level of significance.

Measure Hazards-1

To avoid impacts related to the exposure of construction workers to asbestos-containing materials (ACMs), lead-based paints (LBPs), and polychlorinated biphenyls (PCBs) during demolition and construction activities, the County of Los Angeles (County) shall ensure that the plans and specifications for all work involving the Plaza House, the Vickrey-Brunswig Building, or the Brunswig Annex identify the presence of these materials and require preparation of an Operations and Maintenance Plan (Plan) that meets all applicable federal, state, and local requirements. The Plan shall address methods for remediating ACMs and LBPs. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit for the project. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities including the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Measure Hazards-2

To avoid impacts related to exposure of the public to hazards during transport of ACMs, LBPs, and PCBs, the County of Los Angeles shall ensure that plans and specifications for all work involving the Plaza House, Vickrey-Brunswig Building, or the Brunswig Annex require the construction contractor to transport, store, and handle construction-related hazardous materials in a manner consistent with relevant regulations and guidelines. Specifically, the transport, storage, and handling of construction-related hazardous materials shall conform to the guidelines recommended by the California Department of Transportation (Caltrans, Regulations Regarding Transport of Hazardous Materials); the California Regional Water Quality Control Board, Los Angeles Region (National Pollution Discharge Elimination System Permit); and the City of Los Angeles Fire Department. These agencies shall regulate, through the permitting process, the monitoring and enforcement of this mitigation measure as required by law.

Measure Hazards-3

To avoid impacts related to the exposure of existing or proposed schools to hazardous materials during demolition and construction activities, the County of Los Angeles shall ensure that the plans and specifications for all work shall specify that no hazardous materials will be transported along Cesar E. Chavez Avenue within 0.25 mile of existing or proposed schools. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities.

III.B HYDROLOGY AND WATER QUALITY

Significant Impact:

Implementation of the recommended project has the potential to result in significant impacts to surface water quality from the transportation of silt and pollutants from the construction area during construction and operation of the project.

Findings:

Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to hydrology and water quality.

Facts:

Incorporation of the mitigation measures described in Section 3.6, Hydrology and Water Quality, of the EIR would eliminate or substantially lessen the significant impact to below the level of significance.

Measure Hydro-1

The County of Los Angeles Department of Public Works (LACDPW) shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of all elements of the Plaza de Cultura y Arte. Prior to final grading plans, the County of Los Angeles Department of Public Works shall require that the construction contractor for all elements of the proposed project be required to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum, include the preparation of a Notice of Intent (NOI) and the implementation of a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable BMPs, as described in the *California Storm Water Best Management Practice Handbook, Construction Activity*, into the construction phase of the project. Prior to issuance of a building permit for the project, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Los Angeles Storm Water Program, Development Best Management Practices Handbook, Part A, Construction Activities.

Measure Hydro-2

Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works, Building Safety Division, shall review the final grading plans for all elements to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Storm Water Management Plan (SUSMP) for construction activities and to implement BMPs for construction, materials, and waste-handling activities, which include the following:

- Schedule excavation, grading, and paving activities for dry weather periods
- Control the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site
- Identify potential pollution sources from materials and wastes that will be used, stored, or disposed of on the job site
- Inform contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention

The construction contractor shall incorporate SUSMP requirements and BMPs to mitigate storm water runoff, that include, but are not limited to, the following:

- The incorporation of bioretention facilities located within the project area
- The incorporation of catch basin filtration systems
- The use of porous pavements to reduce runoff volume

Measure Hydro-3

The County of Los Angeles Department of Public Works and the City of Los Angeles Bureau of Engineering shall require the construction contractor to undertake daily street sweeping and trash removal throughout the construction of all elements of the Plaza de Cultura y Arte to avoid degradation of water quality. Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works shall review the plans and specifications for the roadway and ensure that the construction documents include a requirement that the contractor provide daily street sweeping and trash removal to prevent degradation of water quality.

Measure Hydro-4

Potential impacts to hydrology and water quality related to the degradation of water quality during construction of the proposed project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for the proposed project prior to issuance of a building permit for the project. The hydrology study shall be prepared by a certified civil engineer, and a draft report, including recommendation, shall be submitted to the County of Los Angeles Department of Public Works for review. The County of Los Angeles Department of Public Works shall provide comments, if any, within 14 days of receiving the draft hydrology study. Mitigation measure Hydro-4 shall be monitored and enforced by the County of Los Angeles Department of Public Works.

III.C TRANSPORTATION/TRAFFIC

Significant Impact:

Operation of the recommended project has the potential to result in significant impacts to weekday afternoon peak-hour operations at the North Broadway and Cesar E. Chavez Avenue intersection (Intersection 1), traffic, circulation, and parking in the vicinity of the El Pueblo de Los Angeles Historic District.

Findings:

Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to transportation/traffic.

Facts:

Incorporation of the mitigation measures described in Section 3.11, Transportation/Traffic, of the EIR would eliminate or substantially lessen the significant impact to below the level of significance.

Measure TRA-1

Traffic improvements are required to avoid significant impacts to weekday afternoon peak-hour circulation at the North Broadway and Cesar E. Chavez Avenue intersection (Intersection 1). Prior to

the operation of programming elements of the project, the County of Los Angeles Department of Public Works shall ensure the widening of the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of Cesar E. Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn-only lane at the northbound approach to the intersection. Traffic signals shall be modified as necessary. A detailed striping plan shall be prepared and submitted to the City of Los Angeles for review and approval. A copy of the approved striping plan shall also be submitted to the LACDPW for review.

Measure TRA-2

The County of Los Angeles shall require the development of a wayfinding program (i.e., directional signage program) by the project architect and construction contractor, respectively, as part of the proposed project. A critical element to the success of the Plaza de Cultura y Arte project shall be the implementation of a wayfinding program. Appropriate signage provided on the sidewalk, street, and freeway network will not only enhance the guest experience but also reduce congestion created by pedestrians and motorists traveling in circuitous routes seeking the Plaza de Cultura y Arte site and/or parking facilities. A wayfinding program shall be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California, and other appropriate agencies. Such a program shall begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, with regard to the freeways serving the site (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and I-110 Freeway), specific exit information shall be provided.

With regard to the local street and sidewalk systems, specific signs shall be developed for the Plaza de Cultura y Arte project so that pedestrians and motorists shall associate a specific design element with the proposed project. On-site signage shall direct pedestrians and motorists to public surface entrance locations. For exiting motorists, the project proponent shall work with the City and State to ensure the proper placement of directional signage to guide pedestrians back to parking facilities and motorists back to the freeway system (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and the I-110 Freeway).

Measure TRA-3

The County of Los Angeles shall require that the project alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic District generated by the proposed project. This shall entail provision of additional parking spaces in existing unused parking structures or lots to meet the anticipated needs of the proposed project or other comparable measures to accommodate the anticipated project parking demand.

It has been determined that it is feasible to mitigate impacts to parking to below the level of significance:

> The capacity of County Parking Lot 15 should be expanded through the incorporation of the existing vacant parking area of the Far East Bank site. Weekday parking that is currently accommodated by County Parking Lot 15 shall be accommodated in the Alameda Street Parking Garage (County Parking Lot 58). The combination of the existing available spaces in County Parking Lot 15, the additional 30 spaces from the adjacent Far East Bank parking area,

and restriping would provide sufficient capacity to absorb the parking demand generated by the proposed project on weekdays.

The ability to accommodate anticipated weekend demand would require utilization of County Parking Lot 21 on weekends. The feasibility of County Parking Lot 21 to serve the proposed project would require the installation of a wayfinding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities would be provided by the County of Los Angeles in conjunction with the wayfinding program.

The County of Los Angeles shall work with the City to keep City Parking Lot 5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. The 284 spaces at County Parking Lot 45 shall also be available for use for the proposed project. All of these spaces shall serve the proposed project patrons during peak times of weekend days in an adequate manner.

Impacts to parking would be mitigated through the specified scenario or other comparable scenario that adheres to the same performance standards.

III.D UTILITIES AND SERVICE SYSTEMS

Significant Impact:

Circulation and operation of the recommended project has the potential to result in significant impacts through generation of solid waste. The disposition of solid waste from construction sites must conform with the Solid Waste Management Act of 1989. Solid waste resulting from the operation of the recommended project must be managed in conformance with the California Solid Waste Reuse and Recycling Access Act of 1991.

Findings:

Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to utilities and service systems.

Facts:

Incorporation of the mitigation measures described in Section 3.12, Utilities ans Service Systems, of the EIR would eliminate or substantially lessen the significant impact to below the level of significance.

Measure Utilities-1

Diversion of at least 50 percent of the construction solid waste shall be undertaken to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from construction to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications include the requirement for the construction contractor to comply with the Solid Waste Management Act of 1989.

To ensure conformance with the Solid Waste Management Act of 1989, the County of Los Angeles shall require the construction contractor to manage the solid waste generated during construction of the project on site by diverting at least 50 percent of it from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor shall submit a construction solid waste management plan to the County for approval prior to issuance of a building permit for the project. The construction contractor shall demonstrate compliance with the solid waste management plan through the submission of weekly reports during demolition activities that estimate total solid waste generated and diversion of 50 percent of the solid waste.

Measure Utilities-2

Trash and recycling receptacles shall be incorporated into the proposed project to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from project operation and maintenance to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications designate locations for trash receptacles and recycling receptacles in conformance with California Solid Waste Reuse and Recycling Access Act of 1991. Wherever trash receptacles are provided through the proposed project site, a recycling receptacle for plastic, aluminum, and metal shall also be provided. Signs encouraging patrons to recycle shall be posted near each recycling receptacle.

SECTION IV
SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS THAT CANNOT BE MITIGATED TO BELOW THE LEVEL OF SIGNIFICANCE

The County of Los Angeles (County) has determined that, although the mitigation measures recommended in the Final Environmental Impact Report (EIR) would substantially reduce the level of impacts to air quality, cultural resources, geology and soils, and land use and planning resulting from the recommended project (Alternative A.1.2), these impacts would not be reduced to below the level of significance. Consequently, in accordance with Section 15093 of the State of California Environmental Quality Act (CEQA) Guidelines, a Statement of Overriding Considerations has been prepared (see Section IX of this document) to substantiate the County's decision to accept these unavoidable adverse environmental effects on the grounds that they are outweighed by the benefits afforded by the recommended project.

IV.A AIR QUALITY

Significant Impact:

Construction of the recommended project would result in significant unavoidable peak-daily and peak-quarterly emissions of nitrogen oxides (NO_x). Construction would also result in significant impacts related to fugitive dust emissions, remaining air quality standards, and PM_{10} emissions. There are no sources of odors on the site that would be released during construction.

Findings:

A Statement of Overriding Considerations has been prepared (see Section IX of this document) to address the short-term air quality impacts related to peak-daily and peak-quarterly emissions of NO_x. Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to short-term air quality impacts related to fugitive dust, remaining air quality standards, and PM_{10} emissions to the maximum extent practicable.

Facts:

As identified in Section 3.2, Air Quality, of the EIR, the County identified 12 mitigation measures, Air-1 through Air-12, that would reduce significant impacts related to fugitive dust emissions and conformance to the current air quality standards to below the level of significance, with the exception of peak-daily and peak-quarterly emissions of NO_x during construction. Peak-day and peak-quarter emissions of PM_{10} during construction would not be reduced to below the level of significance.

Measure Air-1

The County of Los Angeles shall ensure that the plans and specifications identify the requirement to comply with SCAQMD regulations, including Rule 402 and Rule 403. The specifications shall require the construction contractor to present a Rule 402/Rule 403 compliance plan at the construction start-up meeting, prior to demolition, construction staging, or grading. The Rule 402/Rule 403 compliance plan would likely include measure Air-2 through Air-12 or comparable measures to prevent nuisance dust and visible emissions. The County of Los Angeles shall ensure that the construction activities related to the project shall comply with SCAQMD regulations, including Rule 402 and Rule 403. Rule 402 specifies that there shall be no dust impacts off site that would be sufficient to cause a nuisance. Rule 403 specifies that construction activities shall restrict visible emissions from occurring. The contractor's Rule 402/Rule 403 compliance plan will be subject to approval by the County. Weekly inspections shall be undertaken by the County to ensure conformance with the approved Rule 402/Rule 403 compliance plan.

Measure Air-2

Soil moistening shall be required to treat exposed soil during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that soil is moistened prior to grading and that soil moisture content is maintained at a minimum of 12 percent for all grading activities. The construction contractor shall demonstrate compliance with this measure through the submission of weekly monitoring reports to the County of Los Angeles. At a minimum, persons conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type that is part of the active operation.

Measure Air-3

Soil moistening shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criterial pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that soil shall be moistened not more than 15 minutes prior to moving soil and three times a day, or four times a day under windy conditions, in order to maintain a soil moisture content of 12 percent.

Measure Air-4

Application of water or a chemical stabilizer shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to apply water or a chemical stabilizer to maintain a stabilized surface on the last day of active operations prior to a weekend or holiday.

Measure Air-5

Moistening or covering of excavated soil piles shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that excavated soil piles are watered hourly for the duration of construction or covered with temporary coverings.

Measure Air-6

Discontinuing grading activities during windy conditions shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to cease grading during periods when winds exceed 25 miles per hour.

Measure Air-7

Moistening excavated soil prior to loading on trucks shall be required at all grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to moisten excavated soil prior to loading on trucks.

Measure Air-8

Transport of soils to and from the project site shall be conducted in a manner that avoids fugitive dust emissions, ensures compliance with current air quality standards, and avoids contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to cover all loads of dirt leaving the site or to leave sufficient freeboard capacity in the truck to prevent fugitive dust emissions en route to the disposal site.

Measure Air-9

Washing of wheels leaving the construction site shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to clean adjacent streets of tracked dirt at the end of each workday or install on-site wheel-washing facilities.

Measure Air-10

Turning off engines and equipment when not in use shall be required to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement for

the construction contractor to reduce idling emissions by turning off equipment and truck engines when not in use for five minutes or more.

Measure Air-11

Concurrent use of multiple pieces of heavy equipment shall be prohibited to the maximum extent feasible to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement reducing concurrent use of multiple pieces of heavy equipment to the maximum extent feasible during construction activities.

Measure Air-12

Carpooling and use of public transportation shall be encouraged to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to encourage construction workers to use public transit and carpools.

IV.B CULTURAL RESOURCES

Significant Impact:

Implementation of the recommended project would retain the two most important structures on the project site (the Vickrey-Brunswig Building and the Plaza House) and would result in significant unavoidable impacts related to the demolition of the Brunswig Annex, one of the three historic buildings, due to its location within the El Pueblo de Los Angeles Historic District. The recommended project would also result in significant impacts related to the potential disruption of previously unrecorded archeological resources during ground-disturbing activities; and the unanticipated discovery of human remains, including those interred outside of formal cemeteries.

Findings:

A Statement of Overriding Considerations has been prepared (see Section IX of this document) to address the unavoidable impacts to cultural resources related to the demolition of the Brunswig Annex, one of the three historic period buildings. The Brunswig Annex is proposed for removal due to the extent of deterioration and the lack of historic character-defining ornamentation, typical of the High Victorian Italianate style. Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to archaeological resources, adaptively reused historic structures, and the unanticipated discovery of human remains.

Facts:

As identified in Section 3.3, Cultural Resources, of the EIR, the County identified four mitigation measures to reduce significant impacts to cultural resources. Implementation of measure CUL-2 would reduce significant impacts from demolition of the Brunswig Annex to the maximum extent practicable. However, the demolition of the Brunswig Annex remains an

unavoidable significant impact of the recommended project, since the Brunswig Annex is located within the El Pueblo de Los Angeles Historic District and is listed as a contributing element to the District, which is listed on the National Register of Historic Places. Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce significant impacts to cultural resources related to archaeological resources, adaptively reused historic structures, and the unanticipated discovery of human remains, respectively, to below the level of significance.

Measure CUL-1

The County shall ensure that impacts to cultural resources as a result of the potential for earthmoving activity to uncover previously unrecorded archeological resources is below the level of significance through monitoring by a qualified archaeologist of all subsurface operations, including but not limited to grading, excavation, trenching, and recording of any previously unrecorded archeological resources encountered during construction. The plans and specifications for all ground-disturbing activities shall identify the need for archeological monitoring and data recovery. The archaeologist shall be on site during any activity when soil is to be moved or exported. The archaeologist shall be authorized to halt earth-disturbing activities in the area of a finding, and mark, collect, and evaluate any archaeological materials discovered during construction. In addition, an exploratory archaeological excavation shall be made (i.e., a sample test pit) to assess the presence of cultural resources.

Copies of any archaeological surveys, studies, or reports of field observation during grading and land modification shall be prepared and certified by the attendant archaeologist and submitted to the South Central Coastal Information Center at California State University, Fullerton. Any artifacts recovered during mitigation shall be deposited in an accredited and permanent scientific or educational institution for the benefit of current and future generations.

Measure CUL-2

Although the impact of demolition of historic buildings cannot be mitigated to below the level of significance, the County shall require and shall be responsible for ensuring that data recording and documentation of the historic buildings scheduled for demolition are completed prior to the authorization of demolition of any historic structure. Rehabilitation of historic structures shall be completed by the Plaza de Cultura y Arte Foundation pursuant to a Lease Agreement with the County. Prior to the initiation of any project-related demolition or construction work on an historic building, the County shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation for all the historic structures within the proposed project site. The documentation for the demolished and rehabilitated structures shall include a California Department of Parks and Recreation Primary Record, Building, Structure or Object Record, District Record, and a Location Map. Documentation shall be in accordance with the applicable standards described in the Secretary of Interior's Standards for Architectural and Engineering Documentation. The original historic report shall be deposited at the archives at the new Plaza de Cultura y Arte. A copy of this HABS documentation shall also be provided to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California at Los Angeles, Department of Architecture and Urban Planning Library; California State University Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress. Completion of this measure shall be monitored and enforced by the County of Los Angeles. Feasible salvage of historic elements

of the demolished structures shall be undertaken in order to preserve those elements that contributed to the historic nature of the structure. To the extent that they are not incorporated in the rehabilitation of the other historic buildings, these features shall be made available to architectural historians for the study, preservation, and education of future generations.

Measure CUL-3

Significant impacts to adaptively reused historic structures shall be avoided through conformance with the Secretary of the Interior's Standards for Rehabilitation as described in Section 3.3.4 of the EIR. The adaptive reuse and rehabilitation of a historic structure shall include an historic resource evaluation update and HABS documentation, which shall include California Department of Parks and Recreation Primary Record, Building, Structure or Object Record, District Record, and a Location Map, including prerehabilitation and postrehabilitation photos to be submitted to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California at Los Angeles, Department of Architecture and Urban Planning Library; California State University, Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress.

Measure CUL-4

The County shall ensure that impacts to cultural resources related to the unanticipated discovery of human remains are reduced to below the level of significance by ensuring that, in the event human remains are encountered, construction in the area of finding shall cease and the remains shall stay in-situ pending definition of an appropriate plan. The County of Los Angeles Coroner shall be contacted to determine whether investigation of the cause of death is required. In the event that the remains are of Native American origin, the Native American Heritage Commission shall be contacted to determine necessary procedures for protection and preservation of remains, including reburial, as provided in the State CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," *CEQA Technical Advisory Series*.

IV.C GEOLOGY AND SOILS

Significant Impact:

Implementation of the recommended project has the potential to result in significant unavoidable impacts related to the exposure of people to injury and property to damage through the adaptive reuse of historic structures. To accommodate adaptive reuse of the historic structures, the buildings shall be seismically upgraded and retrofitted to meet the seismic requirements listed in Chapter 96 of the County of Los Angeles Building Code. Implementation of the recommended project also has the potential to result in significant unavoidable impacts related to the release of hazardous subsurface gases (methane and hydrogen sulfide), which would be reduced through implementation of mitigation measures Geology-2. The recommended project also has the potential to result in significant impacts related to the presence of an undocumented abandoned well or dry hole.

Findings:

A Statement of Overriding Considerations has been prepared (see Section IX of this document) to address the unavoidable impacts related to severe seismic ground shaking of an adaptively reused historic building and the release of hazardous subsurface gases. Changes or alterations have been required in, or incorporated into, the recommended project that mitigate or avoid the significant effects on the environment related to the presence of an undocumented abandoned well or dry hole.

Facts:

Seismic retrofit and upgrade of the adaptively reused Plaza House and Vickrey-Brunswig Building would reduce the exposure of people to injury and property to damage from severe seismic ground shaking. The County of Los Angeles General Plan includes a seismic hazard goal to minimize injury and loss of life, property damage and social, cultural, and economic impacts caused by earthquake hazards. The County's General Plan encourages the preservation and strengthening of historic buildings to protect them from seismic hazards in a manner that does not endanger public safety. The County of Los Angeles has established the High-Risk Standard of County of Los Angeles Building Code, Chapter 96, as the appropriate level of design to protect public safety for the programming and capacity under evaluation for the recommended project. This Standard would bring the building up to a collapse prevention level of performance. The High-Risk Standard is consistent with building standards for the renovation of historic buildings or structures in the State Historic Building Code. The High Risk Standard is a "collapse prevention" standard. Although this standard is sufficient to protect public safety, it does not achieve the level of public safety specified for new construction pursuant to the California Building Code. The difference between the standard for new construction and rehabilitation of historic buildings contributes to an unmitigated significant impact related to geology and soils.

Incorporation of the mitigation measures described in Section 3.4, Geology and Soils, would reduce impacts to the maximum extent practicable; however, geologic hazards would not be completely remediated to below the level of significance.

Implementation of measure Geology-1 would reduce significant impacts related to the release of low to moderate concentrations of hazardous subsurface gas (methane and hydrogen sulfide) to below the level of significance. For high concentrations of these gases, implementation of this standard mitigation measure would not fully address potential safety issues. Therefore, high gas concentrations (i.e., those concentrations that cannot be removed from the specific subterranean structures with the technologies available at the time of final plans and specifications) would remain a potentially significant impact for subterranean structures. Implementation of measure Geology-2 would reduce significant impacts related to the discovery of undocumented abandoned wells and dry holes to below the level of significance.

Potential impacts from strong seismic ground shaking, liquefaction, soil erosion, and potentiality unstable surficial units would be reduced to below the level of significance through conformance with applicable standards of the County of Los Angeles Building Code and other

standard design measures required for permit approval, as specified by the County of Los Angeles Department of Public Works. Therefore, no additional mitigation measures are required for these potential impacts.

Measure Geology-1

Potential impacts to people and property through exposure to risks from geology and soils related to the release of subsurface gases, methane and hydrogen sulfide, during construction and operation of the project shall be reduced to below the level of significance through the requirement to conduct comprehensive subsurface investigations for adaptive reuse of historic buildings or the construction of new structures and implement the recommendations, or comparable measures, into the plans and specifications for the project by the project applicant prior to final approval by the County of Los Angeles Department of Public Works. This survey shall include the installation of at least one subsurface probe for gas collection and monitoring. For subsurface structures, such as the existing basement structures, installation of multiple monitoring wells and probes will be necessary. The depth of these probes shall be dependent on the anticipated excavation depth for each structure. Each monitoring well or probe shall reach a minimum depth of at least 5 feet below the anticipated bottom of the subterranean structure. Any subsurface gas investigation and remediation program shall be designed and evaluated by a California-registered geologist with an appropriate background in evaluating subsurface gas hazards associated with oil fields.

In areas where subsurface gas is detected, a gas mitigation system will be required to ensure that methane or hydrogen sulfide does not encroach into buildings. Such systems may include the use of gas-impermeable membranes, monitoring and collection systems, or blowers and active extraction equipment. All gas monitoring, collection, extraction, and venting system shall be designed and evaluated by a California-licensed professional engineer with an appropriate background in addressing subsurface gas hazards associated with oil fields. In the unanticipated event that the results of the comprehensive subsurface investigations indicate that methane and hydrogen sulfide levels would not be expected to be reduced to below explosive levels, the County would not allow the construction of subterranean structures, such as basements. Measure Geology-1 shall be monitored and enforced by the County of Los Angeles Department of Public Works, Building and Safety Division.

Measure Geology-2

Potential impacts to people and property through the exposure of people and property to risks from geology and soils related to undocumented abandoned wells and dry holes during construction and operation within the proposed project site would be reduced to below the level of significance through remediation of abandoned wells and dry holes to the current standards of the Department of Oil, Gas, and Geothermal Resources (DOGGR). The project applicant shall demonstrate to the satisfaction of the County of Los Angeles Department of Public Works that the appropriate coordination has been undertaken with DOGGR and that all necessary remediation measures are incorporated into the plans and specifications for construction, prior to approval of final plans and specifications for construction. DOGGR maps and files contain information on location, plugging procedures, and testing. These records shall be reviewed to identify any potential problem wells. Depending on structure type, size, and location, specific design measures would be required if gases from these wells could impact the proposed project site.

If it were discovered that abandoned wells or dry holes that could impact the proposed project site are leaking, remedial action would be required to seal these leaks, or venting systems would be required to transmit collected gas safely away from the proposed project site. Any undocumented plugged wells or dry holes discovered within the proposed project site boundaries during excavation or grading would require reabandonment to meet current DOGGR regulations. Any subsurface well investigation and remediation program shall be designed and evaluated by a California Registered Geologist with an appropriate background in evaluating well hazards associated with oil fields. Measure Geology-2 shall be monitored and enforced by the County of Los Angeles Department of Public Works, Building and Public Safety Division.

IV.D LAND USE AND PLANNING

Significant Impact:

Implementation of the recommended project has the potential to result in significant unavoidable impacts related to conflicts with adopted relevant plans and policies in the project area, specifically the National Historic Preservation Act of 1966.

Findings:

A Statement of Overriding Considerations has been prepared (see Section IX of this document) to address the unavoidable impacts related to land use and planning caused by conflicts with adopted relevant plans and policies.

Facts:

There are no feasible mitigation measures for the impact to land use and planning due to the potential loss of the Brunswig Annex, one of the three historic buildings. The Brunswig Annex is proposed for removal due to the extent of deterioration and the lack of historic character-defining ornamentation, typical of the High Victorian Italianate style. The County identified three alternatives to avoid significant, unavoidable, adverse impacts to land use and planning that would result from the recommended project: the No Project Alternative, Alternative B, and Alternative C. In response to comments, four additional action alternatives were identified, three of which were evaluated in detail, Alternative A.1.2, Alternative B.1.1 and Alternative B.1.2. The alternatives that are capable of rehabilitating and adaptively reusing the Brunswig Annex, Alternatives B, B.1.1, and B.1.2 would raise the overall project cost by 8 to 21 percent while providing the same capacity and programming as the previously proposed project and the Alternative A scenarios (A, A.1.1, and A.1.2). Therefore, conservation of the Brunswig Annex has been determined to socially and economically infeasible.

SECTION V
FINDINGS REGARDING ALTERNATIVES

As a result of the analysis contained in the Plaza de Cultura y Arte Environmental Impact Report (EIR) regarding the economic, engineering, environmental, and social characteristics of the proposed project and alternatives, the County of Los Angeles (County) recommends approval of Alternative A.1.2. Support for the recommended project is directly responsive to the ability of this alternative to attain all of the objectives of the proposed project and reduce impacts. Unlike the proposed project evaluated in the Draft EIR, Alternative A.1.2 rehabilitates and adaptively reuses the Vickrey-Brunswig Building as recommended by the Los Angeles Conservancy and other historic conservation advocates in the community. Alternative A.1.2 is also able to retain City Parking Lot 1, which was an important consideration for the City of Los Angeles and the Olvera Street Merchants.

Nine alternatives were considered and evaluated in detail in the Final EIR, including the No Project Alternative. The Final EIR addressed a range of reasonable alternatives that would feasibly attain most of the basic objectives of the Plaza de Cultura y Arte resulting from the project formulation process, but would avoid or substantially lessen any of the significant effects of the project.

The County considered alternatives to the previously proposed project described in the Draft EIR. As a result of the project formulation process, the County explored numerous alternatives to assess their ability to fulfill most of the basic objectives of the project. A total of six alternatives were considered and evaluated in detail in the Draft EIR, including the No Project Alternative. As required by the California Environmental Quality Act (CEQA), the No Project Alternative considers the effects of continuing to operate the project area as it currently exists. The additional alternatives evaluate the effects of the removal and/or adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex, as well as new construction. To fully evaluate the range of feasible alternatives to the proposed project in response to public comments on the Draft EIR, the County has included modifications to Alternative A and to Alternative B in the Final EIR. There was sufficient information contained in the Draft EIR (Volumes I and II) to develop a comparative analysis of modifications to Alternatives A and B, considered here as Alternative A.1.2 and Alternative B.1, respectively. Furthermore, the County has analyzed two variations of Alternative B.1, described as Alternatives B.1.1 and B.1.2, to fully evaluate the feasible alternatives to the proposed project.

The ability of the recommended project, previously proposed project and the eight other alternatives under consideration to meet the objectives of the project is summarized in Table V-1, *Summary of Ability of Previously Proposed Project and Alternatives to Attain Project Objectives*; Table V-2, *Summary Inventory of Proposed Land Areas Under the Proposed Project and Alternatives A through E*; and Table V-3, *Comparative Analysis of Impacts for Recommended Project and Alternatives*. Table V-4, *Summary of Social, Economic, and Engineering Characteristics of the Project and Alternatives*, provides the costs, annual capacities, and engineering considerations for the recommended project, the previously proposed project, and each of the alternatives. Only the previously proposed project and Alternatives A.1.2, B.1.1, and B.1.2 were determined to meet all 15 project objectives. However, all proposed action alternatives were consistent with some or most of the project objectives and, for this reason, were also carried forward for detailed analysis with respect to the determined environmental issues. Alternative C was not able to meet most of the basic objectives of the project. The No Project Alternative did not meet any of project objectives but was carried forward for detailed

analysis as mandated by CEQA. Based on the analysis provided in Sections 2.0 and 4.0 of the Final EIR, the recommended project (Alternative A.1.2), the previously proposed project, the No Project Alternative, and the proposed action alternatives are not capable of reducing impacts to air quality, cultural resources, geology and soils, and land use and planning to below the level of significance. Based on the alternatives analysis provided in Section 4.0 of the Final EIR, Alternatives B, B.1.1, B.1.2, and C were the only alternatives that are capable of reducing impacts to cultural resources and land use and planning to below the level of significance, including those that could not be mitigated to below the level of significance under the recommended project. Unlike many projects, the No Project Alternative is not the environmentally superior alternative in that it does not ensure the conservation of the three historic buildings that are currently at risk of collapse in a moderate to severe seismic event.

The Environmentally Superior Action Alternative is Alternative B.1.2. This alternative adaptively reuses all three of the existing historical buildings and constructs a new building and plaza with a capacity to serve approximately 134,000 County residents and visitors annually, approximately 38,000 residents and visitors less than the recommended project. This alternative is capable of meeting 15 of 15 basic objectives of the project.

TABLE V-1
SUMMARY OF ABILITY OF PREVIOUSLY PROPOSED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES

A.1.2 (Recommended Project	Previously Proposed Project	Alternatives							
		No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
1. Provide a facility inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 90,000 visitors annually									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
2. Within the facility, provide at least 20,000 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
3. Within the facility, provide a multipurpose community center with a minimum size of 6,000 square feet to support the continued celebration of traditional cultural events, including festivals, weddings, and other public and private events; this venue would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
4. Within the facility, provide an indoor venue for theatrical and cultural performances for audiences of approximately 100 people									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
5. Within the facility, provide at least 2,000 square feet (to accommodate three standard school classes) dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican American and other Latino cultures									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6. Within the facility, provide interior and exterior settings for concurrently staging up to three standard classes									
Yes	Yes	No	No	No	Yes	Yes	No	No	No

TABLE V-1
SUMMARY OF ABILITY OF PREVIOUSLY PROPOSED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES, Continued

A.1.2 (Recommended Project	Previously Proposed Project	Alternatives							
		No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
7. Within the facility, provide at least 4,000 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican American contributions to the Los Angeles community									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8. Within the facility, to support $1,000,000 worth of revenue-generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the project									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
9. To identify a project design that enhances the utilization of County-owned property adjacent to the Church of Nuestra Señora la Reina de Los Angeles (Plaza Church), and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
10. To consider the feasibility of adaptive reuse of one or more of the three historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
11. To create a park-like setting within the project to remember the historic Campo Santo (recognizing the original location of the cemetery associated with the Plaza Church)									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12. To provide a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13. To encourage County residents and visitors to use alternative means of travel to the site, including walking, public transit, car pools, and alternatively fueled vehicles as the primary means of traveling to the facility									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

TABLE V-1
SUMMARY OF ABILITY OF PREVIOUSLY PROPOSED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES, Continued

A.1.2 (Recommended Project	Previously Proposed Project	Alternatives							
		No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
14. To improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15. To enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center and Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

TABLE V-2
SUMMARY INVENTORY OF PROPOSED LAND AREAS UNDER THE PROPOSED PROJECT AND ALTERNATIVES A THROUGH E

	Adaptive Reuse of Plaza House	Adaptive Reuse of Vickrey-Brunswig Building	Adaptive Reuse of Brunswig Annex	Newly Constructed Building	Theater Performing Arts Center	Campo Santo Memorial Garden	Paseos and Pedestrian Walkways	New High Street Turnaround	Republic Street	City Parking Lot 1	County Parking Lot 25	Total Interior Building Space	County Parking Lot 15
Alternative A.1.2 (Recommended Project)													
Size (acres)	0.12	0.12	N/A	0.40	0.63	0.1	1.35	0.09	0.22	0.44	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	N/A	17,509	27,500	4,400	59,080	3,996	9,550	19,251	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	N/A	39,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	106,500	N/A
Building levels	2 stories + basement	5 stories + basement	N/A	4 stories + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Previously Proposed Project													
Size (acres)	0.12	N/A	N/A	0.53	0.63	0.37	1.49	0.32	N/A	N/A	N/A	N/A	1.14
Exterior (square feet)	5,049	N/A	N/A	23,086	27,500	16,000	65,000	14,000	N/A	N/A	N/A	N/A	49,573
Interior building space (square feet)	14,100	N/A	N/A	55,700	25,000	N/A	N/A	N/A	N/A	N/A	N/A	94,800	N/A
Building levels	2 stories + basement	N/A	N/A	3 stories 2 stories	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative A													
Size (acres)	0.12	0.12	N/A	0.52	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	N/A	22,809	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	N/A	44,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	2 stories + basement	5 stories + basement	N/A	4 stories + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative B													
Size (acres)	0.12	0.12	0.09	0.42	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	18,905	N/A	4,400	36,340	3,996	9,675	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	24,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80,800	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative B.1.1													
Size (acres)	0.12	0.12	0.09	0.52	0.63	0.1	1.66	0.09	0.15	N/A	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	22,605	27,500	4,400	72,535	3,996	6,450	N/A	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	33,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	114,500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE V-2
SUMMARY INVENTORY OF PROPOSED LAND AREAS UNDER THE PROPOSED PROJECT AND ALTERNATIVES A THROUGH E, Continued

	Adaptive Reuse of Plaza House	Adaptive Reuse of Vickrey-Brunswig Building	Adaptive Reuse of Brunswig Annex	Newly Constructed Building	Theater Performing Arts Center	Campo Santo Memorial Garden	Paseos and Pedestrian Walkways	New High Street Turnaround	Republic Street	City Parking Lot 1	County Parking Lot 25	Total Interior Building Space	County Parking Lot 15
Alternative B.1.2													
Size (acres)	0.12	0.12	0.09	0.52	0.63	0.1	1.22	0.09	0.15	0.44	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	22,605	27,500	4,400	53,284	3,996	6,450	19,251	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	33,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	114,500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative C													
Size (acres)	0.12	0.12	0.09	0.03	N/A	0.1	1.29	0.09	0.17	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	1,209	N/A	4,400	56,162	3,996	7,600	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	1,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	57,500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative D													
Size (acres)	N/A	0.12	N/A	0.64	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	N/A	5,242	N/A	27,858	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	N/A	28,200	N/A	58,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	N/A	5 stories + basement	N/A	4 stories + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative E													
Size (acres)	N/A	N/A	N/A	0.76	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	N/A	N/A	N/A	33,100	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	N/A	N/A	N/A	86,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	N/A	N/A	N/A	3 stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Aesthetics									
The recommended project would not have significant impacts to aesthetics. The recommended project would adaptively reuse the Plaza House and the Vickrey-Brunswig Building and would demolish the Brunswig Annex. Two new buildings would be constructed; and one of the existing parking lots would be retained. The visual character of the El Pueblo de Los Angeles Historic District would be enhanced in a manner that respects the Historic District and Historic Monument.	The previously proposed project would not have significant impacts to aesthetics. The previously proposed project would adaptively reuse the Plaza House and would demolish the other two existing historic buildings and replace them with three new structures. The visual character of the El Pueblo de Los Angeles Historic District would be enhanced in a manner that respects the Historic District and Historic Monument. *Comparative Impacts: Neutral*	The No Project Alternative would retain the existing buildings, which are vulnerable to collapse in the event of moderate to severe ground shaking. The collapse of the buildings would result in a change in the visual character of the area related to the loss of one or more of the contributing elements of the El Pueblo de Los Angeles Historic District. *Comparative Impacts: Negative*	Alternative A would not have significant impacts to aesthetics. Alternative A would result in fewer alterations to the overall visual character primarily due to the retention of the two parking lots rather than the conversion of one to a single-story Theater Performing Arts Center. *Comparative Impacts: Neutral*	Alternative B would not have significant impacts to aesthetics. Alternative B would result in fewer alterations to the overall visual character primarily due to the rehabilitation and adaptive reuse of all three historic buildings and retention and enhancement of the two parking lots. This alternative would retain the three-story Brunswig Annex. *Comparative Impacts: Neutral*	Alternative B.1.1 would not have significant impacts to aesthetics. Alternative B.1.1 rehabilitates and adaptively reuses all three historic structures. A new Theater Performing Arts Building will be constructed on County Parking Lot 25. A Community Events Center will be constructed on City Parking Lot 1. As with the recommended project, Alternative B.1.1 would improve the visual character of the area in a manner that respects the historic setting of the El Pueblo de Los Angeles Historic District and Historic Monument. *Comparative Impacts: Neutral*	Alternative B.1.2 would not have significant impacts to aesthetics. Alternative B.1.2 rehabilitates and adaptively reuses all three historic structures. A new Theater Performing Arts Building will be constructed on County Parking Lot 25. A Community Events Center will be constructed on City Parking Lot 1. As with the recommended project, Alternative B.1.2 would improve the visual character of the area in a manner that respects the historic setting of the El Pueblo de Los Angeles Historic District and Historic Monument. *Comparative Impacts: Neutral*	Alternative C would not have significant impacts to aesthetics. Alternative C would result in fewer alterations to the overall visual character primarily due to the rehabilitation and adaptive reuse of the three historic buildings and retention of the two parking lots. *Comparative Impacts: Neutral*	Alternative D would not have significant impacts to aesthetics. In contrast to the recommended project, Alternative D would result in demolition of the Vickrey-Brunswig Building and the Brunswig Annex. *Comparative Impacts: Negative*	Alternative E would have significant impacts to aesthetics. Alternative E results in demolition of all three historic buildings and replaces them with new construction, which would alter the visual character of the area. County Parking Lot 25 and City Parking Lot 1 would be retained in this alternative. *Comparative Impacts: Negative*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Air Quality									
Implementation of recommended project, Alternative A.1.2, would have the potential to result in significant impacts to air quality. The peak-period emissions would be lower than that of the previously proposed project, but would remain significant. The impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. Implementation of measures Air-10 through Air-12 would be expected to reduce potentially significant impacts related to vehicular emissions to below the level of significance for all measured pollutants with the exception of NO_x emissions during peak quarter and peak day construction. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.	Implementation of the previously proposed project has the potential to result in significant impacts related to compliance with air quality standards. It would result in significant impacts related to fugitive dust emissions and vehicular emissions. It would contribute to cumulative increases in critical pollutants in the area. The impacts would be somewhat greater than under the recommended project, due to the fact that both the Vickrey-Brunswig Building and Brunswig Annex would be demolished and replaced. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. Implementation of measures Air-10 through Air-12 would be expected to reduce potentially significant impacts related to vehicular emissions to below the level of significance for all measured pollutants with the exception of NO_x emissions during peak quarter and peak day construction. *Comparative Impacts: Neutral*	Unlike the previously proposed project, no significant impacts related to air quality are expected to result from implementation of the No Project Alternative. *Comparative Impacts: Positive*	Alternative A results in identical construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House and the Vickrey-Brunswig Building. The peak-period emissions would be the same as those of the recommended project, but would remain significant. The impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. As with the recommended project, impacts from Alternative B on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.1 results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. As with the recommended project, impacts from Alternative B.1.1 on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.2 results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. As with the recommended project, impacts from Alternative B.1.2 on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative C results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*	Impacts of Alternative D on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative E has greater impacts to air quality than the recommended project. Alternative E would require more trucks to transport demolition debris, would have more debris movement on site, and would increase the amount of land area exposed. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Cultural Resources									
Implementation of the recommended project has the potential to result in significant impacts related to the destruction of previously unrecorded archeological resources during ground-disturbing activities. This impact would also be related to the destruction of an historic building, the Brunswig Annex, identified as a contributing element to the El Pueblo de Los Angeles Historic District and unanticipated discovery of human remains, including those interred outside of formal cemeteries. The recommended project requires the implementation of Measures CUL-1 through CUL-4. Measure CUL-1 would reduce impacts to archaeological resources to less than significant levels. Measure CUL-4 would reduce impacts related to unanticipated discovery of human remains to less than significant levels. Measures CUL-2 and -3 would reduce impacts to the Vickrey-Brunswig Building and the Plaza House to less than significant levels. However, the demolition of the Brunswig Annex, would remain a significant impact.	The previously proposed project has greater impacts to historic resources than the recommended project. The previously proposed project would demolish two historic buildings, the Vickrey-Brunswig Building and the Brunswig Annex. This alternative would require the same mitigation measures described for the previously proposed project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	The No Project Alternative would result in significant impacts to historic resources due to the eventual loss of the buildings. Unlike the recommended project, all three historic structures would remain in place in the short term. In the absence of measures to restore, rehabilitate, reconstruct, or preserve the historic buildings, it is anticipated that the building materials would continue to decay and would collapse during a moderate to severe seismic event. Securing these buildings to the Low-Risk Standard of Chapter 96 of the County of los Angeles Building Code would protect the public and secure the buildings from further degradation. However, the buildings would continue to be unfit for human occupancy. This alternative avoids impacts related to cultural resources related to paleontological and archeological resources, and human remains. *Comparative Impacts: Negative*	Alternative A has similar historic impacts as the recommended project. As with the recommended project, Alternative A proposes the retention and adaptive reuse of the Vickrey-Brunswig Building and the Plaza House. Impacts from this alternative on cultural resources would be reduced through mitigation; however, the impact on the historic resources would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. It avoids significant impacts to historic resources that would result from the recommended project. Implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B related to the adaptive reuse of the three historic buildings. Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce impacts to cultural resources from Alternative B to below the level of significance. *Comparative Impacts: Positive*	Alternative B.1.1 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. It avoids significant impacts to historic resources that would result from the recommended project. Implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B.1.1 related to the adaptive reuse of the three historic buildings. Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce impacts to cultural resources from Alternative B.1.1 to below the level of significance. *Comparative Impacts: Positive*	Alternative B.1.2 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. It avoids significant impacts to historic resources that would result from the recommended project. Implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B.1.2 related to the adaptive reuse of the three historic buildings. Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce impacts to cultural resources from Alternative B.1.2 to below the level of significance. *Comparative Impacts: Positive*	Alternative C proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Alternative C avoids significant impacts to historic resources that would result from the recommended project through the rehabilitation and adaptive reuse of the three historic buildings. Implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative C related to the adaptive reuse of the three historic buildings. Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce impacts to cultural resources from Alternative C to below the level of significance. *Comparative Impacts: Positive*	Alternative D has greater impacts to historic resources than the recommended project. Alternative D would retain the five-story Vickrey-Brunswig Building and replace the two-story Plaza House and the three-story Brunswig Annex with buildings of similar size and shape. As with the recommended project, impacts from this alternative on cultural resources would be reduced through mitigation; however, the impact on the historic resources would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts. *Comparative Impacts: Negative*	Alternative E has substantially more significant impacts to historic resources than the recommended project. Alternative E involves the demolition of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. Impacts from this alternative would be reduced through mitigation; however, the impact on the historic resources would remain significant. As with the recommended project, implementation of measure CUL-2 would reduce impacts to historic resources resulting from the demolition of the three historic buildings to the maximum extent practicable; however, the demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would remain a significant, unavoidable impact of this alternative. *Comparative Impacts: Negative*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Geology and Soils									
Alternative A.1.2 has the potential to expose people to injury and property to damage through the adaptive reuse of two historic structures that have been seismically upgraded and retrofitted to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. Alternative A.1.2 would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated and adaptively reused Plaza House and Vickrey-Brunswig Building. This alternative would require the implementation of measures Geology-1 and Geology-2. Incorporation of the recommended mitigation measures would reduce impacts; however, all impacts would not be reduced to below the level of significance.	The previously proposed project would have similar impacts to the recommended project. However, only the Plaza House would be rehabilitated and adaptively reused to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This alternative would require the same mitigation measures described for the previously proposed project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Positive*	The No Project Alternative would not include grading (excavation and fill), modification of existing structures, or construction of new structures. The existing buildings would not be habitable and would remain unoccupied. Therefore, this alternative would not require the mitigation measures described for the recommended project, and impacts related to geology and soils are avoided. *Comparative Impacts: Positive*	Alternative A has similar geology and soils impacts as the recommended project. In addition, Alternative A would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Vickrey-Brunswig Building and Plaza House. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B has similar geology and soils impacts as the recommended project. In addition, Alternative B would result in significant, unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	Alternative B.1.1 has similar geology and soils impacts as the recommended project. In addition, Alternative B.1.1 would result in significant, unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	Alternative B.1.2 has similar geology and soils impacts as the recommended project. In addition, Alternative B.1.2 would result in significant, unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	Alternative C has similar geology and soils impacts as the recommended project. In addition, Alternative C would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	Alternative D has similar geology and soils impacts as the recommended project. This alternative would require the same mitigation measures for the Vickrey-Brunswig Building as described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative E has similar geology and soils impacts as the recommended project. Unlike the recommended project, Alternative E does not include the adaptive reuse of the Plaza House and Vickrey-Brunswig Building and the attendant potential for significant impacts to people and property from strong seismic ground shaking. This alternative would require the same mitigation measures described for the recommended project. Unlike the recommended project, incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Hazards and Hazardous Materials									
Alternative A.1.2 would have the potential to result in significant impacts related to accidental release of hazardous materials (asbestos-containing materials, lead-based paints, and mold) during demolition of the Brunswig Annex and the rehabilitation and adaptive reuse of the Plaza House and the Vickrey-Brunswig Building. Implementation of measures Hazards-1 through -3 would reduce impacts to below the level of significance.	The previously proposed project would result in potential hazards that are consistent with the recommended project. However, this alternative would involve the demolition of the Vickrey-Brunswig Building and the Brunswig Annex. This alternative would require the same mitigation measures as those described for the recommended project. Incorporation of these mitigation measures would reduce the impacts to below the level of significance. *Comparative Impacts: Negative*	Under the No Project Alternative, the buildings would be expected to remain vacant, thus precluding exposure of people to hazards and hazardous materials (asbestos-containing materials, lead-based paints, and mold). Unlike the recommended project, this alternative would not entail transport, use, emission, or disposal of hazardous materials. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to hazards and hazardous materials are avoided. *Comparative Impacts: Positive*	Alternative A would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*	Alternative B.1.1 would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*	Alternative B.1.2 would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*	Alternative C would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Positive*	Alternative D would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the demolition of the Plaza House and the Brunswig Annex and the rehabilitation and adaptive reuse of the Vickrey-Brunswig Building. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative E would result in potential hazards that are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project related to the demolition of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Negative*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Hydrology and Water Quality									
Alternative A.1.2 would result in significant impacts on hydrology and water quality. This alternative would require implementation of measures Hydro-1 through -4. Incorporation of the recommended mitigation measures would reduce impacts related to surface water quality to below the level of significance.	The implementation of the previously proposed project would have significant impacts related to hydrology and surface water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	The No Project Alternative would not entail grading (excavation and fill), modification of existing structures, or construction of new structures. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to geology and soils are avoided. *Comparative Impacts: Positive*	Alternative A would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.1 would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.2 would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative C would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative D would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative E would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Land Use and Planning									
Implementation of the recommended project would have significant impacts related to conflicts with adopted relevant plans and policies, specifically, the National Historic Preservation Act of 1966. The incompatibility of the proposed demolition of one historic structure would remain an impact to land use and planning that would be reduced through mitigation; however, the impact on land use and planning would remain significant.	The implementation of the previously proposed project would have similar impacts to those of the recommended project. Demolition of the Vickrey-Brunswig Building and the Brunswig Annex would result in significant impacts related to conflicts with adopted relevant plans and policies in the previously proposed project area, specifically the National Historic Preservation Act of 1966. The incompatibility of the proposed destruction of two historic structures would remain an impact to land use and planning that is not reduced to below the level of significance. *Comparative Impacts: Negative*	The potential loss of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex from collapse during a moderate to severe seismic event would conflict with the adopted goals and policies of the County related to more efficient use of land compatible with cultural resources. Unlike the recommended project, which would rehabilitate and adaptively reuse the Plaza House and Vickrey-Brunswig Building, the No Project Alternative would be expected to eventually result in the loss of all three historic buildings, thus substantially increasing the severity of the impact to land use and planning. *Comparative Impacts: Negative*	Alternative A has similar land use and planning impacts as the recommended project. Impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant due to the demolition of two historic buildings. This alternative would require the same mitigation measures as the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Neutral*	Alternative B would result in fewer impacts related to conflicts with adopted relevant plans and policies than the recommended project. This alternative proposes the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and therefore avoids significant impacts related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative. *Comparative Impacts: Positive*	Alternative B.1.1 would result in fewer impacts related to conflicts with adopted relevant plans and policies than the recommended project. This alternative proposes the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and therefore avoids significant impacts related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative. *Comparative Impacts: Positive*	Alternative B.1.2 would result in fewer impacts related to conflicts with adopted relevant plans and policies than the recommended project. This alternative proposes the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and therefore avoids significant impacts related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative. *Comparative Impacts: Positive*	Alternative C would result in fewer impacts related to conflicts with adopted relevant plans and policies than the recommended project. This alternative proposes the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and therefore avoids significant impacts related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative. *Comparative Impacts: Positive*	Alternative D has similar land use and planning impacts as the recommended project. Unlike the recommended project, Alternative D would retain the Vickrey-Brunswig Building and replace the Plaza House and the Brunswig Annex with buildings of similar size and shape. Impacts from Alternative D on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*	Alternative E has more significant land use and planning impacts than the recommended project. Unlike the recommended project, Alternative E demolishes all three historic buildings, thus substantially increasing the severity of the impact to land use and planning. As with the recommended project, impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance. *Comparative Impacts: Negative*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Noise									
The implementation of the recommended project has the potential to result in significant impacts related to exposure of persons to, or generation of, excessive noise during construction activities. Implementation of measures Noise-1 through -3 would be expected to reduce the impacts related to noise to below the level of significance.	The implementation of the previously proposed project has the potential to result in significant impacts related to exposure of persons to, or generation of, excessive noise during construction activities. Implementation of measures Noise-1 through -3 would be expected to reduce the impacts related to noise to below the level of significance. *Comparative Impacts: Neutral*	The No Project Alternative would not result in noise impacts. Unlike the recommended project, the No Project Alternative would not entail grading, modification of existing structures, or construction of new structures. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to noise are avoided. *Comparative Impacts: Positive*	Alternative A would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.1 would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.2 would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative C would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative D would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative E would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*
Public Services									
The implementation of the previously proposed project would have no significant impact related to public services.	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative A.1.2. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from the implementation of the No Project Alternative. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative A. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative B. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative B.1.1. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative B.1.2. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative C. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative D. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to public services are expected to result from implementation of Alternative E. *Comparative Impacts: Neutral*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Recreation									
The implementation of the recommended project would have no significant impact related to recreation.	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative A. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from the implementation of the No Project Alternative. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative A. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative B. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative B.1.1. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative B.1.2. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative C. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative D. *Comparative Impacts: Neutral*	As with the recommended project, no significant impacts related to recreation are expected to result from implementation of Alternative E. *Comparative Impacts: Neutral*
Transportation/Traffic									
The implementation of the recommended project has the potential to result in significant impacts related to transportation/traffic. Implementation of measures TRA-1 through -3 would be expected to reduce the impacts related to transportation/traffic to below the level of significance.	The previously proposed project has similar transportation/traffic impacts as the recommended project. The previously proposed project would require the same mitigation measures as described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	The No Project Alternative would not result in impacts related to transportation/traffic. Unlike the recommended project, the No Project Alternative would not entail grading, modification of existing structures, or construction of new structures, and implementation of the mitigation measures would not be required. Therefore, this alternative would not require the same mitigation measures described for the recommended project and impacts related to transportation/traffic are avoided. *Comparative Impacts: Positive*	Alternative A has similar transportation/ traffic impacts as the recommended project. Alternative A would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B has similar transportation/ traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.1 has similar transportation/ traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.2 has similar transportation/traffic impacts as the recommended project. This alternative would require the same mitigation measures as the proposed project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative C has similar transportation/ traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative D has similar transportation/ traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative E has similar transportation/ traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*

TABLE V-3
COMPARATIVE ANALYSIS OF IMPACTS FOR RECOMMENDED PROJECT AND ALTERNATIVES, Continued

Alternative A.1.2 (Recommended Project)	Previously Proposed Project	No Project	Alternative A	Alternative B	Alternative B.1.1	Alternative B.1.2	Alternative C	Alternative D	Alternative E
Utilities and Service Systems									
The implementation of the recommended project has the potential to result in significant impacts related to solid waste. Implementation of measures Utilities-1 and -2 would be expected to reduce the impacts related to solid waste to below the level of significance.	The previously proposed project would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	The No Project Alternative would not result in impacts related to utilities and service systems. The No Project Alternative would use fewer utility upgrades, with no significant impacts after mitigation. *Comparative Impacts: Positive*	Alternative A would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.1 would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative B.1.2 would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative C would result in impacts on and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative D would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*	Alternative E would result in impacts on utilities and service systems similar to those of the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance. *Comparative Impacts: Neutral*

TABLE V-4
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES*

Number of Objectives Achieved (Total of 15)	Economic Considerations	Engineering Considerations
Alternative A.1.2 (Recommended Project)		
15 of 15	Cost per square foot: $368 Total square footage: 106,500 Total cost: $69,091,000 Annual capacity: 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House and Vickrey-Brunswig Building. Requires demolition of the Brunswig Annex.
Proposed Project		
15 of 15	Cost per square foot: $373 Total square footage: 94,800 Total cost: $61,050,000 Annual capacity: 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House. Requires demolition of the Vickrey-Brunswig Building and the Brunswig Annex.
Alternative A		
14 of 15	Cost per square foot: $357 Total square footage: 86,800 Total cost: $55,418,000 Annual capacity: 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House and Vickrey-Brunswig Building. Requires demolition of the Brunswig Annex.
Alternative B		
14 of 15	Cost per square foot: $377 Total square footage: 80,800 Total cost: $55,702,000 Annual capacity: 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.

TABLE V-4
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES, Continued

Number of Objectives Achieved (Total of 15)	Economic Considerations	Engineering Considerations
Alternative B.1.1		
15 of 15	Cost per square foot: $367 Total square footage: 114,500 Total cost: $75,308,000 Annual capacity: 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative B.1.2		
15 of 15	Cost per square foot: $367 Total square footage: 114,500 Total cost: $74,892,000 Annual capacity: 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative C		
8 of 15	Cost per square foot: $429 Total square footage: 57,500 Total cost: $42,654,000 Annual capacity: 63,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative D		
14 of 15	Cost per square foot: $342 Total square footage: 86,800 Total cost: $52,286,000 Annual capacity: 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Vickrey-Brunswig Building. Requires demolition of the Plaza House and the Brunswig Annex.
Alternative E		
13 of 15	Cost per square foot: $313 Total square footage: 86,800 Total cost: $46,068,000 Annual capacity: 96,000	No seismic upgrade or retrofit required. Requires demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex.

TABLE V-4
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES, Continued

Number of Objectives Achieved (Total of 15)	Economic Considerations		Engineering Considerations
No Project Alternative			
0 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$104 to $110 56,300 $5,828,290 to $6,164,270 0	One scenario results in the eventual loss of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex through deterioration and collapse. The second scenario involves seismic upgrade and retrofit to the low-risk level of safety, and no occupancy would be allowed.

NOTE:
* Refer to Plaza de Cultura y Arte, Vol. II, Technical Appendices, Appendix F, *Construction Costs*, page 7, "Comparison Study–Proposed Project/Alternatives."

The alternatives to the recommended project evaluated in Section 4.0 are listed below. A discussion of the previously proposed project is also included.

- Previously Proposed Project
- No Project Alternative
- Alternative A
- Alternative B
- Alternative B.1.1
- Alternative B.1.2
- Alternative C
- Alternative D
- Alternative E

V.A PREVIOUSLY PROPOSED PROJECT

Description of Alternative: This alternative was analyzed in Section 3 of the Final EIR. The previously proposed project would result in a combination of adaptively reused historic buildings, new construction, and a plaza. The previously proposed project would adaptively reuse the Plaza House. The Vickrey-Brunswig Building and the Brunswig Annex would be demolished and replaced with newly constructed buildings. The programming of previously proposed project includes performing arts and media-arts classes, educational center, offices, a bookstore and café, and multipurpose areas, the Campo Santo Memorial Garden, and a 500-seat performing arts theater.

Effectiveness in Meeting Project Objectives: The previously proposed project meets 15 of the 15 objectives of the project, including all 8 of the priority objectives identified by the County and the

Foundation. The objectives are discussed in Section 2.3 of the Final EIR. The summary of this alternative's ability to meet the objectives is described in Table V-1.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as those described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of cultural resources, geology and soils, hazards and hazardous materials, land use and planning, and noise.

- Aesthetics–As documented in Table V-3, the previously proposed project would result in similar alterations to the overall visual character. The previously proposed project would retain the Plaza House and replace the Vickrey-Brunswig Building and the Brunswig Annex with buildings of similar size and shape. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, this alternative has similar historic impacts as the recommended project; however, it would result in more severe impacts due to the demolition of two of the three historic buildings. Unlike the recommended project, the previously proposed project would retain the Plaza House and replace the Vickrey Brunswig Building and the Brunswig Annex with newly constructed buildings of similar size and shape. As with the recommended project, impacts from this alternative on cultural resources would be reduced through mitigation; however, the impact on the historic resources would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in lesser impacts due to the adaptive reuse of only on historic building. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. However, this alternative would involve the demolition of one additional building. This alternative would require the same mitigation measures

described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, this alternative has more severe land use and planning impacts than the recommended project. The previously proposed project would retain the Plaza House and replace both the Vickrey-Brunswig Building and the Brunswig Annex with buildings of similar size and shape. Impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.
- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: The previously proposed project is feasible.

Facts: The above finding is based on the following:

- This alternative meets 15 of the 15 objectives of the project, including all 8 of the priority objectives identified by the County and the Foundation (Table V-1).

- This alternative provides a total of approximately 94,800 square feet dedicated to programming.

- This alternative is capable of serving approximately 134,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $61,050,000 with an estimated cost of $373 per square foot.

- This alternative adaptively reuses the Plaza House. Adaptive reuse of the Plaza House would require seismic retrofit and upgrade to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

  The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

V.B NO PROJECT ALTERNATIVE

Description of Alternative: This alternative was analyzed in Section 4.1 of the Final EIR. Under the No Project Alternative, the three historic buildings would remain vacant and secured from public entry. It is anticipated that New High Street and Republic Street would remain closed to protect the public from collapse hazards associated with the three historic buildings.

Effectiveness in Meeting Project Objectives: The No Project Alternative fails to meet all of the project's objectives, including all eight priority objectives identified by the County and the Plaza de Cultura y Arte Foundation (Foundation). The objectives are discussed in Section 2.3 of the Final EIR. The summary of this alternative's ability to meet the objectives is described in Table V-1.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation/traffic, and utilities and service systems.

- Aesthetics–As documented in Table V-3, the No Project Alternative would retain the existing buildings, but they are highly vulnerable to collapse in the event of moderate to severe ground shaking. The collapse of the buildings would result in a change in the

visual character of the area related to the loss of one or more of the contributing elements of the El Pueblo de Los Angeles Historic District. Securing these buildings to the Low-Risk Standard of Chapter 96 of the County of os Angeles Building Code would protect the public and secure the buildings from further degradation. However, the buildings would continue to be unfit for human occupancy.

- Air Quality–Unlike the recommended project, no significant impacts related to air quality are expected to result from implementation of this alternative.

- Cultural Resources–As documented in Table V-3, this alternative would result in significant impacts to historic resources due to the eventual loss of the buildings. Unlike the recommended project, the three historic structures would remain in place for a short term. In the absence of measures to restore, rehabilitate, reconstruct, or preserve the historic buildings, including substantial seismic retrofit and upgrade, it is anticipated that the building materials would continue to decay and would collapse during a moderate to severe seismic event. The No Project Alternative does not require implementation of measures CUL-1 and -2 specified for the recommended project. The No Project Alternative avoids impacts related to cultural resources related to paleontological resources, archeological resources, and human remains. Securing these buildings to the Low-Risk Standard of Chapter 96 of the County of los Angeles Building Code would protect the public and secure the buildings from further degradation. However, the buildings would continue to be unfit for human occupancy.

- Geology and Soils–The No Project Alternative would not include grading (excavation and fill), modification of existing structures, or construction of new structures. The existing buildings would not be habitable and would remain unoccupied. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to geology and soils are avoided.

- Hazards and Hazardous Materials–As documented in Table V-3, the buildings would be expected to remain vacant, thus precluding exposure of people to hazards and hazardous materials (asbestos-containing materials, lead-based paints, and mold). Unlike the recommended project, this alternative would not entail transport, use, emission, or disposal of hazardous materials. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to hazards are avoided.

- Hydrology and Water Quality–Unlike the recommended project, this alternative would not entail grading (excavation and fill), modification of existing structures, or construction of new structures. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to hydrology are avoided.

- Land Use and Planning–As documented in Table V-3, the potential loss of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex from collapse during a moderate to severe seismic event would conflict with the adopted goals and policies

of the County related to more efficient use of land compatible with cultural resources. Unlike the recommended project, which would rehabilitate and adaptively reuse the Plaza House, the No Project Alternative would be expected to eventually result in the loss of all three historic buildings, thus substantially increasing the severity of the impact to land use and planning. Securing these buildings to the Low-Risk Standard of Chapter 96 of the County of los Angeles Building Code would protect the public and secure the buildings from further degradation. However, the buildings would continue to be unfit for human occupancy.

- Noise–As documented in Table V-3, unlike the recommended project, this alternative would not entail grading, modification of existing structures, or construction of new structures. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to geology and soils are avoided.

- Public Services–There are no significant impacts related to public services expected to result from the implementation of this alternative.

- Recreation–There are no significant impacts related to recreation expected to result from the implementation of this alternative.

- Transportation/Traffic–Unlike the recommended project, this alternative would not entail grading, modification of existing structures, or construction of new structures, and implementation of the mitigation measures would not be required. Therefore, this alternative would not require the same mitigation measures described for the recommended project, and impacts related to transportation/traffic are avoided.

- Utilities and Utility Systems–There are no significant impacts related to utilities and utility systems expected to result from the implementation of this alternative.

Feasibility: The No Project Alternative is not feasible.

Facts: The above feasibility finding is based on the following:

- The No Project Alternative fails to meet all of the project's objectives, including all eight priority objectives identified by the County and the Foundation (Table V-1).

- The three historic structures would remain in place in the short term, but it is anticipated that the building materials would continue to decay and would collapse during a moderate to severe seismic event in the absence of measures to restore, rehabilitate, reconstruct, or preserve the historic buildings, including substantial seismic retrofit and upgrade. Securing these buildings to the Low-Risk Standard of Chapter 96 of the County of los Angeles Building Code would protect the public and secure the buildings from further degradation. However, the buildings would continue to be unfit for human occupancy.

- The No Project Alternative would be incapable of accommodating public access; therefore, no programming could be accomplished in this alternative.

V.C ALTERNATIVE A

Description of Alternative: This alternative was analyzed in Section 4.2 of the Final EIR. Alternative A, like the recommended project, adaptively reuses two of the existing buildings, the Plaza House and the Vickrey-Brunswig Building. The Brunswig Annex would be demolished and replaced with a four-story portion of the newly constructed building. In addition, a one-story building would be constructed adjacent to the existing and new structures. The programming of Alternative A includes a 99-seat theater, performing and media-arts classes, educational center, offices, a bookstore and café, and multipurpose areas.

Effectiveness in Meeting Project Objectives: Alternative A meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation. The objectives are discussed in Section 2.3 of the Final EIR. Alternative A does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes. The summary of this alternative's ability to meet the objectives is described in Table V-1.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation/traffic, and utilities and service systems.

- Aesthetics–As documented in Table V-3, Alternative A would result in fewer alterations to the overall visual character primarily due to the retention of the two parking lots rather than their conversion to multistory education and performing arts venues. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As documented in Table V-3, this alternative results in similar impacts to those of the recommended project. The peak-period emissions would be the same as those of the recommended project, and would remain significant. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts to air quality during construction would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, this alternative has similar historic impacts as the recommended project. As with the recommended project, impacts from this alternative on cultural resources would be reduced through mitigation; however,

the impact on the historic resources would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts to historic resources would not be reduced to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has geology and soils impacts similar to the recommended project. Alternative A would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House and Vickrey-Brunswig Building. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts related to seismic shaking in adaptively reused historic buildings would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts related to hazards and hazardous materials to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to hydrology and water quality to below the level of significance.

- Land Use and Planning–As documented in Table V-3, this alternative has similar land use and planning impacts as the recommended project. As with the recommended project, impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts to land use and planning would not be reduced to below the level of significance.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to noise to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar Transportation/Traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to transportation/traffic to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to utilities and service systems to below the level of significance.

Feasibility: Alternative A is feasible.

Facts: The above feasibility finding is based on the following:

- This alternative meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation (Table V-1). Alternative A does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes.
- This alternative provides a total of approximately 86,800 square feet dedicated to programming.

- This alternative is capable of serving approximately 96,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $51,921,000, with an estimated cost of $357 per square foot.

- This alternative adaptively reuses the Plaza House and the Vickrey-Brunswig Building. Adaptive reuse of the Plaza House and the Vickrey-Brunswig Building would require seismic retrofit and structural upgrade to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

  The Vickrey-Brunswig Building may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement structural upgrade and seismic retrofit measures recommended by the structural engineer would be between $100 and $120 per square foot.

V.D ALTERNATIVE B

Description of Alternative: This alternative was analyzed in Section 4.3 of the Final EIR. Alternative B would result in a combination of adaptively reused historic buildings, new construction, and a plaza with a capacity to serve approximately 96,000 County residents and visitors annually. Alternative B differs from the recommended project in that this alternative adaptively reuses all three of the existing buildings--the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Under this alternative, new construction is limited to one story. The programming of Alternative B includes a theater, performing and media-arts classes, education center, offices, a bookstore and café, and multipurpose areas.

Effectiveness in Meeting Project Objectives: The summary of this alternative's ability to meet the objectives is described in Table V-1. Alternative B meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation. The objectives are discussed in Section 2.3 of the Final EIR. Alternative B does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of cultural resources, geology and soils, and land use and planning.

- Aesthetics–As documented in Table V-3, Alternative B would result in fewer alterations to the overall visual character primarily due to the retention of the two parking lots rather than conversion to multistory education and performing arts venues. As opposed to the recommended project, this alternative would retain the three-story Brunswig Annex. In addition, retention of both of the surface parking lots would result in a higher level of light and glare than would occur with the recommended project. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As documented in Table V-3, this alternative results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. The peak-period emissions would be lower than that of the recommended project but would remain significant. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, Alternative B proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Alternative B avoids significant impacts to historic resources that would result

from the recommended project through the rehabilitation and adaptive reuse of the three historic buildings, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; therefore, implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B related to the adaptive reuse of the three historic buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. As with the recommended project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative B related to the unanticipated discovery of human remains to a less than significant level. Implementation of measures CUL-1, -3, and -4 would reduce impacts to cultural resources from Alternative B to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in greater impacts due to the adaptive reuse of one additional building. Alternative B would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in all three buildings. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, Alternative B proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and avoids significant impact related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. In addition, Alternative B would generate fewer trips than the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: Alternative B is feasible.

Facts: The above feasibility finding is based on the following:

- This alternative meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation (Table V-1). Alternative B does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes.

- This alternative provides a total of approximately 80,800 square feet dedicated to programming.

- This alternative is capable of serving approximately 96,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $51,572,000, with an estimated cost of $377 per square foot.

- This alternative adaptively reuses the Plaza House, the Vickrey-Brunswig Building, and Brunswig Annex. Adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

  The Brunswig Annex may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be

between $90 and $130 per square foot. This cost estimate includes the cost of the concrete that will replace the existing masonry in the basement.

The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

The Vickrey-Brunswig Building may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $100 and $120 per square foot.

V.E ALTERNATIVE B.1.1

Description of Alternative: This alternative was analyzed in Section 4.3.B of the Final EIR. Alternative B.1.1 would result in a combination of adaptively reused historic buildings, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. Alternative B.1.1 differs from the recommended project in that this alternative adaptively reuses all three of the existing buildings–the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Under this alternative, new construction is limited to one story. The programming of Alternative B.1.1 is the same as the recommended project.

Effectiveness in Meeting Project Objectives: The summary of this alternative's ability to meet the objectives is described in Table V-1. Alternative B.1.1 meets all of the 15 objectives of the project, including all 8 priority objectives identified by the County and the Foundation. The objectives are discussed in Section 2.3 of the Final EIR.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of cultural resources, geology and soils, and land use and planning.

- Aesthetics–Alternative B.1.1 retains all three historic structures and the Theater Performing Arts Center would be the same size and in the same location as the recommended project. This alternative would improve the visual character of the area in a manner that respects the historic setting of the El Pueblo de Los Angeles Historic District.

- Air Quality–As documented in Table V-3, this alternative results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. The peak-period emissions would be lower than that of the recommended project but would remain significant. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the

same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, Alternative B.1.1 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Alternative B.1.1 avoids significant impacts to historic resources that would result from the recommended project through the rehabilitation and adaptive reuse of the three historic buildings, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; therefore, implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B.1.1 related to the adaptive reuse of the three historic buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. As with the recommended project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative B.1.1 related to the unanticipated discovery of human remains to a less than significant level. Implementation of measures CUL-1, -3, and -4 would reduce impacts to cultural resources from Alternative B.1.1 to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in greater impacts due to the adaptive reuse of one additional building. Alternative B.1.1 would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in all three buildings. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, Alternative B.1.1 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and avoids significant impact related to land use and planning. Unlike

the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: B.1.1 is feasible.

Facts: The above feasibility finding is based on the following:

- This alternative meets all of the 15 objectives of the project, including all 8 of the priority objectives identified by the County and the Foundation (Table V-1).

- This alternative provides a total of approximately 114,500 square feet dedicated to programming.

- This alternative is capable of serving approximately 134,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $70,705,000, with an estimated cost of $367 per square foot.

- This alternative adaptively reuses the Plaza House, the Vickrey-Brunswig Building, and Brunswig Annex. Adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard

of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

The Brunswig Annex may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $90 and $130 per square foot. This cost estimate includes the cost of the concrete that will replace the existing masonry in the basement.

The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

The Vickrey-Brunswig Building may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $100 and $120 per square foot.

V.F ALTERNATIVE B.1.2

Description of Alternative: This alternative was analyzed in Section 4.3.B of the Final EIR. Alternative B.1.2 would result in a combination of adaptively reused historic buildings, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. Alternative B.1.2 differs from the recommended project in that this alternative adaptively reuses all three of the existing buildings--the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Under this alternative, new construction is limited to one story. The programming of Alternative B.1.2 includes a 500-seat theater, performing and media-arts classes, education center, offices, a bookstore and café, and multipurpose areas.

Effectiveness in Meeting Project Objectives: The summary of this alternative's ability to meet the objectives is described in Table V-1. Alternative B.1.2 meets all of the 15 objectives of the project, including all 8 priority objectives identified by the County and the Foundation. The objectives are discussed in Section 2.3 of the Final EIR.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of cultural resources, geology and soils, and land use and planning.

- Aesthetics–Alternative B.1.2 retains all three historic structures and the Theater Performing Arts Center would be the same size and in the same location as the recommended project. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As documented in Table V-3, this alternative results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. The peak-period emissions would be lower than that of the recommended project but would remain significant. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, Alternative B.1.2 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Alternative B.1.2 avoids significant impacts to historic resources that would result from the recommended project through the rehabilitation and adaptive reuse of the three historic buildings, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; therefore, implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B.1.2 related to the adaptive reuse of the three historic buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. As with the recommended project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative B.1.2 related to the unanticipated discovery of human remains to a less than significant level. Implementation of measures CUL-1, -3, and -4 would reduce impacts to cultural resources from Alternative B.1.2 to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in greater impacts due to the adaptive reuse of one additional building. Alternative B.1.2 would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in all three buildings. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project.

Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, Alternative B.1.2 proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and avoids significant impact related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. This alternative would also require implementation of the same mitigation measures as the proposed project.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: Alternative B.1.2 is feasible.

Facts: The above feasibility finding is based on the following:

- This alternative meets all of the 15 objectives of the project, including all 8 of the priority objectives identified by the County and the Foundation (Table V-1).

- This alternative provides a total of approximately 114,500 square feet dedicated to programming.

- This alternative is capable of serving approximately 134,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $70,300,000, with an estimated cost of $367 per square foot.

- This alternative adaptively reuses the Plaza House, the Vickrey-Brunswig Building, and Brunswig Annex. Adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

  The Brunswig Annex may be brought into a collapse-prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $90 and $130 per square foot. This cost estimate includes the cost of the concrete that will replace the existing masonry in the basement.

  The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

  The Vickrey-Brunswig Building may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $100 and $120 per square foot.

V.G ALTERNATIVE C

Description of Alternative: This alternative was analyzed in Section 4.4 of the Final EIR. Alternative C would result in a combination of adaptively reused historic buildings, new construction, and a plaza with a capacity to serve approximately 63,000 County residents and visitors annually. Similar to Alternative B, Alternative C adaptively reuses all three of the existing buildings--the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. However, Alternative C does not plan for the construction of a new building of the same proportions as other alternatives; instead, it plans for the construction of a small entrance plaza. The programming of Alternative C includes performing arts and media-arts classes, education center, offices, and a bookstore and café.

Effectiveness in Meeting Project Objectives: The summary of this alternative's ability to meet the objectives is described in Table V-1. Alternative C meets 8 of the 15 objectives of the project, including 2 of the 8 priority objectives identified by the County and the Foundation. Alternative C meets Objective 5, 7, and 10 through 15. The objectives are discussed in Section 2.3 of the Final EIR.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as that described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of air quality, cultural resources, geology and soils, and land use and planning.

- Aesthetics–As documented in Table V-3, Alternative C would result in fewer alterations to the overall visual character primarily due to the rehabilitation and adaptive reuse of

the three historic buildings and retention of the two parking lots. As with the recommended project, existing vacant lots would be replace with landscaped gardens, paseos, and pedestrian walkways. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As documented in Table V-3, this alternative results in a reduction in construction impacts from demolition due to the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Cultural Resources–As documented in Table V-3, Alternative C proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. Alternative C avoids significant impacts to historic resources that would result from the recommended project through the rehabilitation and adaptive reuse of the three historic buildings, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; therefore, implementation of measure CUL-2 would not be required. As with the recommended project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative C related to the adaptive reuse of the three historic buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. As with the recommended project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative C related to the unanticipated discovery of human remains to a less than significant level. Implementation of measures CUL-1, -3, and -4 would reduce impacts to cultural resources from Alternative C to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in greater impacts due to the adaptive reuse of one additional building. Alternative C would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in all three buildings. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, Alternative C proposes the retention and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex and avoids significant impact related to land use and planning. Unlike the recommended project, no significant impacts to land use and planning are expected to result from implementation of this alternative.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.
- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: Alternative C is not feasible.

Facts: The above finding is based on the following:

- This alternative is incapable of meeting 7 of the 15 objectives of the project, including 6 of the 8 priority objectives identified by the County and the Foundation (Table V-1).

- This alternative would have significantly reduced programming opportunities in that it does not include a multipurpose room, a theater, dance or theater classrooms, or an outdoor classroom.

- This alternative would be incapable of supporting $1,000,000 worth of revenue-generating activities, as it is estimated that this alternative would generate $423,000 in revenues.

V.H ALTERNATIVE D

Description of Alternative: This alternative was analyzed in Section 4.5 of the Final EIR. Alternative D would result in a combination of adaptively reused historic buildings, new construction, and a plaza with a capacity to serve approximately 96,000 County residents and visitors annually. Alternative D adaptively reuses the Vickrey-Brunswig Building. The Plaza House would be demolished and replaced with a two-story portion of the newly constructed building. The Brunswig Annex would be demolished and replaced with a four-story portion of the newly constructed building. In addition, a one story-building would be constructed adjacent to the existing and new structures. The programming of Alternative D includes a 99-seat theater, performing arts and media-arts classes, educational center, offices, a bookstore and café, and multipurpose areas.

Effectiveness in Meeting Project Objectives: Alternative D meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation. The objectives are discussed in Section 2.3 of the Final EIR. The summary of this alternative's ability to meet the objectives is described in Table V-1. Alternative D does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as those described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of aesthetics, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, recreation, transportation/traffic, and utilities and service systems.

- Aesthetics–As documented in Table V-3, Alternative D would result in fewer alterations to the overall visual character primarily due to the retention of both of the parking lots. Alternative D would retain the five-story Vickrey-Brunswig Building and replace the two-story Plaza House and the three-story Brunswig Annex with buildings of similar size and shape. In addition, retention of both of the surface parking lots would result in a higher level of light and glare than would occur with the recommended project. Due to the reflection of sunlight on car exteriors and a concentration of headlights and overhead parking lot lights in the nighttime, surface parking lots are a source of substantial light and glare. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the

recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, this alternative has similar historic impacts as the recommended project; however, the impacts would more severe due to the demolition of two of the three historic buildings. Unlike the recommended project, Alternative D would retain the five-story Vickrey-Brunswig Building and replace the two-story Plaza House and the three-story Brunswig Annex with buildings of similar size and shape. As with the recommended project, impacts from this alternative on cultural resources would be reduced through mitigation; however, the impact on the historic resources would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in lesser impacts due to the adaptive reuse of only one of the historic buildings. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, this alternative has similar land use and planning impacts as the recommended project; however, it would result in more severe impacts due to the demolition of two of the three historic buildings. Alternative D would retain the five-story Vickrey-Brunswig Building and replace the two-story Plaza House and the three-story Brunswig Annex with buildings of similar size and shape. As with the recommended project, impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. In addition, Alternative D would generate more trips than the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: Alternative D is feasible.

Facts: The above finding is based on the following:

- This alternative meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation (Table V-1). Alternative D does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes.

- This alternative provides a total of approximately 86,800 square feet dedicated to programming.

- This alternative is capable of serving approximately 96,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $49,487,000, with an estimated cost of $342 per square foot.

- This alternative adaptively reuses the Vickrey-Brunswig Building. Adaptive reuse of the Vickrey-Brunswig Building would require seismic retrofit and upgrade to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

The Vickrey-Brunswig Building may be brought into a collapse-prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $100 and $120 per square foot.

V.I ALTERNATIVE E

Description of Alternative: This alternative was analyzed in Section 4.6 of the Final EIR. Alternative E would consist of a plaza and entirely new construction with a capacity to serve approximately 96,000 County residents and visitors annually. Alternative E differs from the recommended project in that Alternative E removes all three existing buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. The three existing buildings would be demolished and replaced with a three-story building. The programming of Alternative E includes a 99-seat theater, performing arts and media-arts classes, educational center, offices, a bookstore and café, and multipurpose areas.

Effectiveness in Meeting Project Objectives: Alternative E meets 13 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation and discussed in Section 2.3 of the Final EIR. Alternative E meets Objectives 1 through 5, 7 through 9, and 11 through 15. Alternative E does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes or Objective 10 related to rehabilitating and reusing the original structures located in the project site because this alternative involves the demolition of all three existing buildings. The summary of this alternative's ability to meet the County's objectives is described in Table V-1.

Comparison of Effects of the Alternative to Effects of the Recommended Project: The regulatory framework and existing conditions would be the same as those described for the recommended project. A summary comparison of this alternative to effects of the recommended project is presented in Table V-3. The analysis presented in the table shows that this alternative differs from the recommended project in the assessment of aesthetics, air quality, cultural resources, geology and soils, noise, public services, recreation, transportation/traffic, and utilities and service systems.

- Aesthetics–As documented in Table V-3, Alternative E would result in fewer alterations to the overall visual character primarily due to the retention of the two parking lots rather than their conversion to multistory education and performing arts venues. As opposed to the recommended project, Alternative E would construct one lower rise building of the same height as the tallest building under the recommended project, leaving views in the southern portion of the site unobstructed. In addition, retention of the surface parking lots would result in a higher level of light and glare than would occur with the recommended project. As with the recommended project, no significant impacts related to aesthetics are expected to result from implementation of this alternative.

- Air Quality–As documented in Table V-3, this alternative has similar impacts as the recommended project; however, impacts would be greater due to the demolition of one additional structure. In addition, new construction under Alternative E, compared to the recommended project, would be increased to 86,800 gross square feet (GSF).

Alternative E would require more trucks to transport demolition debris, would have more debris movement on site, and would increase the amount of land area exposed. As with the recommended project, impacts from this alternative on air quality would be reduced through mitigation; however, the impact on air quality from peak-period emissions would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Cultural Resources–As documented in Table V-3, this alternative has similar historic impacts as the recommended project; however, impacts would be more severe due to the demolition of the three historic buildings. In addition, Alternative E involves the demolition of the Plaza House. As with the recommended project, impacts from this alternative on cultural resources would be reduced through mitigation; however, the impact on the historic resources would remain significant. As with the recommended project, implementation of measure CUL-1 would reduce significant impacts to cultural resources from Alternative E related to discovery of previously unrecorded archaeological resources to a less than significant level. As with the recommended project, implementation of measure CUL-2 would reduce impacts to historic resources resulting from the demolition of the three historic buildings to the maximum extent practicable; however, the demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would remain a significant unavoidable impact of this alternative. As with the recommended project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative D related to the unanticipated discovery of human remains to a less than significant level. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Geology and Soils–As documented in Table V-3, this alternative has similar geology and soils impacts as the recommended project; however, it would result in lesser impacts due to the demolition of the three historic buildings being replaced with newly constructed buildings. Unlike the recommended project, Alternative E does not include the adaptive reuse of the three historic buildings and the attendant potential for significant impacts to people and property from strong seismic ground shaking. This alternative would require the same mitigation measures described for the recommended project. Unlike the recommended project, incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hazards and Hazardous Materials–Potential hazards are consistent with the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Hydrology and Water Quality–As documented in Table V-3, this alternative would result in significant impacts on hydrology and water quality. This alternative would

require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Land Use and Planning–As documented in Table V-3, this alternative has similar land use and planning impacts as the recommended project; however, it would result in more severe impacts due to the demolition of the three historic buildings. Unlike the recommended project, which would rehabilitate and adaptively reuse the Plaza House and Vickrey-Brunswig Building, Alternative E demolishes all three historic buildings, thus substantially increasing the severity of the impact to land use and planning. As with the recommended project, impacts from this alternative on land use and planning would be reduced through mitigation; however, the impact on land use and planning would remain significant. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts; however, impacts would not be reduced to below the level of significance.

- Noise–As documented in Table V-3, this alternative would result in significant impacts on noise. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Public Services–As with the recommended project, no significant impacts related to public services are expected to result from implementation of this alternative.

- Recreation–As with the recommended project, no significant impacts related to recreation are expected to result from implementation of this alternative.

- Transportation/Traffic–As documented in Table V-3, this alternative has similar transportation/traffic impacts as the recommended project. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

- Utilities and Service Systems–As documented in Table V-3, this alternative would result in significant impacts on utilities and service systems. This alternative would require the same mitigation measures described for the recommended project. Incorporation of the recommended mitigation measures would reduce impacts to below the level of significance.

Feasibility: Alternative E is feasible.

Facts: The above finding is based on the following:

- This alternative meets 13 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation. Alternative E meets

Objectives 1 through 5, 7 through 9, and 11 through 15. Alternative E does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes or Objective 10 related to rehabilitating and reusing the original structures located in the project site because this alternative involves the demolition of all three existing buildings.

- This alternative provides a total of approximately 86,800 square feet dedicated to programming.

- This alternative is capable of serving approximately 96,000 County residents and visitors annually.

- The total estimated construction cost of this alternative is $44,534,000, with an estimated cost of $313 per square foot.

SECTION VI
FINDINGS REGARDING MITIGATION MONITORING PROGRAM

VI.A REQUIREMENTS OF MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code, the California Environmental Quality Act (CEQA), requires that when a public agency is making the findings required by Sections 21081, the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

The County of Los Angeles hereby finds that the Mitigation Monitoring Program meets the requirements of Section 21081.6 of the Public Resources Code by providing a monitoring program designed to ensure compliance with mitigation measures adopted by the County of Los Angeles throughout construction, operation, and maintenance of the recommended project.

SECTION VII
FINDINGS REGARDING LOCATION AND CUSTODIAN OF DOCUMENTS

VII.A LOCATION AND CUSTODIAN OF DOCUMENTS

Section 10.0, References, of the Final Environmental Impact Report contains a list of all references used in the preparation of the environmental analysis. Unless otherwise noted, reference materials are located at the County of Los Angeles Chief Administrative Office, which shall also serve as the custodian of the documents constituting the record of proceedings upon which the County of Los Angeles has based its decision related to the project. The designated location and custodian of documents is as follows:

Mr. Jan Takata
Assistant Division Chief
Chief Administrative Office
500 West Temple Street, Room 754
Los Angeles, CA 90012
(213) 974-2273

References not available from the County of Los Angeles Chief Administrative Office are located at Sapphos Environmental, Inc., and the contact information is provided as follows:

Mr. André Anderson
Environmental Analyst
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, CA 91105
(626) 683-3547

SECTION VIII
CERTIFICATION REGARDING INDEPENDENT JUDGMENT

Pursuant to Section 21082.1(c) of the Public Resources Code, the County of Los Angeles Board of Supervisors certifies that they have independently reviewed and analyzed the Final Environmental Impact Report (EIR) on behalf of the County of Los Angeles (County). The County Board of Supervisors and other County staff reviewed the Draft EIR prepared by the County Chief Administrative Office and required changes to that document prior to circulation for public review. The Draft EIR circulated for public review reflected the independent judgment of the County Board of Supervisors, acting on behalf of the County. The Final EIR, which contains letters of comment received on the Draft EIR, responses to letters of comment, and clarifications and revisions resulting from public review of the Draft EIR, has similarly been subject to review and revision by County staff and reflects the independent judgment of the County.

SECTION IX
STATEMENT OF OVERRIDING CONSIDERATIONS

In accordance with Section 15093 of State CEQA Guidelines, the County of Los Angeles Board of Supervisors (Board of Supervisors) has determined that the economic and social benefits of the proposed project outweigh the unavoidable adverse environmental risks. The Final Environmental Impact Report (EIR) determined that the recommended project (Alternative A.1.2) is not expected to result in significant impacts to aesthetics, public services, and recreation. The Final EIR identified and discussed significant impacts to air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation and traffic, and utilities and service systems that are expected as a result of the implementation of the Plaza de Cultura y Arte (project). With the implementation of the mitigation measures specified in the Final EIR, impacts to hazards and hazardous materials, hydrology and water quality, noise, transportation and traffic, and utilities and service systems will be mitigated to below the level of significance.

IX.I ADVERSE ENVIRONMENTAL RISKS

The Final EIR determined that the recommended project is expected to result in significant unavoidable impacts to air quality, cultural resources, geology and soils, and land use and planning.

Air Quality

The recommended mitigation measures reduce impacts on air quality to below the level of significance, with the exception of NO_x emissions, which would exceed standards established by the South Coast Air Quality Management District (SCAQMD) during peak-quarter and peak-day construction. The NO_x emissions during construction would be a significant, unavoidable, adverse impact of the recommended project.

Cultural Resources

The Final EIR identified and discussed significant impacts on cultural resources. Implementation of mitigation measures would be expected to reduce potentially significant impacts related to the demolition of historic resources to the maximum extent practicable; however, the demolition of an historic building, the Brunswig Annex, would remain an impact to cultural resources that is not mitigated to below the level of significance.

Geology and Soils

The Final EIR identified and discussed significant impacts related to risk to people and property from geologic issues. The recommended project has been designed to conform to the applicable standards for new construction and adaptive reuse of historic buildings. The difference between the standard for new construction and the standard for structural upgrade and seismic retrofit of historic buildings contributes to an unmitigated significant impact related to geology and soils.

Land Use and Planning

With regard to land use and planning, the incompatibility of the proposed destruction of an historic structure would remain an impact to land use and planning that is not reduced to below the level of significance.

IX.2 OVERRIDING CONSIDERATIONS

The Board of Supervisors determined that the cultural, aesthetic, environmental, and social benefits of implementing the recommended project outweigh and override the unavoidable adverse effects of the recommended project. The Board of Supervisors has determined that the benefits of the recommended project, when balanced against all adverse effects, cause those effects remaining after mitigation to be acceptable due to the following considerations:

- The recommended project provides a multipurpose facility for out-of-state and regional visitors, as well as local residents. The recommended project creates a pedestrian-friendly facility that celebrates, promotes, and preserves an understanding and appreciation of Mexican American historical contributions to Los Angeles through a full range of integrated cultural, educational, and arts programming. The Plaza de Cultura y Arte Foundation and the County have jointly defined their goals and supporting objectives related to the project.

- The recommended project achieves all 15 of the basic objectives specified by the Plaza de Cultura y Arte Foundation and the County.

    - The recommended project provides a facility inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 134,000 visitors annually.

    - The recommended project provides 20,600 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy.

    - The recommended project provides a 6,200-square-foot multipurpose room supported by a 3,000-square-foot multipurpose support kitchen. The multipurpose room and kitchen will accommodate the celebration of traditional cultural events, including festivals, weddings, and other public and private events. This venue would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District.

    - The recommended project provides an indoor venue for theatrical and cultural performances for audiences of approximately 500 people.

- The recommended project provides a 3,200-square-foot Discovery Center dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican American and other Latin cultures.

- The recommended project provides interior (classroom) and exterior (outdoor classroom) settings with sufficient capacity for concurrently staging up to three standard classes.

- The recommended project provides 4,420 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican American contributions to the Los Angeles community.

- The recommended project provides over $1,000,000 worth of revenue-generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the project.

- The design of the recommended project enhances the utilization of County-owned property adjacent to the Church of Nuestra Señora la Reina de Los Angeles (Plaza Church) and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located.

- The recommended project rehabilitates and adaptively reuses two of the three historic structures, the Plaza House and the Vickrey-Brunswig Building, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

- The recommended project creates a park-like setting within the project to remember the historic Campo Santo, recognizing the original location of the cemetery associated with the Plaza Church.

- The recommended project provides a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations.

- The recommended project encourages County residents and visitors to use alternative means of travel to the site, through the provision of a wayfinding system that connects the site to surrounding sidewalks, public transit, and parking areas that accommodate car pools and alternatively fueled vehicles as the primary means of traveling to the facility.

- The recommended project improves pedestrian circulation by enhancing access for the disabled in the area bound by Cesar E. Chavez Avenue, Main

Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District.

- The recommended project enhances pedestrian connections through a wayfinding program linked to the Angels' Walk, including Olvera Street, the County and City Civic Center, the Music Center and Walt Disney Concert Hall, Cathedral of Our Lady of the Angels, Union Station, Japanese American Cultural Center, and Chinatown.

Air Quality

The improvements achieved through development of the recommended project associated with an improved cultural experience for up to 134,000 County residents and visitors override the short-term construction impacts to air quality. Project objectives are achieved through rehabilitation and adaptive reuse of two of the three existing historic structures, the Plaza House and the Vickrey-Brunswig Building, demolition of the Brunswig Annex and replacement with a new larger multipurpose building, and construction of a new, separate building. Such improvements require the use of heavy construction equipment that generate NO_x emissions. Incorporation of the recommended mitigation measures substantially reduces NO_x emissions during construction.

Cultural Resources

The benefits of rehabilitating and adaptively reusing two of the three historic buildings in a manner that achieves all of the objectives of the proposed project. The construction cost for the recommended project is 8 to 21 percent lower than that for Alternative B.1.2, the Environmentally Superior Alternative, which overrides the significant impact due to demolition of the Brunswig Annex. Rehabilitation of the two historic buildings shall conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.[1] The rehabilitation and adaptive reuse of the two historic buildings, the Plaza House and the Vickrey-Brunswig Building, includes the Visitor's Center and Foundation Offices. A new building will be constructed immediately adjacent to the historic buildings that is distinctly new in character while respecting the setting of the rehabilitated historic buildings. The project also envisions a standalone new building that would house a 500-seat theater. This new building would also be distinctly new in character while respecting the setting of the rehabilitated historic structure.

Rehabilitation and adaptive reuse of the Plaza House and Vickrey-Brunswig Building is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Two of the three County-owned historic buildings evaluated in conjunction with the project would be rehabilitated and adaptively reused. All three buildings have been vacant since the 1970s and have been red-tagged,

[1] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Contact: U.S. Government Printing Office, 732 North Capitol Street, NW, Washington, DC, 20401.

indicating that the buildings are severely damaged and unsafe for human occupation. The County secured the buildings with a closure plan in 2003 in response to the data contained in the Structural Evaluation Report regarding compromised conditions of the structures of all three buildings. The recommended project rehabilitates and adaptively reuses two historic buildings in a manner that is compatible with their historical use, which included office and retail uses.

The recommended projects protects the integrity of the El Pueblo de Los Angeles Historic District, as it is listed in the National Register of Historic Places and California Register of Historical Resources, through the rehabilitation and adaptive reuse of the Plaza House and Vickrey-Brunswig Building and surrounding open space areas. The recommended project specifies design guidelines for new construction that are compatible with and distinct from other nearby contributing elements to the El Pueblo de Los Angeles Historic District, such as the Plaza Church and the Pio Pico House.

In addition to protecting the Historic Districts, the recommended project enhances and restores the historic setting of the El Pueblo de Los Angeles Historic Monument through the rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and surrounding open space areas.

The recommended project rehabilitates the two most important of the three historic buildings owned by the County within the Antique Block of the El Pueblo de Los Angeles Historic District. In Alternative B scenarios, the cost of rehabilitation and adaptive reuse of the third historic building, the Brunswig Annex, would increase overall cost by 8 to 21 percent while providing the same programming and capacity as the recommended project and the Alternative A scenarios would be socially and economically infeasible. As indicated in Appendix B, *Structural Evaluation Report to the EIR*, the Brunswig Annex has the most severely compromised structure of the three historic buildings. As indicated in Appendix H, *Cultural Resources Report to the EIR*, the Brunswig Annex lacks the ornamentation characteristic of High Victorian Italianate style buildings. As indicated in Section 3.3 of the EIR, the second and third stories of the Brunswig Annex contain very little character-defining historic material.

Estimated costs to structurally retrofit and seismically upgrade the historic buildings were completed by the structural engineering firm of John A. Martin & Associates, and were included in Appendix E, *Structural Evaluation Report to the EIR*. Cost estimates for structural retrofit and upgrade were based on designing to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance. The estimated cost for structural retrofit and upgrade vary widely for the three buildings. Structural retrofit and upgrade costs for the two-story Plaza House were estimated at $40 to $60 per square foot. Structural retrofit and upgrade costs for the five-story Vickrey-Brunswig Building were estimated at $100 to $120 per square foot. Structural retrofit and upgrade costs were estimated at $90 to $130 for the three-story Brunswig Annex.

As a result of the Structural Evaluation Report (Appendix E to the EIR), it was determined that:

> "The Brunswig Annex materials of construction are deteriorated and remain in the worst physical condition of the three structures and cannot be easily repaired. Some flaking of the clay masonry face was also observed on higher floors as well as the basement. The west elevation has significant diagonal cracks in the mortar joints. Fire

has damaged approximately 50 percent of the original framing, and sheathing on all three floors, at the west side of the structure.

This building was partially included in the retrofitting, which occurred in 1948. The walls appear to have been anchored to the floor and roof diaphragms. No other structural retrofit of this building occurred at that time. Presently, the lack of a diaphragm due to fire damage leaves the walls unsupported for lateral loads along the west face and there is little remaining shear capacity in the masonry in the lower floors. The building will perform poorly in a major seismic event with the potential for collapse in a moderate to strong earthquake. The structural integrity of the vertical and lateral systems have been significantly compromised."

Overall construction costs were estimated by Davis Langdon Adamson (Appendix F, *Construction Costs to the EIR*). Davis Langdon Adamson is a professional cost estimating and construction management firm. As indicated in Table ES.7-1, *Summary of Social, Economic, and Engineering Characteristics of the Project Alternatives*, the average cost per square foot of Alternative B is $377 per square foot, compared to $357 per square foot for Alternative A, which provides the same programming and capacity as Alternative B through replacement of the Brunswig Annex with new construction. In response to public comments, the County considered variations of Alternative A and Alternative B that include a 500-seat theater, Alternatives A.1.1, A.1.2, B.1.1, and B.1.2. Although providing comparable levels of programming, the estimated cost of $74,892,000 for Alternative B.1.2 is approximately $5,000,000 greater than the recommended project.

Therefore, the County has determined that the severely compromised condition of the Brunswig Annex and the $5,000,000 to $13,000,000 in additional costs associated with rehabilitation of the Brunswig Annex that would be required to provide comparable programming and capacity are socially and economically infeasible.

In conjunction with approval of this recommended project, the Board of Supervisors has committed to the long-term recognition of the cultural significance of the site and to its protection by declaring, as Lead Agency, that based upon the documentation of the history and cultural significance of the El Pueblo de Los Angeles Historic District as set out in the Final EIR and other County documents, the Plaza de Cultura y Arte will be part of a historical resource for purposes of Public Resources Code, Section 21084.1. This determination is intended to ensure, as a matter of law, that any future project that may cause a substantial adverse change in the significance of the Plaza de Cultura y Arte is a project that may have a significant effect on the environment for purposes of review under the California Environmental Quality Act (CEQA). This local determination provides, and is intended to provide, the protections of CEQA for future projects at the Plaza de Cultura y Arte equivalent to a historic resource that is listed on the National Register of Historic Places or the California Register of Historical Resources.

Geology and Soils

The benefits to preservation and strengthening of historic building as a means of protecting the integrity of the El Pueblo de Los Angeles Historic District and the El Pueblo de Los Angeles Historic Monument override the difference in level of protection provided by the standards for new construction and those

specified for historic buildings. The County General Plan includes a seismic hazard goal to minimize injury and loss of life, property damage, and social, cultural, and economic inputs caused by earthquake hazards. Specifically, the County's General Plan encourages the preservation and strengthening of historic buildings to protect historic buildings from seismic hazards in a manner that does not endanger public safety. The County has established the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96, as the appropriate level of design to protect public safety, for the programming and capacity under evaluation for the recommended project. The established Standard is consistent with building standards for the rehabilitation of historic buildings or structures contained in the State Historical Building Code. This Standard would bring the building up to a collapse prevention level of performance. Although the High-Risk Standard is sufficient to protect public safety, it does not achieve the level of public safety specified for new construction pursuant to the California Building Code. The recommended project has been designed to conform to the applicable standards for rehabilitation and adaptive reuse of historic buildings, thus providing for a level of public safety that conforms to established standards.

Land Use and Planning

The benefits of revitalizing the Antique Block of the El Pueblo de Los Angeles Historic District through rehabilitation of the Plaza House and Vickrey-Brunswig Building overrides the environmental impact to land use and planning resulting from demolition of the Brunswig Annex. The recommended project stops the degradation of two of the three historic buildings and replaces vacant buildings and vacant lots with a public facility that provides education programing, a multipurpose center for community events, a 500-seat theater, and related appurtenant facilities to serve approximately 134,000 visitors annually.

SECTION X
SECTION 15091 FINDINGS

Based on the foregoing findings and the information contained in the record, the County of Los Angeles has made the following findings with respect to the significant impacts on the environment resulting from the Plaza de Cultura y Arte pursuant to Section 15091 of the State of California Environmental Quality Act Guidelines.

- The Environmentally Superior Alternative has been determined to be socially and economically infeasible due to the 8 to 21 percent higher cost of rehabilitating and adaptively reusing the Brunswig Annex to provide comparable programming and capacity to the previously proposed project or Alternative A.1.2.

- The Environmentally Superior Alternative has been found to be socially infeasible due to the location and quality of construction and ornamentation of the Brunswig Annex in relation to the cost of rehabilitation and adaptive reuse. The Brunswig Annex lacks the typical ornamental characteristic of the High Victorian Italianate style. The Brunswig Annex does not contribute to the El Pueblo de Los Angeles Historic District's streetscape since the three-story Brunswig Annex is located behind and obscured from view from the Pio Pico House by the taller, five-story Vickrey-Brunswig Building. The second and third floors of the Brunswig Annex contain very little character-defining historic material. The National Park Service has previously considered deleting the Brunswig Annex from the El Pueblo de Los Angeles Historic District. Although the boundary change was ultimately not approved, this reconsideration indicates there is a reasoned basis for the contribution of the Brunswig Annex to the El Pueblo de Los Angeles Historic District to be less than the contributions of the other historic buildings. Therefore, the cost associated with structural retrofit, seismic upgrade, and rehabilitation, exceeds the benefits of adaptive reuse of the Brunswig Annex.

- The Environmentally Superior Alternative has been determined to be infeasible because in addition to the above considerations, the Brunswig Annex has been found to be unsafe for human occupancy and red-tagged by the County Building Official, the Director of the Department of Public Works. Due to the severely compromised structural condition of the Brunswig Annex, as documented in the Plaza de Cultura y Arte Environmental Impact Report, Vol. II, Appendix B, *Structural Evaluation Report*, the potential falling hazards presented by the building, and its potential for partial or total collapse in a moderate seismic event, the County Building Official has determined that the Brunswig Annex presents an imminent threat to the public of bodily harm and/or damage to adjacent properties and therefore should be demolished.

  Furthermore, the County of Los Angeles has limited funds available to rehabilitate historic structures: $5,000,000 allocated by the Board of Supervisors on September 14, 1999, for rehabilitation of County-owned buildings within the El Pueblo de Los Angeles Historic District, and $2,334,000 allocated to the County for rehabilitation of historic structures pursuant to Proposition 40-2002 Resources Bond Act. The County

has determined that these funds are best used in the rehabilitation of the Plaza House and the Vickrey-Brunswig Building, the two historic structures that retain the best structural integrity and historic ornamentation of the three historic structures.

- Changes or alterations have been required in, or incorporated into, the recommended project (Alternative A.1.2) that avoid or substantially lessen the significant environmental effects as identified in the Final Environmental Impact Report (EIR).

  The County of Los Angeles Board of Supervisors has allocated $5,000,000 for the rehabilitation of County-owned buildings within the El Pueblo de Los Angeles Historic District. Additionally, pursuant to Proposition 40-2002 Resources Bond Act, $2,334,000 has been allocated to the County for rehabilitation of historic structures. The Plaza House and the Vickrey-Brunswig Building have been determined by the County to retain the best structural integrity and historic ornamentation of the three historic structures at the site. Therefore, the County has determined that these available funds will be best used to rehabilitate these structures.

- The changes and alterations are within the responsibility and jurisdiction of the County of Los Angeles. The Plaza de Cultura y Arte Foundation shall implement the rehabilitation of the Plaza House and Vickrey-Brunswig Building, pursuant to a Lease Agreement with the County of Los Angeles.

- The mitigation measures identified in the Final EIR are feasible and shall be required to be implemented through adoption of the Mitigation Monitoring and Reporting Program.

Based on the foregoing findings and the substantial evidence contained in the record, and as conditioned by the foregoing findings:

- All significant effects on the environment due to the recommended project have been eliminated or substantially lessened where feasible.

- Any remaining significant effects on the environment found to be unavoidable are acceptable due to the overriding concerns set forth in the foregoing Statement of Overriding Considerations.

SECTION XI
REFERENCES

California Stormwater Association. 2003. *California Stormwater Best Management Practice (BMP) Handbook*. Contact: California Stormwater Association, P.O. Box 2105, Menlo Park, CA 94026.

City of Los Angeles Department of Public Works Bureau of Sanitation. 2002. *Development Best Management Practices Handbook, Second Edition*. Contact: City of Los Angeles Department of Public Works Bureau of Sanitation, 433 South Spring Street, Los Angeles, CA 90013.

County of Los Angeles Chief Administrative Office. 1 November 2001. *Initial Study: Cultural and Performing Arts Center Project*. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105. Contact: 500 West Temple Street, Los Angeles, CA 90012.

Governor's Office of Planning and Research. April 1994. "CEQA and Archaeological Resources." *CEQA Technical Advisory Series*. Contact: 1400 10th Street, Sacramento, CA 95814.

Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Contact: U.S. Government Printing Office, 732 North Capitol Street, NW, Washington, DC, 20401.

PLAZA DE CULTURA Y ARTE
MITIGATION MONITORING PROGRAM
SCH NO. 2001101167

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SECTION I
INTRODUCTION

The California Environmental Quality Act (CEQA) requires a Lead Agency or Responsible Agency that approves or carries out a project where an Environmental Impact Report has identified significant environmental effects to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" [Public Resources Code (PRC), Section 21081.6 (a)(1)]. The County of Los Angeles is the Lead Agency for the Plaza de Cultura y Arte (project).

CEQA [PRC, Section 21081.6 (b)] requires that a Public Agency "shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design."

II.1 PROJECT ELEMENTS

The Plaza de Cultura y Arte recommended project (Alternative A.1.2) will principally consist of the following seven distinct components:

- Rehabilitation and Adaptive Reuse of the Plaza House
- Rehabilitation and Adaptive Reuse of the Vickrey-Brunswig Building
- New High Street Turnaround
- Campo Santo Memorial Garden
- Paseos and Pedestrian Walkways and Outdoor Classroom
- Theater Performing Arts Center
- Newly Constructed Building

The recommended project includes a combination of rehabilitation and adaptive reuse of the two most important historic buildings owned by the County within the Antique Block of the El Pueblo de Los Angeles Historic District, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. The recommended project consists of paseos and pedestrian walkways, an outdoor classroom, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 106,500 square feet, and a turnaround at New High Street. Interior space to support programming would include the adaptive reuse of 14,100 square feet within the rehabilitated historic Plaza House; adaptive reuse of approximately 28,200 square feet within the rehabilitated historic Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; 39,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center to include a 500-seat theater. The recommended project requires demolition of the Brunswig Annex.

Rehabilitation and Adaptive Reuse of the Plaza House

The recommended project would include complete rehabilitation and adaptive reuse of the historic Plaza House, a significant historic resource, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places and the California Register of Historical Resources. The Plaza House occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 14,100-gross-square-foot Plaza House structure would be rehabilitated in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures and adaptively reused to house a variety of public-oriented uses, including a bookstore and café, offices, a discovery center, and a storage area. The Plaza House would be adaptively reused in its entirety.

Rehabilitation and Adaptive Reuse of the Vickrey-Brunswig Building

The recommended project would include rehabilitation and adaptive reuse of the historic Vickrey-Brunswig Building, a significant historic resource, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places and the California Register of Historical Resources. The Vickrey-Brunswig Building occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 28,200-gross-square-foot Vickrey-Brunswig Building structure would be completely rehabilitated in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures and adaptively reused to house public-oriented uses, including an exhibition gallery, classroom spaces, genealogical services, parenting center, offices, and a storage area. This building would provide an appropriate venue for temporary exhibitions, cultural activities, and other public and private events. The Vickrey-Brunswig Building would be adaptively reused in its entirety.

New High Street Turnaround

The recommended project would create a pedestrian-oriented environment by creating a New High Street turnaround, located on approximately 0.09 acres, and removing vehicular traffic from most of New High Street and the portion of Republic Street between the newly constructed building and North Main Street. The County and the Archdiocese applied for and received a partial vacation of New High Street. The County has applied to the City of Los Angeles for the vacation of the remainder of New High Street within the project site. The portion of New High Street immediately west of the Plaza Church would be reconfigured to serve as a turnaround. This area would serve as a pedestrian loading and unloading area for both the recommended project and the Plaza Church.

Campo Santo Memorial Garden

The recommended project would include development of the Campo Santo Memorial Garden. The establishment of an approximately 0.10-acre Campo Santo Memorial Garden would honor the City's first settlers and the settlement's first cemetery. As envisioned, the Campo Santo Memorial Garden would create a park-like setting. The Campo Santo Memorial Garden would be developed in the fenced vacant lot east of New High Street immediately south of the Plaza Church.

Paseos and Pedestrian Walkways and Outdoor Classroom

The recommended project includes a total of 1.35 acres of open space, including paseos, pedestrian walkways, and an outdoor classroom space. The outdoor classroom would be located in the area southeast of the Campo Santo Memorial Garden instead of in El Pueblo City Lot 1. The Campo Santo Memorial Garden would be surrounded by a landscaped setting including hardscape and softscape elements. The hardscape would include paseos and pedestrian walkways to enhance the pedestrian connections between Spring Street and North Main Street and to provide pedestrian paths and public open space adjacent to Arcadia Street. Such improvements would accommodate residents and visitors who choose to travel to the site via existing available alternative methods of travel, including bus, light rail (Metro Rail), and the train (e.g., Metrolink and Amtrak). The alternative site is located less than 0.25 mile west of Union Station. The existing pedestrian and open space connection from Union Station to

the El Pueblo Plaza area could be extended through the suggested Campo Santo Memorial Garden and paseos. Identification markers and appropriate streetscape enhancements could be provided at strategic locations, such as along Arcadia Street and Cesar E. Chavez Avenue, to identify the El Pueblo de Los Angeles Historic District and to enhance way finding to guide pedestrian movements.

Theater Performing Arts Center

The recommended project includes the construction and operation of a 500-seat Theater Performing Arts Center on 0.61 acres. This is the maximum capacity based on occupancy. This element consists of a 25,000-square-foot facility at the existing location of County Parking Lot 25 at the southwest corner of the site. The stage fly tower is assumed to be 50 feet deep, 80 feet wide, and 80 feet high. The Performing Arts Center in the front of the house will include a lobby, administration offices, ticket area, and meeting rooms. Programming square footage is as follows: the house is 6,400 square feet, the back of house is 7,800 square feet, and the front of house is 10,800 square feet.

Newly Constructed Building

The recommended project would include construction of a new building on approximately 0.40 acres, located west of the Plaza House and the Vickrey-Brunswig Building. The newly constructed building would provide approximately 39,200 square feet of interior building space for community events and a variety of public-oriented uses. The newly constructed building would also provide an approximate 4,400-square-foot outdoor terrace on the second floor. This building would provide an appropriate venue for local performances, cultural activities, and other public and private events.

SECTION III
MITIGATION MONITORING PROGRAM

The Mitigation Monitoring Program (MMP) contained herein satisfies the requirements of the California Environmental Quality Act (CEQA) as they relate to the Environmental Impact Report (EIR) for the Plaza de Cultura y Arte (project). The Draft EIR, dated October 20, 2003, was circulated for a 45-day public review and comment period.

The EIR identifies mitigation measures that have been incorporated into the project to avoid, reduce, and mitigate significant impacts to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation and Traffic, and Utilities and Service Systems. This MMP has been designed to ensure compliance with mitigation measures defined in the EIR during implementation of the project. This MMP would be adopted by the County of Los Angeles Board of Supervisors. Table III-1, *Mitigation Monitoring Program, Plaza de Cultura y Arte*, lists those mitigation measures required by the County of Los Angeles Chief Administrative Office (CAO) to mitigate or avoid significant impacts anticipated in association with the project description as presented in the EIR. It shall be the responsibility of the CAO to carry out the MMP by imposing the requirements of the mitigation measures throughout the implementation of the project.

The Monitoring Program element of the MMP describes each required mitigation measure organized by impact area, with an accompanying delineation of the following:

- The agency or agencies (or private parties) responsible for implementation
- The period of the project during which implementation of the mitigation measure is to be monitored
- The Enforcement Agency (the agency with the power to enforce the mitigation measure)
- The Monitoring Agency (the agency to whom the reports are made)

As the indicated mitigation measures are completed, the Monitoring Agency will sign and date the MMP to indicate that the required mitigation measure has been completed for the subject period. The Monitoring Agency will also note the documentation (title of the monitoring report) that was submitted for each mitigation measure. The source, signature, and date are indicated in the last two columns of Table III-1 and are intended for use as a working document during project implementation. These columns would be completed as each mitigation measure is completed and the documentation of compliance is submitted.

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Air Quality						
Measure Air-1 The County of Los Angeles shall ensure that the plans and specifications identify the requirement to comply with SCAQMD regulations, including Rule 402 and Rule 403. The specifications shall require the construction contractor to present a Rule 402/Rule 403 compliance plan at the construction start-up meeting, prior to demolition, construction staging, or grading. The Rule 402/Rule 403 compliance plan would likely include measure Air-2 through Air-12 or comparable measures to prevent nuisance dust and visible emissions. The County of Los Angeles shall ensure that the construction activities related to the project shall comply with SCAQMD regulations, including Rule 402 and Rule 403. Rule 402 specifies that there shall be no dust impacts off site that would be sufficient to cause a nuisance. Rule 403 specifies that construction activities shall restrict visible emissions from occurring. The contractor's Rule 402/Rule 403 compliance plan will be subject to approval by the County. Weekly inspections shall be undertaken by the County to ensure conformance with the approved Rule 402/Rule 403 compliance plan.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	South Coast Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Rule 402/403 Compliance Plan	(Signature/Date of Monitoring Agency)
Measure Air-2 Soil moistening shall be required to treat exposed soil during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that soil is moistened prior to grading and that soil moisture content is maintained at a minimum of 12 percent for all grading activities. The construction contractor shall demonstrate compliance with this measure through the submission of weekly monitoring reports to the County of Los Angeles. At a minimum, persons conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type that is part of the active operation.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	South Coast Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Compliance Monitoring Reports	(Signature/Date of Monitoring Agency)
Measure Air-3 Soil moistening shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criterial pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that soil shall be moistened not more than 15 minutes prior to moving soil and three times a day, or four times a day under windy conditions, in order to maintain a soil moisture content of 12 percent.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	South Coast Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-4 Application of water or a chemical stabilizer shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to apply water or a chemical stabilizer to maintain a stabilized surface on the last day of active operations prior to a weekend or holiday.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	South Coast Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Measure Air-5 Moistening or covering of excavated soil piles shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to ensure that excavated soil piles are watered hourly for the duration of construction or covered with temporary coverings.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-6 Discontinuing grading activities during windy conditions shall be required to treat grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to cease grading during periods when winds exceed 25 miles per hour.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-7 Moistening excavated soil prior to loading on trucks shall be required at all grading areas during construction to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in critical pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to moisten excavated soil prior to loading on trucks.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-8 Transport of soils to and from the project site shall be conducted in a manner that avoids fugitive dust emissions, ensures compliance with current air quality standards, and avoids contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to cover all loads of dirt leaving the site or to leave sufficient freeboard capacity in the truck to prevent fugitive dust emissions en route to the disposal site.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-9 Washing of wheels leaving the construction site shall be required to avoid fugitive dust emissions, ensure compliance with current air quality standards, and avoid contributions to cumulative increases in criteria pollutants. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to clean adjacent streets of tracked dirt at the end of each workday or install on site wheel-washing facilities.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-10 Turning off engines and equipment when not in use shall be required to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to reduce idling emissions by turning off equipment and truck engines when not in use for five minutes or more.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-11 Concurrent use of multiple pieces of heavy equipment shall be prohibited to the maximum extent feasible to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement reducing concurrent use of multiple pieces of heavy equipment to the maximum extent feasible during construction activities.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	Southern California Air Quality Management District (SCAQMD)	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Air-12 Carpooling and use of public transportation shall be encouraged to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to encourage construction workers to use public transit and carpools.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Construction Contractor Plans and Specifications	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Cultural Resources						
Measure CUL-1 The County of Los Angeles shall ensure that impacts to cultural resources as a result of the potential for earthmoving activity to uncover previously unrecorded archeological resources is below the level of significance through monitoring by a qualified archaeologist of all subsurface operations, including but not limited to grading, excavation, trenching, and recording of any previously unrecorded archeological resources encountered during construction. The plans and specifications for all ground-disturbing activities shall identify the need for archeological monitoring and data recovery. The archaeologist shall be on site during any activity when soil is to be moved or exported. The archaeologist shall be authorized to halt the project in the area of a finding, and mark, collect, and evaluate any archaeological materials discovered during construction. In addition, an exploratory archaeological excavation shall be made (i.e., a sample test pit) to assess the presence of cultural resources. Copies of any archaeological surveys, studies, or reports of field observation during grading and land modification shall be prepared and certified by the attendant archaeologist and submitted to the South Central Coastal Information Center at California State University Fullerton. Any artifacts recovered during mitigation shall be deposited in an accredited and permanent scientific or educational institution for the benefit of current and future generations.	Plaza de Cultura y Arte Foundation	Construction	County of Los Angeles Chief Administrative Office	County of Los Angeles Chief Administrative Office	Plans and Specifications for Ground Disturbing Activities Archaeological Surveys, Studies, or Reports of Field Observation	_____ (Signature/Date of Monitoring Agency)
Measure CUL-2 Although the impact of demolition of historic buildings cannot be mitigated to below the level of significance, the County shall require and shall be responsible for ensuring that data recording and documentation of the historic buildings scheduled for demolition are completed prior to the authorization of demolition of any historic structure. Rehabilitation of historic structures shall be completed by the Plaza de Cultura y Arte Foundation pursuant to a Lease Agreement with the County. Prior to the initiation of any project-related demolition or construction work on an historic building, the County shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation for all the historic structures within the proposed project site. The documentation for the demolished and rehabilitated structures shall include a California Department of Parks and Recreation Primary Record, Building, Structure or Object Record, District Record, and a Location Map. Documentation shall be in accordance with the applicable standards described in the Secretary of Interior's Standards for Architectural and Engineering Documentation. The original historic report shall be deposited at the archives at the new Plaza de Cultura y Arte. A copy of this HABS documentation shall also be provided to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California at Los Angeles, Department of Architecture and Urban Planning Library; California State University Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress. Completion of this measure shall be monitored and enforced by the County of Los Angeles. Feasible salvage of historic elements of the demolished structures shall be undertaken in order to preserve those elements that contributed to the historic nature of the structure. To the extent that they are not incorporated in the rehabilitation of the other historic buildings, these features shall be made available to architectural historians for the study, preservation, and education of future generations.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Chief Administrative Office	County of Los Angeles Chief Administrative Office	HABS Documentation	_____ (Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Measure CUL-3 Significant impacts to adaptively reused historic structures shall be avoided through conformance with the Secretary of the Interior's Standards for Rehabilitation as described in Section 3.3.4 of the EIR. The adaptive reuse and rehabilitation of a historic structure shall include an historic resource evaluation update and HABS documentation, which shall include California Department of Parks and Recreation Primary Record; Building, Structure, or Object Record; District Record; and a Location Map, including prerehabilitation and postrehabilitation photos to be submitted to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California, Los Angeles, Department of Architecture and Urban Planning Library; California State University, Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Chief Administrative Office	County of Los Angeles Chief Administrative Office	HABS Documentation	(Signature/Date of Monitoring Agency)
Measure CUL-4 The County of Los Angeles shall ensure that impacts to cultural resources related to the unanticipated discovery of human remains be reduced to below the level of significance by ensuring that in the event human remains are encountered, construction in the area of finding shall cease and the remains shall stay in situ, pending definition of an appropriate plan. The County of Los Angeles Coroner shall be contacted to determine whether investigation of the cause of death is required. In the event that the remains are of Native American origin, the Native American Heritage Commission shall be contacted to determine necessary procedures for protection and preservation of remains, including reburial, as provided in the State CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," *CEQA Technical Advisory Series*.[a]	Plaza de Cultura y Arte Foundation	Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Human Remains Compliance Monitoring Report	(Signature/Date of Monitoring Agency)
Geology and Soils						
Measure Geology-1 Potential impacts to people and property through the exposure to risks from geology and soils related to the release of subsurface gases, methane and hydrogen sulfide, during construction and operation of the project shall be reduced to below the level of significance through the requirement to conduct comprehensive subsurface investigations for adaptive reuse of historic buildings or the construction of new structures and implement the recommendations or comparable measures into the plans and specifications for the project by the project applicant prior to final approval by the County of Los Angeles Department of Public Works. This survey shall include the installation of at least one subsurface probe for gas collection and monitoring. For subsurface structures, such as the existing basement structures, installation of multiple monitoring wells and probes will be necessary. The depth of these probes shall be dependent on the anticipated excavation depth for each structure. Each monitoring well or probe shall reach a minimum depth of at least 5 feet below the anticipated bottom of the subterranean structure. Any subsurface gas investigation and remediation program shall be designed and evaluated by a California Registered Geologist with an appropriate background in evaluating subsurface gas hazards associated with oil fields.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
In areas where subsurface gas is detected, a gas mitigation system will be required to ensure that methane or hydrogen sulfide does not encroach into buildings. Such systems may include the use of gas-impermeable membranes, monitoring and collection systems, or blowers and active extraction equipment. All gas monitoring, collection, extraction, and venting systems shall be designed and evaluated by a California Licensed Professional Engineer with an appropriate background in addressing subsurface gas hazards associated with oil fields. In the unanticipated event that the results of the comprehensive subsurface investigations indicated that methane and hydrogen sulfide levels would not be expected to be reduced to below explosive levels, the County of Los Angeles would not allow the construction of subterranean structures such as basements. Measure Geology-1 shall be monitored and enforced by the County of Los Angeles Department of Public Works, Building and Safety Division.						
Measure Geology-2 Potential impacts to people and property through the exposure of people and property to risks from geology and soils related to undocumented abandoned wells and dry holes during construction and operation within the proposed project site would be reduced to below the level of significance through remediation of abandoned wells and dry holes to the current standards of the Department of Oil, Gas, and Geothermal Resources (DOGGR). The project applicant shall demonstrate to the satisfaction of the County of Los Angeles Department of Public Works that the appropriate coordination has been undertaken with DOGGR and that all necessary remediation measures are incorporated into the plans and specifications for construction, prior to approval of final plans and specifications for construction. DOGGR maps and files contain information on location, plugging procedures, and testing. These records shall be reviewed to identify any potential problem wells. Depending on structure type, size, and location, specific design measures would be required if gases from these wells could impact the proposed project site. If it were discovered that abandoned wells or dry holes that could impact the proposed project site are leaking, remedial action would be required to seal these leaks, or venting systems would be required to transmit collected gas safely away from the proposed project site. Any undocumented plugged wells or dry holes discovered within the proposed project site boundaries during excavation or grading would require reabandonment to meet current DOGGR regulations. Any subsurface well investigation and remediation program shall be designed and evaluated by a California Registered Geologist with an appropriate background in evaluating well hazards associated with oil fields. Measure Geology-2 shall be monitored and enforced by the County of Los Angeles Department of Public Works, Building and Public Safety Division.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Documents of Coordination with DOGGR	_____ (Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Hazards and Hazardous Materials						
Measure Hazards-1 To avoid impacts related to the exposure of construction workers to asbestos-containing materials (ACMs), lead-based paints (LBPs), and polychlorinated biphenyls (PCBs) during demolition and construction activities, the County of Los Angeles (County) shall ensure that the plans and specifications for all work involving the Plaza House, the Vickrey-Brunswig Building, or the Brunswig Annex identify the presence of these materials and require preparation of an Operations and Maintenance Plan (Plan) that meets all applicable federal, state, and local requirements. The Plan shall address methods for remediating ACMs and LBPs. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit for the project. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities including the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.	Plaza de Cultura y Arte Foundation	Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Operations and Maintenance Plan and Compliance Monitoring Reports	(Signature/Date of Monitoring Agency)
Measure Hazards-2 To avoid impacts related to exposure of the public to hazards during transport of ACMs, LBPs, and PCBs, the County of Los Angeles shall ensure that plans and specifications for all work involving the Plaza House, Vickrey-Brunswig Building, or the Brunswig Annex require the construction contractor to transport, store, and handle construction-related hazardous materials in a manner consistent with relevant regulations and guidelines. Specifically, the transport, storage, and handling of construction-related hazardous materials shall conform to the guidelines recommended by the California Department of Transportation (Caltrans, Regulations Regarding Transport of Hazardous Materials); the California Regional Water Quality Control Board, Los Angeles Region (National Pollution Discharge Elimination System Permit); and the City of Los Angeles Fire Department. These agencies shall regulate, through the permitting process, the monitoring and enforcement of this mitigation measure as required by law.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Permits Required from Caltrans, Los Angeles Regional Water Quality Control Board, and City of Los Angeles Fire Department	(Signature/Date of Monitoring Agency)
Measure Hazards-3 To avoid impacts related to the exposure of existing or proposed schools to hazardous materials during demolition and construction activities, the County of Los Angeles shall ensure that the plans and specifications for all work shall specify that no hazardous materials will be transported along Cesar E. Chavez Avenue within 0.25 mile of existing or proposed schools. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications Compliance Monitoring Reports	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Hydrology and Water Quality						
Measure Hydro-1 The County of Los Angeles Department of Public Works (LACDPW) shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of all elements of the Plaza de Cultura y Arte. Prior to final grading plans, the County of Los Angeles Department of Public Works shall require that the construction contractor for all elements of the proposed project be required to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum, include the preparation of a Notice of Intent (NOI) and the implementation of a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable BMPs, as described in the *California Storm Water Best Management Practice Handbook, Construction Activity*, into the construction phase of the project. Prior to issuance of a building permit for the project, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Los Angeles Storm Water Program, Development Best Management Practices Handbook, Part A, Construction Activities.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	NOI, SWPPP, and WSECP	_____ (Signature/Date of Monitoring Agency)
Measure Hydro-2 Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works, Building Safety Division, shall review the final grading plans for all elements to ensure that the plans and specifications require the construction contractor to prepare a Standard Urban Storm Water Management Plan (SUSMP) for construction activities and to implement BMPs for construction, materials, and waste-handling activities, which include the following: • Schedule excavation, grading, and paving activities for dry weather periods • Control the amount of runoff crossing the construction site by means of berms and drainage ditches to divert water flow around the site • Identify potential pollution sources from materials and wastes that will be used, stored, or disposed of on the job site • Inform contractors and subcontractors about the clean storm water requirements and enforce their responsibilities in pollution prevention The construction contractor shall incorporate SUSMP requirements and BMPs to mitigate storm water runoff, that include, but are not limited to, the following: • The incorporation of bioretention facilities located within the project area • The incorporation of catch basin filtration systems • The use of porous pavements to reduce runoff volume	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Final Grading Plans for All Elements	_____ (Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Measure Hydro-3 The County of Los Angeles Department of Public Works and the City of Los Angeles Bureau of Engineering shall require the construction contractor to undertake daily street sweeping and trash removal throughout the construction of all elements of the Plaza de Cultura y Arte to avoid degradation of water quality. Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works shall review the plans and specifications for the roadway and ensure that the construction documents include a requirement that the contractor provide daily street sweeping and trash removal to prevent degradation of water quality.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Roadway Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Hydro-4 Potential impacts to hydrology and water quality related to the degradation of water quality during construction of the proposed project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for the proposed project prior to issuance of a building permit for the project. The hydrology study shall be prepared by a certified civil engineer, and a draft report, including recommendation, shall be submitted to the County of Los Angeles Department of Public Works for review. The County of Los Angeles Department of Public Works shall provide comments, if any, within 14 days of receiving the draft hydrology study. Mitigation measure Hydro-4 shall be monitored and enforced by the County of Los Angeles Department of Public Works.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications including Hydrology Study	(Signature/Date of Monitoring Agency)
Noise						
Measure Noise-1 The County of Los Angeles Department of Public Works shall minimize the potential for construction noise levels to exceed County of Los Angeles noise standards by requiring the construction contractor to properly maintain all heavy equipment. Prior to the completion of final plans and specifications, the County of Los Angeles Department of Public Works shall ensure that the plans and specifications include a requirement that all construction equipment shall be properly maintained. All vehicles and compressors shall utilize exhaust mufflers. Engine enclosure covers, as designed by the manufacturer, shall be in place at all times. The County of Los Angeles Department of Public Works shall enforce the proper use of heavy equipment during construction of the realignment of the roadway and sidewalks to ensure conformance with the requirements of properly maintained heavy equipment.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications	(Signature/Date of Monitoring Agency)
Measure Noise-2 Prior to the completion of final plans and specifications, the County of Los Angeles Department of Public Works shall ensure that the plans and specifications include a provision that restricts grading and construction activities to daily operation from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 8:00 a.m. to 5:00 p.m. on Saturdays. Unless authorized, there should be no work on Sundays or federal holidays.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications including Daily Construction Schedules	(Signature/Date of Monitoring Agency)
Measure Noise-3 Prior to the completion of final plans and specifications, the County of Los Angeles Department of Public Works shall ensure that the plans and specifications include a schedule of weekend services and events at the Plaza Church. The plans and specifications shall notify the contractor that the use of heavy equipment within 500 feet of the Plaza Church shall be prohibited during these times.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications including Plaza Church Schedule and Equipment Restrictions	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Transportation and Traffic						
Measure TRA-1 Traffic improvements are required to avoid significant impacts to weekday afternoon peak-hour circulation at the North Broadway and Cesar E. Chavez Avenue intersection (Intersection 1). Prior to the operation of programming elements of the project, the County of Los Angeles Department of Public Works shall ensure the widening of the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of Cesar E. Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn-only lane at the northbound approach to the intersection. Traffic signals shall be modified as necessary. A detailed striping plan shall be prepared and submitted to the City of Los Angeles for review and approval. A copy of the approved striping plan shall also be submitted to the LACDPW for review.	Plaza de Cultura y Arte Foundation	Preconstruction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Detailed Striping and Street Improvement Plan	(Signature/Date of Monitoring Agency)
Measure TRA-2 The County of Los Angeles shall require the development of a wayfinding program (i.e., directional signage program) by the project architect and construction contractor, respectively, as part of the proposed project. A critical element to the success of the Plaza de Cultura y Arte project shall be the implementation of a wayfinding program. Appropriate signage provided on the sidewalk, street, and freeway network will not only enhance the guest experience but also reduce congestion created by pedestrians and motorists traveling in circuitous routes seeking the Plaza de Cultura y Arte site and/or parking facilities. A wayfinding program shall be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California, and other appropriate agencies. Such a program shall begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, with regard to the freeways serving the site (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and I-110 Freeway), specific exit information shall be provided. With regard to the local street and sidewalk systems, specific signs shall be developed for the Plaza de Cultura y Arte project so that pedestrians and motorists shall associate a specific design element with the proposed project. On-site signage shall direct pedestrians and motorists to public surface entrance locations. For exiting motorists, the project proponent shall work with the City and State to ensure the proper placement of directional signage to guide pedestrians back to parking facilities and motorists back to the freeway system (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and the I-110 Freeway).	Plaza de Cultura y Arte Foundation	Operation	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Wayfinding Program Plans and Specifications	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Measure TRA-3 The County of Los Angeles shall require that the project alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic District generated by the proposed project. This shall entail provision of additional parking spaces in existing unused parking structures or lots to meet the anticipated needs of the proposed project or other comparable measures to accommodate the anticipated project parking demand. It has been determined that it is feasible to mitigate impacts to parking to below the level of significance: The capacity of County Parking Lot 15 should be expanded through the incorporation of the existing vacant parking area of the Far East Bank site. Weekday parking that is currently accommodated by County Parking Lot 15 shall be accommodated in the Alameda Street Parking Garage (County Parking Lot 58). The combination of the existing available spaces in County Parking Lot 15, the additional 30 spaces from the adjacent Far East Bank parking area, and restriping would provide sufficient capacity to absorb the parking demand generated by the proposed project on weekdays. The ability to accommodate anticipated weekend demand would require utilization of County Parking Lot 21 on weekends. The feasibility of County Parking Lot 21 to serve the proposed project would require the installation of a wayfinding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities would be provided by the County of Los Angeles in conjunction with the wayfinding program. The County of Los Angeles shall work with the City to keep City Parking Lot 5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. The 284 spaces at County Parking Lot 45 shall also be available for use for the proposed project. All of these spaces shall serve the proposed project patrons during peak times of weekend days in an adequate manner.	Plaza de Cultura y Arte Foundation	Construction/ Operation	County of Los Angeles Chief Administrative Office	County of Los Angeles Chief Administrative Office	Project Plans and Specifications	(Signature/Date of Monitoring Agency)

TABLE III-1
MITIGATION MONITORING PROGRAM
PLAZA DE CULTURA Y ARTE, Continued

Mitigation Measure	Responsible Implementation Party	Monitoring Period	Enforcement Agency	Monitoring Agency	Documentation of Compliance	
					Source	Signature/Date
Utilities and Service Systems						
Measure Utilities-1 Diversion of at least 50 percent of the construction solid waste shall be undertaken to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from construction to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications include the requirement for the construction contractor to comply with the Solid Waste Management Act of 1989. To ensure conformance with the Solid Waste Management Act of 1989, the County of Los Angeles shall require the construction contractor to manage the solid waste generated during construction of the project on site by diverting at least 50 percent of it from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor shall submit a construction solid waste management plan to the County for approval prior to issuance of a building permit for the project. The construction contractor shall demonstrate compliance with the solid waste management plan through the submission of weekly reports during demolition activities that estimate total solid waste generated and diversion of 50 percent of the solid waste.	Plaza de Cultura y Arte Foundation	Preconstruction/ Construction	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plans and Specifications including Evidence of Compliance with SWMA	(Signature/Date of Monitoring Agency)
Measure Utilities-2 Trash and recycling receptacles shall be incorporated into the proposed project to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from project operation and maintenance to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications designate locations for trash receptacles and recycling receptacles in conformance with California Solid Waste Reuse and Recycling Access Act of 1991. Wherever trash receptacles are provided through the proposed project site, a recycling receptacle for plastic, aluminum, and metal shall also be provided. Signs encouraging patrons to recycle shall be posted near each recycling receptacle.	Plaza de Cultura y Arte Foundation	Operation	County of Los Angeles Department of Public Works	County of Los Angeles Chief Administrative Office	Project Plan and Specifications including Conformance with CSWR and RAA	(Signature/Date of Monitoring Agency)

PLAZA DE CULTURA Y ARTE ENVIRONMENTAL IMPACT REPORT
VOLUME IIA, DRAFT EIR
SCH NO. 2001101167

PREPARED FOR:

COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
133 MARTIN ALLEY
PASADENA, CALIFORNIA 91105

OCTOBER 20, 2003

APPENDIX A
NOTICE OF PREPARATION, INITIAL STUDY, AND COMMENT LETTERS

Notice of Preparation

TO: Office of Planning and Research
State Clearinghouse
Attn: Ms. Terry Roberts
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: County of Los Angeles
Department of Public Works
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the El Pueblo Cultural and Performing Arts Center Project (Los Angeles County Plaza de Cultura y Arte)**

The County of Los Angeles Department of Public Works (County) will be the Lead Agency and will prepare a Draft Environmental Impact Report (Draft EIR) for the El Pueblo Cultural and Performing Arts Center Project (Los Angeles County Plaza de Cultura y Arte). This County is seeking input from regulatory agencies and other interested parties regarding the scope and intent of the environmental information to be included in the Draft EIR. Scoping has been helpful to agencies in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in a Draft EIR and in eliminating detailed studies of issues found not to be important. Responsible and trustee agencies will need to use the Draft EIR prepared by the County when considering your permit or other approval for the project.

The project description, location, and probable environmental effects are described in the Initial Study (Attachment 1).

Due to the time limits mandated by State law, your response must be sent at the earliest possible date ***but not later than 30 days*** after the date of this notice. Please send your letters of comment (including the name of the designated contact person for your agency) on the Notice of Preparation to:

County of Los Angeles Department of Public Works
Attn: Mr. David Palma, Project Manager
P.O. Box 1460
Alhambra, CA 91802-1460

Agencies and organizations should identify a Point-of-Contact for future coordination.

Project Title: El Pueblo Cultural and Performing Arts Center (Los Angeles County Plaza de Cultura y Arte)

Scoping Meeting: On Wednesday, November 14, 2001, the Lead Agency and the Project Applicant will host a public scoping meeting to review the various project elements and solicit information in relation to the California Environmental Quality Act (CEQA) analysis for this project. The meeting will be held from 5:30 to 9:30 P.M. at the Plaza Catholic Church, Room 7 (Basement), 535 Main Street, Los Angeles California 90012. Please direct any questions regarding this meeting to Mr. David Palma, Project Manager. The Agenda will be as follows:

5:30pm-5:45pm	Introduction to the El Pueblo Cultural and Performing Arts Center Project
5:45pm-6:00pm	Short Overview of the CEQA Process and Public Scoping
6:00pm-7:00pm	Question and Answer Session
7:00pm-9:30pm	Breakout Sessions (stations will be set up to record individual comments)

Date November 1, 2001

Signature _____
Mr. David Palma

Title Project Manager

Telephone (626) 300-3252

November 1, 2001

TO: Distribution List

FROM: Mr. David Palma, Project Manager

SUBJECT: **Notice of Availability of Notice of Preparation**
Draft Environmental Impact Report
El Pueblo Cultural and Performing Arts Center Project
(Los Angeles County Plaza de Cultura y Arte)

This is a Notice of Availability (NOA) of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (Draft EIR) for the El Pueblo Cultural and Performing Arts Center Project (Los Angeles County Plaza de Cultura y Arte). The County of Los Angeles Department of Public Works (County) is proposing to implement the El Pueblo Cultural and Performing Arts Center Project (proposed project).

The proposed project is for the Antique Block within the El Pueblo de Los Angeles State Historic Park. Parking solutions will consider use of an existing parking lot west of the Antique Block, known as the Far East Bank parking site, within the City of Los Angeles. State Highway 110 (Harbor Freeway) is north and west of the Antique Block, U.S. Interstate 5 (Golden State Freeway) is east of the Antique Block, and U.S. Highway 101 (Ventura Freeway) is south of the Antique Block. The Antique Block is bound by Cesar E. Chavez Avenue to the north, North Main Street to the east, Arcadia Street to the south, and Spring Street to the west. The Far East Bank parking site is on Spring Street between Arcadia Street and Cesar E. Chavez Avenue.

The proposed project would serve as a multipurpose facility for regional visitors and local residents. The goal of the *proposed project* is to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historical Monument. The El Pueblo Cultural and Performing Arts Center project would display the cultural richness of its people and heritage through Latino educational, cultural and arts programming. The proposed project consists of three components: Phase I, Phase II, and Phase III Components.

The County has identified the following specific objectives to achieve the *proposed project* goals:

- To create a space that allows visitors to experience a traditional Latin American pavilion setting and is suitable for meetings, cultural activities, and other community gatherings.
- To accommodate theatrical and cultural performance audiences of approximately 500.
- To enhance pedestrian connectivity to Olvera Street and the Angels Walk.
- To create a park-like setting south of the Plaza Catholic Church that serves as a late 19th century interpretive facility for the historic Campo Santo.
- To provide sufficient parking and transit solutions to accommodate regional and community-based visits.
- To provide amenities within the Antique Block to support expanded destination visits to the El Pueblo de Los Angeles State Historic Park.
- To provide connective uses with the Plaza Catholic Church.
- To identify historical structures that are viable for adaptive reuse consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- To respect the historical setting of the Pico House component of the El Pueblo de Los Angeles State Historic Park.
- To improve circulation and pedestrian access to the vicinity of the Plaza Catholic Church.

- To identify a space suitable for a historical cultural museum, storage, and display of artifacts and archives.
- To identify a space suitable for historic interpretive exhibits and displays.
- To increase educational facilities for children and adults.
- To provide a central venue to greet visitors from out of the area.
- To enhance access and egress from major regional transportation corridors including State Highway 110 (Harbor Freeway), U.S. Interstate 5 (Golden State Freeway), and U.S. Highway 101 (Ventura Freeway).
- The county will consider land uses in association with the primary elements of the *proposed project* that have the potential to serve as a revenue stream that would support the public amenities which are the primary component of the *proposed project*.

The Initial Study contains a preliminary analysis of the environmental impacts of the proposed project in accordance with the California Environmental Quality Act guidelines that examine 16 areas of concern. The Initial Study, which concludes that an EIR will be adequate, serves to identify the potentially significant effects that will be carried forward for detailed analysis in the EIR. The Initial Study finds that the El Pueblo Cultural and Performing Arts Center Project would have a 'less than significant impact' or 'no impact' on four of the 16 areas of concern: Agricultural Resources, Biological Resources, Mineral Resources, and Population and Housing. The project, however, would have a potentially significant impact on Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Hazard and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Detailed analysis of potentially significant impacts in these 12 areas will be undertaken in the EIR.

The Notice of Preparation and Initial Study are available for public review at the County of Los Angeles Department of Public Works and in the reference sections of the libraries listed below. These documents are reference materials that cannot be checked out and are for use only within the libraries.

Chinatown Branch Public Library, 536 West College Street, Los Angeles, CA 90012

Telephone Number: (213) 620-0925
Hours of Operation: Monday and Wednesday (10:00 A.M. - 8:00 P.M.)
Tuesday and Thursday (12:00 P.M. - 8:00 P.M.)
Friday - Saturday (10:00 A.M. - 6:00 P.M.)
Sunday (Closed)

Echo Park Public Library, 1410 West Temple Street, Los Angeles, CA 90026

Telephone Number: (213) 250-7808
Hours of Operation: Monday and Wednesday (10:00 A.M. - 8:00 P.M.)
Tuesday and Thursday (12:00 P.M. - 8:00 P.M.)
Friday - Saturday (10:00 A.M. - 6:00 P.M.)
Sunday (Closed)

Richard R. Riordan Central Library, 630 Fifth Street, Los Angeles, CA 90071

Telephone Number: (213) 228-7500
Hours of Operation: Monday - Thursday (10:00 A.M. - 8:00 P.M.)
Friday - Saturday (10:00 A.M. - 6:00 P.M.)
Sunday (1:00 P.M. - 5:00 P.M.)

Anthony Quinn Library—County of Los Angeles Library, 3965 Cesar E. Chavez Avenue, Los Angeles, CA 90063

Telephone Number: (323) 264-7715
Hours of Operation: Monday (11:00 A.M. - 8:00 P.M.)
Tuesday - Thursday (11:00 A.M. - 6:00 P.M.)
Friday - Saturday (11:00 A.M. - 5:00 P.M.)
Sunday (Closed)

The Notice of Preparation and Initial Study are also available for review at the following location:

County of Los Angeles Department of Public Works, 900 South Fremont Avenue, Alhambra, CA 91803-1331
Telephone Number: (626) 458-5100

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date **but no later than 30 days** after the date of this notice. Please send your response to:

County of Los Angeles Department of Public Works
Attn: Mr. David Palma
Project Manager
P.O. Box 1460
Alhambra, CA 91802-1460

A scoping meeting has been scheduled for **Wednesday, November 14, 2001** from **5:30 to 9:30 P.M.** at the following location:

Plaza Catholic Church
Room 7 (Basement)
535 Main Street
Los Angeles, CA 90012

The Agenda will be as follows:

5:30pm-5:45pm	Introduction to the El Pueblo Cultural and Performing Arts Center Project
5:45pm-6:00pm	Short Overview of the CEQA Process and Public Scoping
6:00pm-7:00pm	Question and Answer Session
7:00pm-9:30pm	Breakout Sessions (stations will be set up to record individual comments)

Questions regarding this Notice of Availability may be directed to the County of Los Angeles Department of Public Works (Mr. David Palma) at (626) 458-5100.

1 de noviembre , 2001

PARA: Lista De Distribución

DE: Sr. David Palma, Gerente del Proyecto

TEMA: **Aviso de la disponibilidad de Aviso de la preparación**
Bosquejo de Impactos sobre el medio ambiente
Proyecto de EL Pueblo Cultural y Centro de los Artes
(Los Ángeles County Plaza de Cultura y Arte)

Este es un aviso de la disponibilidad (NOA) del aviso de la preparación (NOP) de un bosquejo de impactos sobre el medio ambiente (bosquejo EIR) para el proyecto de EL Pueblo Cultural y Centro de los artes (Los Angeles County Plaza de Cultura y Arte) . El condado de Los Angeles y el Departamento de los Trabajos Públicos está proponiendo poner en ejecucion el proyecto de El Pueblo Cultural y Centro de los artes (proyecto propuesto).

El proyecto propuesto es para la cuadra antigua dentro del parque estatal histórico de EL Pueblo de Los Angeles. Las soluciones del estacionamiento considerarán el uso de una porción existente del estacionamiento al oeste de la cuadra antigua, conocido como el sitio de estacionamiento de Far East Bank, dentro de la ciudad de Los Angeles. La carretera estatal 110 (Harbor Freeway) queda al norte y al oeste de la cuadra antigua, de la carretera estatal 5 (Golden State Freeway) está al este de la cuadra antigua, y la carretera estatal 101 (Ventura Freeway) está sur de la cuadra antigua . La Cuadra antigua es limitada por Cesar E. Chavez Avenue al norte, North Main Street al este, la calle Arcadia Avenue al sur, y la calle Spring Street al oeste . El sitio de estacionamiento de Far East Bank está en la calle Spring Street entre la calle Arcadia Avenue y Cesar E. Chavez Avenue.

El proyecto propuesto serviría como recurso multipropósito para los visitantes regionales y los residentes locales. La meta del *proyecto propuesto* es crear un recurso peaton-orientado que celebre, promueva, y preserve una comprensión y un aprecio de las contribuciones históricas del Latino a través del monumento histórico de EL Pueblo de Los Ángeles. El proyecto de EL Pueblo Cultural y Centro de los artes visualizaría la riqueza cultural de su gente y herencia con la programación educativa, cultural y los artes del Latino. El proyecto propuesto consiste en tres componentes: Componentes de la Fase I, de la Fase II, y de la Fase III.

El condado ha identificado los objetivos específicos siguientes para alcanzar *metas*

propuestas del proyecto:

- • crea un espacio que permita que los visitantes experimenten un pabellon tradicional de americana latina y sea conveniente para las reuniones, las actividades culturales, y otras reuniones de la comunidad.
- •que acomode a audiencias de teatro y culturales del funcionamiento de aproximadamente 500 personas.
- •realzar conectividad peatonal a la calle Olvera y Angeles Walk.
- •crea un jardin situado al sur de la plaza de la iglesia católica que sirve como interpretativo del siglo 19 para el Campo Santo histórico.
- •proporcionar a suficientes soluciones del estacionamiento y del tráánsito para acomodar visitas regionales y comunetarias.
- •proporcionar a amenidades dentro del bloque antiguo para utilizar visitas ampliadas de la destinacióón al parque estatal histórico de EL Pueblo de Los Angeles.
- •proveer aplicaciones conectivas a la plaza de la iglesia católica.
- •identifica las estructuras históricas que son viables para la reutilización adaptante constante con la secretaria de los estándares del interior para el tratamiento de características históricas.
- •la configuración histórica del componente de la casa de Pico del parque estatal histórico de EL Pueblo de Los Angeles.
- •mejorar la circulación y el acceso del peatón a la vecindad de la plaza de la iglesia católica.
- •identificar un espacio conveniente para un museo, un almacenaje, y una exhibicion cultural de artefactos y de archivos históricos.
- •identificar un espacio conveniente para exhibiciones interpretativas históricas.
- •aumentar recursos educativos para los niños y adultos.
- •proporcionar un lugar central para saludar a visitantes fuera del área.
- •realzar el acceso y salidas de los pasillos regionales importantes del transporte incluyendo la carretera estatal 110 (Harbor Freeway), y la carretera estatal 5 (Ventura Freeway).
- •el condado considerará utilizaciones del suelo en la asociación con los elementos primarios del *proyecto propuesto* que tiene el potencial de servir como secuencia del rédito que utilizaría las amenidades públicas que son el componente primario del *proyecto propuesto* .

El estudio inicial contiene un análisis preliminar de impactos en el medio ambiente por el proyecto propuesto de acuerdo con las guías de consulta ambientales del acto de la calidad de California (California Environmental Quality Act) que examinan 16 motivos de preocupación. El estudio inicial, que concluye que un EIR será adecuado, sirve para identificar los efectos potencialmente significativos que serán llevados adelante para el

análisis detallado en el EIR. El estudio inicial encuentra que el EL Pueblo Cultural y el Centro de los Artes tendría 'un impacto menos que significativo' o 'ningún impacto' en cuatro de los 16 motivos de preocupación: Recursos agrícolas, recursos biológicos, recursos mineral, y población y cubierta. El proyecto, sin embargo, tendría un impacto potencialmente significativo en la estética, la calidad del aire, recursos culturales, la geología y suelos, peligro y los materiales peligrosos, la calidad de la hidrología y del agua, la utilización del suelo y hojas de operación (planning), ruido, servicios públicos, la reconstrucción, el transporte y el tráfico, y utilitarios y sistemas del servicio. El análisis detallado de impactos potencialmente significativos en estas 12 áreas será emprendido en el EIR.

El aviso de la preparación y del estudio inicial está disponible para la revisión pública en el condado del departamento de Los Angeles de trabajos públicos y en la secciones de referencia en las bibliotecas enumeradas abajo. Estos documentos son los materiales de referencia que no pueden ser controlados hacia fuera y están para el uso solamente dentro de las bibliotecas.

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Horas de la operación: Lunes y miércoles (10:00 mañana. - 8:00 P.M..)

Martes y jueves (12:00 P.M.. - 8:00 P.M..)

Viernes - Sábado (10:00 Mañana. - 6:00 P.M..)

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Viernes - Sábado (10:00 Mañana. - 6:00 P.M..)

Domingo (P.M. 1:00. - 5:00 P.M..)

Biblioteca de Anthony Quinn -- condado de la biblioteca de Los Ángeles, 3965 Cesar E. Chavez Avenue,

Los Ángeles, Ca 90063

Número De Teléfono: (323) 264-7715

Horas de la operación: Lunes (11:00 Mañana. - 8:00 P.M..)

Martes - Jueves (11:00 Mañana. - 6:00 P.M..)

Viernes - Sábado (11:00 Mañana. - 5:00 P.M..)

Domingo (Cerrado)

El aviso de la preparación y del estudio inicial está tambiéé disponible para la revisión en la localización siguiente:

Condado del departamento de trabajos públicos, avenida del sur de Los Ángeles de 900 Fremont,

Alhambra, Ca 91803-1331

Número De Teléfono: (626) 458-5100

debido a los límites de tiempo asignados por mandato por la ley estatal, su respuesta se debe enviar lo antes posible **pero no más antes de 30 días** después de la fecha de este aviso. Envíe por favor su respuesta a:

Condado del departamento de Los Ángeles de trabajos públicos

Attn: Sr. David Palma

Encargado De Proyecto

P.O. Box 1460

Alhambra, Ca 91802-1460

Una junta se programar para **Miércoles, 14 de noviembre de 2001** de **6:00 P.M. a 9:00 P.M..** en la localización siguiente:

Iglesia Del Católico De la Plaza

Sitio 7 (Sótano)

Calle De 535 Cañerías

Los Ángeles, Ca 90012

La agenda será como sigue:

introducción de los 5:30pm-5:45pm al EL Pueblo Cultural y que realiza proyecto de centro de los artes

descripción del cortocircuito de los 5:45pm-6:00pm del proceso de CEQA y del scoping del público

los 6:00pm-7:00pm pregunta y sesión de la respuesta

sesiones del desglose de los 7:00pm-9:30pm (las estaciones serán fijadas hasta comentarios individuales de registro)

Las preguntas con respecto a este aviso de la disponibilidad se pueden dirigir al condado del departamento de Los Ángeles de los trabajos públicos (Sr. David Palma) en (626) 458-5100.

INITIAL STUDY

EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER PROJECT

PREPARED FOR:

COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
133 MARTIN ALLEY
PASADENA, CALIFORNIA 91105

NOVEMBER 1, 2001

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SECTION 1.0
PROJECT DESCRIPTION

1.1 PROJECT TITLE

El Pueblo Cultural and Performing Arts Center

1.2 LEAD AGENCY

County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

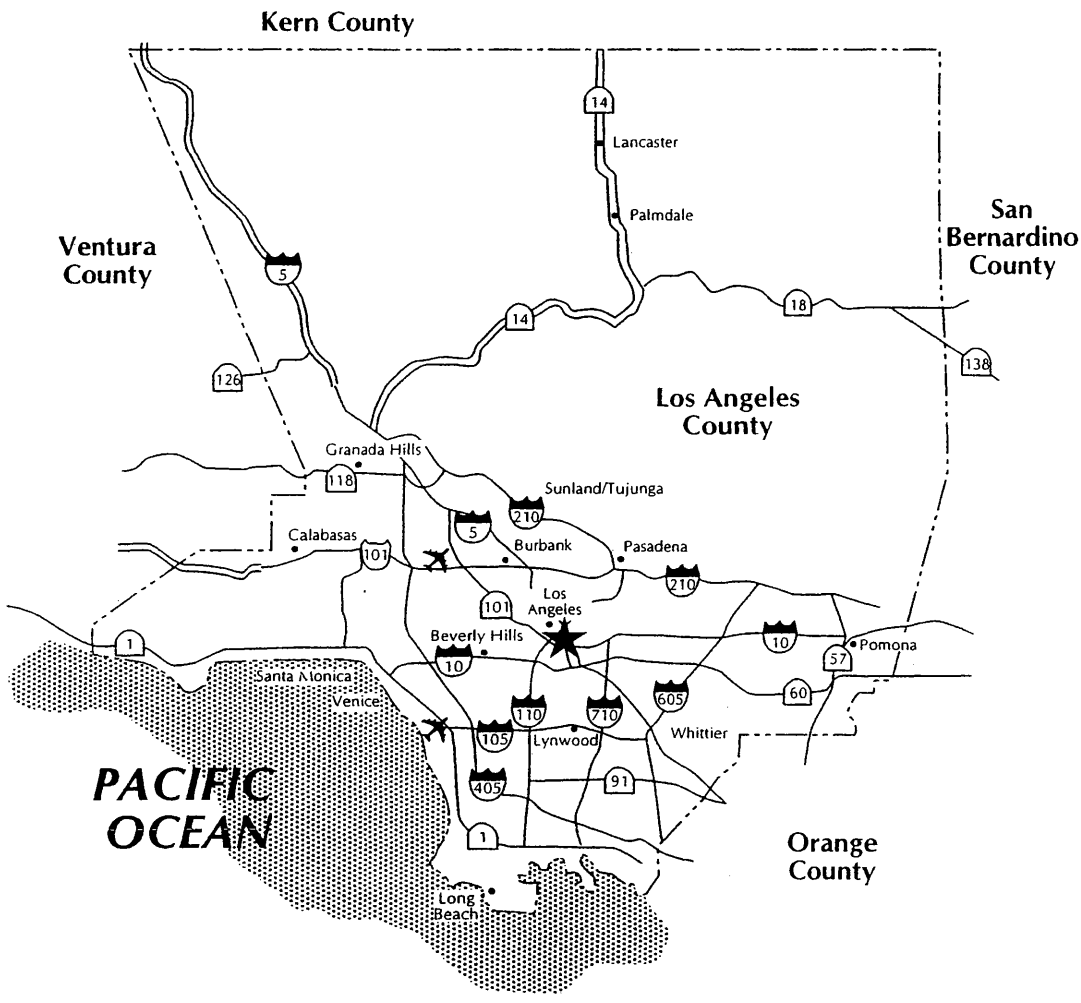
1.3 CONTACT PERSON AND PHONE NUMBER

Mr. David Palma
Project Manager
Los Angeles County Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331
Phone (626) 300-3252

1.4 PROJECT LOCATION

Antique Block of the El Pueblo de Los Angeles State Historic Park
500 Block of North Main Street
Los Angeles, CA 90012

The El Pueblo Cultural and Performing Arts Center Project (*proposedproject*) is proposed for the Antique Block, located within the El Pueblo de Los Angeles State Historic Park, in the City of Los Angeles. Parking solutions will consider construction of a new parking lot within the Antique Block and use of an existing parking lot, west of the Antique Block known as the Far East Bank parking site. State Highway 110 (Harbor Freeway) is north and west of the Antique Block, U.S. Interstate 5 (Golden State Freeway) is east of the Antique Block, and U.S. Highway 101 (Ventura Freeway) is south of the Antique Block (Figure 1.4-1, *Regional Vicinity*). The El Pueblo Cultural and Performing Arts Center Project location appears on the U.S.G.S. 7.5 minute series Los Angeles topographic quadrangle (Township 2 South, Range 13 West, Section 24 (Figure 1.4-2,*Topographic Map*). The Antique Block is bounded by Cesar E. Chavez Avenue to the north, North Main Street to the east, Arcadia Street to the south, and Spring Street to the west (Figure 1.4-3,*Vicinity Map*). The Far East Bank parking site is on Spring Street between Arcadia Street and Cesar E. Chavez Avenue.



LEGEND

★ Project Location

FIGURE 1.4-1
Regional Vicinity

LEGEND

El Pueblo Cultural Center and Performing Arts Center

FIGURE 1.4-2
Topographic Map

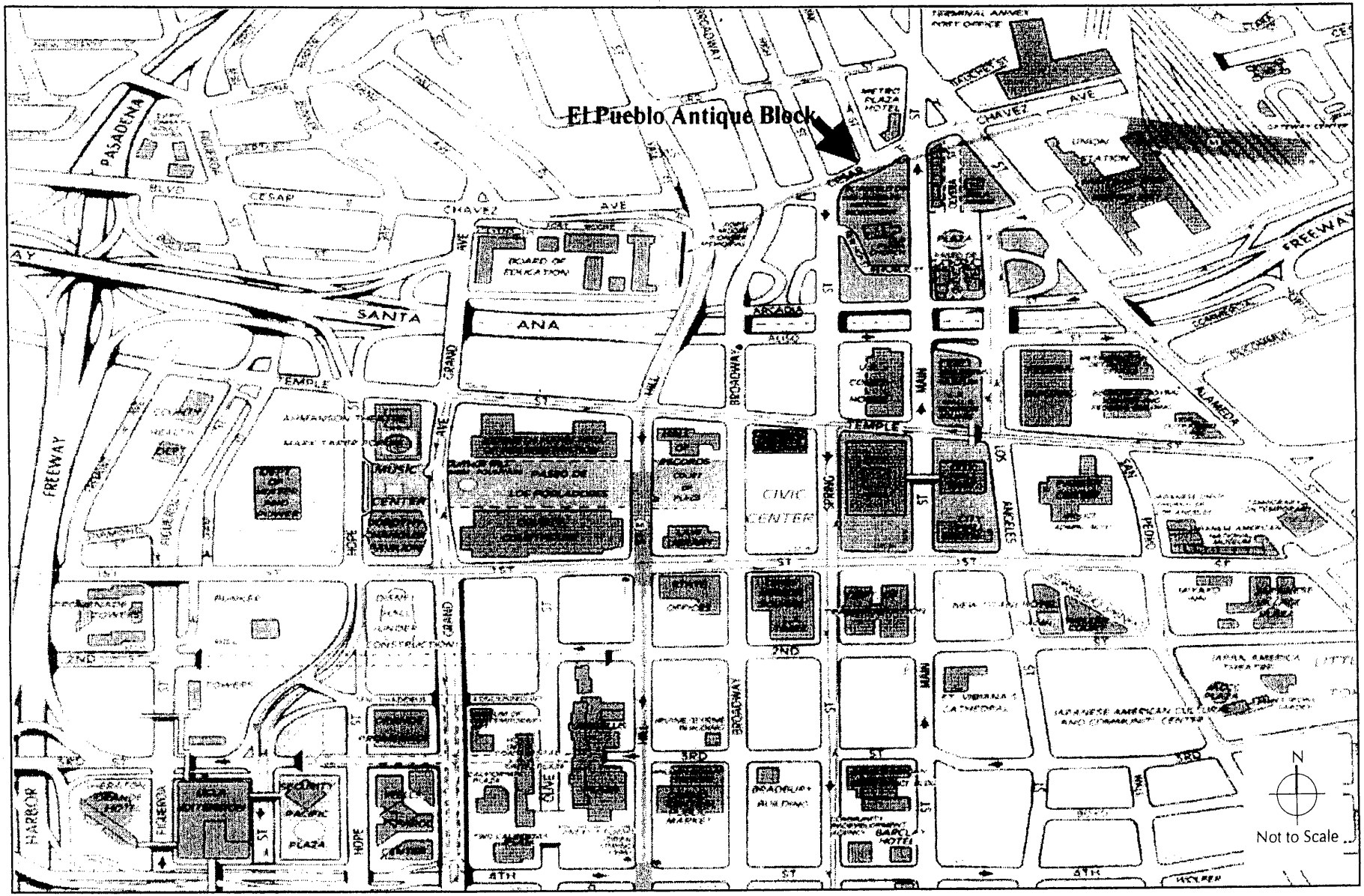


FIGURE 1.4-3
Vicinity Map

1.5 PROJECT SPONSOR

County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

1.6 GENERAL PLAN LAND USE DESIGNATION

The *proposed project* would be largely developed within the approximately 3 acre Antique Block of the El Pueblo de Los Angeles State Historic Park. The Antique Block is designated for public and semi-public facilities in the "Land Use Policy Map" of the County of Los Angeles General Plan (County of Los Angeles Department of Regional Planning 1980a). This area is included in the Central City Community Plan (City of Los Angeles 1989), a partof the City of Los Angeles General Plan (City of Los Angeles 1998). The area is designated as Open Space, Public/Quasi-Public "Civic Center" in the Community Plan. It is under the ownership of the County of Los Angeles. A single parking lot is owned by the City of Los Angeles. The County of Los Angeles owns several parcels that constitute approximately 1.8 acres of the *proposed project* site. The City of Los Angeles owns 0.5 acres consisting of the parking lot, and has an easement of approximately 0.7 acres consisting of Republic Street and New High Street.

1.7 ZONING

The proposed project area is locatedwholly within the City of Los Angeles. However, the project area, with minor exception, is now owned by the County of Los Angeles and, if the project is implemented as proposed, the entire project area will be owned by the County. Pursuant to Government Code 53090 et seq., the project is not subject to the City of Los Angeles zoning ordinances. The County will evaluate consistency with the City of Los Angeles zoning ordinance. The City of Los Angeles zoning for the lots is [T][Q]c4-2D. This zoning classification allows commercial uses consistent with Height District No. 2 development restrictions and special development limitations for the lot, including City of Los Angeles Ordinance No. 162,013. The Assessor's Parcel Numbers (APNs) for the lots are 5480-007-904, 5480-007-901, 5480-006-900 and 5480-005-904.

1.8 EXISTING CONDITIONS

The *proposed project* site consists of the Antique Block of the El Pueblo de Los Angeles State Historic Park and additional existing parking lots. The Antique Block currently includes two fenced vacant lots, three vacant buildings, one County of Los Angeles surface parking lots, one Cityof Los Angeles surface parking lot, and portions of two City of Los Angeles public streets, Republic Street and New High Street.

1.8.1 Fenced Vacant Lot East of New High Street

The Plaza Catholic Church and rectory are located approximately at mid-block between Main and New High Streets. The existing County-owned fenced vacant lot, just south of the Plaza Catholic Church, is the former site of the Pueblo's first cemetery, referred to as Campo Santo. The Pueblo's first settlers were buried in Campo Santo and were later relocated as the cemetery reached capacity. Approximately half of the vacant lot is the former location of 513 North Main Street Building. That building was demolished in spring 2001. Prior to its demolition, the building was most recently used as a County Superior Court building. The remaining area was most recently operated as a surface parking lot by the County of Los Angeles. Parking operations ceased in spring 2001.

1.8.2 Fenced Vacant Lot West of New High Street

A portion of the *proposed project* site west of New High Street is currently a vacant lot and was the former location of the Brunswig DrugLaboratory and Brunswig Garage, constructed in 1924 and 1919, respectively. The buildings had been vacant for several years prior to their demolition in 1999.

1.8.3 New High Street

The *proposed project* site includes New High Street, which provides access to the Plaza Catholic Church from the west. New High Street is a City of Los Angeles Street.

1.8.4 Republic Street

The *proposed project* site includes Republic Street between New High Street and Main Street. Republic Street is a City of Los Angeles Street.

1.8.5 Plaza House

The *proposed project* site includes the Plaza House, an existing vacant building, located at 507–511 North Main Street. It is across the street from and west of the Pico House, and adjacent to the north side of the Vickery-Brunswig Building. Design and development of this building is described in the *Historic Structure Report, Antique Block, El Pueblo de Los Angeles State Historic Park* (Dan Peterson, A/A and Associates, 1985). In 1883 Phillip Garnier commissioned Kysor, Morgan, and Watts to build the Plaza House. Ezra Kysor was Los Angeles' first professional architect and was partners with Octavius Morgan. Kysor also designed the Pico House (1869-1870), Merced Theater (1870), and the Los Angeles Catholic Cathedral of St. Vibiana (1876).

The Plaza House is a two-story, L-shaped, Victorian Italianate style building. It was intended and initially used as a hotel–lodging house with stores, a restaurant, a saloon, and upstairs lodging. Two large skylights ran from north to south on the roof. Later the Spanish consul used the Plaza House as an office early in its history. There were three entrances on the east facade that were flanked with molded pilasters and originally headed by leaded glass transoms. Currently these entrances are

boarded up. The windows are not original and are now multipaned. The second-story windows are segmentally arched and alternately different widths from double to triple. Each section was separated by a decorative pilaster and headed by a leaded glass transom. Each window section originally had a molded panel within the string course at its base. Above the five windows on the second floor was a continuous frieze that was removed during the 1970s due to concern of an earthquake hazard. Other ornaments that have been removed are the original dentiled, bracketed building cornice, the detailed center triangular pediment, the "Garnier Block" relief, and the base of the pediment with "Plaza House" relief below.

1.8.6 Vickery-Brunswig Building

The Vickery-Brunswig Building was built in 1888 and is located at 501 North Main Street across from the Pico House. Design and development of thisbuilding is described in the *Historic Structure Report, Antique Block, El Pueblo de Los Angeles State Historic Park* (Dan PetersonA/A and Associates, 1985). It is a five-story building designed in the High Victorian Italianate style by architect Robert B. Young. Currently it is painted beige with brown trimming to match the color scheme of the Plaza House. Lot dimensions were 58.10 feet on North Main Street, 96.95 feet on Republic Street, and 106.71 feet along the Plaza House south wall. Originally there were five stores on the north and south direction. A passageway between the stores had an elevator and staircase. The storefronts no longer have the original glazing, molded corner posts and pilasters. A recessed entrance remains on the north end. There was also a staircase at the North Main Street entrance, and a huge skylight running east to west on the roof. The skylight was four bays wide and seven bays deep. A molded string course and distinct window type defined each story of the building. Each window bay is framed with an engaged pilaster and ornamented capitals. The second- and fourth-story windows are segmentally arched with scroll work within the arch. Third-story windows are rectangular with turned pilasters and a dentiled cornice. Fifth-story windows are round arched. North and south bays are triple windows; center bays are double. The only ornament remaining is the central triangular pedimentreading "1888 Brunswig." However, the southern pediment is gone as is the cornice, molded panes in the frieze, and the dentiled string course, decorative cresting and heavy molding.

One of the residential tenants was Thomas Temple, the editor of *La Cronica*, the Spanish-language newspaper. William Vickery owned the building up until 1898 when F.W. Braun Drug Company, wholesale druggists, bought the building and moved in. F.W. Braun Drug Company incorporated in 1902 as the Los Angeles branch of the southern and midwestern firm of Brunswig and Braun. The founder, Lucien Brunswig, a native of France, came to Los Angeles in 1887 from New Orleans to establish a branch of his drug company. By 1907 he bought out his partner Braun, and changed the company name to Brunswig Drug.

1.8.7 Brunswig Annex

Behind the Vickery-Brunswig Building, atwo-story annex was built in 1897. Design and development of this building is described in Historic Structure Report, Antique Block, El Pueblo de LosAngeles State Historic Park (Dan Peterson and Associates, 1985). Between 1897 and 1909 a third story was added,

which is visible by the brick line of the new story. The building is four bays deep with an arched entrance on the south and east end. The first- and second-story windows are segmentally arched, the third story are round arched. The original heavy overhanging building cornice was removed. The building is currently boarded and vacant.

1.8.8 City of Los Angeles Parking Lot

Currently, the City of Los Angeles Parking Lot is located at the southeast corner of the *proposed project* site. This parking lot is a public access lot.

1.8.9 County of Los Angeles Parking Lot

The *proposed project* site includes the County of Los Angeles owned parking lot, known as County Parking Lot #25. The County Parking Lot #24 is located at the northeast corner of the intersection of Spring Street and Arcadia Street.

1.8.10 Far East Bank Parking Site

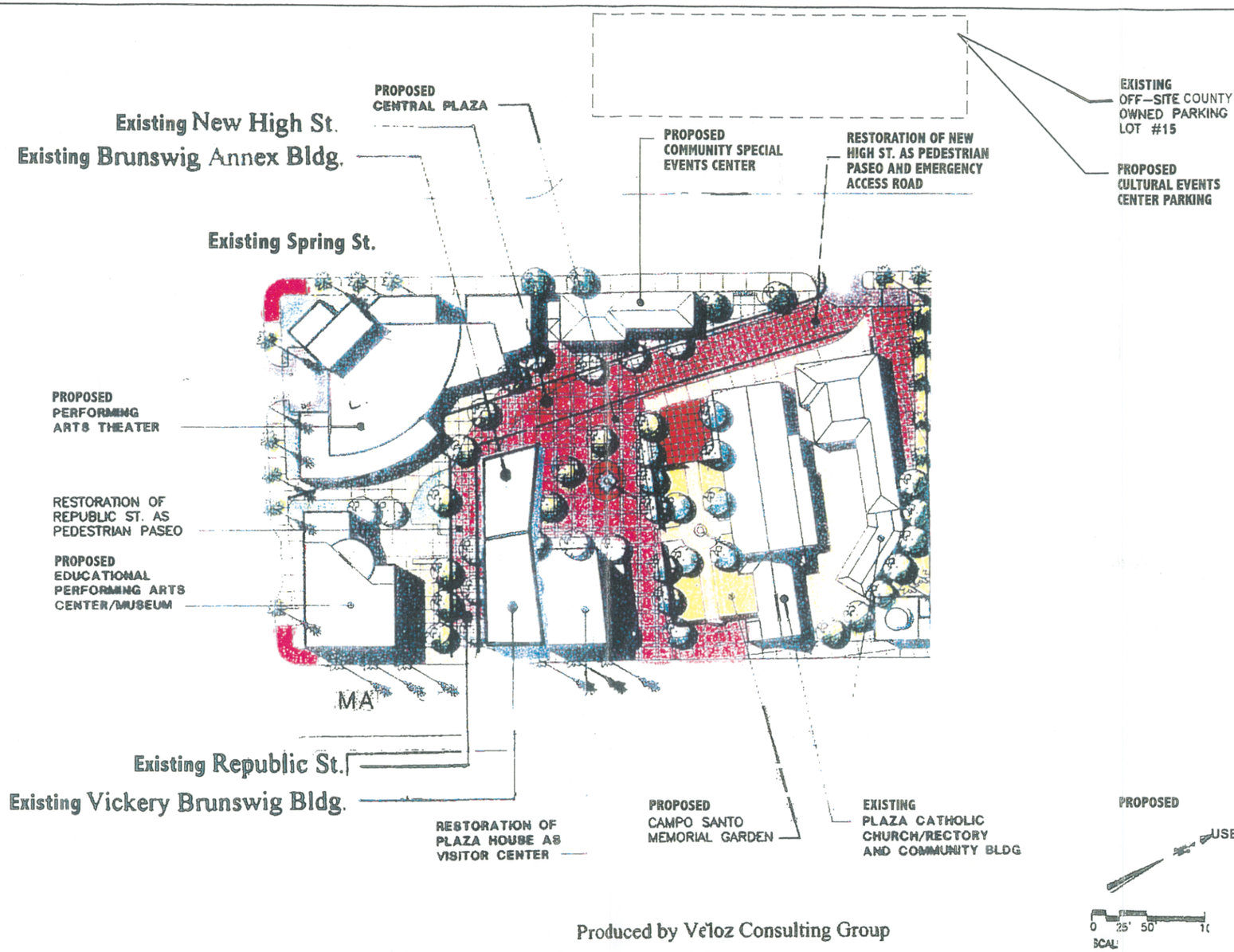
The *proposed project* includes an existing parking lot, known 10-12 years ago as the Far East Bank Parking Site and known now as County Parking Lot #15. The lot is located West of Spring Street and South of Cesar E. Chavez Avenue. This parking lot is owned by the County of Los Angeles. This is the site of the proposed parking for the Cultural Events Center.

1.9 PROJECT DESCRIPTION

The *proposed project* (Figure 1.9-1, *El Pueblo Cultural and Performing Arts Center Conceptual Plan*) would serve as a multipurpose facility for out-of-state and regional visitors, as well as local residents. The goal of the *El Pueblo Cultural andPerforming Arts Center Project* is to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historical Monument. The*proposed project* would display the cultural richness of its people and heritage through Latino educational, cultural and arts programming. The *proposed project* consists of three components: Phase I, Phase II, and Phase III.

The County has identified the following specific objectives to achieve the *proposed project* goals:

- To create a space that allows visitors to experience a traditional Latin American pavilion setting and is suitable for meetings, cultural activities, and other community gatherings.
- To accommodate theatrical and cultural performance audiences of approximately 500.
- To enhance pedestrian connectivity to Olvera Street and the Angels Walk.
- To create a park-like setting south of the Plaza Catholic Church that serves as date 19th century interpretive facility for the historic Campo Santo.



Produced by Veloz Consulting Group

EL PUEBLO
Cultural and Performing Arts Center

FIGURE 1.9-1
El Pueblo Cultural and Performing Arts Center Conceptual Plan

- To provide sufficient parking and transit solutions to accommodate regional and community-based visits.
- To provide amenities within the Antique Block to support expanded destination visits to the El Pueblo de Los Angeles State Historic Park.
- To provide connective uses with the Plaza Catholic Church.
- To identify historical structures that are viable for adaptive reuse consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- To respect the historical setting of the Pico House component of the El Pueblo de Los Angeles State Historic Park.
- To improve circulation and pedestrian access to the vicinity of the Plaza Catholic Church.
- To identify a space suitable for a historical cultural museum, storage, and display of artifacts and archives.
- To identify a space suitable for historic interpretive exhibits and displays.
- To increase educational facilities for children and adults.
- To provide a central venue to greet visitors from out of the area.
- To enhance access and egress from major regional transportation corridors including State Highway 110 (Harbor Freeway), U.S. Interstate 5 (Golden State Freeway), and U.S. Highway 101 (Ventura Freeway).
- The county will consider land uses in association with the primary elements of the *proposed project* that have the potential to serve as a revenue stream that would support the public amenities which are the primary component of the*proposed project*.

Phase I Components

Campo Santo Memorial Garden and Central Courtyard–Partial

Phase I of the *proposed project* would include partial development of the Campo Santo Memorial Garden and Central Courtyard. The establishment of a 16,500 square foot Campo Santo Memorial Garden would honor the City's first settlers and the Pueblo's first cemetery. As envisioned, the Campo Santo Memorial Garden would create a park-like setting. The initial phase of the Campo Santo Memorial Garden would be developed in the fenced vacant lot east of New High Street.

Entry Plaza/Drop-off–Street Vacation

The *proposed project* seeks to create a more pedestrian friendly environment by removing vehicular traffic from most of New High Street and the portion of Republic Street between New High Street and Main Street. The County has applied to the City of Los Angeles for a partial vacation of New High Street. The portion of New High Street immediately west of the Catholic Plaza Church would be reconfigured to serve as an Entry Plaza/Drop-off for the *proposed project*.

Pedestrian Connection Opportunities–New Opportunities

Phase I of the *proposed project* would include enhancement of pedestrian connections between Spring Street and Main Street. Such improvements are intended to accommodate Daily residents and visitors that choose to travel to the site via existing available alternative methods of travel, including bus, metro link, the red line, and the train. The*proposed project* site is located less than 1/4 mile from Union Station. The existing pedestrian and open-space connection from Union Station to the plaza area can be extended through the suggested Campo Santo Memorial Garden and Courtyard. Both the east and west sides of Main Street can be better integrated through the temporary closure of Main Street on weekends and special events. Identification markers and appropriate street scape enhancements could be provided at strategic locations such as along Arcadia Street and Cesar E. Chavez Avenue to identify the El Pueblo District and guide pedestrian movements.

Phase II Components

Community Events Center

Phase II of the *proposed project* includes construction and operation of a 400-person capacity Community Events Center. The approximate 10,000 square foot Community Events Center is envisioned to be a spacious, elegant, and accessible facility for community events. Programming will focus on serving local residents, and will be modeled in part after the Mexican Heritage Plaza in San Jose, California. Classroom spaces will be available for community-based educational programming. This building will provide an appropriate venue for local performances, exhibitions, corporate meetings, cultural activities, and other public and private events.

Plaza House Rehabilitation–Adaptive Reuse

Phase II of the *proposed project* includes adaptive reuse of the historic, two-story Plaza House, which would be restored. The County of Los Angeles Department of Public Works is currently analyzing the retrofit measures that would be required to accommodate adaptive reuse of the Plaza House. Adaptive reuse is contingent on engineering and cost feasibility. If feasible, the 15,000 square foot Plaza House structure would be adaptively reused to house a variety of public-oriented uses and historic interpretive exhibits and displays, as well as a visitor center. Adaptive reuse of the Plaza House would have an approximate maximum capacity of 500 people.

Museum and Classroom Building–New Construction

Phase II of the *proposed project* may result in the demolition of the Vickery Brunswig Building and the Brunswig Annex Building. The County of Los Angeles Department of Public Works is currently evaluating the structural integrity of the two buildings. In the event that these building are determined to be structurally compromised and infeasible for adaptive reuse, the buildings would be demolished and replaced by an extension of the Campo Santo Memorial Garden and Courtyard. A museum and classroom may be constructed at the location of the existing City Parking lot. If the County determines

that it is feasible to adaptively reuse the Vickery Brunswig Building and/or Annex, that space would be modified to accommodate the Museum and Classroom. The Museum and Classroom would have a maximum capacity of 1,200 people at one time.

Anticipated uses within the Museum and Classroom Building include: Park Administrative Offices, historical-cultural museum, storage and display of artifacts and archives, a visitor and educators resource center, children's museum, multipurpose meeting room, multicultural book store, and space for interpretive exhibits and displays about the El Pueblo District, the development of the County and City of Los Angeles, as well as the history of street patterns and title history.

Gardens and Courtyard–Partial

It is anticipated during Phase II that the CampoSanto Memorial Garden and 30,000 square foot Central Courtyard may be extended into the City of Los Angeles Parking Lot in the southeast corner of the project area should that space become available to the County.

Parking at Far East Bank Parking Site

It is understood that parking to support anticipated Phase II uses may be accommodated at the approximately 1.5 acre Far East Bank parking site.

Phase III Component

Performing Art Center–New Construction

Phase III of the *proposed project* includes construction and operation of a 500-seat performing arts center. This element of the *proposed project* consists of a 24,000 to 25,000 square foot facility at the existing location of the County Parking Lot. This element of the *proposed project* includes development of a multiuse courtyard to support public-oriented use in conjunction with the Performing Arts Center.

1.10 CONSTRUCTION SCENARIO

1.10.1 Demolition of the Vickery-Brunswig Building and Brunswig Annex Building

The Vickery-Brunswig Building and the Brunswig Annex Building would require approximately 10 to 13 weeks to complete if it is determined that these buildings are structurally compromised and infeasible for adaptive reuse. The procedure would include: (1) demolition and removal of the buildings' internal structures (excluding load-bearing walls), (2) demolition of the remaining structures with a wrecking ball, (3) removal of portions of the foundations, (4) site clean-up, and (5) paving the former building sites. Equipment utilized would include 4 bobcats, 2 cranes and ball wreckers, 2 loaders, 2 rollers, 2 motor graders, 2 excavators, and 4 high side end dump trucks.

The demolition project would comply with all applicable state and local codes and ordinances, including the guidelines found in the Fire Protection andFire Prevention Plan and Safety Plan included in the City of Los Angeles General Plan. If, during the building demolition, soil contamination is encountered, construction in the areas would stop, and appropriate health and safety procedures and agency coordination would be undertaken (County of Los Angeles Department of Public Works, 1991).

1.10.2 Classroom/Museum and Community Events Center

Table 1.10-2, *Anticipated Construction Equipment for Construction of the Classroom/Museum and Community Events Center,* lists the various pieces of equipment that will be used in construction of the classroom/Museum and Community Events Center elements of the*proposed project*. In addition, approximately 75 to 90 workers are expected to be on-site during peak construction activity hours. Less than 75 workers are expected to be on-site during nonpeak construction activity hours.

TABLE 1.10.2-1
Anticipated Construction Equipment for Construction of the Classroom/Museum and Community Events Center

Quantity (approximate)	Type	Number of Trips to and from Site During Construction (approximate)
3	Dozer	5 trips
2	Water Truck	45 days, 1 trip/day
5	Grader	3 trips
60	Pick Up Truck	295 days (2 trips/day)
5	Dump Truck	37 days (5 trips/day)
5	Crane	97 days (10 trips)
7	Concrete Mix Truck	110 days (3 trips/day)
3	Roller	45 days (5 trips)
6	Materials Delivery	110 days (2 trips/day)

1.10.3 Performing Arts Center

Table 1.10.3-1, *Anticipated Construction Equipment for Construction of the Performing Arts Center,* lists the various pieces of equipment that will be used in construction of the Performing Arts Center of the *proposed project*. In addition, approximately 50 to 60 workers are expected to be on-site during peak construction activity hours. Less than 50 workers are expected to be on-site during nonpeak construction activity hours.

TABLE 1.10.3-1
Anticipated Construction Equipment for Construction of the Performing Arts Center

Quantity (approximate)	Type	Number of Trips to and from Site During Construction (approximate)
2	Dozer	3 trips
1	Water Truck	30 days, 1 trip/day
3	Grader	2 trips
40	Pick Up Truck	195 days (2 trips/day)
3	Dump Truck	25 days (5 trips/day)
1	Hydroseed Truck	2 trips
3	Crane	65 days (10 trips)
5	Concrete Mix Truck	75 days (3 trips/day)
2	Roller	30 days (5 trips)
4	Materials Delivery	75 days (2 trips/day)

1.11 Other Required Approvals

Federal
EPA Asbestos Abatement Notification

State
Demolition Permit (Cal/OSHA)
Asbestos Worker Notification (Cal/OSHA)
Asbestos Abatement Notification (California EPA, Department of Toxic Substances Control)
Transportation Permit (California Department of Transportation)

South Coast Air Quality Management District
Asbestos Removal Notification

County of Los Angeles
Demolition Permit

City of Los Angeles
Sidewalk Encroachment Permit

SECTION 2.0
ENVIRONMENTAL CHECKLIST

This section contains a copy of the Environmental Checklist prepared for the El Pueblo Cultural and Performing Arts Center Project. The checklist used is consistent with Appendix G to the State CEQA Statutes and Guidelines (1998). A discussion of the environmental issues is contained in Section 3 of this document. The answers contained in this Environmental Checklist are based on field reconnaissance undertaken by Sapphos Environmental, Inc. on Thursday, August 30, 2001.

DETERMINATION

On the basis of this initial evaluation:

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

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Printed Name	For

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.1. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	____	____	____	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	____	____	____	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	____	X	____	____
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	____	X	____	____
2.2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	____	____	____	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	____	____	____	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	____	____	____	X
2.3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	____	X	____	____
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	____	X	____	____
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	____	____	X	____
d) Expose sensitive receptors to substantial pollutant concentrations?	____	____	X	____
e) Create objectionable odors affecting a substantial number of people?	____	____	X	____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	____	____	____	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	____	____	____	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	____	____	____	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	____	____	____	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	____	____	____	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	____	____	____	X
2.5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	X	____	____	____
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	____	X	____	____
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	____	X	____	____
d) Disturb any human remains, including those interred outside of formal cemeteries?	X	____	____	____
2.6. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	____	____	X	____
ii) Strong seismic ground shaking?	____	X	____	____
iii) Seismic-related ground failure, including liquefaction?	____	X	____	____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	____	____	____	X
b) Result in substantial soil erosion or the loss of topsoil?	____	____	____	X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	____	____	X	____
d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	____	X	____	____
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	____	____	X	____
2.7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	____	____	X	____
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	____	____	X	____
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	____	____	X	____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	____	____	____	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	____	____	____	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	____	____	____	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	____	____	____	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	____	____	____	X
2.8. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	____	X	____	____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	____	____	____	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	____	X	____	____
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	____	____	____	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	____	X	____	____
f) Otherwise substantially degrade water quality?	____	X	____	____
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	____	____	____	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	____	____	____	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
l) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	____	____	____	X
j) Inundation by seiche, tsunami, or mudflow?	____	____	____	X
2.9. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	____	____	____	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	____	X	____	____
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	____	____	____	X
2.10. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	____	____	____	X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	____	____	____	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.11. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	___	X	___	___
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	___	X	___	___
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	___	___	X	___
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	___	X	___	___
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	___	___	___	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	___	___	___	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.12. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	____	____	____	X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	____	____	____	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	____	____	____	X
2.13. PUBLIC SERVICES -				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	____	X	____	____
Police protection?	____	X	____	____
Schools?	____	____	X	____
Parks?	____	____	X	____
Other public facilities?	____	____	X	____

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2.14. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	____	____	____	X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	____	X	____	____
2.15. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	____	X	____	____
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	____	X	____	____
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	____	____	____	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	____	____	X	____
e) Result in inadequate emergency access?	____	____	____	X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?	____	X	____	____
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	____	____	____	X
2.16. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	____	X	____	____
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	____	____	X	____
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	____	X	____	____
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	____	X	____	____
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	____	____	X	____
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	____	X	____	____

SECTION 3.0
ENVIRONMENTAL ANALYSIS

The environmental analysis provided in this section describes the information that was considered in evaluating the questions in the Environmental Checklist (Section 2.0 of this *Initial Study*). The information used in this evaluation is derived from site reconnaissance undertaken on August 30 and September 26, 2001; literature review (See Section 4.0 for a list of reference material consulted); field reconnaissance; and meetings held with the County of Los Angeles.

3.1 AESTHETICS

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on aesthetics in accordance with Section 15063 of the *CEQA Guidelines*. The assessment of aesthetics considers all phases of project planning, implementation, and operation in addressing the environmental checklist form recommended in the *CEQA Guidelines* (California Code of Regulations, Title 14, Division 6, Chapter 3, Appendix G). The conclusions rely upon expert opinion supported by facts, technical studies and the *La Placita Block Conceptual Development Plan* (County of Los Angeles Department of Public Works 1998), the *Regional Recreation Areas Plan* (County of Los Angeles Department of Regional Planning 1965), the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993), and the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a).

This section briefly describes the supporting documentation for the answers to the questions related to aesthetics in Section 2.0 of this *Initial Study*:

a) *Have a substantial adverse effect on a scenic vista?*

Implementation of the *proposed project* is not expected to have an adverse affect on a scenic vista. The impacts to the scenic vista are anticipated to be short term, during construction of specific *proposed project* components such as the memorial garden and community center. There are no open space elements in the vicinity designated by the *Conservation and Open Space Map* of the (County of Los Angeles Department of Regional Planning 1980a). However the conceptual plan for the *proposed project* outlines several opportunities to expand open space and improve the scenic vista. These opportunities include the vacating of New High Street and construction of the El Campo Memorial Garden and courtyard adjacent to the proposed theater. In addition, renovation of the Plaza House will dramatically improve the appearance and cultural heritage of the area. Further analysis is not warranted.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The implementation of the *proposed project* is not expected to have a significant impact on scenic resources within a state-designated scenic highway. U.S. Highway 101, identified on the Automobile Club of Southern California Street Map of Los Angeles County Metropolitan Area (Automobile Club of Southern California 1997), and listed as second priority on the *Scenic Highways Map* (County of Los Angeles Department of Regional Planning 1980), is the only state-designated scenic highway in the vicinity of the *proposed project*. It is located to the northwest of the El Pueblo District. Although it is designated as a scenic highway, there are no views of the *proposed project* area from U.S. 101. Therefore, none of the design components of the *proposed project* will have a significant impact on the scenic vistas of U.S. 101. In addition, the restoration of the Plaza House and Vickery-Brunswig Building will

enhance these historic buildings, and the *proposed project* area. Further analysis is not warranted.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

Implementation of the *proposed project* may potentially have an adverse effect on the existing visual quality of the site and its surroundings, which is expected to have a significant impact unless mitigation is incorporated. In restoring and conserving the historic buildings and the cultural history of the *proposed project*, the existing visual character is also enhanced. To insure that the visual character of the site is maintained, the *proposed project* design components must relate to both the existing structures and historic character. Attainment of the two objectives listed above is expected to minimize impact on the visual character and quality of the *proposed project*. A detailed line-of-sight analysis will be completed as part of the Environmental Impact Report to ascertain the potential for the *proposed project* to be visible from adjacent residences or from surrounding roadways. Short term impacts may occur from construction at the *proposed project*. Further analysis is warranted.

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

Implementation of the *proposed project* may potentially have an adverse effect on day and nighttime views in the area, due to a new source of substantial light or glare, which is expected to have a significant impact unless mitigation is incorporated. Some of the design components of the *proposed project* will create new sources of light or glare that could adversely affect day or nighttime views in the area. All design components that have outside lighting could potentially contribute to light and glare which adversely affects nighttime views in the area. Further analysis is warranted.

3.2 AGRICULTURAL RESOURCES

This analysis of the proposed *El Pueblo Cultural and Performing Arts Center Project (proposed project)* is undertaken by the County of Los Angeles to determine if the project may have a significant impact on agriculture resources in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of agricultural resources considers all phases of project planning, implementation, and operation. The conclusions rely upon existing available information contained in the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993) and the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a).

This section briefly describes the supporting documentation for the answers to the questions related to agricultural resources in Section 2.0 of this *Initial Study*:

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* Implementation of the *proposed project* will not result in significant impacts to farmland. There are no prime farmlands, unique farmlands, farmland of statewide importance, or any existing farmlands present at the project site. The *proposed project* would not convert any farmland to non-agricultural use. No further analysis is warranted.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* Implementation of the *proposed project* will not result in significant impacts to existing zones for agricultural resources. The zoning for the area does not include any agricultural uses. The project site is located in an area designated as major commercial Industrial and Urban Open Space, surrounded by Industrial areas, Public and Semipublic facilities, and Urban Open-space areas (County of Los Angeles Department of Regional Planning 1991d). There are no Williamson Act contracts in or adjacent to the *proposed project* site. No further analysis is warranted.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?* Implementation of the *proposed project* will not result in significant impacts that would convert farmland into non-agricultural uses. Neither the *proposed project* site or surrounding areas include farmland. The *proposed project* would not result in the conversion of farmland onsite or in any adjacent area to non-agricultural use. No further analysis is warranted.

3.3 AIR QUALITY

This analysis of the proposed *El Pueblo Cultural and Performing Arts Center Project (proposed project)* is undertaken by the County of Los Angeles to determine if the project may have a significant impact on air quality in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of air quality considers all phases of project planning, implementation and operation. The conclusions reflect guidelines established by the *CEQA Air Quality Handbook* (South Coast Air Quality Management District 1993).

Data on existing air quality in the South Coast Air Basin, in which the project site is located is monitored by a network of air monitoring stations operated by the California Environmental Protection Agency (CalEPA), Air Resources Board (ARB), and the South Coast Air Quality Management District (SCAQMD). Information obtained from these sources was used in the assessment for answering questions related to air quality in Section 2.0 of this *Initial Study*: Technical analysis for this section of the *Initial Study* was undertaken by Ms. Jo Anne Aplet, JHA Environmental Consultants, LLC.

a) *Conflict with or obstruct implementation of the applicable air quality plan?* Implementation of the *proposed project* will likely have short term impacts during construction on air quality; requiring consideration of the SCAQMD standard list of mitigation measures. No long term air quality impacts are expected to conflict with or obstruct implementation of the applicable air quality plan. The SCAQMD has adopted an Air Quality Management Plan (AQMP), which sets forth strategies for attaining all national air quality standards by the required deadlines, as well as meeting state standards, for which there are no deadlines, at the earliest feasible date. This plan is regularly updated. The 1999 AQMP was approved by the U.S. Environmental Protection Agency (EPA) as the State Implementation Plan (SIP) for the region. It is currently being revised and is expected to be adopted by the SCAQMD Board this year (2001) and submitted to the California Air Resources Board and the EPA. When approved by the EPA, it will replace the 1999 AQMP as the SIP for the South Coast Air Basin. Further analysis is warranted.

b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?* The *proposed project* would not contribute substantially to an existing air quality violation. Potential exceedance of air quality standards will be limited to short-term construction-related emissions, requiring consideration of the SCAQMD's standard list of mitigation measures. Emissions from the completed project, including emissions at local intersections from traffic created by the project, will not be sufficient to cause a new air quality violation or measurably increase existing violations. The project will not add population to the region but will provide service to the existing population accounted for in the adopted AQMP. The construction activities have the potential to result in significant impacts on air quality. These include emissions from construction equipment as well as grading and demolition activities. Further analysis of construction impacts on air emission is warranted.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* Emissions associated with the *proposed project* will result almost entirely from vehicle emissions. The total amount is small. These vehicles, which are not associated with population growth or large increases in employment, are already accounted for in regional population forecasts incorporated in the AQMP and will not cause a cumulatively considerable net increase of any criteria pollutant. No further analysis is warranted.

d) *Expose sensitive receptors to substantial pollutant concentrations?* Pollutant concentrations will not measurably increase in the vicinity of the *proposed project*. There are no toxic substances associated with operation of the completed project. The construction sites are vacant; therefore, there will be no short term dust impacts to sensitive receptors associated with demolition. Therefore, any sensitive receptors in the near vicinity will not be exposed to substantial pollutant concentrations. No further analysis is warranted.

e) *Create objectionable odors affecting a substantial number of people?* Aside from possible cooking odors associated with possible special events to be held in the new facilities, there will be no odors. Cooking odors will be occasional, of low intensity and not objectionable. No further analysis is warranted.

3.4 BIOLOGICAL RESOURCES

The analysis of the proposed *El Pueblo Cultural Performing Arts Center Project (proposed project)* is undertaken by the County of Los Angeles to determine if the project may have significant impacts on biological resources in accordance with Section 15063 or the *State CEQA Guidelines*. Biological resources at the project site were evaluated through a search of the California Natural Diversity Database (CNDDB) (California Department of Fish and Game [CDFG] 2001) for the U.S.G.S. 7.5 minute series Los Angeles topographic quadrangle and all adjacent quadrangles (Burbank, Pasadena, Mt. Wilson, Hollywood, El Monte, Whittier, South Gate, and Inglewood). In addition, a review of published literature and consultation with persons knowledgeable about the biology of the area was conducted during the preparation of this Initial Study to evaluate the biological resources present at the project site.

Table 3.4-1, *Listed Species with Potential to Occur in the Los Angeles Metropolitan Area*, includes 5 plant species and 19 wildlife species, listed as endangered, threatened, or rare pursuant to the State and Federal Endangered Species Acts, that have been known to be present within the greater Los Angeles metropolitan area. Table 3.4-2, *Sensitive Species with Potential to Occur in the Los Angeles Metropolitan Area*, includes 15 sensitive plant species and 8 sensitive wildlife species. Sensitive plant species are those not listed pursuant to the State or Federal Endangered Species Act, but identified by the California Native Plant Society as a species that should be considered in assessing the potential effects of projects. Sensitive wildlife species are those not listed pursuant to the State or Federal Endangered Species Act, but proposed for listing or identified by the California Department of Fish and Game as California Species of Special Concern.

TABLE 3.4-1
Listed Species with Potential to Occur in the Los Angeles Metropolitan Area

SPECIES	STATUS	HABITAT REQUIREMENTS
Plants		
Nevin's barberry (*Berberis nevinii*)	FE, SE	chaparral, cismontane woodland
Braunton's milk-vetch (*Astragulus brauntonii*)	FE	fire-dependent chaparral habitat
Coastal dunes milk-vetch (*Astragalus tenet* var *titi*)	FE, SE	coastal bluff scrub, coastal dunes
Slender-horned spineflower (*Dodecahema leptoceras*)	FE, SE	chaparral, coastal scrub
California orcutt grass (*Orcuttia californica*)	FE, SE	vernal pools
Wildlife		
Coastal California gnatcatcher (*Polioptila californica californica*)	FT	coastal sage scrub
western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	SE	nests in riparian areas of willow

Coastal dunes milk-vetch (*Astragalus tenet* var *titi*)	FE, SE	coastal bluff scrub, coastal dunes
least Bell's vireo (*Vireo bellii pusillus*)	FE, SE	low riparian growth, usually willows

KEY
FE Listed as Endangered under the Federal Endangered Species Act
FT Listed as Threatened under the Federal Endangered Species Act
SE Listed as Endangered by the State of California

TABLE 3.4-2
Sensitive Species with Potential to Occur in the Los Angeles Metropolitan Area

SPECIES	STATUS	HABITAT REQUIREMENTS
Plants		
Los Angeles sunflower (*Helianthus nuttallii* spp. *parishii*)	CNPS1A	marshes and swamps
Coulter's goldfields (*Lasthenia glabrata* ssp *coulteri*)	CNPS1B	coastal salt marshes, vernal pools
Parish's brittlescale (*AtripleX parishii*)	CNPS1B	alkali meadows, vernal pools
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	CNPS1B	chaparral, coastal scrub
Davidson's saltscale (*Atriplex serenana* var. *davidsonii*)	CNPS1B	coastal bluff scrub, coastal dunes
Santa Barbara morning glory (*Calystegia sepium* ssp. *binhamiae*)	CNPS1A	coastal marshes
Parish's gooseberry (*Ribes divaricatum* var. *parishii*)	CNPS1B	riparian woodland
Brand's phacelia (*Phacelia stellaris*)	CNPS1B	coastal scrub, coastal dunes
Southern skullcap (*Scutellaria bolanderi* ssp. *austromontana*)	CNPS1B	chaparral, cismontane woodland
Davidson's bush mallow (*Malacothamnus davidsonii*)	CNPS1B	coastal scrub, riparian woodland
Parry's spineflower (*Chorizanthe parry* var. *parryi*)	CNPS3	coastal sage scrub and chaparral
San Gabriel linanthus (*Linanthus concinnus*)	CNPS1B	lower montane coniferous forest
San Gabriel bedstraw (*Galium grande*)	CNPS1B	cismontane woodland, chaparral
Plummer's mariposa lily (*Calochortus plummerai*)	CNPS1B	coastal scrub, chaparral
Sonoran maiden fern (Thelypteris puberula var sonorensis)	CNPS2	meadows, seeps

TABLE 3.4-2
Sensitive Species with Potential to Occur in the Los Angeles Metropolitan Area

SPECIES	STATUS	HABITAT REQUIREMENTS
Wildlife		
mountain yellow-legged frog (*Rana muscosa*)	PE	aquatic habitats
western spadefoot (*Scaphiopus hammondi*)	CSC	grassland habitats
southwestern pond turtle (*Clemmys marmorata pallida*)	CSC	permanent bodies of water
San Diego horned lizard (*Phrynosoma coronatum blainvillei*)	CSC	coastal sage scrub, chaparral
coastal western whiptail (*Cnemidophorus tigris*)	CSC	deserts in open areas
rosy boa (*Lichanura trivirgata*)	CSC	deserts, chaparral
two-striped garter snake (*Thamnophis hammondii*)	CSC	permanent bodies of water
black swift (*Cypseloides niger*)	CSC	coastal, cliffs near waterfalls

Key:

PE Proposed to be listed as endangered under the Federal Endangered Species Act

CSC California Special Concern Species as designated by the Department of Fish and Game due to declining population levels, limited ranges, and/or continuing threats that have made the species vulnerable to extinction

CNPS,2 California Native Plant Society listings from its January 2000 edition of *Inventory of Rare and Endangered Vascular Plants of California*. List 2 (CNPS,2) indicates plants that are rare, threatened, or endangered in California, but are common elsewhere(Skinner and Pavlik 1994)

CNPS,3 California Native Plant Society listings from its January 2000 edition of *Inventory of Rare and Endangered Vascular Plants of California*. List 3 (CNPS,3) indicates plants about which we need more information - a review list (Skinner and Pavlik 1994)

CNPS 1A Plant presumed extinct in California by the California Native Plant Society

CNPS 1B Plants considered rare, threatened, or endangered in California and elsewhere by the California Native Plant Society

The *CEQA Guidelines* recommend the consideration of several questions when assessing the potential for significant impacts on biological resources; specifically, will the project:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Implementation of the *proposed project* is not expected to result in a potentially significant impact on any species identified as a candidate, sensitive, or special status species as defined by the CDFG and the U.S. Fish and Wildlife Service (USFWS). A site reconnaissance was undertaken on August 30 and September 26, 2001. The *proposed project* site consists of

three vacant buildings, two operational parking lots, and fenced and vacant paved lots. There is no suitable habitat for the five listed plant species, nineteen listed wildlife species, fifteen sensitive plant species, or eight sensitive wildlife species that have the potential to be present within the Greater Los Angeles Metropolitan Area. Further analysis is not warranted

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

Implementation of the *proposed project* is not expected to result in potentially significant impacts to riparian habitat and sensitive natural communities identified by the CDFG and the USFWS. The U.S.G.S. 7.5 minute series Los Angeles topographic quadrangle was reviewed to assess the potential presence of lakes, streams, or other drainages that have the potential to support riparian or wetland vegetation. The *proposed project* site contains no such features. The results of the map analysis were confirmed during the site reconnaissance undertaken on August 30 and September 26, 2001. No further analysis is warranted.

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Implementation of the *proposed project* is not expected to result in potentially significant adverse effects on federally protected wetlands. No federally protected wetlands are present within the project site. The U.S.G.S. 7.5 minute series Los Angeles topographic quadrangle was reviewed to assess the potential presence of lakes, streams, or other drainages that have the potential to support riparian or wetland vegetation. The *proposed project* site contains no such features. The results of the map analysis were confirmed during the site reconnaissance undertaken on August 30 and September 26, 2001. No further analysis is warranted.

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Implementation of the *proposed project* is not expected to result in significant impacts on the movement of native migratory fish and wildlife species that are using established native migratory wildlife corridors or native wildlife nursery sites. A site reconnaissance was undertaken on August 30 and September 26, 2001. The *proposed project* site consists of development and is bordered to the north, east, south, and west by development including buildings, parking lots, and streets. There are no open spaces, water bodies, or stream courses on site or immediately adjacent to the site that would facilitate movement of migratory fish or wildlife. No further analysis is warranted.

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The *proposed project* is located on land owned by the County and City of Los Angeles. One parcel owned by the City of Los Angeles would be transferred into County ownership, if needed. Mature oak trees are afforded some level of consideration and protection pursuant to the County of Los Angeles Oak Tree Ordinance. As a result of the site reconnaissance, undertaken on August 30 and September 26, 2001, it was determined that there are no mature oak trees within the *proposed project* site. Therefore, implementation of the *proposed project* is not expected to result in potentially significant impacts on the County of Los Angeles' Oak Tree Ordinance. No further analysis is warranted.

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Implementation of the proposed *Master Plan* will not conflict with any Habitat Conservation Plan (HCP) or Natural Community Conservation Plans (NCCP). Based on coordination undertaken with the Carlsbad Field Office of the USFWS on October 10, 2001 (USFWS 2001), there are no adopted or proposed HCP that include or are adjacent to the *proposed project* site. Neither the County of Los Angeles or the City of Los Angeles are currently enrolled, or have any future plans to be enrolled in a Natural Community Conservation Plan program. Therefore, implementation of the *proposed project* is not expected to result in potentially significant impacts on any HCP or Natural Community Conservation Plan. No further analysis is warranted.

3.5 CULTURAL RESOURCES

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on cultural resources in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of cultural resources considers all phases of project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon expert opinion supported by facts, technical studies and the following documents:

- *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (Dan Peterson and Associates, 1985)
- *El Pueblo - Antique Block, Main Street at Republic, Conceptual Cost Feasibility Study* (Ehrenkrantz Eckstut & Kuhn Architects, Wheeler & Gray, Structural Engineers, Swinerton Management & Consulting, January 2000)
- *Final Initial Study/Mitigated Negative Declaration, Demolition of 513 North Main Street Building* (KEA Environmental, Inc., County of Los Angeles, Department of Public Works, February 2001)
- *Historical Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, Inc., County of Los Angeles, Chief Administrative Office, March 2000)
- *La Placita Block Conceptual Development Plan, El Pueblo de Los Angeles State Historic Park* (Barrio Planners Incorporated, First District Supervisor Gloria Molina, County of Los Angeles, July 1998)
- *Boundary Revisions, El Pueblo de Los Angeles State Historic Park District, National Register of Historic Places Nominations* (1981 and 1982)
- *El Pueblo de Los Angeles State Historic Park General Plan, Preliminary* (El Pueblo de Los Angeles State Historic Park, Department of Parks and Recreation, State of California, August 1981)
- *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993)
- *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980)

This section briefly describes the supporting documentation for the answers to the questions related to cultural resources in Section 2.0 of this Initial Study. Technical analysis for this section of the Initial Study was completed by Carey and Company, Inc.

Would the project:

a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 [of the CEQA Guidelines]?*

Implementation of the *proposed project* may potentially have a significant impact on historic resources. For the purposes of CEQA, the three existing vacant buildings within the project

site are treated as historic resources: Plaza House/Garnier Block, Vickery-Brunswig Building, and Brunswig Drug Company Annex.

According to CEQA, a historic resource is defined as a resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.) or a resource eligible for listing or already listed on the National Register of Historic Places. The California Register of Historical Resources includes, among other resources, any historic resource listed in or formally determined to be eligible for the National Register of Historic Places.

Existing structures within the *proposed project* site that are contributing resources to El Pueblo de Los Angeles State Historic Park District include the Plaza House/Garnier Block, Vickery-Brunswig Building, Brunswig Drug Company Annex, and Plaza Catholic Church. Pending the results of an evaluation by a structural engineer, it was assumed that two of the historic structures, the Vickery-Brunswig Building and Brunswig Drug Company Annex, may be determined to be unsuitable for adaptive reuse and may require demolition in order to accommodate the museum and classroom element of the *proposed project*. The removal of a historic structure will constitute a significant impact requiring the consideration of mitigation measures. The requirement to demolish one or more structures would be inconsistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Weeks and Grimmer 1995). Therefore it is unlikely that the demolition of one or more of the three historic buildings could be reduced below the threshold of significance. The analysis will however evaluate the potential to retain all or portions of the structures including the facades. Potential impacts on cultural resources warrants further evaluation.

b) *Cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5 [of the CEQA Guidelines]?*

Implementation of the *proposed project* has the potential to result in significant impacts on archeological resources, thus requiring the consideration of mitigation measures. *The Final Initial Study/Mitigated Negative Declaration for the Demolition or 513 North Main Street Building* (County of Los Angeles of Public Works 2001) reports that several cultural resource studies have been conducted within one mile of the *proposed project* site (County of Los Angeles Department of Public Works 1999a). These studies have identified numerous prehistoric archeological sites within a one mile radius of the *proposed project* site, ranging from prehistoric stone tools to 19th century pottery. Further analysis is warranted.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Excavation required to construct the *proposed project* has the potential to result in significant impacts on paleontological resources, requiring the consideration or mitigation measures. The *Final Initial Study/Mitigated Negative Declaration for the Demolition or 513 North Main*

Street Building (County of Los Angeles Department of Public Works 2001) reports that the Los Angeles Museum of Natural History performed a paleontological records search in close proximity to the *proposed project* site. As a result of this investigation, the nearest recorded vertebrate fossil locality is approximately 0.4 mile to the southwest, near the intersection of Hill Street and First Street (County of Los Angeles Chief Administrative Office 2000). Fossil fish were uncovered in late Miocene marine deposits. Excavation has the potential to unearth paleontological resources in Miocene marine deposits underlying the *proposed project* site. It is likely that significant impacts can be resolved below the threshold of significance through the incorporation of standard protocols for salvage, recovery, and repository of paleontological resources. Therefore, further evaluation of paleontological resources is warranted.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Construction of the *proposed project* has the potential to result in significant impacts on human remains, requiring the consideration of mitigation measures. The project site includes areas historically associated with the Plaza Catholic Church. Historic records indicate that a cemetery was operated at this site until 1844 (Robinson 1981). It is unknown if human remains were relocated or are *in situ*. Excavation required in association with construction activities has the potential to result in significant impacts on cultural resources through the disturbance of human remains. The potential to mitigate such impacts to below the threshold of significance can be accomplished through adherence to the procedures established in Appendix K to the *State CEQA Guidelines*. The potential for impacts on human remains warrants further evaluation.

3.6 GEOLOGY AND SOILS

This analysis has been undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center project (proposed project)* may have a significant impact from geology and soils in accordance with Section 15063 of the *CEQA Guidelines*. The assessment of geology and soils considers all phases of the project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon expert opinion supported by facts, published maps (Diblee 1989, 1991; California Department of Conservation Division of Mines and Geology 1977, 1999a, 1999b), technical studies, and the *County of Los Angeles General Plan Safety Element* (County of Los Angeles Department of Regional Planning 1990). Information obtained from these sources address whether the *proposed project* would result in potential environmental impacts for the technical areas discussed below. Technical analysis for this section of the Initial Study was completed by Wilson Geosciences, Inc.
Would the project result in:

a) *Exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning (APEFZ) Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? The *proposed project* area is not crossed by any known APEFZ faults. No active faults zoned by the APEFZ Act have been identified crossing the project area (pers. comm., Mr. Ken Wilson, October 4, 2001). No potentially active faults are known to cross the project area. Buried (so-called "blind") thrusts do pass beneath the site, but are not considered potential direct sources of surface rupture. Potential impacts associated with surface rupture are not anticipated at the project site. Therefore, implementation of the *proposed project* should have no potentially adverse affect related to a rupture of a known or suspected earthquake fault. Further detailed analysis is not warranted.

ii) Strong seismic ground shaking? The entire downtown Los Angeles Civic Center area is susceptible to strong ground shaking from severe earthquakes. Earthquakes on nearby surface faults, such as the Santa Monica, Hollywood, Raymond, Whittier, and Newport-Inglewood (all capable of 6.5 to 7.5 magnitude), can generate seismic shaking as severe or more severe than the damaging San Fernando (1971), Whittier (1987), and Northridge (1994) earthquakes (pers. comm., Mr. Ken Wilson, October 4, 2001). The same is true for buried ("blind") thrust faults such as the Elysian Park, Puente Hills, and Compton faults. These faults present a risk of very strong ground shaking that must be considered for facilities where public safety and post-earthquake function are necessary. Implementation of the *proposed project* could expose people and structures to strong seismic ground shaking, which represent a potentially significant adverse impact unless mitigation is incorporated. Further analysis is warranted.

iii) Seismic-related ground failure, including liquefaction? Approximately 80% of the project site overlies an area potentially susceptible to liquefaction. California State Seismic Hazard Maps and the L. A. County Safety Element indicate that a major section of the Los Angeles River, through an area known as "the Narrows," is susceptible to liquefaction. This is due to the area's severe seismic shaking potential, relatively shallow groundwater conditions, and the possible presence of relatively loose alluvium along the river. Most common effects of liquefaction are ground settlement and cracking, sinking and/or tilting of heavy surface structures, buoyancy of some buried structures (e.g., pipelines, tanks), and shallow lateral spread landslides near drainages with exposed "free faces" (e.g., flood control channels, stream banks). Where liquefaction does not occur, low relative density alluvial soils are subject to seismic settlement from densification during severe shaking. Slope areas are subject to ground cracking/lurching due to severe shaking. Implementation of the *proposed project* could expose people and structures to seismic-related ground failure, including liquefaction, which represents a potentially significant adverse impact unless mitigation is incorporated. Further analysis is warranted.

iv) Landslides? Liquefaction induced lateral spread landslides are mentioned in subsection iii. Due to the absence of steep slopes in the project vicinity, the Los Angeles County Safety Element indicates no nearby areas are subject to landslides. Landslides are not considered a potential hazard at the site, and therefore, would not affect any *proposed project* components. Further analysis is not warranted.

b) *Substantial soil erosion or the loss of topsoil?*

The materials most susceptible to erosion are artificial fill, soil, and younger alluvium, all of which cover the site. The largest threat from erosion is uncontrolled drainage, especially during construction. Most susceptible areas are typically steeper slopes and along drainage courses. Due to the relatively flat nature of the project area, major site erosion is not anticipated. Project components could be susceptible to promoting erosion during site grading, earth moving and construction activities. Each project component and the overall site must be addressed for drainage and erosion, in accordance with building code requirements and stormwater best management practices, relative to potential on-site and off-site affects. These impacts should be less than significant provided the codes and stormwater practices are incorporated into project design and construction. Therefore, implementation of the *proposed project* should not have an adverse affect on soil erosion. Further analysis is not warranted.

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

Liquefaction and lateral spreading are discussed in 3.6a, iii. Subsidence hazard is found in areas with active groundwater or petroleum production. Groundwater production areas may exist in the general region, but well fields large enough to overdraft aquifers are not known

to exist in the area. Petroleum activity is not present in the immediate project area. Collapsible soils, including organic-rich "peat" deposits may exist, but are not mapped on a regional basis. The other hazards listed are discussed in earlier subsections. In accordance with building code requirements, geotechnical studies must be conducted for each project component to evaluate potentially unstable soils relative to on-site and off-site effects. Therefore, implementation of the *proposed project* should not cause a potentially adverse affect provided applicable building code requirements are incorporated into project design and construction. Further analysis is not warranted.

d) *Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Expansive soils have relatively high clay mineral content and are usually found in areas where underlying formations contain an abundance of clay minerals or where coarse-grained materials are weathered and break down into clay-rich materials. Most of the formations in the project vicinity are relatively coarse-grained sand, gravel, silt, sandstone, and conglomerate bedrock. None of these formations tend to form clay-rich soils. However, local conditions may promote formation of anomalously clay-rich zones. Some Holocene deposition (young alluvium) may have been in relatively calm stream sections or over bank areas that can cause local deposition of clay-rich beds up a few feet thick. In accordance with building code requirements, geotechnical studies must be conducted for each project component to evaluate potentially expansive soils relative to on-site and off-site affects. Therefore, implementation of the *proposed project* requires preparation of a site-specific report of geotechnical investigations to identify measures to address expansive soils. The ability to mitigate the potential risk below the level of significance is contingent on the requirement to comply with recommendations of the site-specific report of geotechnical investigations. Further analysis is warranted.

e) *Soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

Sewers are available for waste water disposal from *proposed project* components. The *proposed project* will not use septic tanks or alternative wastewater disposal systems. Therefore, no impacts related to this issue are associated with the *proposed project*. Further analysis is not warranted.

3.7 HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken by the County of Los Angeles Department of Public Works to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact related to hazards or hazardous materials in accordance with Section 15063 of the *State CEQA Guidelines*. A Phase I Environmental Site Assessment (Sapphos, 2001) was prepared in support of the *proposed project*. The assessment of hazards and hazardous materials considers all phases of the project planning, implementation, and operation in the addressing the environmental checklist form. The conclusions rely upon expert opinion supported by facts, technical studies (Los Angeles County Department of Public Works (LACDPW), 2001), a site reconnaissance conducted on August 23, 2001, and an update of an environmental regulatory database (Vista Information Solutions, 2001). Collectively these materials were used as the basis for evaluation whether the *proposed project* exposes people or property to risks from natural hazards or hazardous materials. The following analysis addresses whether the project would:

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* The *proposed project* has been designed to accommodate open space, cultural, and educational opportunities in a mixed-use setting that would not involve the routine transport, use, generation, storage, or disposal of hazardous materials. Further analysis is not warranted.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* Construction and operation of the *proposed project* is not expected to result in the release of hazardous materials into the environment. Asbestos and lead sampling surveys conducted in March and April 2000 (EOS Environmental, Inc. 2000a-e) identify non-friable asbestos-containing material (ACM) and lead-based paint (LBP) in the historic buildings on site. Non-friable ACM is material that contains more than one percent asbestos by weight, and can not be crumbled, pulverized, or reduced to powder by hand pressure when dry, and is generally not considered a hazard. However, renovation or demolition activities conducted at the site could render ACM friable, thereby exposing workers to a significant health hazard. LBP is paint that contains more than 0.7 milligrams of lead per square centimeter, or six percent lead by weight. According to the above-mentioned LBP and ACM surveys, renovations or demolition of the buildings on site have the potential to expose construction workers or the general public to ACM and LBP. It feasible to reduce the potential for significant impacts below the threshold for significance through adherence to all applicable local, state, and federal laws and policies regarding the removal or containment of ACM and LBP. Further analysis is warranted.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* No schools are located within one-quarter mile of the *proposed project*. However, the El Pueblo de Los Angeles Historic Monument hosts elementary school field trips on a regular basis. Children visiting the Monument during construction activities at the site could be exposed to ACMs. Implementation of the recommendations provided in the ACM survey report (EOS

Implementation of the recommendations provided in the ACM survey report (EOS Environmental, 2000a-e) would avoid the potential for exposure of visitors of the Monument, including school children, to below the threshold of significance. Further analysis is not warranted.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* According to information contained in the *Site Assessment Report* (LACDPW 2001) and a subsequent update (EDR, 2001) (Appendix G), the *proposed project* is not located on a site which is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the *proposed project* would not be expected to create a hazard to the public or the environment. Further analysis is not warranted.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?* The *proposed project* is not located within an airport land use plan, nor is it located within two miles of a public airport. The nearest public airport is the Los Angeles International Airport, located approximately 10 miles southwest of the site. Therefore the *proposed project* would not expose people to a safety hazard. Further analysis is not warranted.

f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?* The *proposed project* is not located in the vicinity of a private airstrip. The nearest private airport is the Hawthorne Airport, located approximately nine miles southwest of the *proposed project*. Therefore the *proposed project* would not expose people to a safety hazard. Further analysis is not warranted.

g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* The *proposed project* includes the vacation of Republic Street and a portion of New High Street to public vehicular traffic. Access to these streets would be retained for emergency response personnel. Therefore, the *proposed project* would not be expected to impact emergency response or emergency evacuation plans. Further analysis is not warranted.

h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* The project is located highly developed urban area. The nearest wildland area is located approximately five miles north of the *proposed project*. Therefore, the *proposed project* would not expose people or property to wildland fire hazards. Further analysis is not warranted.

3.8 HYDROLOGY AND WATER QUALITY

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on hydrology and water quality in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of hydrology and water quality considers all phases of the project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon information contained in the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993), and the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a). This section briefly describes the supporting documentation for the answers to the questions related to hydrology and water quality in the Environmental Checklist (Section 2.0) of this Initial Study. Technical analysis for this section of the Initial Study was completed by Civiltec Engineers, Inc.

Would the *proposed project*:

a) *Violate any water quality standards or waste discharge requirements?*

Implementation of the *proposed project* is expected to result in significant impacts to water quality standards or waste discharge requirements requiring the considerations of mitigation measures.

The municipal stormwater National Pollutant Discharge Elimination System (NPDES) Permit issued to Los Angeles County by the Los Angeles Regional Water Quality Control Board in 1996 requires the development and implementation of a program addressing stormwater pollution issues in development planning for private projects. Part of the resulting program to resolve the stormwater pollution issues is a Standard Urban Stormwater Mitigation Plan (SUSMP) for priority projects. The appropriate post-construction Best Management Practices selected and incorporated into the project plans should be in compliance with the local Development Planning Program and the SUSMP.

The primary objectives of the 1987 amendments to the Clean Water Act that established a framework for regulating stormwater discharges from municipal, industrial, and construction activities under the NPDES include:

- Effectively prohibiting non-stormwater discharges, and
- Reducing the discharge of pollutants from stormwater conveyance systems to the maximum extent practicable.

Standard sediment removal and management plans, landscaping, and engineered drainage devices must be confirmed to obtain an NPDES Permit and conform to the SUSMP. Further analysis to identify suitable measures and their feasibility to reduce impacts below the thresholds of significance is warranted.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

Potable water supplies will be provided by LADWP. No wells are proposed for groundwater extraction. Implementation of the *proposed project* will not result in significant impacts to groundwater supplies and groundwater recharge.

The *proposed project* consists of nine elements to be undertaken in three phases. The Campo Santo Memorial Garden and Central Courtyard would convert an existing fenced vacant lot and foundation of a former multi-story building to a park-like setting consisting primarily of pervious plantings. An entry plaza wall will be constructed within the existing alignment of New High Street and would not increase impervious surfaces. Opportunities to connect existing pedestrian areas would be identified in conjunction with existing sidewalks, thus not requiring construction of additional impervious surfaces. The Community Events Center would be constructed within an existing provided area and would not require an increase in impervious surface. The project seeks to adaptively reuse the existing two-story Plaza House to accommodate historic exhibits and displays; thus there would be no increase in impervious surface. The existing Vickery-Brunswig Building and Brunswig Annex may be demolished and a new museum and classroom building may be constructed within the location of an existing paved City parking lot. Therefore, there would be no anticipated increase in impervious surface. Parking would be accommodated within an existing parking lot at the Far East bank site with no anticipated increase in impervious surface. The Performing Arts Center would be constructed within the location of an existing paved County parking lot. The amount of impervious area for the project site will be decreased due to the addition of the Campo Santo Memorial Garden. Therefore there would be no anticipated impact on groundwater supplies from interference with groundwater recharge. Further analysis is not warranted.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

Based on coordination undertaken with the County of Los Angeles Department of Public Works, the *proposed project* site is served by storm drains. As described in the response to 3.8b above, there is no anticipated increase in impervious surface; therefore there is no anticipated significant increase in stormwater runoff. However, grading will need to be undertaken to protect the existing drainage pattern. During construction and normaloperation, the *proposed project* would be required to incorporate Best Management Practices consistent with the guidelines provided in the *California Storm Water Best Management Practices Handbook: Construction Activities* and in the Los Angeles County SUSMP to provide substantiated erosion or siltation. Further analysis is warranted.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on or off-site?*

Implementation of the *proposed project* will have a less than significant impact to the existing drainage pattern of the site. The amount of impervious area will decrease with the addition of the Campo Santo Memorial Garden; therefore, there would be not anticipated increase on the rate or amount of surfaced runoff. Further analysis is not warranted.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff?*

Implementation of the *proposed project* is expected to result in less than significant impacts with mitigation incorporation to the capacity of the existing stormwater drainage systems. The *proposed project* is within the footprint of the existing facility which utilizes an existing stormwater drainage system. The amount of impervious area for the project site will be decreased due to the addition ofthe Campo Santo Memorial Garden. During construction and normal operation, Best Management Practices will be employed consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbook: Construction Activities*, and in the Los Angeles County (SUSMP), to control risks of soil erosion. Further analysis to determine the effectiveness of the existing drainage system is warranted.

f) *Otherwise substantially degrading water quality?*

Implementation of the *proposed project* is expected to result in less than significant impacts to water quality with mitigation incorporation. Best Management Practices, consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbook: Construction Activities*, and in the Los Angeles County Standard UrbanStorm Water Mitigation Plan (SUSMP), will be employed to further minimize the potential for the proposed Master Plan to impact water quality in any manner. Further analysis is warranted.

g) *Placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

Implementation of the *proposed project* would not result in significant impacts to related to hazards from the placement of housing within the 100 year flood hazard area. The*proposed project* does not include the development of any additional housing, nor does it redirect flood flows to a residential area. Further analysis is not warranted.

h) *Placing within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Implementation of the*proposed project* will not result in significant impacts related to hazards from impeding or rediverting flood flows. Further analysis is not warranted.

i) *Exposing people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

The *proposed project* site is not located within the potential flood zone of any levees or dams. Therefore, the *proposed project* could not result in significant impacts from the exposure of people or structures to a risk of loss, injury, or death involving flooding. Further analysis is not warranted.

j) *Inundation by seiche, tsunami, or mudflow?*

Implementation of the *proposed project* will not result in significant impacts due to seiche, tsunami, or mudflow. The project site is located approximately 12 miles from the Pacific Ocean at an elevation of approximately 300 feet above sea level. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. There are no known water bodies that can experience seiches during an earthquake in the vicinity of the*proposed project* site. Tsunamis are tidal waves generated in large bodies of water in response to ground shaking. Based on the site location, tsunamis do not pose a hazard to the project site. Further analysis is not warranted.

3.9 LAND USE AND PLANNING

This analysis has been undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant effect on land use and planning in accordance with Section 15063 of the State *CEQA Guidelines*. The assessment of land use and planning considers all phases of project planning, implementation, and operation in addressing the environmental checklist form recommended in the State *CEQA Guidelines* (California Code of Regulation, Title 14, Division 6, Chapter 3, Appendix G). The assessment of land use and planning is based on information on the study area documented in the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a) and the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993). This section briefly describes the supporting documentation for the answers to questions related to land use and planning materials in the Environmental Checklist (Section 2.0) of this Initial Study.

Would the *proposed project*:

a) *Physically divide an established community?*

Implementation of the *proposed project* would not have significant impacts on land use related to the physical division of a community. The *proposed project* is located within the Antique block of the El Pueblo de Los Angeles State Historic Park. The Antique Block includes three vacant buildings, two fenced vacant lots and two operational parking lots .The *County of Los Angeles General Plan* Land Use Diagram designates the *proposed project* area as public and semipublic facilities (County of Los Angeles Department of Regional Planning 1980a). The project will develop the antique block to serve the local community and region. The programming at the community events center will be directed toward existing local residents. The programming of the classroom/museum and performing arts center is intended to serve county residents and visitors. The elements of the *proposed project* are contained within the footprint of the existing developed areas. Because project improvements would not result in impacts on the physical arrangement of the community, further evaluation is not warranted.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Implementation of the proposed *proposed project* may have significant impacts on land use related to the applicable land use plan, policy, or regulation of an agency with jurisdiction over the project area. The State Historic Plan identifies the three existing vacant buildings within the Antique Block as contributing elements to the Historic District. The potential need to demolish the Vickery-Brunswig Building and the Brunswig Annex Building would potentially conflict with the State Historic Park Master Plan, constituting a significant effect on land use. The *proposed project* elements are consistent with the existing land use designation

of the County of Los Angeles General Plan (County of Los Angeles Department of Regional Planning 1980a). The *County of Los Angeles General Plan* Land Use Diagram designates the *proposed project* area as public and semipublic facilities (County of Los Angeles Department of Regional Planning 1991d). The County of Los Angeles General Plan has a policy of protecting cultural heritage resources. The *El Pueblo de Los Angeles State Historic Park General Plan* (State of California Department of Parks and Recreation 1981) does not currently specify enhancement and restoration of the Antique Block. The County intends to coordinate with the State Historic Preservation Office and the County of Los Angeles Natural History Museum. The potential to demolish two historic structures is potentially in conflict with the County of Los Angeles General Plan; therefore, further analysis is warranted.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

Implementation of the *proposed project* will not result in impacts on any applicable habitat conservation plans or natural community conservation plans. The *proposed project* is located within existing developed land within the City of Los Angeles. The *proposed project* location is not contained within an existing Habitat Conservation Plan (pers. comm., Ms. Annie Hoecker, U.S. Fish and Wildlife Service, September 28, 2001). The City of Los Angeles is not currently enrolled, nor are there any future plans to enroll in a Natural Community Conservation Plan program for the area (pers. comm., Ms. Annie Hoecker, U.S. Fish and Wildlife Service, September 28, 2001). In addition, the *proposed project* site is not a designated sensitive ecological area. Further analysis of this issue is not warranted.

3.10 MINERAL RESOURCES

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on mineral resources in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of mineral resources considers all phases of the project planning, implementation and operation in addressing the environmental checklist form. This section briefly describes the supporting documentation for answers to the questions related to mineral resources in Section 2.0 of this *Initial Study*:

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

The *proposed project* would not be expected to result in the loss of availability of any known mineral resources that would be of future value to the region and/or residents of the State. According to the Special Management Area Map of the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1991e), there are no designated "mineral resource areas" on property located within the *proposed project* area. According to the map, there are also no designated special management areas within the project boundaries. According to the Mining Districts of California table of the *Minerals of California* (California Division of Mines and Geology 1966), the County of Los Angeles is not a designated mining district. The County of Los Angeles contains active sand and gravel, clay, stone, dimension stone, tungsten, and decorative rock mines and mineral producers. However, according to the Active Mines and Mineral Producers in California 1988-1989 Map of the *Mines and Mineral Producers Active in California (1988-89)* (California Department of Conservation, Division of Mines and Geology1990), the *proposed project* area within the County of Los Angeles contains no active mines and mineral producers. Therefore, no further analysis of state and regional mineral resources is warranted.

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

The *proposed project* would not be expected to result in the loss of availability of any locally important mineral resource recovery site delineated on any land use plan. According to the Special Management Area Map of the County of Los Angeles General Plan (County of Los Angeles Department of Regional Planning 1991e), there are no designated "mineral resource areas" on property located in the *proposed project* area. According to the map, there are also no designated special management areas within the project boundaries. Therefore, no further analysis of local mineral resources is warranted.

3.11 NOISE

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on noise in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of noise considers all phases of project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon expert opinion supported by facts, technical studies and other substantial elements which include the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993) and the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a). This section briefly describes the supporting documentation for the answers to questions related to noise in Section 2.0 of this Initial Study. Technical analysis for this section of the Initial Study was completed by Davy and Associates, Inc.

Would the *proposed project* result in:

a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Implementation of the *proposed project* may potentially have an adverse affect on noise levels, resulting in a significant impact unless mitigation is incorporated. The *proposed project* is expected to result in significant impacts from the exposure of sensitive receptors to noise levels in excess of adopted standards, thus requiring the adoption of mitigation measures. The Catholic Plaza Church, located immediately adjacent and to the north of the *proposed project* site is a sensitive noise receptor. The County does not set land use standards for noise in its Noise Element of the General Plan. However, the County has adopted the *Noise Control Ordinance of the County of Los Angeles* (Title 12, Chapter 12.08, 1995) which specifies exterior noise standards. The Noise Control Ordinance also discusses allowable construction noise. It is anticipated that the elements of the *proposed project* will be constructed in phases over several years. The U.S. Environmental Protection Agency estimates that noise levels on construction sites normally reach 90 decibels at a distance of 50 feet from the construction site. These noise levels would be significant, thus requiring the consideration of mitigation measures. Further analysis is warranted.

b) *Exposure of persons to or generation of excessive ground borne vibration or ground-borne noise levels?*

Due to the proximity of the *proposed project* to the Catholic Plaza Church, the construction phase is expected to expose persons to ground borne vibration or groundborne noise levels. Any groundborne vibration or ground borne noise levels anticipated would originate from the earth movement in the construction stage; such noise levels are expected to be reduced to below the level of significance. Ongoing activities and operations of the *proposed project* will not generate impacts related to ground borne vibration or ground borne noise levels, as all activities will be above-ground. Further analysis is warranted.

c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Implementation of the *proposed project* is expected to have a less than significant impact on permanent ambient noise levels. Ambient noise levels are currently characterized by traffic from Spring Street and Main Street. The *proposed project* is not expected to substantially increase permanent ambient noise levels experienced by the increase in pedestrian and vehicular traffic from construction of the Community Events Center and Visitor Center. Given the need for a detailed evaluation of community noise impacts, further analysis will be undertaken.

d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Implementation of the *proposed project* may potentially have a significant impact on temporary or periodic noise levels in the *proposed project* vicinity, thus requiring the consideration of mitigation measures. The presence and operation of heavy equipment to complete all necessary grading in preparation of constructing the Cultural Center is the anticipated source of substantial temporary or periodic increase in noise levels. Noise levels from construction activities are expected to be mitigated to below the County recommended maximum noise levels. Noise levels at residential structures will not exceed 60 dBA for single-family dwellings, daily except Sundays and legal holidays, 7:00 AM to 8:00 PM. Maximum noise levels will not exceed 50 dBA daily, 8:00 PM to 7:00 AM and all day Sunday and legal holidays. Further analysis is warranted.

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

Implementation of the *proposed project* is not expected to result in significant impacts due to excessive noise related to air traffic. The *proposed project* is not located within an airport land use plan or within two miles of a public airport according to the Transportation Element of the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1984b). The nearest public use airport is the Burbank/Pasadena Airport located approximately 13 miles to the west. Further analysis is not warranted.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Implementation of the *proposed project* is not expected to result in significant impacts on people residing and working in the project area, due to excessive noise near an airstrip. The *proposed project* is not located in the vicinity of a private airstrip for airplanes. Therefore, this issue area does not warrant further evaluation.

3.12 POPULATION AND HOUSING

This analysis is undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposal project)* may have a significant impact on population and housing in accordance with Section 15063 of the State *CEQA Guidelines*. The assessment of population and housing considers all phases of project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon facts derived from the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a); the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993), and the Southern California Association of Governments *Regional Comprehensive Plan* (1998). This section briefly describes the supporting documentation for the answers to the questions related to population and housing in Section 2.0 of this Initial Study.

Would the *proposed project*:

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

Implementation of the *proposed project* is not expected to have a significant impact due to population growth. The *proposed project* site is located in an area of downtown Los Angeles that has been built-out since the 1800s. The area is fully supported by infrastructure including roads and utilities. The elements of the *proposed project* have been designed to provide two levels of service: local and regional. Programming at the Community Events Center is largely directed toward existing County residents living in the vicinity of the *proposed project*. The Classroom/Museum facilities and the Performing Arts Center will be programmed as regional facilities to serve County residents and visitors. Therefore, the elements of the *proposed project* are not expected to induce population growth. No further analysis is warranted.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Implementation of the *proposed project* would not have a significant impact on population or housing through the displacement of housing. The elements of the *proposed project* are contained in areas designated as Public and Semipublic Facilities by the County of Los Angeles General Plan (County of Los Angeles Department of Regional Planning 1980a) with no existing residential land uses withing the *proposed project* site. Therefore, the *proposed project* will not result in the displacement of existing or proposed housing. Further analysis is not warranted.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Implementation of the *proposed project* will not have a significant impact on the displacement of a substantial number of people. The project site consists of three vacant buildings, two vacant lots, and two operational parking lots. There are no existing residents within the *proposed project* site. Therefore, the *proposed project* will not displace substantial numbers of people necessitating the construction of replacements housing elsewhere. Further analysis is not warranted.

3.13 PUBLIC SERVICES

This analysis has been undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant affect on public services in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of public services considers all phases of project planning, implementation, and operation in addressing the Environmental Checklist Form. The conclusions rely upon expert opinion, technical studies, and other substantial evidence. This section briefly describes the supporting documentation for the answers to the questions related to public services in the Environmental Checklist (Section 2.0) of this Initial Study. Specifically, would the elements of the *proposed project* result in: substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:

a) *Fire protection?*

Implementation of the *proposed project* is expected to result in potentially significant impacts on fire protection. It is anticipated that impacts can be reduced below the level of significance with the incorporation of mitigation measures. Fire Protection Services for the *proposed project* are provided by the City of Los Angeles Fire Department. Development of new facilities as part of the *proposed project* would potentially place an additional burden on the existing primary and secondary emergency response units. The primary fire response units and their locations are described in Table 3.13-1, *Fire Stations in the Project Vicinity*. Fire Station No. 4 is located across from North Main Street next to the Pico House. It will continue to be the primary emergency responder for the El Pueblo District. Fire Station No. 3 is located approximately three quarters of a mile from the El Pueblo and will continue to be the secondary emergency responder for the El Pueblo District. Fire Station No. 9 also serves the *proposed project* area and is located 1.5 miles from the site. The fire stations operated by the City of Los Angeles Fire Department currently maintain an average emergency response time of two minutes (per. comm., Mr. Garcia, City of Los Angeles Fire Department, October 4, 2001).

The *proposed project* will replace three vacant buildings, two fenced vacant lots, and portions of two public streets, to accommodate a public garden, entry plaza/drop-off area, three new and/or restored public buildings, and a parking area. The vacated portions of New High Street and Republic Street have the potential to affect access to the site for emergency response personnel and equipment. The project design will need to comply with the requirements for such facilities. Similarly, the existing hydrants may need to be upgraded to support the proposed development.

The *proposed project* has been planned to serve as both a regional and local facility. The community events center will focus on serving the needs of local residents. The garden, classroom, museum facilities, and performing arts center would serve as destination locations

for residents and visitors. As such, these facilities and the associated programming would likely increase the volume of emergency responses to the *proposed project* area. It is anticipated that the three fire stations can be adequately staffed to serve the *proposed project* site without the need to expand the existing primary and secondary response stations or construct a new fire station. It is anticipated that there will be a need for additional fire protection and emergency assistance in the proposed *El Pueblo Cultural and Performing Arts Center Project* area which is a potential impact that would have to be mitigated below the level of significance. Therefore, this area warrants further evaluation.

TABLE 3.13-1
FIRE STATIONS IN THE PROJECT VICINITY

STATION	LOCATION	PERSONNEL/EQUIPMENT	DISTANCE TO SITE
No. 4	800 N. Main Street Los Angeles, CA 90012	16 Personnel, Task Force Truck and Engine Company Hazardous Materials Unit	.1 mile
No. 3	108 N. Fremont Los Angeles, CA 90012	10 Personnel, Task Force Truck and Engine Company Paramedic Rescue Ambulance-EMT Rescue Ambulance-Division Headquarters	.75 mile
No. 9	430 E. 7th Street Los Angeles, CA 90014	Task Force Truck and Engine Company Paramedic Rescue Ambulance - Battalion Headquarters	1.5 miles

b) *Police protection*?

Implementation of the *proposed project* has the potential to result in a significant impact on police protection services, requiring the consideration of mitigation measures. Police protection services in the project area are provided by the City of Los Angeles Police Department (LAPD) Central Division, located at 251 East 6th Street. The LAPD Office of Operations and Planning estimates the need for two sworn officers per 1,000 persons to provide adequate police protection. The *proposed project* would not result in a significant, permanent increase in population through provision of housing or employment. However, at full build-out, the *proposed project* has the potential to attract up to 2,000 visitors, thus requiring the need for up to four additional sworn officers. It is anticipated that the Central Division could be adequately staffed to support the *proposed project* with the existing facility. The *proposed project* is not anticipated to result in the need to expand the Central Division or the need for the construction of new facilities.

The vacated portions of New High Street and Republic Street have the potential to interfere with police response. The project will need to be designed in accordance with requirements for police support services. Further evaluation of police protection is warranted.

c) *Schools?*

Implementation of the *proposed project* is expected to result in a less than significant impact on schools in the surrounding area and in the County of Los Angeles. The *proposed project* will continue to serve as an extended recreational, educational, and cultural venue for area residents, thus having a positive impact on students in both the existing public and private school systems. Castelar Street Elementary, located at 840 Yale Street, is over one-quarter mile northwest of the *proposed project*. This issue area does not warrant further evaluation.

d) *Parks?*

Implementation of the *proposed project* is expected to result in a less than significant impact on existing neighborhood and regional parks and other recreational facilities. The *proposed project* is located within the existing El Pueblo de Los Angeles State Historic Park. Parks located within an approximate one-mile radius of the *proposed project* include: Everett Park, Alpine Park, Elysian Park, Downey Playground, Pershing Square, and Central Library Park. Although the *proposed project* would be owned by the County of Los Angeles, it is wholly contained within the City of Los Angeles, and is not subject to the park planning standards promulgated by the Los Angeles County Department of Parks and Recreation. Also, the *proposed project* is anticipated to partially offset the demand placed on existing park facilities through the provision of public open space amenities, particularly the Campo Santo Memorial Garden and the Community Events Center. Further analysis is not warranted.

e) *Other public facilities?*

The *proposed project* is expected to result in impacts that are less than significant on other public facilities. The *proposed project* is located north of the Los Angeles Civic Center. This area is well-served by public facilities including post offices, public libraries, and hospitals. While City residents and visitors who use elements of the *proposed project* may also use other public facilities, the *proposed project* does not include residential areas, commercial office space, or industrial land uses that would be expected to result in a net increase in local population. Therefore, the need to construct new public facilities is not anticipated in association with the *proposed project*. Further analysis is not warranted.

3.14 RECREATION

This analysis has been undertaken by the County of Los Angeles to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant affect on recreation in accordance with Section 15063 of the State *CEQA Guidelines*. The assessment of recreation considers all phases of project planning, implementation, and operation in addressing the environmental checklist form. The conclusions rely primarily on information contained in *A Parks and Recreation Strategic Plan for 2010* (County of Los Angeles Department of Parks and Recreation 1992) and coordination with State Department of Parks and Recreation regarding the El Pueblo de Los Angeles State Historic Park. This section briefly describes the supporting documentation for the answers to the questions related to recreation in the Environmental Checklist (Section 2.0) of this Initial Study:

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Implementation of the *proposed project* is expected to result in a less than significant impact on existing neighborhood and regional parks and other recreational facilities. The *proposed project* is located within the existing El Pueblo de Los Angeles State Historic Park (State Park). The *State Park* includes nine subdistricts: La Placita Block, Antique Block, Pico Garnier Block, Plaza, Olvera Street, La Placita de Delores, Father Sierra Park, Union Station/Gateway Center, and Chinatown. There are an additional six parks within the City of Los Angeles, within an approximately one mile radius of the *proposed project* site: Everett Park and Alpine Park to the northwest, Elysian Park and Downey Playground to the northeast, and Pershing Square and the Central Library Park to the southwest.

The *proposed project* would adaptively reuse or replace three existing vacant buildings, two fenced vacant lots, and up to three existing surface parking lots within the area known as the Antique Block of the *State Park* to provide community and regional facilities. Programming of the proposed Community Events Center will be directed toward existing residents. Programming of the Museum/Classroom and Performing Arts Center would directed toward County residents and visitors. The *proposed project* is designed to better serve County residents and visitors and is part of an existing designated regional park facility. Therefore, the *proposed project* is not expected to increase use of surrounding parks. Further analysis is not warranted.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Implementation of the *proposed project* is expected to result in potentially significant effects on the environment through the construction and expansion of entertainment facilities, classrooms/museums and outdoor open spaces that may support incidental recreation uses,

thus requiring the consideration or mitigation measures. Several elements of the *proposed project* create the possibility of potentially significant impacts on the physical environment.

Phase I components that may have potentially significant impacts include: the Campo Santo Memorial Garden and Central Courtyard, a new entry plaza for the Plaza Catholic Church, a new drop-off lane parallel to Spring Street to increase pedestrian circulation, and the extension of the existing pedestrian and open-space connection from Union Station to the plaza area through the proposed Campo Santo Memorial Garden and Courtyard.

Potential Phase II components include a community events center, adaptive reuse of the Plaza House to accommodate public-oriented uses, historic interpretive exhibits, and displays; demolition of the Vickery-Brunswig Building and the Brunswig Annex Building and construction of a new museum and classroom building; and Far East Bank site parking.

Potential Phase III components include a performing arts center and courtyard. The *proposed project* includes facilities that will accommodate incidental recreational uses. Construction of the *proposed project* is expected to result in significant impacts on the environment, warranting further evaluation.

3.15 TRANSPORTATION/TRAFFIC

This analysis is undertaken by the County of Los Angeles Department of Public Works to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* may have a significant impact on transportation/traffic in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of transportation/traffic considers all phases of project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely upon expert opinion supported by facts, technical studies, and the Los Angeles County Congestion Management Plan. This section briefly describes the supporting documentation for the issues related to transportation/traffic in the environmental checklist (Section 2.0) of this Initial Study. Technical analysis for this section of the Initial Study was completed by Linscott, Law and Greenspan:

Would the *proposed project*:

a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

Implementation of the *proposed project* is expected to have significant impacts requiring the consideration of mitigation measures. It is anticipated that impacts can be reduced to below the level of significance through conformance to level of service standards employed by the County of Los Angeles (Los Angeles County Congestion Management Plan [CMP]) and City of Los Angeles.

The City's significance criteria varies based on the future intersection level of service (which includes traffic due to the project as well as other related development projects) and the projected increase in intersection volume to capacity (V/C) ratios due to the *proposed project*. Since the project site is surrounded by City of Los Angeles arterials, both County and City criteria will be applied.

The project includes the vacating of Republic Street and the partial vacating of New High Street to improve pedestrian connections and create a drop off/entry plaza. At full build-out, the *proposed project* elements would accommodate approximately 2,000 visitors per day. The *proposed project* is centrally located for alternative routes of travel, including bus, train, MetroRail and MetroLink. The *proposed project* is located within several miles of the Los Angeles River Trail. Others will travel to the site via car. Access to the site is provided via Spring Street and North Main Street. Increased vehicular traffic has the potential to affect traffic on local roads. Any significant impacts are anticipated to be fully mitigated. Further analysis of traffic in relation to the capacity of the street system is warranted.

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

Implementation of the *proposed project* is expected to have significant impacts on the level of service on surrounding roads, requiring the consideration of mitigation measures to the level of service standards employed by County of Los Angeles (Los Angeles County Congestion

Management Plan) and City of Los Angeles. The County's CMP standard is Level of Service E or better for roads and highways in the vicinity of the *proposed project* site. The City's significance criteria varies based on the future intersection Level of Service (which includes traffic due to the project as well as other related development projects) and the projected increase in intersection V/C ratios due to the *proposed project*. Any significant impacts are anticipated to be fully mitigated. Further analysis of traffic in relation to level of service standards is warranted.

c) *Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk?*

Implementation of the *proposed project* is not expected to result in significant impacts to air traffic patterns. The *proposed project* will not result in changes in air traffic patterns; therefore, there will be no safety risk or impact associated with this issue. Further analysis is not warranted.

d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

Implementation of the *proposed project* is not anticipated to result in any increase in hazards (e.g., sharp curves or dangerous intersections). The completion of the *proposed project* is anticipated to result in minor modifications to the adjacent external street system and the internal circulation system. The result of any modifications would be aimed at improving overall traffic flow and circulation patterns in the immediate vicinity of the site. Further analysis is warranted to demonstrate the safety of proposed traffic improvements. The traffic analysis will be reviewed by both the City and County traffic and transportation sections.

e) *Result in inadequate emergency access?*

Implementation of the *proposed project* is not expected to result in significant impacts to emergency access. The existing emergency access system is expected to be adequate during construction activities and afterwards when the project is completed. The *proposed project* does not involve any activity which would create a deficiency in the emergency access system. Further analysis is not warranted.

f) *Result in inadequate parking capacity?*

Implementation of the *proposed project* has the potential to result in significant impacts on parking capacity requiring the consideration of mitigation measures. The *proposed project* will result in the displacement of some existing parking (e.g., from the surface parking lots provided just north of Arcadia Street). A detailed parking analysis will be provided as part of the traffic analysis to be conducted under the joint review of the traffic and transportation sections of both the City and County. The *proposed project* may include the development of additional parking facilities. It is important to note that the City of Los Angeles currently has plans to provide a parking structure sometime in the future, to be located at the southwest corner of the Main Street and Cesar Chavez intersection. Further clarification will be provided in the traffic

analysis. Further analysis of the effects of the*proposed project* on parking capacity are warranted.

g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

Implementation of the *proposed project* is expected to result in a less than significant impact on adopted policies, plans, or programs supporting alternative modes of transportation. The *proposed project* will be developed in concert with these policies, plans and programs. Operations of the *proposed project* will continue to utilize existing public transportation programs for this area of regional and historic significance. Emphasis will be given throughout the design process in order to maximize the number of patron arrival anddepartures via public transportation and tour buses. Currently, many transit and rail lines serve the area and are listed as follows:

Along the East Side of Spring Street:
MTA transit line Nos. 70, 71, 76, 78, 79, 83, 84, 85, 90, 91, 94, 96, 378, 379, 394, and 401 all provide direct access to the El Pueblo de Los Angeles (La Placita Block) via a northbound bus stop located just south of Republic Street. MTA transit line No. 328 also provides service to the La Placita block via a southbound bus stop located just south of Cesar Chavez. It is important to note that two dedicated bus only lanes are provided northbound on Spring Street and all other vehicular traffic is limited to southbound only.

Along the West Side of Spring Street:
MTA transit line Nos. 27, 28, 32, 33, 37, 38, 55, 70, 96, and Santa Clarita Transit all provide access to the El Pueblo de Los Angeles site (La Placita Block) via a bus stop located just across the Our Lady Queen of Angels Church. It should be noted that transit patrons that access the site from the west side of Spring Street are able to cross Spring Street via a traffic signal controlled pedestrian crosswalk.

Along the East Side of Main Street:
North of the existing crosswalk, along the east side of Main Street, a transit stopfor MTA transit line Nos. 33, 55, 333, and 434 is provided. MTA Line Nos. 33, 55 and 434 provide service to/from downtown Los Angeles via Union Station, while MTA Line No. 333 provides service to/from downtown Los Angeles via Venice Boulevard. In addition, Santa Clarita Transit also stops at this point along Main Street. It is important to note that a Tow Away No Stopping bus zone is provided along the east side of Main Street (Main Street is one-way northbound only). Tour buses and other buses (e.g., Los Angeles Unified School District) have been observed to stage in this area along the east side of Main Street.

Along the North Side of Cesar Chavez:
MTA transit line Nos. 60 and 68 also provide service along the north side of Cesar Chavez, near North Spring Street. MTA Line No. 60 provides service to Long Beach, while MTA line No. 68 provides service to the West Los Angeles Transit Center via Washington Boulevard.

MTA MetroRail/MetroLink and Amtrak Service:
As transit service is provided betweenUnion Station and the El Pueblo project site, patrons will be able to utilize the existing MTA Metro Rail, MetroLink and Amtrak rail services via Union Station. Additionally, Union Station is located approximately two blocks east of the project site, allowing patrons to walk to the El Pueblo de Los Angeles site.

The *proposed project*'s construction-related traffic is not expected to interfere with regular operation of these services. Further analysis is not warranted.

3.16 UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken by the County of Los Angeles Department of Public Works to determine if the *El Pueblo Cultural and Performing Arts Center Project (proposed project)* would have a significant impact on utilities and service systems in accordance with Section 15063 of the *State CEQA Guidelines*. The assessment of utilities and service systems considers all phases of project planning, implementation and operation in addressing the environmental checklist form. The conclusions rely primarily upon the *County of Los Angeles Streamlined General Plan* (County of Los Angeles Department of Regional Planning 1993), the *County of Los Angeles General Plan* (County of Los Angeles Department of Regional Planning 1980a) and the *City of Los Angeles Bureau of Engineering Manual*. This section briefly describes the supporting documentation for the answers to questions related to utilities and service systems in the Environmental Checklist (Section 2.0) of this Initial Study:

Would the *proposed project*:

a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Implementation of the *proposed project* will have a less than significant impact on wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. It is anticipated that the *proposed project* can be designed to avoid or minimize the impacts of wastewater discharge requirements of the *proposed project*.

Treatment of wastewater flows from the Los Angeles Civic Center area is provided by the Hyperion Treatment Plant. This plant is owned by the City of Los Angeles and operated by the City of Los Angeles Bureau of Sanitation. The HTP facility has the capacity to treat 480 million gallons of wastewater per day. The HTP has adequate sewage capacity to meet existing and projected needs for the year 2010.

Sewer connections will need to be designed in conjunction with the *proposed project*. The City will require a sewerage connection fee to accommodate the wastewater requirements of the *proposed project*. Additional analysis of wastewater requirements and sewer connections is warranted.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Implementation of the *proposed project* will have a less than significant impact on the existing water and wastewater treatment facilities. Potable water is supplied by the Los Angeles Department of Water and Power in accordance with resident and employment population estimates derived from Southern California Association of Governments (SCAG)

data and population distributions shown by census tract. Currently, demand estimates have been extrapolated for the years 2010, 2050, and 2090 (City of Los Angeles Bureau of Engineering Manual, Part F 1992). Accordingly, the demand represented by this project has been anticipated by existing water supply facilities. As described in the answer to 3a, the HTP has adequate capacity to serve the *proposed project.* Additional analysis of potable water demand and wastewater discharge requirements in relation to existing facilities is warranted.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Implementation of the *proposed project* has the potential to result in significant impacts on the existing storm drainage facility, requiring the consideration of mitigation measures. Such mitigation measures are likely to include improvements to storm drains. Construction Best Management Practices will be undertaken in conformity with the guidelines provided in the *California Storm Water Best Management Practice Handbook: Construction Activities, the Los Angeles County Standard Urban Storm Water Mitigation Plan (SUSMP),* and the *City of Los Angeles Bureau of Engineering Manual, Part F.* Further analysis is warranted.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Implementation of the *proposed project* will have less than significant impact on the supply of water resources. Water services to the *proposed project* will be provided by the Los Angeles Department of Water and Power (DWP), which calculates demand for water services on resident and employment population estimates derived from Southern California Association of Governments (SCAG) data and population distributions shown by census tract. Demand estimates have been extrapolated for the years 2010, 2050, and 2090. Accordingly, the demand represented by this project has been anticipated. Therefore, the *proposed project* is not expected to exceed existing entitlements allocated for the City of Los Angeles. Further analysis of water supplies is not warranted.

Pursuant to Section 15083.5 of the *State CEQA Guidelines,* the County will provide a copy of the Notice of Preparation and this Initial Study to the DWP and request a confirmation that the *proposed project* is consistent with the assumptions of the most recent urban water management plan. The DWP will be asked to confirm the availability of water supply to the *proposed project* in light of total projected water supplies available during normal singe-dry, and multiple dry water years as included in the 20 year projection contained in its urban water management plan. Further analysis of water supply is warranted to ensure conformance with Section 15083.5 of the *State CEQA Guidelines.*

e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Implementation of the *proposed project* will have a less than significant impact on the existing wastewater treatment provider. The City of Los Angeles Bureau of Engineering estimates potential wastewater treatment demand on resident and employment population estimates derived from SCAG data and population distributions shown by census tract. The *proposed project* is located in the HTP service area sewage drainage basin. The HTP service area has adequate facilities in place to treat existing and projected demand through the year 2010. Further analysis is not warranted.

f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Implementation of the *proposed project* is expected to result in significant impacts on existing landfill capacity, requiring the consideration of mitigation measures. The City of Los Angeles Bureau of Sanitation is responsible for waste management within its incorporated area. In 1996, the County of Los Angeles estimated a theoretical remaining capacity in Los Angeles County landfills of 69.9 million tons (County of Los Angeles Department of Public Works 1996). There is currently inadequate capacity in authorized landfills to accommodate anticipated solid waste generation over the life of the project. The City of Los Angeles has developed a long-range, 30-year Solid Waste Management Policy Plan for managing the City's solid waste. In order to comply with the 1989 California Integrated Waste Management Act, the City has also prepared a Service Reduction and Recycling Element.

Construction of the *proposed project* is expected to require the demolition of two existing vacant buildings. Upon full build-out, the *proposed project* would be capable of serving approximately 2,000 people per day. In accordance with the California Solid Waste Management Act of 1989, the LACDPW, Solid Resources Management Division, would require the LACDPW to manage the solid waste generated during construction of the project by diverting it from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. Further analysis is warranted to demonstrate conformance with the County's Solid Waste Management Policy Plan and the Source Reduction and Recycling Element.

g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

The *proposed project* will result in significant impacts on utilities related to solid waste generation, requiring the consideration of mitigation measures to comply with Federal, State, and local statutes and regulations. The 1989 California Integrated Waste Management Act (AB 939) requires the County of Los Angeles to attain specific waste diversion goals. The County's Source Reduction and Recycling Element requires the attainment of these standards

by targeting Bureau of Sanitation served waste generators, such as the *proposed project*. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the *proposed project* design. Further analysis is warranted to demonstrate compliance with the 1989 California Integrated Waste Management Act and the 1991 California Solid Waste Reuse and Recycling Access Act of 1991, as amended.

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NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PROPOSED EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER ON THE WEST SIDE OF NORTH MAIN STREET BETWEEN CESAR CHAVEZ AVENUE AND ARCADIA STREET

The Los Angeles Department of Transportation (LADOT) has reviewed the NOP of the DEIR for the proposed El Pueblo Cultural and Performing Arts Center located on the southerly portion of the block bounded by Cesar Chavez Avenue on the north, North Main Street on the east, Arcadia Street on the south and North Spring Street on the west. The block also includes an existing Catholic Church and Rectory which would remain and the existing surface parking lot for El Pueblo de Los Angeles which will be replaced by a 500 space parking structure in a separate project. The proposed project will be constructed in three phases. The first phase includes the construction of a 16,500 square-foot (SF) memorial garden and central courtyard, vacation of Republic Street and New High Street, construction of an entry plaza/drop-off west of the church and enhancements to pedestrian connections between North Spring Street and North Main Street. The second phase includes the construction of a 10,000 SF Community Events Center with seating for approximately 400 people, the adaptive reuse of the 15,000 SF Plaza House for historic interpretive exhibits, displays and a visitor center. The second phase also includes the possible demolition of the Vickery Brunswig Building and Brunswig Annex to construct a museum and classrooms with a maximum capacity of 1200 people and the extension of the gardens and courtyard. The third phase includes the construction of a 25,000 SF Performing Arts Center with seating for 500 people. Currently most of

the site is owned by the County of Los Angeles and includes two fenced vacant lots, three vacant buildings, a County of Los Angeles surface parking lot, a City of Los Angeles surface parking lot and portions of Republic Street and New High Street. The project includes the vacation of Republic Street and New High Street and also proposes the temporary closure of North Main Street on weekends and during special events.

ASSESSMENT OF TRAFFIC IMPACTS

A traffic impact study should be prepared to address community concerns and include the following steps:

1. Conduct the traffic study to analyze the potential impacts of the proposed project including any additional impacts as a result of the temporary closure of North Main Street on weekends and special events.
2. Determine the existing levels of service at the study intersections.
3. Project the background traffic to the estimated year of completion using an annual growth rate of one percent and assuming a "no project" condition. If a traffic forecast model is used to forecast future traffic volumes, it should be validated against LADOT's EMME/2 Citywide Framework trip table.
4. Add related project traffic from other proposed developments in the area. LADOT and the Department of City Planning (DCP) should be contacted for this information.
5. Determine the volume of traffic that would be added during the AM and PM weekday peak hours and during special events as a result of the proposed development.
6. Analyze the impact of project generated traffic on the circulation system by comparing the levels of service both with and without the project.
7. A Congestion Management Program (CMP) analysis should also be conducted for CMP intersections and segments utilizing the latest CMP guidelines.
8. Coordinate your study with other affected government agencies such as Caltrans and Los Angeles County Metropolitan Transportation Authority.

MITIGATION MEASURES

If any adverse impacts is anticipated, a discussion of the realistic mitigation measures which are under the control of the developer should be included. If street improvements are proposed as mitigation measures for any study intersection, then scale drawings of the proposed street improvement should be included.

STUDY PARAMETERS

At a minimum, include the following study locations:

1. Cesar Chavez Avenue and North Broadway
2. Cesar Chavez Avenue and North Spring Street/New High Street
3. Cesar Chavez Avenue and North Main Street
4. Cesar Chavez Avenue and Alameda Street
5. Arcadia Street and North Broadway

6. Arcadia Street and North Spring Street
7. Arcadia Street and North Main Street
8. Arcadia Street, Alameda Street and 101 Freeway Northbound Off Ramp

Traffic Counts:

- Count data should not be more than three years old.
- Weekday counts should be taken from 6:00 AM to 8:00 AM and 4:00 PM to 6:00 PM.
- Counts should also be taken on weekends and for special event hours.

Study Hours:

- AM and PM weekday peak hours.
- Special event hours.

Capacity Calculations

- Highway Capacity Manual Circular 212 Planning Method is recommended. Worksheets and counts should be included with the report.

Annual Growth Rate:

- One percent per year or based upon model output.

Project Description:

- A detailed description of the proposed project uses and their corresponding square footage is necessary.

Traffic Generation:

- Institute of Transportation Engineers' Trip Generation, 6th Edition rates and/or prior studies with similar uses.

Significant Impact:

- A transportation impact on an intersection shall be deemed "significant" in accordance with the following table and formula:

Final Volume/Capacity (V/C)	Project-Related Increase in V/C
0.701 - 0.800	equal to or greater than 0.040
0.801 - 0.900	equal to or greater than 0.020
0.901 or greater	equal to or greater than 0.010

For purposes of this calculation, final V/C shall mean the V/C ratio at an intersection considering impacts with a Project and without proposed Traffic Impact Mitigation.

PARKING AND ACCESS

The traffic study should analyze any potential impact to local access, traffic circulation and parking in the area both with and without the temporary closure of North Main Street.

TRANSIT IMPACTS

The traffic study should also analyze any potential impacts to transit including any re-routing of MTA and tour buses as a result of the temporary closure of North Main Street and consider any appropriate mitigation measures for transit patrons.

If you have any questions, please contact Wes Pringle of my staff at (213) 580-5206.

Sincerely,

For Robert T. Takasaki
Senior Transportation Engineer

s:\letters\el_pueblo_nop.wpd

c: Council District No. 1
Council District No. 9
Council District No. 14
Central District, LADOT
Hadar Plafkin, Department of City Planning
Steve Buswell, Caltrans

3.1
1217-003

December 3, 2001

TO: Rod Kubomoto
Watershed Management Division

FROM: John T. Walker
Traffic and Lighting Division

RECEIVED
DEC 04 2001
PROJECT MANAGEMENT DIVISION
DEPT. PUBLIC WORKS

INITIAL STUDY
EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER
CITY OF LOS ANGELES

As requested, we have reviewed the Initial Study for the proposed project. The approximately three-acre project site is located at the 500 block of North Main Street, Antique block, within the El Pueblo de Los Angeles State Historic Park, in the downtown area of the City of Los Angeles.

The proposed project involves the development of a multipurpose facility for out-of-state and regional visitors, as well as local residents that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions. A 16,500-square-foot memorial garden and courtyard, partial vacation of New High Street, a 10,000-square-foot 400-person capacity Community Events Center, a 15,000-square-foot approximately 500-person capacity Plaza house, a 1,200-person museum/classroom, and a 24,000 to 25,000-square-foot 500-seat performing arts center are some of the components of the proposed project.

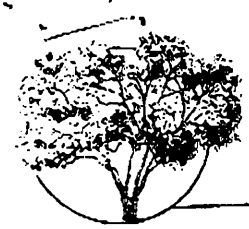
We do not believe the proposed project will have a significant impact on County roadways or intersections. No further information is required.

We recommend the State of California Department of Transportation review this document for significant impacts/mitigations within its jurisdiction.

If you have any questions, please contact Frank Benavidez of our Traffic Studies Section at Extension 4867.

FB:vm
T-4/P:\TLPUB\WPFILES\FILES\STU\Frank\EIR01241.wpd

cc: T. M. Alexander
Project Management II (Palma)



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

Rodney E. Cooper, Director

November 7, 2001

Mr. David Palma, Project Manager
County of Los Angeles, Department of Public Works
P.O. Box 1460
Alhambra, CA. 91802-1460

Dear Mr. Palma:

NOTICE OF PREPARATION AND INITIAL STUDY FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER PROJECT

The Notice of Preparation and Initial Study for the preparation of an Environmental Impact Report for the El Pueblo Cultural and Performing Arts Center Project has been reviewed for its potential impact on the facilities under the jurisdiction of this department. As a result of our review we offer the following comments:

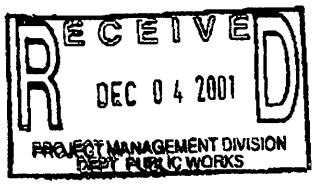
- While portions of the project lie within the City of Los Angeles jurisdiction, the majority of the project lies within the jurisdiction of the County of Los Angeles. However, the development of El Pueblo Cultural and Performing Arts Center will not create an impact on the park facilities of this department due to the type of project and the proximity of park facilities in the project area.

- Page three (3.5-2) states that the State Historic Resources Commission has designated the Plaza House/Garnier Block, Vickery-Brunswig Building, Brunswig Drug Company Annex and the Plaza Catholic Church as contributing resources to El Pueblo de Los Angeles State Historic Park District. The State Historic Resources Commission should be listed among the other agencies shown on page four (4-1).

Thank you for including this department in the review of the document. We look forward to reviewing the final EIR. If we may be of further assistance, please contact Ms. Lillie Lowery, Department Facilities Planner I, at (213) 738-3235 or Bryan Moscardini, Park Project Coordinator, at (213) 738-2969.

Sincerely,

Larry Hensley,
Acting Chief of Planning



C: Lillie Lowery/Bryan Moscardini

Gray Davis, Governor

STATE OF CALIFORNIA

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax

November 27, 2001

Mr. David Palma
Los Angeles County Department of Public Works
900 South Fremont Avenue
Alhambra, CA 91803-1331

RECEIVED
DEC 04 2001
PROJECT MANAGEMENT DIVISION
DEPT. PUBLIC WORKS

RE: SCH# 20011011167 – El Pueblo Cultural and Performing Arts Center Project

Dear Mr. Palma:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
  - Whether a part or all of the project area has been previously surveyed for cultural resources.
  - Whether any known cultural resources have already been recorded on or adjacent to the project area.
  - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
  - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The report containing site significance and mitigation measurers should be submitted immediately to the planning department.
  - The site forms and final written report should be submitted within 3 months after work has been completed to the Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and assist in the mitigation measures.
- Provisions for accidental discovery of archeological resources:
  - Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f).
- ✓ Provisions for discovery of Native American human remains
  - Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents.

If you have any questions, please contact me at (916) 653-4040.

Sincerely,

Rob Wood
Environmental Specialist III

CC: State Clearinghouse

November 28, 2001

Mr. David Palma, Project Manager
COUNTY OF LOS ANGELES
DEPT. OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460

RECEIVED
DEC 04 2001
PROJECT MANAGEMENT DIVISION
DEPT. PUBLIC WORKS

Re: El Pueblo Project Impact

I am writing on behalf of the Asian Pacific Policy & Planning Council (A3PCON) Center Board which currently occupies the former Far East Bank building at the corner of Cesar Chavez and Broadway. A3PCON has occupied this building continuously for over ten years, and through its member agencies and other community based organizational tenants, provides a valuable resource for the community.

We have only very recently obtained a copy of the El Pueblo Initial Study conducted by Sapphos Environmental dated November 1, 2001. We were not contacted at all regarding this study, and currently do not know whether the project would in fact impact A3PCON. In light of this, we would like to make the following comments regarding the study and the proposed project:

County Parking Lot #15: as referred to on Page 1-5, paragraph 1.8.10, is being proposed as parking for the Cultural Events Center. Does this lot extend to Cesar Chavez, and thus include the former Far East Bank building?

If the proposed parking does NOT include the property on which the former Far East Bank building is situated, then there does not appear to be any immediate impact on A3PCON by the proposed El Pueblo project.

If however, the proposed parking lot does include the site of the former Far East Bank building, then we would like to express our opposition to this project as proposed. A3PCON is a federation of over 50 nonprofit organizations which use the site for many meetings and as a community center. Vital and important community services are provided at the site by tenant groups such as: People's Community Organizations for Reform and Empowerment (People's CORE), Jovenes, the Asian Pacific Community Fund, Gay Asian Pacific Support Network, and A3PCON. If the study includes the A3PCON Center without any prior contact with us, then the study would be deeply flawed.

Y. Bill Watanabe (213/473-1607)
On behalf of the A3PCON Center Board
231 E. 3RD ST. # G104
LOS ANGELES, CA 90013

02703 A

November 30, 2001

Mr. David Palma, Project Manager
County of Los Angeles, Department of Public Works
P.O. Box 1460, Alhambra, CA91802-1460

RECEIVED
DEC 04 2001
PROJECT MANAGEMENT DIVISION
DEPT. PUBLIC WORKS

Dear Mr. Palma:

Thank you very much for sending us a copy of your Notice of Preparation of a Draft Environmental Report discussing the County's plans for development of an El Pueblo Cultural and Performing Arts Center in the county buildings and spaces within El Pueblo de Los Angeles Historical Monument.

We will be very interested to work with you on your plans to improve the area of El Pueblo west of Main Street, which has been lying vacant for so long. It will be wonderful to have the area occupied and full of people interested in the history and culture of Los Angeles and of the buildings you are about to restore. We are, however, very concerned at the idea that you might be seriously considering demolishing the Vickrey-Brunswig building and the Brunswig Annex. These buildings are on the National Register of Historic Places. They are important historic buildings and sites and efforts to conserve and restore them must be made. It would be a travesty if the buildings were to be torn down, considering that the damage that has occurred to them has happened under County ownership. The buildings are important to the streetscape of El Pueblo and need to be adaptively reused along with the other historic buildings at El Pueblo. Your document states that the proposed project design components must relate to both the existing structures and historic character. We agree with this.

The Italian Hall, located further north of Main Street was built in 1907 and we are very interested in preserving it. Your buildings are even older and of great historic importance.

Please keep us informed about future plans and any meetings that might be held to discuss the plans for the site.

Yours very sincerely
Rosemarie Lippman
Rosemarie Lippman
President

cc: Los Angeles Conservancy

3.1
1217-003
NOP
comment

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
PROJECT MANAGEMENT DIVISION
900 South Fremont Avenue,
Alhambra, CA 91803-1331

FACSIMILE COVER SHEET

TO: Jessica Koteen

Division/
Company: Sapphos Environmental

FAX No. (626) 683-3548

Phone No. (626) 683-3547

Date: December 2, 2001
Time: 11:00 a.m.
No. Pages: 12 (including cover sheet)

FROM: David Palma

Section: Courts and Probation
FAX No. (626) 300-2387

Phone No.: (626) 300-3252

Specs. No.:
CP:

Subject: Agency Comments to Initial Study (City of Los Angeles, L.A Conservancy, SCAQMD, Dept. of Toxic Substances Control,SCAG).

Project: El Pueblo

Message: Comments to Initial Study as of (12/3/01), I will continue to forward comments as I receive them. Please forward a copy of the public scoping meeting comments when completed. Thank you.

- ☐ For Approval
- ☒ For Your Info/Use
- ☐ As Requested
- ☐ For Review & Comment
- ☐ Other

- ☐ Returned For Corrections
- ☐ Please Revise & Resubmit
- ☐ Not Approved
- ☐ Please Confirm Receipt

Note: If the FAX you receive is incomplete or illegible, please contact the sender at: the above number.

2

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

Main Office
818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800
f (213) 236-1825

www.scag.ca.gov

Officers: President: Supervisor Jon Mikels, County of San Bernardino • First Vice President: Councilmember Hal Bernson, Los Angeles • Second Vice President: Councilmember Ivev Perry, Brea • Immediate Past President: Mayor Pro Tem Ron Bates, Los Alamitos

Imperial County: Hank Kuiper, Imperial County • David Dhillon, El Centro

Los Angeles County: Yvonne Brathwaite Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Harry Baterman, San Gabriel • Bruce Barrows, Cerritos • George Bass, Bell • Hal Bernson, Los Angeles • Robert Bruesch, Rosemead • Gene Daniels, Paramount • Jo Anne Darcy, Santa Clarita • Ruth Galanter, Los Angeles • Eric Garcetti, Los Angeles • Ray Grabinski, Long Beach • James Hahn, Los Angeles • Janice Hahn, Los Angeles • Dee Hardison, Torrance • Nate Holden, Los Angeles • Sandra Jacobs, El Segundo • Lawrence Kirkley, Inglewood • Bonnie Lowenthal, Long Beach • Keith McCarthy, Downey • Cindy Miscikowski, Los Angeles • Stacey Murphy, Burbank • Pam O'Connor, Santa Monica • Nick Pacheco, Los Angeles • Alex Padilla, Los Angeles • Ian Perry, Los Angeles • Beatrice Proo, Pico Rivera • Mark Ridley-Thomas, Los Angeles • Ed Reyes, Los Angeles • Karen Rosenthal, Claremont • Dick Stanford, Azusa • Tom Sykes, Walnut • Paul Talbot, Alhambra • Sidney Tyler, Jr., Pasadena • Joel Wachs, Los Angeles • Dennis Washburn, Calabasas • Jack Weiss, Los Angeles • Dennis P Zine, Los Angeles

Orange County: Charles Smith, Orange County • Ron Bates, Los Alamitos • Ralph Bauer, Huntington Beach • Art Brown, Buena Park • Lou Bone, Tustin • Elizabeth Cowan, Costa Mesa • Cathryn DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Alta Duke, La Palma • Shirley McCracken, Anaheim • Ivy Perry, Brea • Ted Ridgeway, Newport Beach

Riverside County: Bob Buster, Riverside County • Ron Loveridge, Riverside • Greg Pettis, Cathedral City • Ron Roberts, Temecula • Jan Rudman, Corona • Charles White, Murrieta Valley

San Bernardino County: Jon Mikels, San Bernardino County • Bill Alexander, Rancho Cucamonga • David Eshleman, Fontana • Lee Ann Garcia, Grand Terrace • Bob Humter, Victorville • Gwenn Norton-Perry, Chino Hills • Judith Valles, San Bernardino

Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Donna De Paola, San Buenaventura • Tom Young, Port Hueneme

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

November 27, 2001

Mr. David Palma
Project Manager
County of Los Angeles Department of Public Works
P. O. Box 1460
Alhambra, CA 91802-1460

RE: SCAG Clearinghouse I20010631 El Pueblo Cultural ad Performing Arts Center (Los Angeles County Plaza de Cultura y Arte)

Dear Mr. Palma:

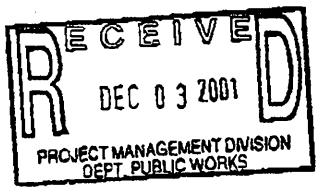
We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project was published in the **November 15, 2001** Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner
Intergovernmental Review



Department of Toxic Substances Control

Edwin F. Lowry, Director
1001 I St. 25th Floor
P.O. Box 806
Sacramento, California 95812-0806

Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Gray Davis
Governor

MEMORANDUM

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
SOUTHERN CALIFORNIA SITE MITIGATION BRANCH

NOV 16 2001

RECEIVED

TO: Sayareh Amirebrahimi, Branch Chief
Site Mitigation Program, Region 3

FROM: Guenther W. Moskat, Chief
Planning and Environmental Analysis Section

DATE: November 8, 2001

SUBJECT: TRANSMITTAL AND REVIEW OF LEAD AGENCY ENVIRONMENTAL DOCUMENTS FOR
El Pueblo Cultural and Performing Arts Center Project - 2001101167

The Department has received a(n) **Notice of Preparation** for the project listed above. The project is being referred to you as a:

- ☒ Non-Essential/Information Item Only
- ☐ Sensitive Land Use Project
- ☐ Non-Sensitive Land Use Project

A Courtesy Copy of the Notice of Completion Transmittal Form Has Also Been Sent to:

- ☒ Permitting Branch (document not included)

The Department is encouraged to review this project and if applicable make comments pertaining to the project as it relates to hazardous waste and/or any activities which may fall within the Department's jurisdiction. Please have your staff: 1) conduct its review of the attached document prior to the end of the comment period; 2) complete the appropriate items below; and 3) return this transmittal sheet and a copy of any response letter from your office to:

Planning & Environmental Analysis Section (PEAS)
CEQA Tracking Center
1001 I St., 22nd Floor
P.O. Box 806
Sacramento, California 95812-0806
Fax (916) 323-3215

Date Comment Period Began: 10/31/2001

Comments Due to Lead Agcy:

Comments Due to OPR: 11/29/2001

Reviewed By: Alberto T. Valmidiano Date: 11-26-01

COMMENTS have been prepared and a copy has been provided to PEAS via:

- ☒ Attached Copy
- ☐ FAX (916-323-3215)

NO COMMENTS NECESSARY because:

- ☐ All Department concerns have been adequately addressed; OR
- ☐ Project does not fall within the Department's areas of responsibility.

Thank you for your assistance with this project. If you have any questions, please contact Ken Tipon, CEQA Tracking Center, at (916) 322-5266 or CALNET 492-5266.

The energy crisis facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

Printed on Recycled Paper

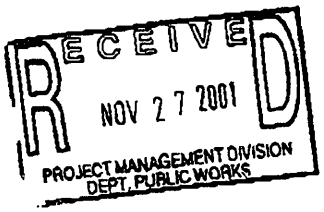
Department of Toxic Substances Control

Edwin F. Lowry, Director
1011 N. Grandview Avenue
Glendale, California 91201

Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Gray Davis
Governor

November 26, 2001



Mr. David Palma
Project Manager
Los Angeles County Department of Public Works
900 South Fremont Avenue
Alhambra, California 91803-1331

NOTICE OF PREPARATION FOR THE EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT, SCH No. 2001101167

Dear Mr. Palma:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report for the project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The Initial Study on the Project site by Sapphos Environmental, Inc. dated November 1, 2001 mentioned that a portion of the proposed project site west of New High Street is currently a vacant lot and was the former location of the Brunswig Drug Laboratory and Brunswig Garage. It is possible that hazardous substances were release to the soil at the Site from the Brunswig facilities. The EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all Identified sites, the EIR needs to evaluate whether conditions at the Site pose a threat to human health or the environment.

2. The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and which government agency will provide appropriate regulatory oversight.

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

Printed on Recycled Paper

3. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exists, the EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). Also, DTSC is administering the $85 million Urban Cleanup Loan Program (UCLP), which provides low-interest loans to investigate and cleanup hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. The program is composed of two main components: low interest loans of up to $100,000 to conduct preliminary endangerment assessments of underutilized properties; and loans of up to $2.5 million for the cleanup or removal of hazardous materials also at underutilized urban properties. These loans are available to developers, businesses, schools, and local governments.

For additional information on the VCP or UCLP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact Mr. Alberto Valmidiano, Project Manager, at (818) 551-2870 or me, at (818) 551-2877.

Sincerely,

Harlan R. Jeche

Harlan R. Jeche
Unit Chief
Southern California Cleanup Operations Branch – Glendale Office

Enclosure

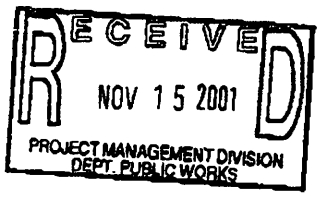
cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

South Coast
Air Quality Management District
21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 · http://www.aqmd.gov

November 7, 2001

Mr. David Palma
Project Manager
County of Los Angeles
Department of Public Works
P.O. Box 1460
Alhambra, CA 91802-1460



Dear Mr. Palma:

Notice of Preparation of a Draft Environmental Impact Report for
El Pueblo Curltural and Performing Arts Center Project

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the

decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (http://www.aqmd.gov).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC011102-01LI
Control Number

LOS ANGELES CONSERVANCY
523 WEST SIXTH STREET, SUITE 1216
LOS ANGELES, CA 90014
213-623-2489

FACSIMILE TRANSMITTAL SHEET

TO: David Palma	FROM: Trudi Sandmeier
COMPANY: LA County Dept of Public Works	DATE: 11/30/01
FAX NUMBER: (626) 300-2387	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: (626) 300-3252	PHONE (213) 430-4211 / FAX (213) 623-390
RE: El Pueblo Cultural Center Initial Study	E-MAIL tsandmeier@laconservancy.org

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Palma:

Attached, please find the Conservancy's official response to the Initial Study document for the El Pueblo Cultural and Performing Arts Center. **Please call to confirm receipt.**

Please let me know if you have any questions or concerns.

Trudi Sandmeier
Preservation Advocate

RECEIVED
DEC 03 2001
PROJECT MANAGEMENT II
DEPT. PUBLIC WORKS

LOS ANGELES CONSERVANCY

523 W. Sixth Street • Suite 1216 • Los Angeles, California 90014 • 213/623-2489

November 29, 2001

David Palma
Project Manager, Dept. of Public Works
County of Los Angeles
P.O. Box 1460
Los Angeles, CA 91802-1460

RE: El Pueblo Cultural and Performing Arts Center Initial Study

Dear Mr. Palma:

Thank you for the opportunity to comment on the El Pueblo Cultural and Performing Arts Center Initial Study. I am writing on behalf of the Los Angeles Conservancy, the largest local non-profit preservation organization in the nation with over 7400 members.

The Conservancy agrees with the basic findings made in the Initial Study regarding the historic resources at the site and the adverse impacts that would potentially result from the proposed project.

The Plaza House (1883), the Vickery-Brunswig Building (1888) and the Brunswig Drug Company Annex (1897) are individually listed in the National Register and serve as contributors to the National Register El Pueblo Historic District. In spite of the chronic deferred maintenance of these historic buildings, the loss of this irreplaceable historic fabric would be truly tragic, particularly given the City of Los Angeles' recent award-winning rehabilitation and reinvestment in the adjacent Pico-Gamier block. The EIR should explore in detail adaptive reuse alternatives to prevent the loss of additional historic structures within this important historic district. Rigorous structural analysis, by a structural engineer who is experienced in the evaluation of historic structures, should be completed in order to assess the feasibility of reuse for <u>all</u> of these important buildings, not just the Plaza House.

The Conservancy is concerned about this project not only because of the potential loss of historic fabric in the El Pueblo Historic District but due to the creation of another performing arts venue so close to the Broadway Historic Theater District and historic St. Vibiana's Cathedral. Broadway, perhaps Los Angeles' most vibrant Latino-oriented commercial district, boasts the largest collection of historic movie palaces in the world -- a dozen magnificent historic theaters that can be reused for Latino cultural programming. St. Vibiana's Cathedral is being adaptively reused as a community cultural arts complex, including a 600-seat performance space. While the goal of creating a Latino Cultural Center at El Pueblo is laudable, building another theater within the downtown area of comparable size and programming to the Vibiana Arts Complex seems to be redundant at best. A study of the existing performing arts venues within a five-mile radius of El Pueblo would be a valuable tool to determine both the need and the program for the proposed performing arts space.

We look forward to working with the County to protect and preserve all of the historic resources in the El Pueblo National Register Historic District.

Sincerely,

Ken Bernstein
Director of Preservation Issues

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF COMMISSIONERS

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EL PUEBLO DE LOS ANGELES
HISTORICAL MONUMENT
AUTHORITY DEPARTMENT

SAMUEL LUNA
GENERAL MANAGER

125 PASEO DE LA PLAZA, SUITE 400
LOS ANGELES, CA 90012

TEL: (213) 485-6855
TDD: (213) 473-5358
FAX: (213) 485-8238

FACSIMILE TRANSMITTAL

Date: 12/3/01

To: MR. DAVID PALMA

Telephone: ( )

Fax: (626) ~~213~~ 300-2387

From: Sue Ilan Cheng

Number of Pages (including cover sheet): 2

Message:

Per our discussion, here is the letter from our General Manager. Thanks. sc

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DEC 03 2001
PROJECT MANAGEMENT II
DEPT. PUBLIC WORKS

BOARD OF COMMISSIONERS

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MAYOR

EL PUEBLO DE LOS ANGELES
HISTORICAL MONUMENT
AUTHORITY DEPARTMENT

SAMUEL LUNA
GENERAL MANAGER

125 PASEO DE LA PLAZA, SUITE 400
LOS ANGELES, CA 90012

TEL: (213) 485-6855
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FAX: (213) 485-8238

November 30, 2001

Mr. David Palma, Project Manager
County of Los Angeles, Department of Public Works
P.O. Box 1460, Alhambra, CA91802-1460

Dear Mr. Palma:

We were pleased to receive a copy of your Notice of Preparation of a Draft Environmental Report discussing the County's plans for development of an El Pueblo Cultural and Performing Arts Center in the County buildings and spaces within El Pueblo de Los Angeles Historical Monument.

We would like to commend you on your plans which, for the most part, appear to be a very well thought out design for the use of the space and will provide a most interesting and varied program for the public.

I would like to draw your attention to the fact that El Pueblo has been, since 1994, a department of the City of Los Angeles and is no longer a State Historic Park. So please change all references in the document to El Pueblo as a state historic park (which occur on pp1-2, 3.3-2 and in other places) to El Pueblo de Los Angeles Historical Monument.

We are concerned at the thought that you might be seriously considering demolishing the Vickrey-Brunswig building and the Brunswig Annex. Nowhere in your document does it mention that these buildings are on the National Register of Historic Places and as such are important to the history of Los Angeles, the State and the Nation. They were placed on the Register in 1981. They have been owned by the County of Los Angeles since the 1930s and such deterioration as has taken place in the buildings has happened in recent decades. We feel that a major effort to save and restore these buildings should be made before there is any thought of demolition. They are an integral part of the streetscape of El Pueblo and we would like to see them restored and given an adaptive reuse which is commensurate with their history. As you say on page 3.1-2, "in restoring and conserving the historic buildings and the cultural history of the proposed project, the existing visual character is (would be) also enhanced. To ensure that the visual character of the site is maintained, the proposed project design components must relate to both the existing structure sand historic character". We are in total agreement with this statement.

Another proposal in your draft EIR which was somewhat surprising to us is your plan to take over El Pueblo's Parking Lot One and incorporate it into your plans for the project. El Pueblo is badly in need of additional parking, and, as mentioned in the plan, is expecting to build a new parking structure in our Parking Lot Two. When completed, this structure will not obviate our need for all the parking availability in Lot One, so any thought of the County's taking over this lot would mean that the City will require additional convenient parking nearby to compensate for such a loss. We are certainly willing to discuss it with you when the time comes.

On Page 3.3-2, referring to air quality, you suggest that cooking would only be done during special events. I would suggest that in a project as comprehensive as the one proposed, it would be very likely that a restaurant or two might be included to provide services for the large crowds of visitors you are expecting. Thus cooking odors could well be of higher intensity and further analysis would be warranted.

I would also urge you to allow for adequate time and money to be set aside for archeological excavations. As you know, because El Pueblo is a National Register site, any construction must be preceded by archeological research and any possible construction must be monitored by an archeologist approved by the Society of Professional Archeologists.

Your document states on p.3.9-2 that the State Historic Park General Plan for El Pueblo does not "currently specify enhancement and restoration of the Antique Block". On the contrary, it recommends that "on the basis of available historical studies, restoration and adaptive use of the county buildings should be accomplished to meet the mandate of the historic park" (page 61). On page 60 there is a photograph of the Vickrey-Brunswig Building and the caption reads: " Los Angeles county buildings – recommended for restoration." The interpretive matrix for El Pueblo's buildings (page 81) lists all of the county buildings by name with suggested uses and they are further mentioned on page 87. The General Plan is the guiding document for El Pueblo Monument and we recently sent a copy to you by mail.

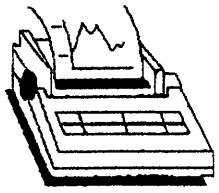
Thank you for giving us an opportunity to comment on this proposal. We will look forward to working with you on the project. It is possible that when the Merced Theatre is restored, its program will complement that of your Cultural and Performing Arts Center. My contact person is Suellen Cheng of the El Pueblo History Department. She can be reached at 213-626-5240.

Very truly yours,

SAMUEL LUNA
General Manager

Cc: Councilperson Nick Pacheco

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
PROJECT MANAGEMENT DIVISION
900 South Fremont Avenue,
Alhambra, CA 91803-1331



FACSIMILE COVER SHEET

TO:	Jessica Koteen	Date:	December 16, 2001
		Time:	9:35 a.m.
		No. Pages:	5 (including cover sheet)
Division/ Company:	Sapphos Environmental	FROM:	David Palma
FAX No.	(626) 683-3548	Section:	Courts and Probation
		FAX No.	(626) 300-2387
Phone No.	(626) 683-3547	Phone No.:	(626) 300-3252

Specs. No.:
CP:

Subject: Agency Comments to Initial Study: County of Los Angeles Fire Dept.

Project: El Pueblo

Message: Comments to Initial Study as of (12/16/01), I will continue to forward comments as I receive them, however, this should be the last of them. **What's the next step, does the County need to respond to the comments received?** Please forward a copy of the public scoping meeting comments when completed. Thank you.

- ☐ For Approval
- ☒ For Your Info/Use
- ☐ As Requested
- ☐ For Review & Comment
- ☐ Other
- ☐ Returned For Corrections
- ☐ Please Revise & Resubmit
- ☐ Not Approved
- ☐ Please Confirm Receipt

Note: If the FAX you receive is incomplete or illegible, please contact the sender at: the above number.

COUNTY OF LOS ANGELES

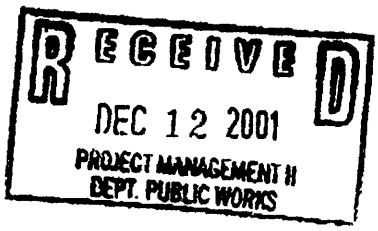
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

December 7, 2001



David Palma, Project Manager
Department of Public Works
P.O. Box 1460
Alhambra, CA 91802-1460

Dear Mr. Palma:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND DRAFT INITIAL STUDY FOR THE EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER PROJECT, "L.A. CITY" -- (EIR #1266/2001)

The Notice of Preparation of a Draft Environmental Impact Report and the Draft Initial Study for the El Pueblo Cultural and Performing Arts Center Project has been reviewed by the Planning, Land Development, and Forestry Divisions of the County of Los Angeles Fire Department. The following are their comments:

PLANNING SECTION:
The subject property is totally within the City of Los Angeles and does not appear to have any impact on the emergency responsibilities of this Department. It is not a part of the emergency response area of the Consolidated Fire Protection District.

LAND DEVELOPMENT UNIT -- GENERAL REQUIREMENTS:
This project is located entirely in the City of Los Angeles. Therefore, the City of Los Angeles Fire Department has jurisdiction concerning this project and will be setting conditions. This project is also a County of Los Angeles Facility. Therefore, the County of Los Angeles has co-jurisdiction and will also be setting conditions. The County of Los Angeles Fire Prevention Division, County Facilities Unit, will be coordinating with the City of Los Angeles Fire Department to avoid or resolve any potential differences in conditions.

The following are general guidelines to aid in the determination of potential impacts created by compliance with the County of Los Angeles Fire Department requirements. This is informational only; actual conditions will be set during the "plan check" phase.

The projected use of the proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues. The Department may condition future development to provide additional means of access.

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and hydrants. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all weather surface of not less than the prescribed width, unobstructed, clear-to-sky. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. The grade differential at Spring Street may require provisions for firefighting access.

If a bridge is required, to be used as part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.

The maximum allowable grade shall not exceed 15% except where the topography makes it impractical to keep within such grade, and then an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topography difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.

Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

INSTITUTIONAL, COMMERCIAL, OR INDUSTRIAL:

Development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

1. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

2. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

3. Additional hydrants will be required if hydrant spacing exceeds specified distances.

Turning radii shall not be less than 42 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs. All on-site driveways shall provide a minimum unobstructed width of 26 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for commercial, institutional, or industrial developments shall be increased when any of the following conditions will exist:

1. Provide 28 feet in width, when a building has three or more stories, or is more than 35 feet in height, above access level. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to, and within 30 feet of the exterior wall on one side of the proposed structure.

2. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.

3. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway.

4. "Fire Lanes" are any ingress/egress, roadway/driveway with paving less than 34 feet in width, and will be clear-to-sky. All "Fire Lanes" will be depicted on the final map.

5. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING – FIRE LANE" in three inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

LIMITED ACCESS DEVICES (GATES ETC.):

1. Any single gate used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.

2. Any gate used for a single direction of travel, used in conjunction with another gate, used for travel in the opposite direction, (split gates) shall have a minimum width of 20 feet each, clear-to-sky.

3. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.

4. All limited access devices shall be of a type approved by the Fire Department.

5. Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

TRAFFIC CALMING MEASURES:
All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation.

Should any questions arise regarding design and construction, and/or water and access, please contact Inspector Mike McHargue at (323) 890-4243, or e-mail (e-mail: mmchargu@lacofd.org).

OTHER ENVIRONMENTAL ISSUES:
The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

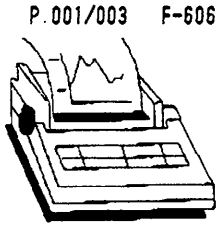
If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

DAVID R. LEININGER, ACTING CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:crc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
PROJECT MANAGEMENT DIVISION
900 South Fremont Avenue,
Alhambra, CA 91803-1331



FACSIMILE COVER SHEET

TO:	Jessica Koteen	Date:	December 24, 2001
		Time:	10:00 a.m.
		No. Pages:	3 (including cover sheet)
Division/ Company:	Sapphos Environmental	FROM:	David Palma
FAX No.	(626) 683-3548	Section:	Courts and Probation
		FAX No.	(626) 300-2387
Phone No.	(626) 683-3547	Phone No.:	(626) 300-3252

Specs. No.:
CP:

Subject: Agency Comments to Initial Study: County of Los Angeles Watershed Management.

Project: El Pueblo

Message: Comments to Initial Study as of (12/24/01), I will continue to forward comments as I receive them, however, this time this should be the last of them. Please forward a copy of the public scoping meeting comments when completed. Happy Holidays.

- ☐ For Approval
- ☒ For Your Info/Use
- ☐ As Requested
- ☐ For Review & Comment
- ☐ Other
- ☐ Returned For Corrections
- ☐ Please Revise & Resubmit
- ☐ Not Approved
- ☐ Please Confirm Receipt

Note: If the FAX you receive is incomplete or illegible, please contact the sender at: the above number.

December 12, 2001

TO: Jacob Williams
Project Management II

Attention David Palma

FROM: Rod Kubomoto
Watershed Management Division

RESPONSE TO A NOTICE OF PREPARATION
EL PUEBLO CULTURAL AND PERFORMING ARTS CENTER

Thank you for the opportunity to provide comments on the Notice of Preparation for the proposed El Pueblo Cultural and Performing Arts Center project. We have reviewed the submittal and offer the following comments:

Environmental Programs

All development and redevelopment projects that fall into one of the Standard Urban Stormwater Mitigation Plans (SUSMP) project types, characteristics, or activities must obtain SUSMP approval.

If you have any questions, please contact Mr. Gerald Ley at (626) 458-2190.

Land Development (Grading and Drainage/Transportation Planning)

We have reviewed the subject document and have no comments.

If you have any questions, please contact Mr. Perfecto Tobias at (626) 458-4921 or Mr. Hubert Seto at (626) 458-4349, respectively.

Geotechnical and Materials Engineering

The proposed project will not have significant environmental effects from a geology and soils standpoint, provided the appropriate ordinances and codes are followed. The project is located within a mapped potentially liquefiable area, per the State of California Seismic Hazard Zone Map, Los Angeles Quadrangle. However, a liquefaction analysis is not warranted at this time. Detailed liquefaction analyses, conforming to the requirements of the State of California Division of Mines and Geology Special Publication 117, must be conducted at the tentative map and/or grading/building plan stages.

If you have any questions, please contact Mr. Amir Alam at (626) 458-4925.

Traffic and Lighting

The proposed project will not have any significant impact on County roadways or intersections. No further information is required.

If you have any questions, please contact Mr. Nickolas Van Gunst at (626) 300-4768.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, minimize or eliminate incremental flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental reviewing process of Public Works, please contact Mr. Craig David at the address on the first page or at (626) 458-6311.

MM:sw/dbm
WM-4\C:\Drainage\Mm\206.wpd

cc: Environmental Programs
Land Development
Geotechnical and Materials Engineering
Traffic and Lighting
Watershed Management (David)

State of California • The Resources Agency
Gray Davis, *Governor*

DEPARTMENT OF PARKS AND RECREATION
Rusty Areias, *Director*

Southern Division Chief Office
700 N. Alameda St, Rm. 5/502
Los Angeles, CA 90012

Mr. David Palma
Los Angeles County Department of Public Works
900 South Fremont Ave.
Alhambra, CA 91803-1331

January 10, 2001

RE: El Pueblo Cultural and Performing Arts Center Project, SCH # 2001101167

Dear Mr. Palma

The California Department of Parks and Recreation, Southern Division Chief's Office, has had the opportunity to review the Notice of Preparation and the Initial Study for the El Pueblo Cultural and Performing Arts Center Project, and offers the following comments for your consideration.

We feel that California State Parks does have a vested interest in this project's proposal. Our interest would be in making sure that any proposed plans concerning the El Pueblo de Los Angeles State Historic Park remain consistent with the park's General Plan and that any stipulations or reservations outlined within the Quit Claim deed of 1990, transferring the park property from the state to the City of Los Angeles, still be honored. As directly quoted from the State of California Quit Claim deed of 1990, "The development and operation [of this park] shall conform to the General Plan for El Pueblo de Los Angeles State Historic Park adopted April 11, 1980 pursuant to section 5002.2 of the Public Resources Code." The deed also states that the City of Los Angeles must comply with the U.S. Secretary of the Interior "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures "in conducting any and all construction and improvements. Furthermore, as outlined in the Quit Claim Deed, California State Parks has the option of free occupancy on the first and second floors of the Hellman Quan Building, along with claim to four existing parking spaces along Sanchez Street. The Hellman Quan Building is located at 128 Paseo De La Plaza, Los Angeles.

While we understand that this project involves the use of county property, we would still encourage you to consider plans which are respectful of and maintain our interests in the El Pueblo de Los Angeles State Historic Park, as well as preserve the historic nature of the neighborhood as established in the General Plan.

Should you have any questions or responses to our comments, please contact me or my staff person, Audra Lindsey at (213) 620-6152. Thank you for your consideration.

Sincerely,

Steven B. Treanor
Southern Division Chief

RECEIVED
JAN 16 2002
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DEPT. PUBLIC WORKS

APPENDIX B
STRUCTURAL EVALUATION REPORT

FINAL STRUCTURAL EVALUATION OF THE EXISTING BUILDINGS OF THE PROPOSED PLAZA DE CULTURA Y ARTE 500 BLOCK OF NORTH MAIN STREET, LOS ANGELES, CALIFORNIA

Prepared for:

County of Los Angeles
Department of Public Works
900 South Fremont Avenue
Alhambra, California 91802-1460
JAMA Job No. 10240

Prepared By:

John A. Martin & Associates
1212 South Flower Street
Los Angeles, California 90015

August 2003

FINAL STRUCTURAL EVALUATION OF THE EXISTING BUILDINGS OF THE PROPOSED PLAZA DE CULTURA Y ARTE 500 BLOCK OF NORTH MAIN STREET, LOS ANGELES, CALIFORNIA

August 2003

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EXECUTIVE SUMMARY

The purpose of this structural study is to support an Environmental Impact Report (EIR) and feasibility study for the proposed Plaza de Cultura y Arte project including the proposed alternatives. Three historically significant buildings presently exist on the proposed site in the Antique Block in the City of Los Angeles. This report also includes conceptual retrofit solutions for the three existing buildings. The report was developed sufficiently to support project design layouts and development of construction costs for the proposed project and various proposed alternatives. Included are summaries of the procedures and findings of the structural evaluation for the three buildings.

The Plaza de Cultura y Arte project proposes to establish a Los Angeles Hispanic cultural center for residents and visitors. The proposed project, as initially proposed, and six alternatives are under consideration: Alternatives A through E and a No Project Alternative. The proposed project plan and alternatives are presented in the EIR in Section 2 and Section 4, respectively. These scenarios include various combinations of new and existing structures and/or the demolition of the existing structures. These design schematics were developed in support of the EIR. Sapphos Environmental, Inc. acted as the primary contact and contracted with Brenda Levin and Associates, Architects, on Alternatives A through D and with Goodell Brackenbush, Architects for development of the Proposed Project and Alternative E. John A. Martin Structural Engineers provided consultation on the structural evaluation and conceptual mitigation presented herein. Davis Langdon Adamson performed the opinion of costs for the respective alternatives.

This report specifically addresses the structural issues of the existing buildings as they occur in each alternative. The Introduction describes the scope and criteria. Chapter 1 describes the condition of the buildings and buildings' photographs. Chapter 2 includes discussions of the structural evaluations of each existing buildings' present condition. Chapter 3 explains the deficiencies identified by using a Federal Emergency Management Agency FEMA 310 *Handbook for the Seismic Evaluation of Buildings* (FEMA 310 Evaluation Handbook). The forms are included in the appendices for each structure. Chapter 4 describes the conceptual rehabilitation strategy also presented on

the drawings in Chapter 1.3. The appendices, for interested readers, provide discussions of earthquake performance.

Presently, the Vickrey-Brunswig and Brunswig Annex have had all loose debris removed from the buildings, to be followed by clean-up of the Plaza House.

The analysis was performed in accordance with current provisions of the *Uniform Code of Building Conservation* (UCBC) due to the construction materials used. All three buildings require significant retrofit to meet collapse prevention requirements. The conceptual retrofits were designed per the *Uniform Code of Building Conservation* analysis and allowable values for existing materials (similar to the Los Angeles County Chapter 96 design and force levels) and to meet the intent of the 1997 Uniform Building Code life safety performance for all new steel elements.

The site is located in an area of high seismic risk. Presently, these buildings have a number of deficiencies and overstresses, which have the potential to cause significant damage during a significant seismic event. There are considerable life safety issues that could result in the long term loss of occupancy following moderate to strong earthquakes. Continued neglect could also lead to further deterioration, including loss of the gravity supporting systems.

Using site data and available construction documents, a seismic evaluation of the three structures, based on the FEMA 310 Evaluation Handbook, resulted in numerous potential deficiencies discussed throughout the report. Conceptual mitigation for these deficiencies are discussed in Chapter 4 of the report and presented in the enclosed plans.

Vickrey-Brunswig

The building structure is in poor to fair condition. Extensive fire damage on the first, second and fifth floors has resulted in the destruction of framing and sheathing. This damage has been worsened by continued exposure to water on the fifth floor due to an opening in the roof framing which was enclosed in May 2003. The framing members are charred but remain vertically stable with some framing members shored following the fires (see photo on page 1.2-25, *Vickrey-Brunswig Building, Fire Damaged Second Floor*

Column with Shoring). The masonry walls appear to be in fair to poor condition but repairable except in the basement where exposure to water is disintegrating the bricks and mortar on two of the four walls. The building was retrofitted in 1948, improving seismic resistance and altering the use and architectural aesthetics. This was achieved by providing concrete walls on the first floor of the Main street storefront and removing the significant architectural features such as the cornices adorning the parapets. The building presently represents a near collapse performance level in a moderate to strong earthquake (see appendices for discussion on performance categories).

Brunswig Annex

The Brunswig Annex materials of construction are deteriorated and remain in the worst physical condition of the three structures and cannot easily be repaired. Some flaking of the clay masonry face was also observed on higher floors as well as the basement. The west elevation has significant diagonal cracks in the mortar joints. Fire has damaged approximately 50 percent of the original framing, and sheathing on all three floors, at the west side of the structure.

This building was partially included in the retrofitting, which occurred in 1948. The walls appear to have been anchored to the floor and roof diaphragms. No other structural retrofit of this building occurred at that time. Presently, the lack of a diaphragm due to fire damage leaves the walls unsupported for lateral loads along the west face and there is little remaining shear capacity in the masonry in the lower floors. The building will perform poorly in a major seismic event with the potential for collapse in a moderate to strong earthquake. The structural integrity of the vertical and lateral systems have been significantly compromised.

Plaza House

In November 2002, the Plaza house caught fire. The roof structure was totally destroyed along with approximately 20 percent of the second floor and 10 percent of the first floor. The lack of roof support and weakened masonry construction has consequently led to the loss of portions of the west parapet. The building has now been secured for public safety with fencing enclosing the structure.

It was observed and recorded that much of the mortar is missing from the exposed masonry joints along the parapet and basement walls. The roof framing and historic skylight were lost in the recent fire and interior spaces remain exposed to the elements. Some of the historic fabric of the interior walls on the second floor were also scorched during the fire and will require about 20 percent replacement. The building will perform poorly in a major seismic event and is categorized in the collapse performance level.

Conclusion

In order to reduce the assessed high risk, we recommend consideration of structural upgrades for each of the buildings. Conceptual retrofits are presented in the drawings in Chapter 1.3 and discussed in Chapter 4. These upgrades could include anchorage of wall to wood framing and diaphragm ties, addition of braced frames or concrete shear walls, strengthening of the diaphragm, strengthening shear transfer connections, and improving redundancies. The estimate of costs for only structural upgrades ranges from $90 to $130 per square foot. This does not include the architectural, mechanical, electrical or plumbing. Conceptual retrofit drawings presented in the Final Structural Evaluation of the Existing Buildings of the Proposed Plaza de Cultura y Arte project located at the 500 block of North Main Street, Los Angeles, California have been modified to include more refined architectural concepts. The opinion of costs has been modified to include the architectural and structural conceptual alternative schemes and included in the Environmental Impact Report.

INTRODUCTION

This structural evaluation of three historic structures is in support of the Environmental Impact Report (EIR) for the proposed Plaza de Cultura y Arte project (proposed project). This report explores using these existing buildings after retrofit and redevelopment to create a focal point for the proposed cultural center. The center is conceptually designed and programmed to celebrate, promote, and recognize the historical contributions of Latinos to Los Angeles. This version of the report supersedes an earlier version that was issued in July 2002 as a preliminary structural evaluation. The Vickrey-Brunswig Building, Brunswig Drug Company Annex, and the Plaza House located in the 500 block of North Main Street in Los Angeles were historically referred to as the California El Pueblo Antique Block buildings. All three buildings, Vickrey-Brunswig, Brunswig Annex, and the Plaza House, were constructed in the late 1880s and are on the National Register of Historic Places and the California Register of Historical Resources. These buildings are among the oldest buildings in Los Angeles and are presently owned by Los Angeles County.

The buildings are unreinforced masonry (URM) structures with wood roof and floor framing, Building Type 13 based on the Federal Emergency Management Agency FEMA 310 *Handbook for the Seismic Evaluation of Buildings* (FEMA 310 Evaluation Handbook). The buildings currently are unoccupied and have reportedly been unoccupied for 30 years.

PURPOSE

The structural scope was expanded to better define the feasibility of the proposed project and associated costs for each proposed design alternative. The structural services mainly focused on the identification of potential problems concerning structural safety, serviceability, and performance of the structural systems in the event of strong ground shaking. A similar structural evaluation report was submitted in July 2002 including the least costly conceptual retrofit for the three buildings. This report supersedes that report based on current condition and newly developed information.

APPROACH

The approach taken to reuse these three historic buildings was as follows: First, individually identify their deficiencies through FEMA 310 Evaluation Handbook. Second, evaluate their present condition and performance. Third, design a cost effective retrofit with sufficient detail to determine the feasibility of reuse or demolition by the County. Fourth, support the EIR being prepared by Sapphos Environmental, Inc. for various alternatives for a new cultural center. Fifth, coordinate with the County of Los Angeles Department of Public Works (County DPW), Architectural Engineering Division to establish the design criteria based on the current proposed occupancy as discussed in section 2.0 and 4.0 of the EIR. Finally, incorporate design changes in sufficient detail to permit the development of costs based on the proposed alternatives and design layouts.

CODE ANALYSIS

The buildings were evaluated for their deficiencies based on the FEMA 310 Evaluation Handbook. It is this process of evaluation that identified the structural concerns to be addressed. The conceptual retrofits of the existing structures were originally designed per the *Uniform Code of Building Conservation*. The design of the retrofits and proposed rehabilitation satisfy the *Secretary of Interior's Standards for the Treatment of Historic Properties*. At the request of the County of Los Angeles, the buildings are to be retrofitted to meet the requirements of Chapter 96 of the 2002 *Los Angeles County Building Code* (LACBC). The buildings are classified as high-risk buildings based on the change of occupancy, accessibility to the public, and building use. The final design will incorporate all the requirements for design and testing of Chapter 96 for this design level in accordance with the current adopted code.

SCOPE OF WORK

The scope of work for this project included the following:

- Perform seismic analyses and evaluation to provide conceptual seismic upgrades as needed to support the EIR

- Brief review of available structural and architectural drawings for the buildings to evaluate the primary lateral-load-resisting system and to identify strengths and weaknesses

- Walk-through and visual survey of the buildings to assess the condition of the structures, note obvious deficiencies, and confirm that the drawings generally correspond with the actual conditions

- Review of general geologic information and earthquake history for the area to determine the seismic hazard level

- Review of the performance of similar structures in past earthquakes

- Development of an opinion of potential losses for the structures based on our findings

- Preparation of a report summarizing our findings and recommendations

- Team with project architects in support of the EIR and cost evaluation for the conceptual structural upgrades

- Review geotechnical data, if available

DEFICIENCIES

The site is located in an area of high seismic risk. Under current conditions, these buildings have a number of deficiencies and overstresses, which have the potential to cause significant damage to the buildings, as well as long-term loss of occupancy following strong earthquakes.

Using site data and available construction documents, a seismic evaluation of the three structures, based on the FEMA 310 Evaluation Handbook and UCBC analysis resulted in the identification of the potential deficiencies listed below:

- Inadequate shear capacity in the masonry walls and diaphragms
- The deterioration of the materials of construction
- Inadequate wall anchorage to framing for out-of-plane loads
- Inadequate transfer to shear walls
- Large diaphragm deflections and spans
- Inadequate foundations

Proposed mitigation for these deficiencies are discussed in the structural report (Section 2.0) and presented in the enclosed plans. An opinion of costs for the proposed modifications is presented in the Sapphos Environmental, Inc. EIR documentation with the architectural alternatives.

QUALIFICATIONS

John A. Martin & Associates, Inc. (JAMA) is a consulting engineering firm with regional offices in the Los Angeles, San Diego, Salt Lake City, and Denver metropolitan areas. Their professional staff has considerable experience in earthquake and structural engineering, structural dynamics, and structural design.

The technical capabilities of JAMA include formulation of seismic criteria and codes, structural design of new structures, design of performance based retrofits for existing structures, post-earthquake damage assessment and repair services, and construction observation services for buildings and equipment upgrades.

LIMITATIONS

JAMA's professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers practicing in the structural field in this or similar localities at this time. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has

been prepared for Los Angeles County to be used solely in its evaluation of the subject properties. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties or other uses.

1.0 BUILDING DESCRIPTIONS

This report presents the results of a preliminary structural evaluation of three buildings located in the Antique Block in Los Angeles, California. The Vickrey-Brunswig Building located at 501 North Main Street, the Brunswig Drug Company Annex Building located at 111 Republic Street and the Plaza House located at 507-511 North Main Street. Some of these buildings may be incorporated in the proposed project. All three buildings are on the National Register of Historic Places and the California Register of Historical Resources. These buildings are among the oldest buildings in Los Angeles, having been constructed in the late 1880s. All three buildings are presently owned by the County of Los Angeles and remain unoccupied; they have been vacant for 30 years.

The architectural style of the buildings appears to be High Italianate/Victorian. The buildings are unreinforced masonry (URM), bearing wall structures with wood roof and floor framing supporting tongue and groove sheathing. The buildings range from poor to fair condition with large areas of degradation due to water exposure and/or fire.

Vickrey-Brunswig Building

The Vickrey-Brunswig Building was constructed in 1888. The five-story building encloses approximately 5,242 square feet of plan area and 31,000 square feet of floor area and a full basement. The plan is fairly rectangular. The original building consists of unreinforced masonry bearing walls. The walls reportedly vary in thickness from 13 inches to 25 inches, increasing from roof to basement. Two sides of the structure are storefront, with many windows and small masonry piers. On the first floor, there are some cast iron storefront columns. The building was modified in 1948 to accommodate County offices. As a part of this modification, the lower floors were altered; along Main Street and the south face, the original unreinforced masonry and storefront windows were replaced with reinforced concrete façade. This significantly altered the architectural appearance of the historic fabric and structural system. In addition, out-of-plane wall anchors were installed at 6 feet on center to each framing member. Fire damage is limited to portions of the first, second, and fifth floors. The entire mezzanine was lost to fire. However, it was constructed in 1948 and is not significant to the historic fabric and does not require replacement. The wood framing and sheathing observed on the fifth

floor, particularly where the roof was open to water exposure and pigeons, has deteriorated. The upper two floors have significant cracking in the unreinforced masonry which is particularly significant on the west elevation (see photos).

The more recent findings, following the debris removal, have determined that 50 percent of the hardwood flooring may need replacement. The floor sheathing and underlayment was compromised in about 30 percent of the floor area. Reportedly, the masonry wythes at one or more of the south windows on the fifth floor wall facing Main Street have delaminated and are unstable around the window openings.

Brunswig Annex

The Brunswig Annex shares a common wall with the Vickrey-Brunswig Building and appears to have been constructed in 1897. The three-story building encloses approximately 3,800 square feet of plan area and 15,200 square feet of floor area with full basement. The building has been ravaged by fire. Half of the wood floor sheathing and framing on the west side of the structure is burnt and disintegrated. Exposure to water has allowed further deterioration and fungus growth in the wood framing of the lower floors. Long-term exposure to water has caused the masonry and mortar in the unreinforced masonry basement and first floor walls to disintegrate into dust, which can easily be flaked with the touch of a finger. Some deterioration of the clay brick masonry is also apparent near the roofline. There are numerous diagonal masonry cracks in the unreinforced masonry along the west elevation. The damage to this building is extensive and replacement of the construction materials may alter the historic fabric significantly. For instance, replacing the masonry with concrete in the basement does not alter the visual effects. However, replacing segments of the upper exterior masonry walls is physically challenging and aesthetically cumbersome. It appears that about 10 percent of the masonry units require replacement and more than 30 percent needs repointing.

Plaza House

The Plaza House was constructed circa 1883. The two-story building plan provides approximately 5,049 square feet of plan area and 15,000 square feet of floor area with full basement. It is assumed that there is approximately two inches of space between the Vickrey-Brunswig Building and the Plaza House, but the separation requires further

investigation. There is some seismically induced pounding damage between the Plaza House roof level and the Vickrey-Brunswig northeast corner end pier. This damage may have been caused by the Northridge earthquake, which may have caused the buildings to collide. In addition, further seismic damage in the masonry was noted along the west elevation around the door and window openings. Further damage was incurred during a recent fire in the fall of 2002. The fire completely destroyed the entire roof structure and skylight. The fire also ignited the first and second floor along the west wall and some of the original wood walls on the second floor supporting the roof structure. Debris removal is pending the shoring of walls and replacement of the roof. The extent of damage is difficult to ascertain without clean up and removal of the debris and ceilings. The second floor hardwood floor finish has disintegrated with time and some of the framing joists have had excessive exposure to weathering, fire, and pigeon droppings. Portions of the west parapets have fallen. The condition of the masonry and mortar varies from poor to fair. Repointing will be required along the north and west walls, in particular. The first floor framing surfaces appear to be covered by fungus growth due to high humidity in the basement.

Available Drawings and Information

There were no drawings discovered on the original construction. Only a few architectural drawings were available from 1948, where most of the changes were made to the Vickrey-Brunswig building and were used as our basis of design. Destructive testing was not performed to determine the actual type of wall construction. See the bibliography in the appendices for list of available information provided to us from the County of Los Angeles.

The conceptual retrofit designs are based on collapse prevention performance and evaluates feasibility of conservation for these structures per the *California State Historic Code*, the *Uniform Code of Building Conservation*, and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. *The County of Los Angeles Building Code Chapter 96* is comparable to the codes utilized above. The County DPW's Building and Safety Division was consulted for the proposed project design. Their recommendations were based on the proposed occupancy, use, vintage and historic consideration and require the structures to minimally meet the high risk design level of

Chapter 96 as presented in this report. It appears possible to repair, retrofit and upgrade these structures for the proposed functions; however restoration and strengthening may be cost prohibitive and aesthetically challenging. There are few existing drawings of the buildings and no drawings of the original structures. All the buildings are in fair to poor condition.

1.1 SITE VISIT

Personnel from John A. Martin and Associates visited the site to observe and record the type, nature, and physical condition of the buildings, returning on several occasions to observe conditions over time. Photographs were taken and can be found in Section 1.2. Any significant deviations from the original construction documents that were observed are included on the Lateral System Drawings in Section 1.3.

During the site visits, the evaluator visually undertook the following:

1. Observed the configuration of the structure:
   a. Approximate length, width, and height of the structures.
   b. Number of stories in the structures including a basement and/or penthouse(s).
   c. Height of adjacent buildings and location of seismic separation joints.
   d. Ground elevation around perimeter of buildings.
2. Developed other needed data, as required, since original documents were not available, such as measurement and sketching of building and/or addition/remodel work.
3. Observed the configuration of the vertical and lateral systems, where structures were visible, including the basement.
4. Checked the condition of the building to observe signs of any of the following:
   a. Deterioration or cracking of concrete or masonry units and mortar.
   b. Deterioration or loss of structural elements.
   c. Rusting of steel reinforcing or connections where exposed.
   d. Significant rusting, corrosion, or other deterioration of structural members.
   e. Evidence of excessive foundations movement such as settlement or heave.
   f. Deterioration of foundation elements if visible.
5. Identified special conditions and/or deviations from drawings including the following:
   a. Significant variations of finish materials that would affect building weight.
   b. Significant variations of openings (size/location) that would affect the lateral stiffness of the structure.

Dates of Site Visits	**JAMA Personnel**
August 7 & 30, 2001, Fall 2002, May 20, 2003	Robin D. Akers
August 7, 2001	Kostas Skileros
August 30, 2001	Elias Salem

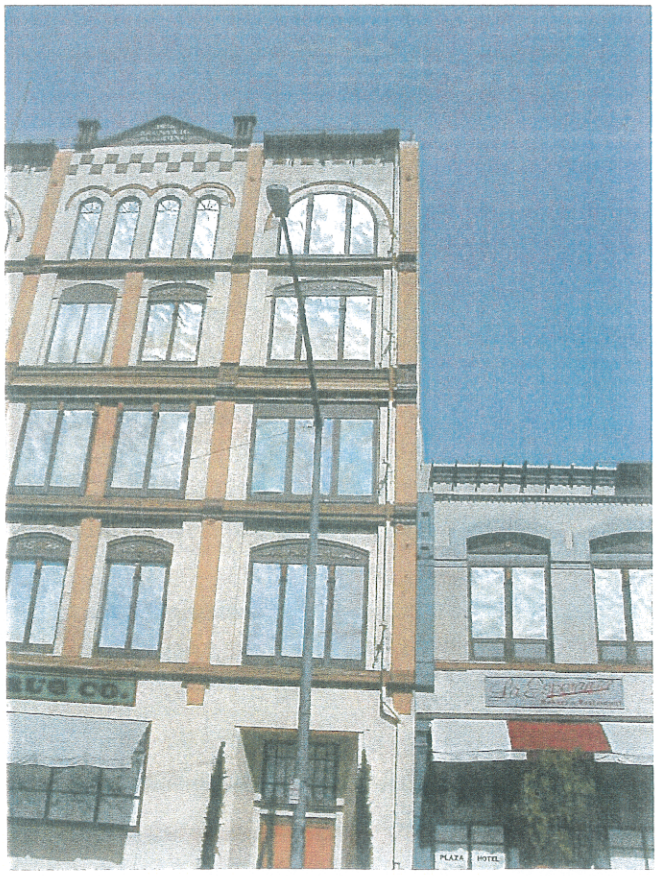
1.2 BUILDING PHOTOGRAPHS

This section contains the photographs of the buildings taken during site visits, including two photographs documenting the condition of the Plaza House after the fire in November of 2002.

Vickrey-Brunswig Building: Main Street (Southeast) Elevation

Plaza House: Main Street (Northeast) Elevation

Plaza House: Main Street (East) Elevation

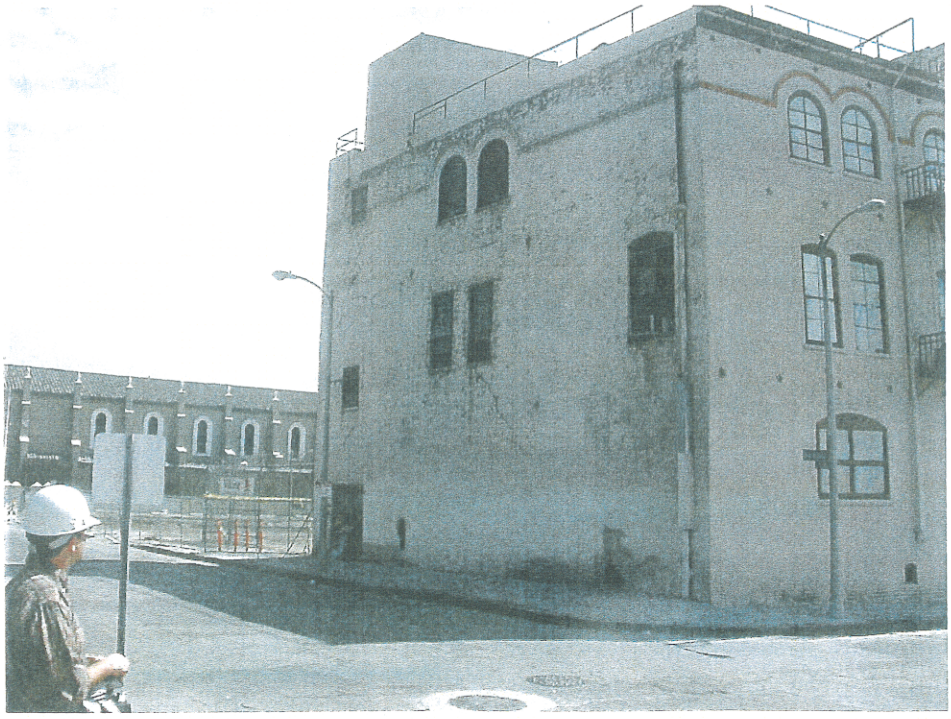


Vickrey-Brunswig Building: Main Street (East) Elevation

Vickrey-Brunswig Building: Main Street (East) Window Detailing

Vickrey-Brunswig Building: Southeast Exterior

Vickrey-Brunswig and Brunswig Annex South Elevation

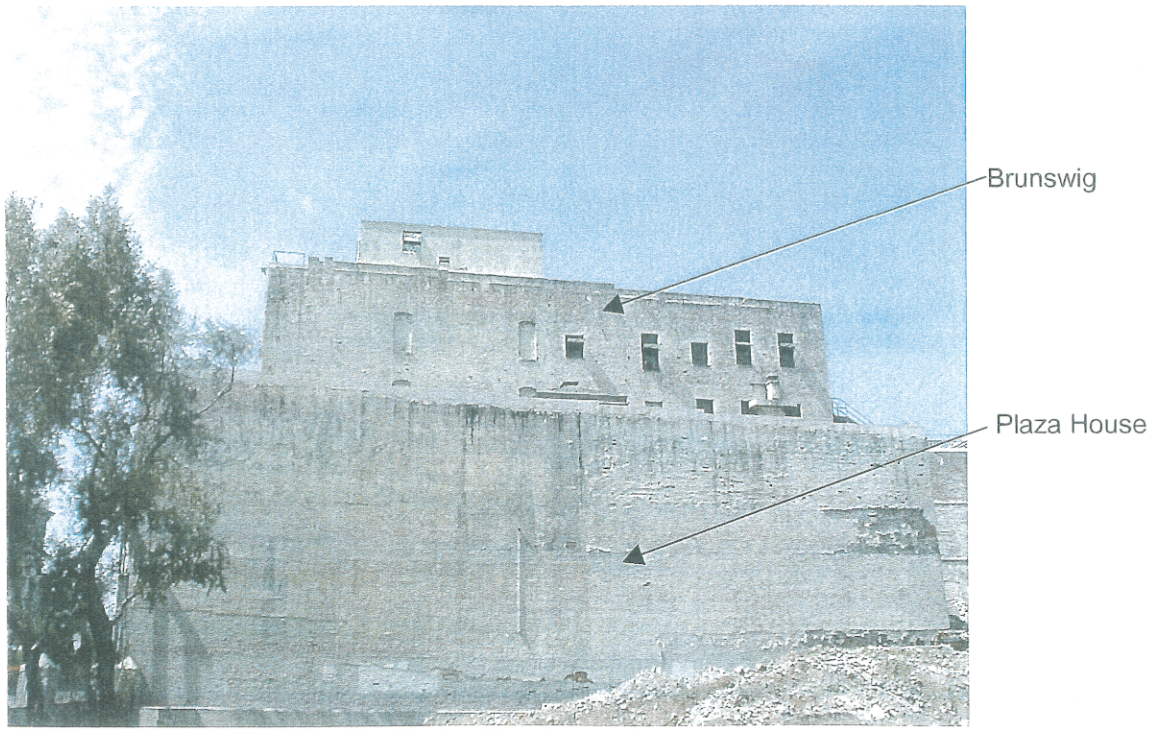


Brunswig Annex: Southwest Corner

North West Elevations of Vickrey-Brunswig Building, Brunswig Annex and Plaza House

Brunswig Annex: North Elevation

North Elevation of the Three Structures



Plaza House: North Elevation

Plaza House: West Elevation

Vickrey-Brunswig Building: West Elevation of 4th and 5th Floors

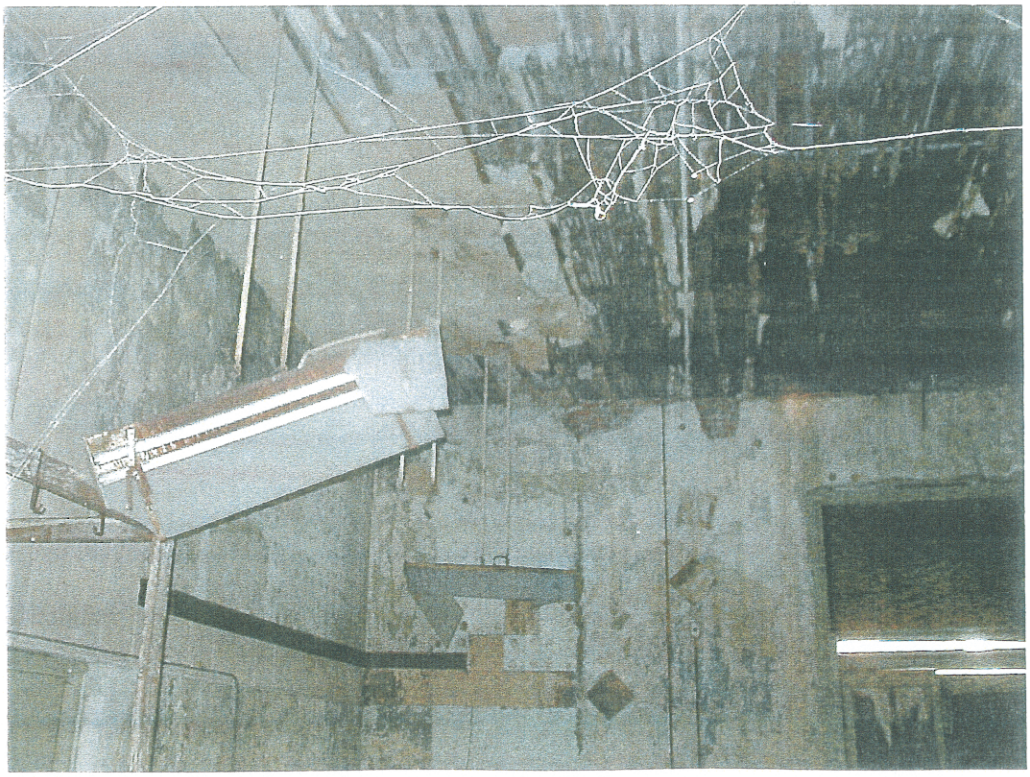
Vickrey-Brunswig Building: Southwest Corner

Vickrey-Brunswig Building: West Parapet Masonry Cracking and Flaking

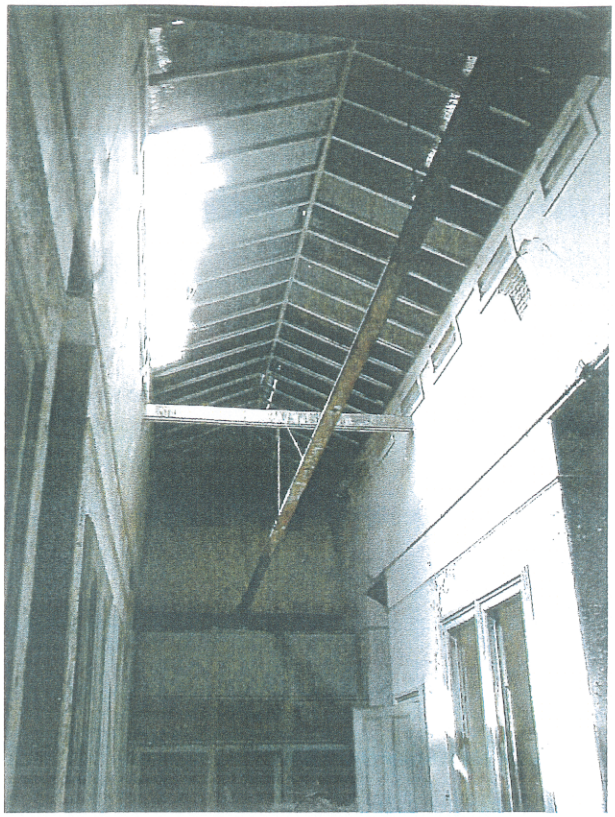
Plaza House: Basement and First Floor Framing

Plaza House: Basement Walls and First Floor Framing

Plaza House: White Residual Fungus on Floor Framing



Plaza House: First Floor Interior



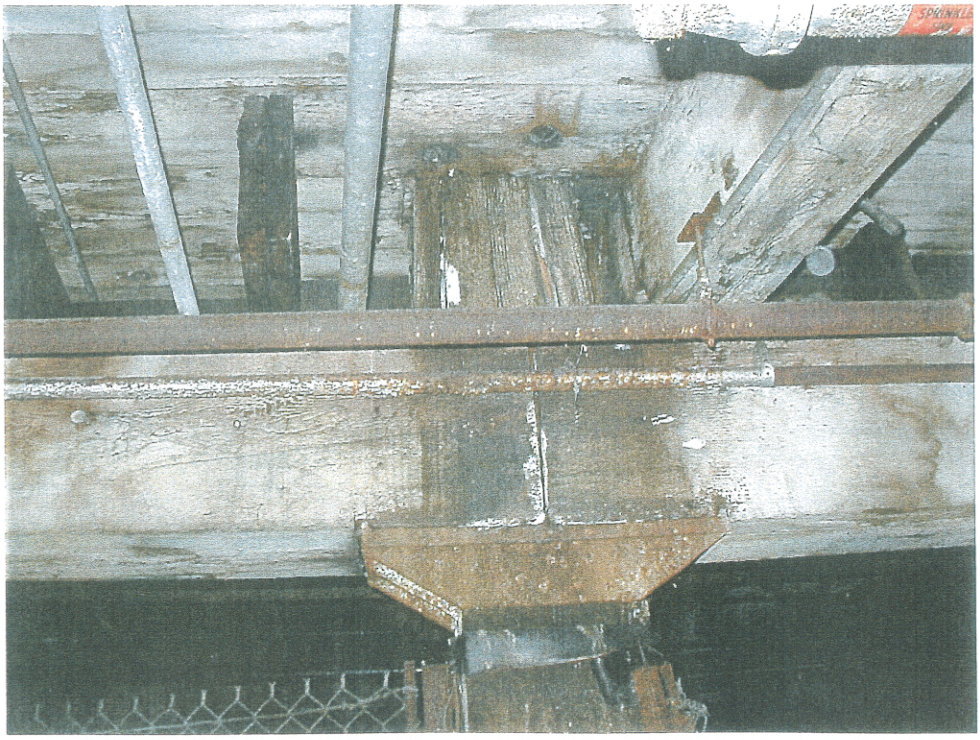
Plaza House: Skylight and Interior Corridor (pre-fire Nov. 2002)

Plaza House: Typical First Floor Interior

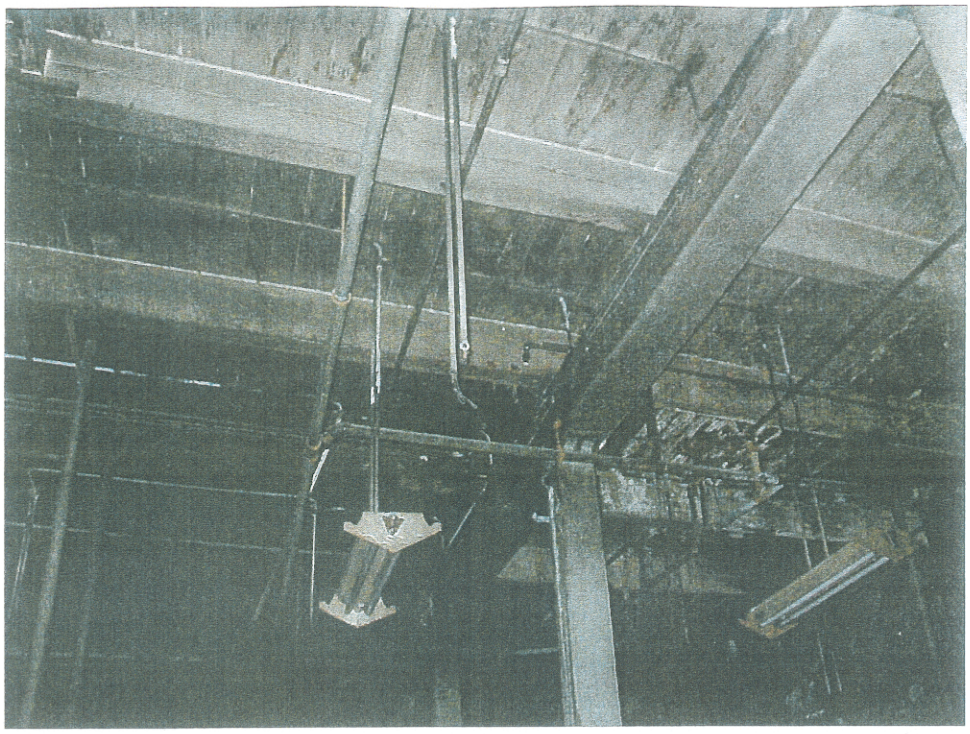
Plaza house: First Floor Interior

Vickrey-Brunswig Building: Basement Wall Construction

Vickrey-Brunswig Building: Wood Post Base

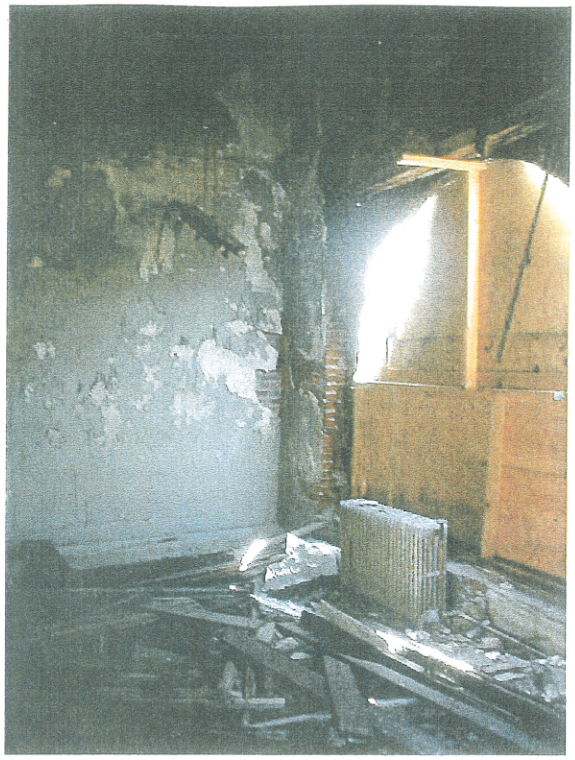


Brunswig and Brunswig Annex Building: Typical Column to Girder Framing



Vickrey-Brunswig Building and Brunswig Annex: Typical Floor Framing

Vickrey-Brunswig Building: Charred Framing and Existing Out of Plane Anchor (s)



Vickrey-Brunswig Building: Northeast Interior of Fifth Floor

Vickrey-Brunswig Building: Open Roof Framing (enclosed May 2003)

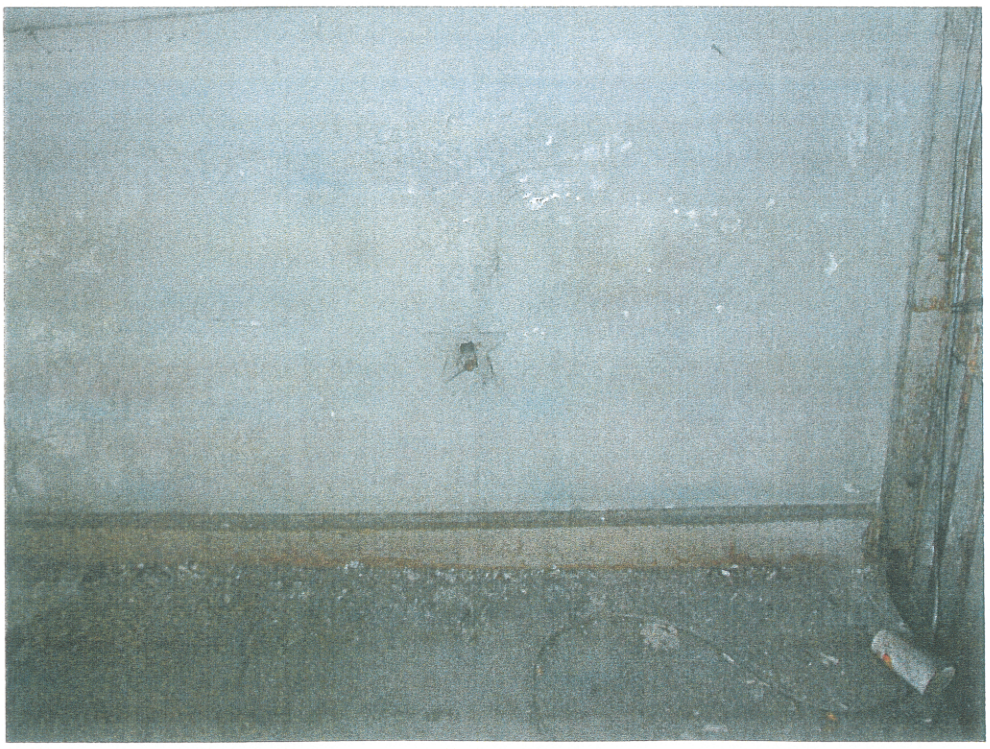
Vickrey-Brunswig Building: Typical Floor Framing

Vickrey-Brunswig Building: Masonry Crack From Window to Girder

Vickrey-Brunswig Building: Girder to Wall @ Western 5th Floor

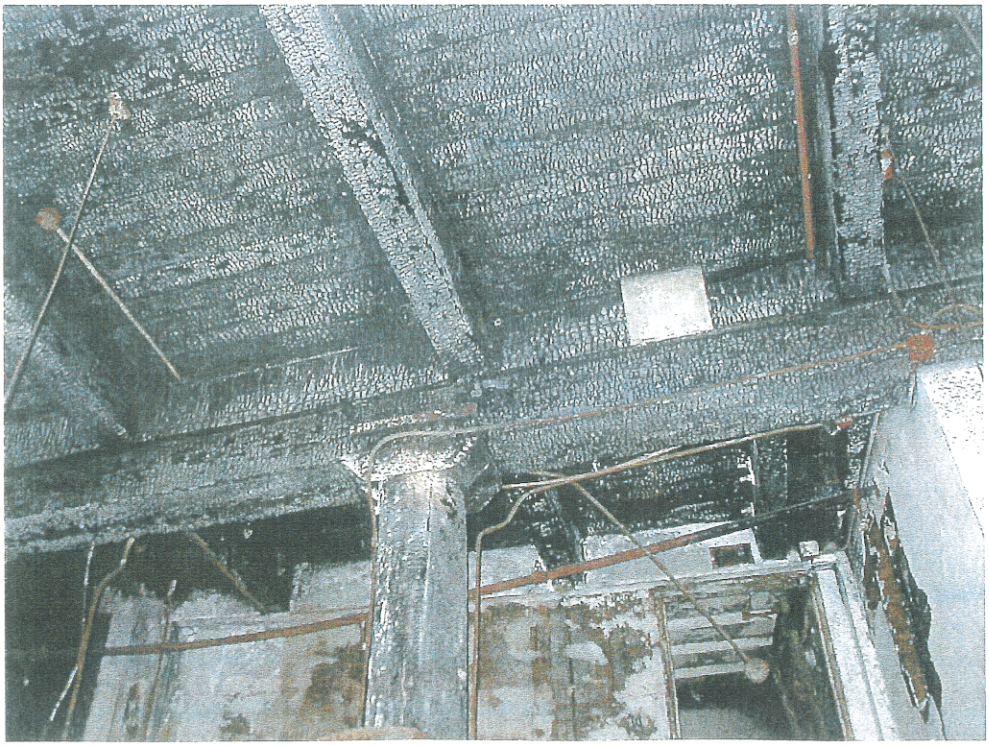
Vickrey-Brunswig Building: Fifth Floor East Window

Vickrey-Brunswig Building: Roof Framing



Vickrey-Brunswig Building: Existing Out of Plane Wall Anchorage

Vickrey-Brunswig Building: Southeast Corner



Vickrey-Brunswig Building: Charred Second Floor Framing

Vickrey-Brunswig Building: Interior Condition

Brunswig Annex: Disintegrating Basement Wall

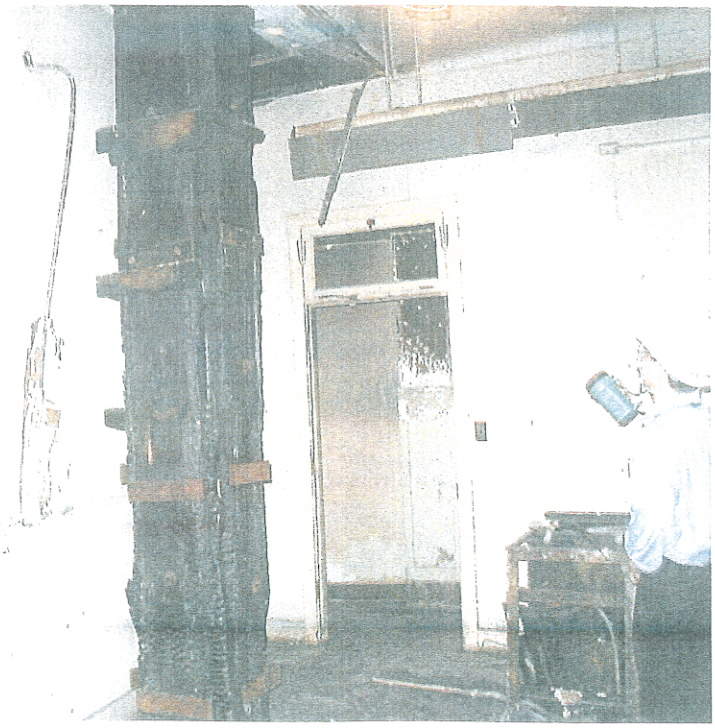
Brunswig Annex Basement Walls with Wood Column

Deteriorated Condition of Brunswig Annex Basement Framing and Walls - Southwest Corner

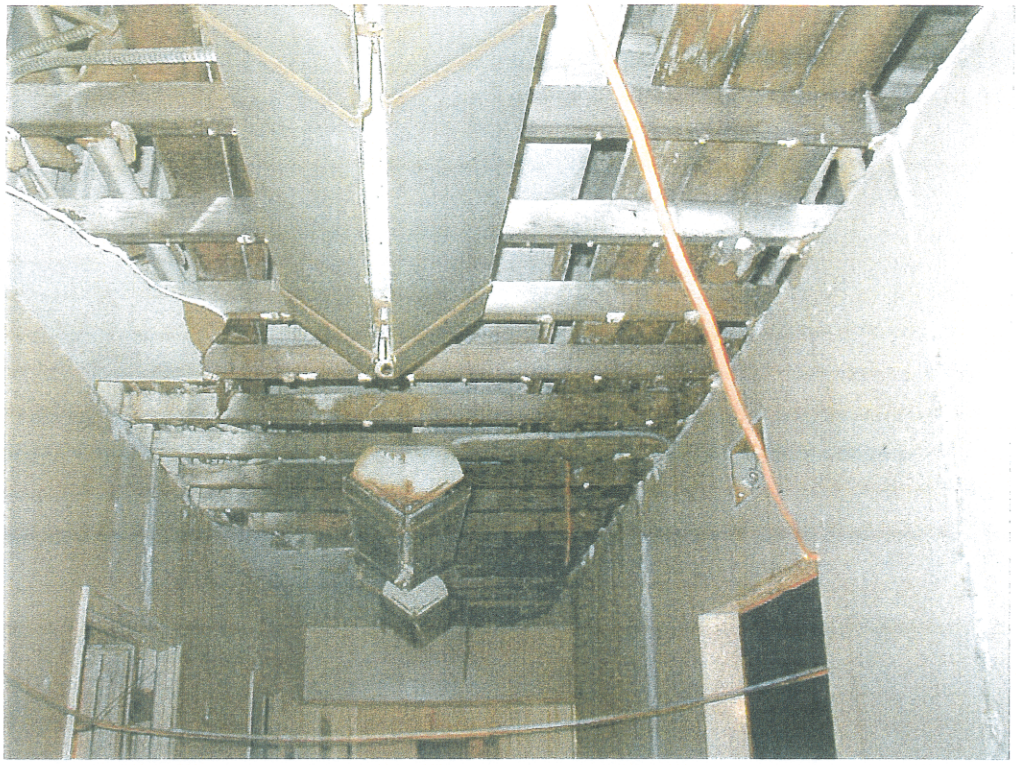
Deteriorated condition invested with fungus and mold of typical framing in Brunswig Annex

Interior Brunswig Annex: Typical dilapidated condition of floors on west side

Vickrey-Brunswig Building: Shored underside of Burned Second Floor Framing

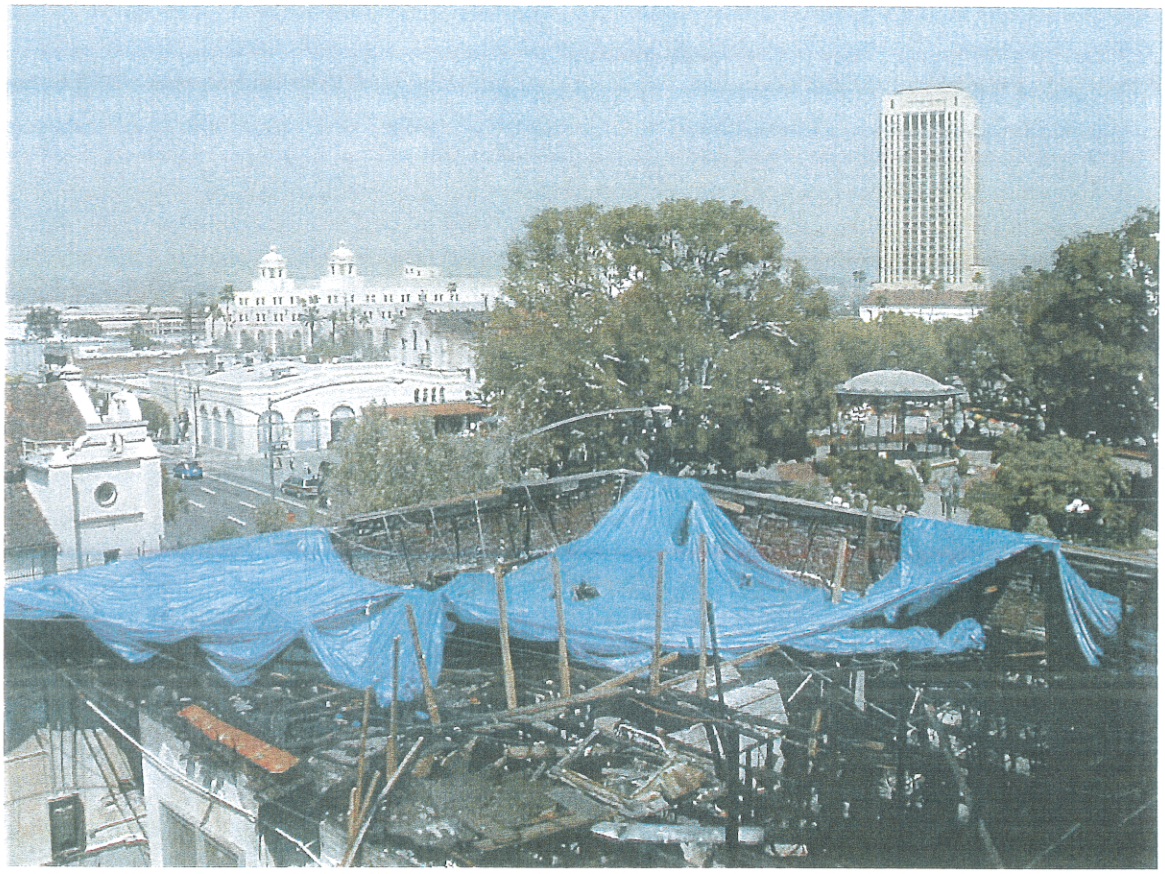


Vickrey-Brunswig Building: Fire Damaged Second Floor Column



Vickrey-Brunswig Building
Present Condition of Ceilings

Vickrey-Brunswig Building:
Present Condition of Undersideof Roof Sheathing



Plaza House: Post Fire Condition

Plaza House: Present post fire condition of interior

1.3 LATERAL SYSTEM DRAWINGS

This evaluation was based on the lateral force-resisting systems and existing walls as observed. The original report from 2001 did not consider architectural planning; it gave a concept for least expensive retrofit. The conceptual structural retrofit drawings have incorporated the Plaza de Cultura y Arte proposed architectural planning alternatives. These drawings presented in this section do reflect the lateral and vertical systems to accommodate the new occupancy and use. The information presented in these drawings is based on the few available drawings listed in the bibliography and any observed deviations during the site visit, and is intended to define the basic structural elements. All three buildings have been determined to be a Building Type 13–unreinforced masonry with flexible wood diaphragms–as defined by FEMA 310.

BUILDING No. '4'
PLAZA HOUSE

BUILDING No. '5'
BRUNSWIG ANNEX

BUILDING No. '6'
BRUNSWIG BLDG.

NEW HIGH STREET

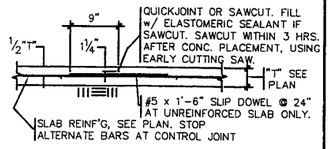
NORTH MAIN STREET

REPUBLIC STREET

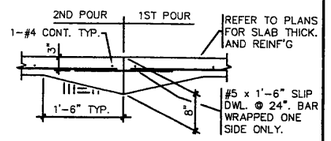
SITE PLAN
Scale: 1/8"=1'-0"

NORTH

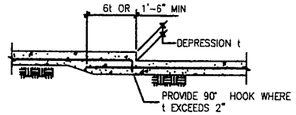
JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	SITE PLAN	SHEET NUMBER S-1.0
	ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE	OF SHEETS
	DATE 6-03-03	ARCHITECT	



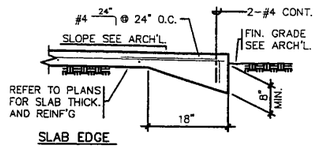
TYP. SLAB ON GRADE CONTROL JOINT



TYP. SLAB ON GRADE CONST. JOINT **17**

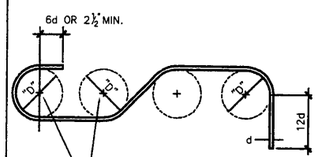


DEPRESSED SLAB



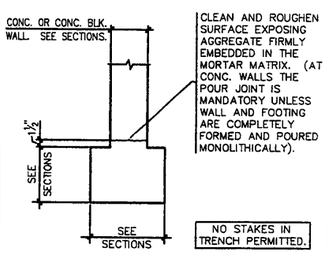
SLAB EDGE

TYPICAL DEPRESSED SLAB AND SLAB EDGE **13**

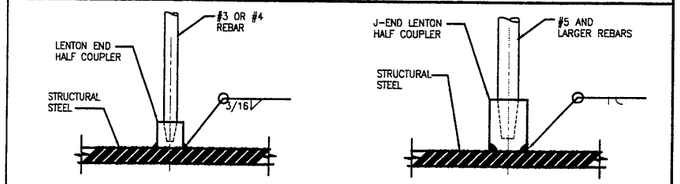


NOTE: BEND 4 DIA'S MINIMUM FOR STIRRUPS AND TIES OR TIGHTLY AROUND BAR.

TYPICAL HOOKS AND BENDS **18**



TYP. PLINTH AT FORMED FOOTING **14**



REBAR/DOWEL CONNECTION TO STRUCTURAL STEEL **15**

TYPICAL WALL REINFORCEMENT (USE TYPICALLY UNLESS NOTED)

CONCRETE			SHOTCRETE		
WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS	WALL THICKNESS	VERTICAL BARS	HORIZONTAL BARS
6"	#4 @ 18"o.c. @ ℄ OF WALL	#4 @ 13"o.c.	4"	#4 @ 8"o.c. @ ℄ OF WALL	#4 @ 8"o.c.
8"	#4 @ 16"o.c. @ ℄ OF WALL	#4 @ 10"o.c.	6"	#4 @ 8"o.c. @ ℄ OF WALL	#4 @ 8"o.c.
10"	#4 @ 18"o.c. EACH FACE	#4 @ 16"o.c. EACH FACE			
12"	#4 @ 18"o.c. EACH FACE	#4 @ 13"o.c. EACH FACE			
18"	#6 @ 18"o.c. EACH FACE	#5 @ 14"o.c. EACH FACE			

LEGEND

- NEW CONCRETE IN SECTION
- CONCRETE BLOCK IN PLAN OR BRICK IN SECTION
- EXISTING CONCRETE IN SECTION
- CONCRETE BLOCK IN SECTION
- CONTINOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING IN SECTION
- H.D-7 — INDICATES HOLDDOWN LOCATION
- ELEVATION SYMBOL
- 98'-0" — ELEVATION BOTTOM OF FOOTING
- INDICATES FOOTING STEP
- 96'-0" — ELEVATION BOTTOM OF GRADE BEAM
- 12"Ø x 12' / 98'-0" — PILE DIA. + PILE LENGTH / PILE CUT OFF ELEVATION (PCO)
- W.W.F. WELDED WIRE FABRIC
- DET'L LETTER/NUM. / SHT. NUMBER (SECTION &/OR DETAIL SYMBOL)
- ELEV. LETTER / SHT. NUMBER — WALL ELEVATION SYMBOL
- ITEMS NOT NOTED AND/OR SHOWN REFER TO
- INDICATES REFERENCE FOR THE BALANCE OF THE SECTION
- DETAIL NOT APPLICABLE
- SCHEDULE MARK / APPROX. LENGTH — PLYWOOD PANEL SYMBOL
- INDICATES CONCRETE PILE CAP

ABBREVIATIONS

A.B.	ANCHOR BOLT
C.J.	CONTROL JOINT
CONC.	CONCRETE
(E)	EXISTING
E.N.	EDGE NAILING
F.O.B.	FACE OF BLOCK OR BRICK
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUDS
G.B.	GRADE BEAM
H.S.	HIGH STRENGTH
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
M.B.	MACHINE BOLT
(N)	NEW
P.R.H.A.	PHILLIPS RED HEAD ANCHOR
REINF.	REINFORCED
T.C.	TOP OF CONCRETE
T.P.	TOP OF PARAPET
T.PLY.	TOP OF PLYWOOD SHEATHING
T.S.	TOP OF SLAB
T.STL.	TOP OF STEEL
T.S.G.	TAPERED STEEL GIRDER
T.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
P.C.O.	PILE CUT OFF

TIMBER NOTES CONT.

8. 2x SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORTS AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2x3 OR 1x4 CROSS BRIDGING OR 2" SOLID BLOCKING FULL DEPTH SHALL BE PLACED BETWEEN ALL JOIST AND RAFTERS (GREATER THAN 8" IN DEPTH) AT 8'-0" INTERVALS. APPROVED NAILABLE TYPE METAL CROSS BRIDGING OF EQUAL STRENGTH MAY BE USED IN LIEU OF CROSS BRIDGING.
9. 16" AND DEEPER TJI JOISTS SHALL HAVE METAL BRIDGING AT MID-SPAN.
10. BOLTS FASTENING WOOD MEMBERS TOGETHER SHALL BE FITTED WITH STANDARD CUT WASHERS. HOLES FOR BOLTS SHALL BE BORED 1/32" LARGER THAN THE NOMINAL BOLT DIAMETER.
11. DOUBLE TOP PLATES ON ALL EXTERIOR AND BEARING PARTITIONS (NOT OTHERWISE DETAILED)SHALL LAP 4'-0" MIN. AT SPLICES AND HAVE 6-16d MIN. THRU LAP.
12. PLYWOOD SHALL CONFORM TO PS 1-83 STRUCTURAL I UNLESS NOTED OTHERWISE.
13. PROVIDE DOUBLED JOISTS UNDER PARALLEL PARTITIONS.
14. TYPE OF JOIST HANGER INDICATED ON THE PLANS IS FOR GENERAL GUIDANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE THE APPROPRIATE ICBO APPROVED HANGER.
15. MINIMUM NAILING SHALL BE PER SCHEDULE 23A-II-B-1 IN THE CBC. USE COMMON NAILS.
16. PROVIDE ONE STUD DIRECTLY UNDER EACH TJI JOIST. TYPICAL UNLESS NOTED OTHERWISE.

TYPICAL ROOF FRAMING NOTES

1. REFER TO AND CHECK WITH ARCHITECTURAL DRAWING FOR VARIOUS ROOF SLOPES, GUTTERS, VENTS, DRAINS, SADDLES, ETC., AND DIMENSIONS NOT SHOWN.
2. REFER TO AND CHECK WITH MECHANICAL DRAWINGS FOR DUCT OPENINGS, EQUIPMENT SIZE AND LOCATION ETC.
3. NO ELECTRICAL PANEL FIRE HOSE CABINET, ETC., NOT SHOWN ON THE STRUCTURAL DRAWINGS WILL BE PERMITTED IN ANY MASONRY WALL, CONCRETE WALL, OR PLYWOOD SHEAR PANEL.
4. ALL WOOD MEMBERS THAT RECEIVE SHEATHING AND ALL WOOD MEMBERS WHERE THE SHEATHING IS NAILED THERETO SHALL BE CONTINUOUSLY SHAPED TO FIT THE SLOPE OF THE ROOF. SHAPING OF THESE MEMBERS WILL NOT BE REQUIRED WHEN THE SLOPE OF THE ROOF IS LESS THAN 1/2" TO 12" PITCH.
5. PROVIDE ADEQUATE DEFLECTION SPACE UNDER ALL BEAMS AND LINTELS WHERE DOORS/WINDOWS OCCUR BELOW.

SPECIAL REQUIREMENTS FOR SHEARWALL, TIE BEAMS, AND CAISSONS

1. REINFORCING SHALL BE LOW ALLOY A706 OR MODIFIED A615 SO THAT THE ACUTAL YIELD STRENGTH DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI AND THE RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25
2. ALL WELDED REINFORCING SHALL BE LOW ALLOY A706.
3. WELDING SHALL BE PREFORMED IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE -- REINFORCING STEEL, ANSI/AWS D1.4-96, 1998 CBC AND TITLE 24 EXCEPT AS FOLLOWS:
   A. WHERE REINFORCING IS WELDED TO STRUCTURAL STEEL, WELDING PROCEDURES, WELDER QUALIFICATION AND ELECTRODS SHALL BE IN ACCORDANCE WITH WELDING FOR STRUCTURAL STEEL.
   B. ALL REFERENCES FOR APPROVAL SHALL BE INTERPRETED TO MEAN APPROVAL BY THE DIVISION OF THE STATE ARCHITECT / STRUCTURAL SAFETY SECTION.
4. STAGGER SPLICES IN THE HORIZONTAL REINFORCING. SPLICES IN EACH CURTAIN OF STEEL SHALL NOT OCCUR IN THE SAME LOCATION
5. THE MINIMUM CLEAR COVER AS NOTED ON SHEET S1-1 SHALL BE PROVIDED AT ALL ARCHITECTURAL REVEALS
6. THE MINIMUM SPLICES FOR USE IN THE SHEAR WALLS AND DIAPHRAGMS SHALL BE AS FOLLOWS FOR 3000 PSI CONCRETE:

BAR	SPLICE	BAR	SPLICE	BAR	SPLICE
3	23"	6	45"	9	67"
4	30"	7	52"	10	75"
5	37"	8	59"	11	84"

EPOXY TYPE ANCHORS

ALL EPOXY ANCHORS INTO CONCRETE AND FULLY GROUTED MASONRY SHALL USE HILTI HY-150 ADHESIVE ANCHOR SYSTEMS (ICBO NO. ER-5193). THREADED STEEL RODS SHALL BE IN COMPLIANCE WITH ASTM A36 AND REINFORCING BARS SHALL COMPLY WITH THE GENERAL NOTES. INSTALLATION SHALL FOLLOW THE MANUFACTUR'S INSTRUCTIONS AND THE SPECIFICATIONS.

50 PERCENT OF OF THE ANCHORS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT) SHALL BE PROOF TESTED IN TENSION TO TWICE THE ALLOWABLE TENSION LOAD. IF THERE ARE ANY FAILURES, THE IMMEDIATELY ADJACENT BOLTS MUST THEN ALSO BE TESTED.

ANCHOR SIZE	EMBEDMENT	PROOF LOAD
3/8"	3½"	2848 LB
1/2"	4½"	4088 LB
5/8"	5"	6592 LB
3/4"	6⅝"	6984 LB
7/8"	7½"	11768 LB

STRUCTURAL STEEL CONT.

DESIGN LOADS

1. SEISMIC COEFFICIENT: V= 2.5Ca I/R = 0.365
2. WIND: VELOCITY =, 70 MPH SITE EXPOSURE= B
3. ROOF LIVE LOAD: 20 PSF
4. FLOOR LIVE LOAD: CLASSROOMS 50 PSF; CORRIDORS 100 PSF; LIBRARY 125 PSF

SHOTCRETE

1. CEMENT SHALL CONFORM TO ASTM C 150, TYPE I OR II.
2. FINE AGGREGATE SHALL CONFORM TO ASTM C 33 AND SEC. 1924A.3 (1998 CBC) .
3. SHOTCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI.
4. ALL WORK SHALL COMPLY WITH SHOTCRETE SPECIFICATIONS PUBLISHED BY GUNITE/SHOTCRETE CONTRACTORS ASSOCIATION, SYLMAR CA, (818) 896-9499.
5. ROUGHEN ALL SURFACES TO RECEIVE SHOTCRETE TO MINIMUM OF 1/4" EXPOSURE. THE ENTIRE SURFACE SHALL BE MOISTENED BEFORE APPLICATIONS.
6. SHOTCRETE SHALL CONFORM TO DIVISION IV OF CBC 98 FOR PNEUMATICALLY PLACED CONCRETE.
7. INSPECTION OF SHOTCRETE SHALL COMPLY WITH SEC. 1924A.11 (1998 CBC)
8. REINFORCING SHALL COMPLY WITH SEC. 1924A.4 (1998 CBC) U.N.O.

INSULATING CONCRETE

1. INSULATING ROOF CONCRETE SHALL BE ZONOLITE CONCRETE AS FOLLOWS:
   DRY WEIGHT = 28 PCF; WET WEIGHT = 35 PCF
   COMPRESSIVE STRENGTH = 125 PSI MINIMUM AT 28 DAYS
   MINIMUM MIX: 1 PART CEMENT, 6 PARTS ZONOLITE AGGREGATE OR GREATER, PER ASTM C 493.
2. INSULPERM INSULATION BOARD SHALL BE 1" MINIMUM THICKNESS.
3. COMBINATION ZONOLITE FILL AND INSULPERM BOARD ASSEMBLY SHALL CONFORM TO ICBO REPORT NO. 3260, FACTORY MUTUAL CLASS 1 ROOF.
4. ALTERNATE MANUFACTURERS PRODUCTS MAY BE USED IF THE ASSEMBLY HAS AN ICBO TEST REPORT APPROVAL, AND THE ARCHITECT AND ENGINEER ARE NOTIFIED FOR PRIOR APPROVAL BEFORE USE.

MASONRY

1. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N-1 OPEN END BLOCK. FILL ALL CELLS WITH GROUT.
2. ALL BRICK SHALL CONFORM TO ASTM C62, GRADE MW.
3. GROUT SHALL DEVELOP 2000 PSI. IN 28 DAYS. MORTAR SHALL BE TYPE "S".
4. REINFORCING STEEL (SEE CONCRETE NOTE 4 ABOVE) EXCEPT MINIMUM LAP SHALL BE 48 DIAMETERS. VERTICAL STEEL SHALL BE CONTINUOUS FROM FLOOR TO ROOF UNLESS SHOWN OTHERWISE.
5. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 1" OF GROUT SURROUNDING THE BOLT.
6. VERTICAL BOLTS SET ON TOP OF THE WALL SHALL BE SET ON CENTER LINE OF WALL UNLESS DETAILED OTHERWISE. BOLTS ON TOP OF PIERS OR COLUMNS SHALL BE SET INSIDE OF TIES.
7. ALL WOOD PLATES BOLTED ON TOP OF MASONRY WALLS SHALL BE SET ON A MORTAR BED TO PROVIDE UNIFORM BEARING.
8. CLUSTERS OF BOLTS SHALL BE GROUTED AS A UNIT WITH A MIN. OF 2" OF GROUT SURROUNDING EACH BOLT. MINIMUM SPACING BETWEEN BOLTS IN CLUSTERS SHALL BE 8 DIAMETERS.
9. CONTINUOUS INSPECTION IS REQUIRED.

TYPICAL FOUNDATION NOTES

1. REFER TO AND CHECK WITH ARCHITECTURAL DRAWINGS FOR VARIOUS FLOOR SLOPES, DROPPED SLABS, DEPRESSIONS, CURBS, STEPS, WALKS, DRAINS, DEPRESSED FLOOR, ETC., AND DIMENSIONS NOT SHOWN.
2. NO CONCRETE SHALL BE POURED IN ANY FOUNDATION UNTIL EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
3. ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTING TO BE INSTALLED PRIOR TO FOUNDATION POUR. SEE DETAIL 13/S-1.2 .
4. PLANE OF FOUNDATION SECTION IS DRAWN ABOVE FLOOR SLAB, HOWEVER, ALL EXTERIOR SLABS, STEPS AND INTERIOR CONCRETE STAIRS AND CURBS ARE SUPERIMPOSED ON PLAN BY SOLID &/OR DOTTED LINES, AND FOUNDATIONS ARE INDICATED BY SOLID LINES.
5. NO SLEEVING OF ANY GRADE BEAM WILL BE PERMITTED UNLESS SHOWN ON STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
6. THE STRUCTURAL ENGINEER HAS NO CONTROL OR RESPONSIBILITY FOR THE DESIGN OF TEMPORARY SHORING, SCAFFOLDING, FORMING, UNDERPINNING, ETC., NOT DETAILED ON THESE PLANS.
7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE (OR GROUT) HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.

TIMBER NOTES

1. ALL FRAMING LUMBER SHALL BE GRADE MARKED DOUGLAS FIR-LARCH (GRADING RULE NO.17 WCLIB).
   FRAMING LUMBER:
   JOISTS & PLANKS - NO. 1 (123-b)(1000Fb).
   BEAMS AND STRINGERS - SELECT STRUCTURAL (130-a)(1600Fb).
   GLUED LAMINATED TIMBERS - COMBINATION 24F-V8 (2400Fb).
   ALL OTHER LUMBER: "CONSTRUCTION" LIGHT FRAMING (122-b)(1000Fb).
2. SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR UNLESS OTHERWISE NOTED. ALL BEARING AND SHEAR WALL MUDSILLS SHALL BE 3x SET ON A 1" MIN. DRYTAMP GROUT BED UNLESS OTHERWISE NOTED.
3. BEARING SILL PLATES BOLTED TO CONCRETE WITH 5/8" x 12" ANCHOR BOLTS @ 4'-0" MAX. UNLESS OTHERWISE NOTED. AT ALL CORNERS, INTERSECTIONS, DOOR OPENINGS, SILL ENDS & WHEREVER ANY CUT OR NOTCH IN THE SILL EXCEEDS 1/3 THE SILL WIDTH, PLACE A BOLT NOT OVER 12" FROM THE NOTCH OR END OF THE SILL PIECE. SEE TYPICAL NON-BEARING PARTITION ANCHORAGE DETAIL.
4. WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERETO WITH 1/2" BOLTS NEAR THE TOP & BOTTOM AND AT EACH ROW OF FIRE BLOCKING. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF THE WALL THICKNESS OR 8" MAX.
5. STUDS SHALL BE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE AND OF THE SIZE SHOWN ON THE PLANS AND/OR SECTIONS.
6. NO STRUCTURAL MEMBERS SHALL BE CUT FOR PIPES, VENTS, DUCTS, & OTHER SIMILAR OPENINGS EXCEPT AS DETAILED OR SPECIFIED.
7. JOISTS & RAFTERS SHALL BE BUTTED AND SPLICED WITH PLYWOOD SCABS @ SUPPORTS UNLESS OTHERWISE DETAILED. WHERE JOISTS ARE BUTTED SPLICE ONE SIDE WITH A PIECE OF 1/2" PLYWOOD, 12" LONG x DEPTH OF JOIST WITH 4-8d MINIMUM INTO EACH JOIST OR 2x JOIST DEPTH x12" LONG SCAB WITH 4-16d MINIMUM INTO EACH JOIST.

GENERAL

1. CONTRACTOR TO INVESTIGATE EXIST'G. BUILDINGS FOR HAZARDOUS MATERIALS PRIOR TO PERFORMING ANY STRUCTURAL WORK. THE ABATEMENT OF HAZARDOUS MATERIALS SUCH AS ASBESTOS, LEAD PAINT, ETC. , IS TO BE DIRECTED BY THE OWNER. THE INVESTIGATION OF THE EXISTING BUILDING FOR THESE MATERIALS IS OUTSIDE THE SCOPE OF THE STRUCTURAL ENGINEER.
2. CONTRACTOR TO REMOVE AND REPLACE STRUCTURE AS REQUIRED TO SUIT M/E/P ARCHITECTURAL REQUIREMENTS. DO NOT REMOVE ANY PORTIONS OF EXISTING STRUCTURE UNTIL PROCEDURES FOR REMOVAL AND REPLACEMENT OF STRUCTURES HAVE BEEN PREPARED AND SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW.

SOIL CONDITIONS

1. DRILLED CAST-IN-PLACE CONCRETE FRICTION PILES SHALL PENETRATE 35 FEET INTO UNDISTURBED NATIVE SOIL OR PROPERLY COMPACTED FILL.
2. SEE SOILS REPORT BY CONVERSE NO. DATED AND SUPPLEMENTAL REPORT NO. DATED

REINFORCED CONCRETE

1. NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOOTING STEEL OFF THE GROUND. (PRECAST CONCRETE DOBIES ARE APPROVED).
2. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI. (4" MAXIMUM SLUMP FOR FLAT WORK) SPECIAL INSPECTION IS NOT REQUIRED FOR SLAB ON GRADE.
3. ANCHOR BOLTS AND DOWELS SHALL BE SECURELY HELD IN PLACE BEFORE CONCRETE IS POURED.
4. ALL REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 (#4 AND SMALLER MAY BE GRADE 40) EXCEPT FOR SHEARWALL, TIE BM'S & CAISSONS, SEE SPECIAL REQUIREMENT NOTES. SPLICES IN REINFORCING STEEL SHALL LAP AS FOLLOWS: #3 THRU #5 = 30 DIA., #6 AND #7 = 40 DIA., #10 AND #11 = 66 DIA., AND COLUMN BARS = 30 DIA. UNLESS NOTED OTHERWISE. HORIZONTAL SPLICES SHALL BE STAGGERED. AT SPLICES AND LAPS FOR BEAMS, BARS SHALL BE SEPARATED 2-1/2" O.C. MIN. BUT IN NO CASE SHALL THE SEPARATION BE LESS THAN 1-1/2" CLR. HOWEVER COLUMN BARS MAY BE IN CONTACT AND WALL BARS BE WIRED TOGETHER AT SPLICES. LAP SPLICE W.W.F. ONE CROSS BAR 2".
5. THE CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN 1-1/2" UNLESS NOTED OTHERWISE.
6. REINFORCING STEEL SHALL HAVE A PROTECTED CONCRETE COVERING AS FOLLOWS UNLESS NOTED OTHERWISE.

WALL STEEL BELOW GRADE:	ON DIRT SIDE WHEN POURED AGAINST DIRT	= 3"
	ON DIRT SIDE WHEN FORMED	= 2"
WALL STEEL ABOVE GRADE:	IN ALL CASES	= 1-1/2"
OTHER ITEMS:	FOOTING PADS	= 3"
	SLABS (ON EARTH)	= 2"
	SLABS (LIGHT WEIGHT CONCRETE)	= 3/4"
	SLABS (HARD ROCK CONCRETE)	= 1"
	JOISTS (SIDES, TOPS & SOFFITS)	= 1"
	COLUMNS (TO MAIN STEEL)	= 2"
	BEAM GIRDERS (SIDES, TOPS AND SOFFITS)	= 2"

7. ALL SLABS ON EARTH SHALL HAVE "QUICK-JOINT" (SEE DETAIL) INSTALLED TO PROVIDE APPROXIMATELY 20 FOOT SQUARES UNLESS DETAILED OTHERWISE ON THE PLANS. WHERE CONCRETE POURS ARE STOPPED, THE JOINT SHALL BE FORMED PER TYPICAL CONSTRUCTION JOINT DETAIL.
8. DOWEL REINFORCED SLABS TO WALLS AND OTHER EDGE MEMBERS PER TYPICAL DETAILS.
9. SEE ARCH'L & MECH'L DRAWINGS FOR LOCATIONS OF PIPES, VENTS, DUCTS, AND OTHER SIMILAR OPENINGS.
10. ALL WALLS SHALL BE DOWELED TO SUPPORTING FOOTINGS, BEAMS, PADS, ETC., WITH BARS THE SAME SIZE AND SPACING AS VERTICAL BARS IN THE WALL UNLESS OTHERWISE DETAILED. ANCHORAGE OF DOWELS SHALL BE EQUIVALENT OF A BAR SPLICE.
11. CONDUIT IN CONCRETE WALLS TO BE WIRED TO WALL REINFORCING AND SHALL BE APPROVED BY THE ARCHITECT. CONDUIT DIAMETER SHALL BE LIMITED TO 1/4 OF THE WALL THICKNESS AND SHALL BE PLACED 4 DIAMETERS O.C. MIN. (EXCEPT IF THE CONDUIT IS PASSING THRU).
12. ALL REINFORCING STEEL IS TO BE PLACED IN RELATIVE POSITION SHOWN ON DRAWINGS. NO SPLICES IN ANY REINFORCING WILL BE PERMITTED EXCEPT THOSE SHOWN ON THE STRUCTURAL DRAWINGS.
13. UNLESS DETAILED OTHERWISE, REINFORCING STEEL IN CONTINUOUS BEAMS AND SPANDRELS SHALL HAVE THE TOP STEEL SPLICED @ MID-SPAN & THE BOTTOM STEEL SPLICED OVER SUPPORTS (30 DIA. MIN.) AT DISCONTINUOUS ENDS THE TOP STEEL SHALL BE BENT DOWN 12 DIA. OR 12" MIN. WHICHEVER IS GREATER.
14. CONDUITS MAY BE PLACED IN CONCRETE SLABS IF THEY ARE PLACED A MIN. OF 4 DIAMETERS APART AND ARE NO LARGER THAN 1/3 THE SLAB THICKNESS (EXCEPT IF THE CONDUIT IS PASSING THRU).
15. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS AND REINFORCEMENT HAVE BEEN INSPECTED, ALL PREPARATIONS FOR THE PLACEMENT HAVE BEEN COMPLETED, AND THE PREPARATIONS HAVE BEEN CHECKED BY THE PROJECT INSPECTOR, ALL SUBJECT TO THE OBSERVATION OF THE STRUCTURAL ENGINEER OR ARCHITECT.

STRUCTURAL STEEL

1. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-572 GRADE 50 UNLESS NOTED. TUBES SHALL BE ASTM A-500 GRADE B, PIPES SHALL BE ASTM A-53 GRADE B, ALL OTHER STRUCTURAL STEEL SHALL BE A-36. IDENTIFICATION PROCEDURES SHALL CONFORM TO ASTM A-6.
2. WELDING SHALL CONFORM TO AWS D1.1 AND SHALL USE EITHER THE SHIELDED OR SUBMERGED ARC METHODS. ELECTRODES USED FOR WELDING TO A-36 STEEL SHALL BE E70XX. ELECTRODES FOR WELDING TO A-572 (GRADE50) STEEL SHALL BE E70XX LOW HYDROGEN TYPE. WELDERS SHALL BE CERTIFIED.
3. ALL BEAM TO BEAM AND BEAM TO COLUMN FLANGE CONNECTIONS SHALL BE SINGLE SHEAR CONNECTIONS (S.S.C.) UNLESS NOTED. ALL GIRDER (GIRDER DEFINED AS "BEAM USED TO SUPPORT OTHER BEAMS, PURLINS AND/OR STRUCTURAL COLUMNS") CONNECTIONS TO COLUMN WEB SHALL BE WELDED BEAM SEAT CONNECTIONS (W.B.S.) UNLESS NOTED. SEE DETAILS
4. ALL CONNECTIONS SHOWN ON PLANS ARE TYPICAL. STEEL FABRICATOR TO DETAIL THOSE CONNECTIONS NOT SPECIFICALLY SHOWN AND SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY STRUCTURAL ENGINEER, AND APPROVAL BY THE DSA.
5. STEEL FABRICATOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. STEEL FABRICATOR TO COORDINATE WITH MECHANICAL SUBCONTRACTOR FOR THE SIZE, LOCATION & DIMENSIONS OF MECHANICAL UNITS AND OPENINGS.
6. ALL HIGH STRENGTH BOLTS SHALL BE ASTM A325 SC UNLESS NOTED. INSTALLATION OF HIGH STRENGTH BOLTS SHALL BE INSPECTED.
7. MULTIPASS FIELD WELDING SHALL BE CONTINUOUSLY INSPECTED.
8. ALL FABRICATION SHALL BE DONE IN A SHOP OF AN APPROVED FABRICATOR.
9. ALL BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT, UNLESS NOTED.
10. OPENINGS, POCKETS, ETC. , SHALL NOT BE PLACED IN STRUCTURAL MEMBERS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. , NOT SHOWN ON THE STUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. CONTRACTOR SHALL PREPARE AND SUBMIT FOR REVIEW SHOP DRAWINGS TO SHOW ALL OPENING, CORE DRILLS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS. OPENINGS, CORE DRILLS, ETC. SHALL BE SHOWN ON A MARKED UP SET OF STRUCTURAL PLANS. PREPARE ONE PLAN FOR ALL OPENINGS (MECH. , ELECT. , PLUMBING) SO THAT OPENINGS ARE COORDINATED.

MARTIN & associates
JOHN A. MARTIN & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

GENERAL NOTES / TYPICAL DETAILS AND MISCELLANEOUS

PROJECT PLAZA DE CULTURA Y ARTE

ARCHITECT

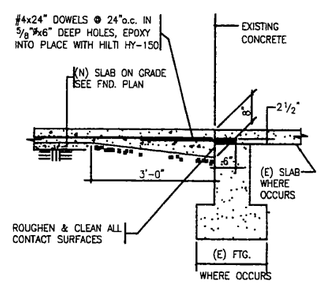
SHEET NUMBER S-1.1 OF SHEETS

BRACE WELDING SCHEDULE

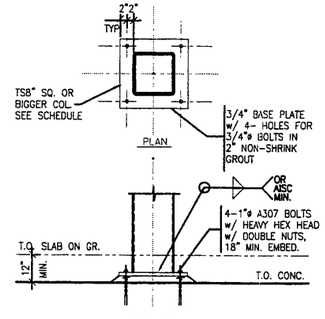
BRACE MEMBER SIZE	WELD SIZE AND LENGTH FOR TUBE TO GUSSET ℄	WELD SIZE AND LENGTH FOR GUSSET ℄ TO BEAM, COLUMN AND BASE ℄	GUSSET ℄ "TH"
TS 3x3x¼	¼" FILLET x 3"	¼" FILLET	⅜"
TS 5x5x⅜	5/16" FILLET x 3"	5/16" FILLET	½"
TS 6x6x⅜	5/16" FILLET x 10"	5/16" FILLET	½"
TS 6x6x½	5/16" FILLET x 10"	5/16" FILLET	½"
TS 7x7x½	5/16" FILLET x 14"	5/16" FILLET	¾"
TS 8x8x½	5/16" FILLET x 20"	5/16" FILLET	¾"
TS 9x5x5/16	5/16" FILLET x 10"	5/16" FILLET	½"
TS 10x8x5/16	5/16" FILLET x 10"	5/16" FILLET	½"

NOTE:
ALL WELDS SHOWN IN SCHEDULE ABOVE, ARE MINIMUM WELD LENGTH, AND MIN. PLATE SIZE REQUIRED FOR CONNECTION.

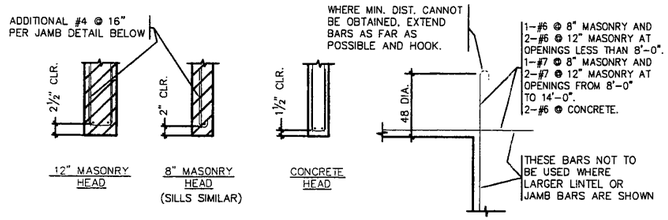
TYPICAL BRACE WELDING SCHEDULE **21**



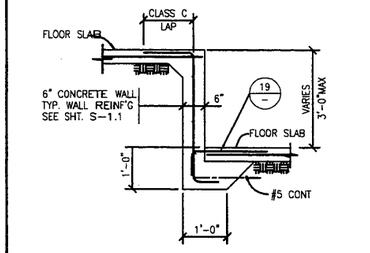
NEW SLAB TO EXISTING CONCRETE **17**



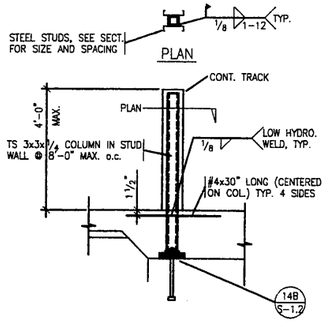
TS-COL. BASE PLATE DETAIL **13**



TYPICAL CONCRETE OPENING DETAIL **6**

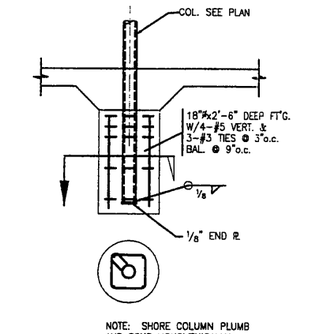


STEP IN SLAB ON GRADE **1**

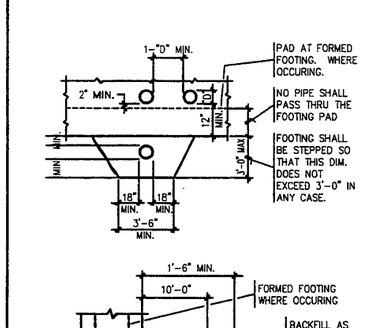


BRACE DETAIL **22**

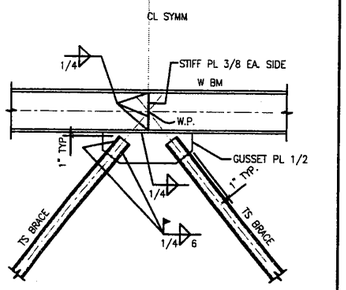
COLUMN IN CANTILEVER WALL DET. **18**



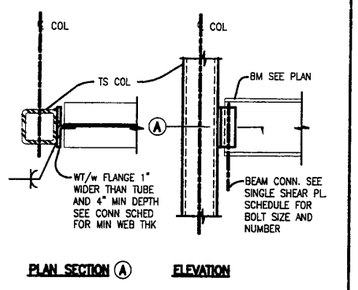
FLAG POLE FOOTING DETAIL **14**



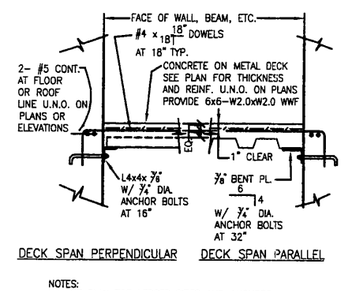
TYPICAL DETAIL OF PIPES AT CONC. FOOTINGS AND WALLS **3**



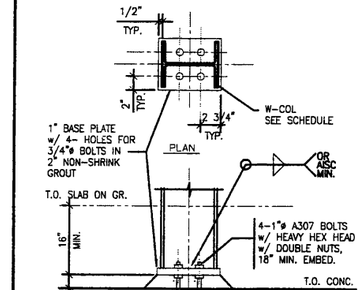
BRACE DETAIL **23**



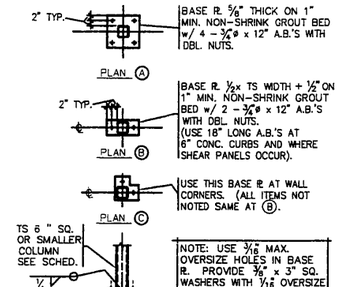
WIDE FLANGE BEAM CONN. TO TS COLUMN **19**



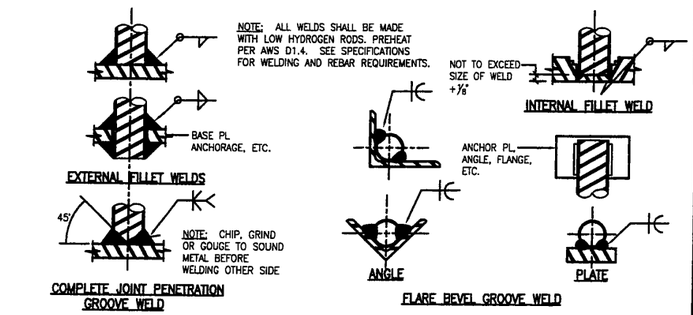
LEDGER ANGLES **15**



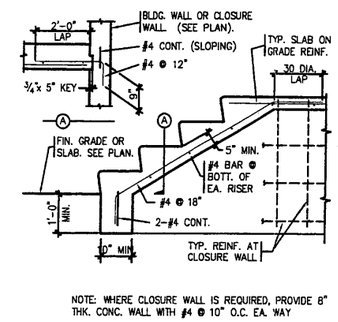
TYPICAL W-COL. BASE ℄ DETAIL **11**



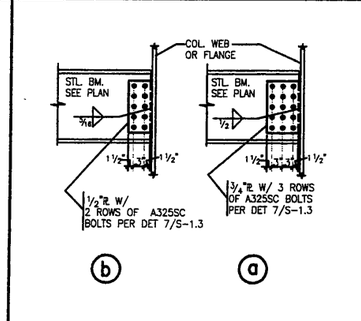
TYPICAL TS-COL. BASE ℙ DETAIL **7**



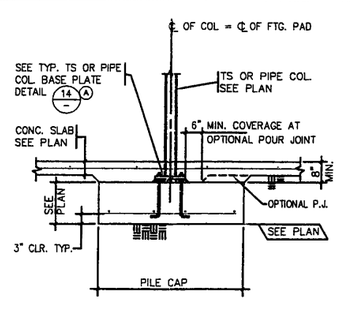
REINFORCING BAR WELDS — BAR TO PLATE OR STEEL SHAPE **20**



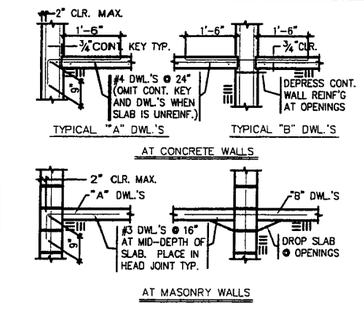
TYP. CONCRETE STAIRS ON GRADE **16**



BOLTING AT DRAG STRUT **12**



CONCRETE PAD FOOTING DETAIL **8**



TYPICAL DOWELING OF SLABS ON EARTH TO WALLS **4**

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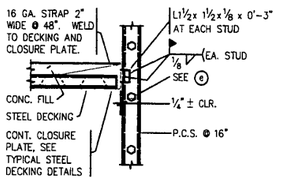
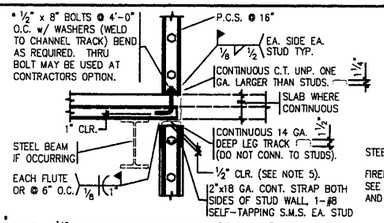
JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

TYPICAL DETAILS
PROJECT PLAZA DE CULTURA Y ARTE
ARCHITECT

SHEET NUMBER S-1.2 OF SHEETS

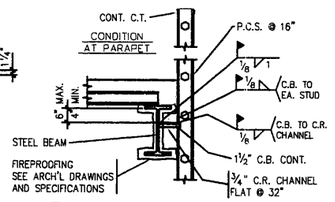


ⓐ SPANDREL CONDITION
(CONC. FILL ONLY)

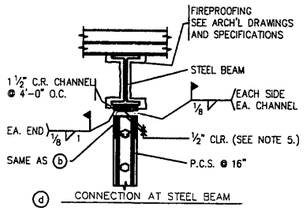


* 0.145 x 1⅛" LOW VELOCITY SHOT PINS @ 16" O.C. & 3" CLEAR FROM EDGE MAY BE USED WITH STRUCTURAL ENGINEERS PERMISSION.

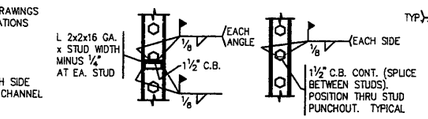
ⓑ CONNECTIONS AT STEEL DECKING



ⓒ CONNECTION AT STEEL BEAM

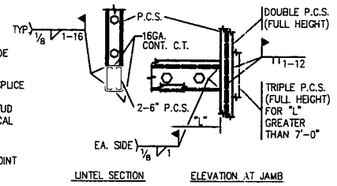


ⓓ CONNECTION AT STEEL BEAM

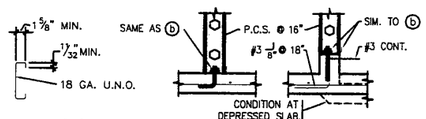


NOTES:
1. INSTALL BRIDGING ROWS SPACED @ 3'-0" O.C. MAX. FROM POINT OF LATERAL SUPPORT. (EQUALLY SPACED BETWEEN POINTS OF LATERIAL SUPPORT).
2. WHERE FINISH OCCURS ON BOTH SIDES FULL HEIGHT OF WALL PLACE BRIDGING AT MIDSPAN OR 8'-0" O.C. MAX.

ⓔ STUD LATERAL BRIDGING



ⓕ TYPICAL OPENING DETAIL
MAX. "L" (OPENING WIDTH) = 10'-0"



ⓖ TYP. PUNCHED "XC" STUD

ⓗ CONN. TO CONC. SLAB

TYPICAL STRUCTURAL STEEL STUD DETAILS

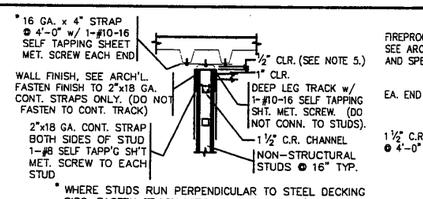
14

STRUCTURAL STEEL STUD NOTES

1. ALL STRUCTURAL STUD WALL FRAMING SHALL CONFORM WITH A446 GRADE A WITH A MINIMUM YIELD POINT OF 33,000 PSI AS MANUFACTURED BY ANGELES METAL SYSTEMS OR APPROVED EQUAL.
2. ALL STUD, TRACK AND BRIDGING CONNECTIONS SHALL BE WELDED BY CERTIFIED WELDERS BUT NO INSPECTION REQUIRED.
3. PCS = PUNCHED "XC" STUDS; PSS = PUNCHED SCREW STUDS; UNP = UNPUNCHED; CT = CHANNEL TRACK; CB = CHANNEL BRIDGING; CR= COLD ROLLED CHANNEL (0.475 LBS. PER FT.).
4. ALL STRUCTURAL METAL STUDS SHALL BE 18 GA. UNLESS NOTED OTHERWISE WITH MIN. SECTION PROPERTIES AS FOLLOWS:

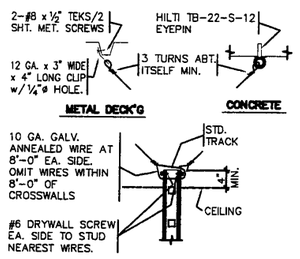
4" STUDS	6" STUDS
Ix = 0.857IN~4'	Ix = 2.226IN~4'
Sx = 0.410IN~3'	Sx = 0.712IN~3'

5. DO NOT WELD STUDS TO CONTINUOUS DEEP LEG TRACK AND PROVIDE ½" JOINT IN ARCHITECTURAL FINISH. THE PURPOSE OF THIS DETAIL IS TO ALLOW FOR VERTICAL MOVEMENT.
6. INSTALL ALL STUDS ONLY AFTER MAJOR DEAD LOADS OF FLOOR ABOVE AND/OR ROOF IS IN PLACE, SUCH AS CONCRETE FILL OR INSULATING CONCRETE AND ROOFING.

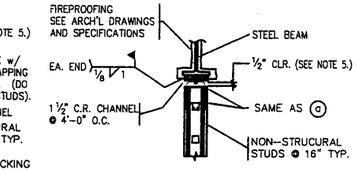


* WHERE STUDS RUN PERPENDICULAR TO STEEL DECKING RIBS, FASTEN TRACK WITH 1-#10-16 TEKS/2 SCREWS AT 4'-0" MAX. (AT CONC. SLAB AND CONC. FILLED STEEL DECKING SEE NOTE 3 BELOW.

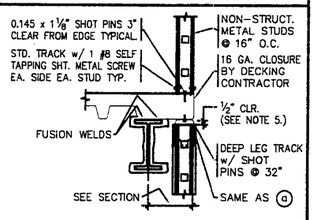
ⓐ CONNECTION TO DECK



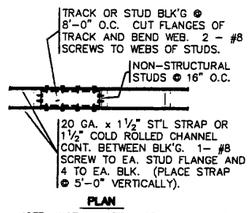
ⓓ DISCONTINUOUS STUD WALL BRACING



ⓑ CONNECTION AT STEEL BEAM

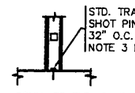


ⓒ CONNECTION AT OPENINGS

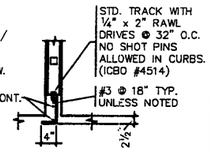


NOTE: INSTALL METAL STRAP ONLY ON THE SIDE OF STUDS WITHOUT FINISH.

ⓔ TYP. INTERMITTENT BRACING DETAIL
(USE WHERE FINISH DOES NOT OCCUR)



ⓕ CONN. TO FLR. SLAB



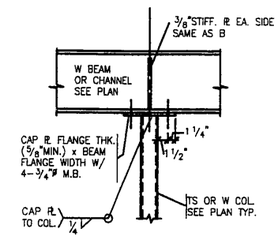
ⓖ CONNECTION AT CONCRETE CURB

NON-STRUCTURAL METAL STUD NOTES

1. SEE SPECS FOR SIZE OF STUDS AND METHOD OF INSTALLATION.
2. STUDS SHALL NOT BE SPLICED EXCEPT AT THE POINT OF LATERAL SUPPORTS. WHERE SPLICE IS REQUIRED, NEST STUDS 12" MIN. AND SECURE WITH 2-#6 DRYWALL SCREWS EACH FLANGE AT 1" MAX. FROM EACH END OF EACH PIECE.
3. EXCEPT AS HEREIN NOTED ALL TRACK FASTENERS SHALL BE HILTI LOW VELOCITY DRIVE FASTENERS (DRIVE PINS) 0.145ø x 1-1/8", SPACED 6" MAX. FROM ENDS AND 32" O.C. MAX. FASTENERS SHALL NOT BE DRIVEN UNTIL CONCRETE HAS SET 14 DAYS MIN. AND SHALL NOT BE PLACED CLOSER THAN 3" TO THE EDGE OF CONCRETE.
4. WHERE WALL FINISH DOES NOT OCCUR FULL HEIGHT BOTH SIDES OF STUDS REFER TO DETAIL ⓒ
5. DO NOT CONNECT STUDS TO DEEP LEG TRACK AND PROVIDE ½" JOINT IN ARCHITECTURAL FINISH. THE PURPOSE OF THIS DETAIL IS TO ALLOW FOR VERTICAL MOVEMENT DUE TO DEFLECTION.
6. INSTALL ALL STUDS ONLY AFTER MAJOR DEAD LOADS OF FLOOR ABOVE AND/OR ROOF IS IN PLACE, SUCH AS CONCRETE FILL OR INSULATING CONCRETE AND ROOFING.

TYPICAL NON-STRUCTURAL METAL STUD DETAILS

16



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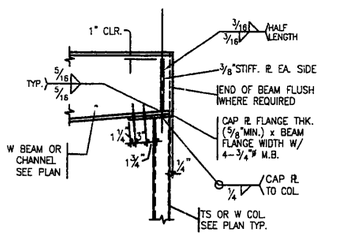

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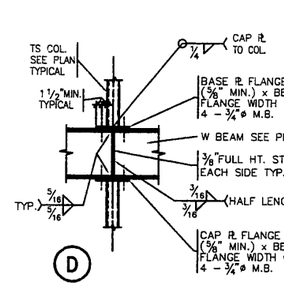

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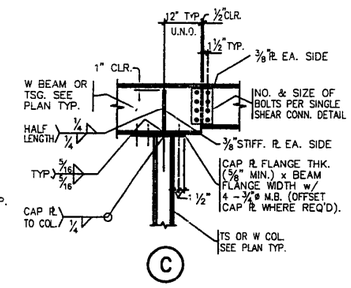
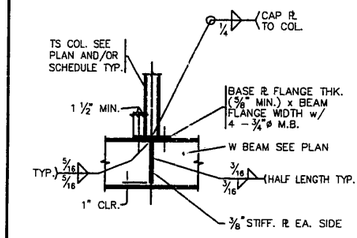


C

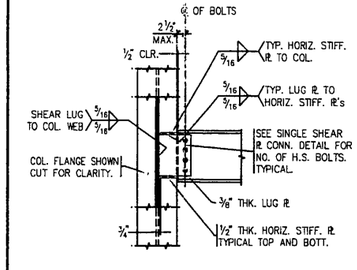
STEEL BEAM TO STEEL COLUMN CONNECTION DETAILS

7



TYPICAL TS COLUMN ABOVE CONTINUOUS STEEL BEAM

8

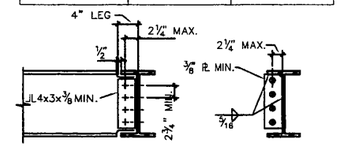


TYPICAL BEAM TO COLUMN WEB DETAIL

5

* USE ¾" BOLTS FOR ROOFS AND ⅞" BOLTS FOR FLOORS

DEPTH OF BEAM	F.B.C. NO. OF * M.B. SHOWN IN ( )	S.S.C. NO. OF * H.S. SHOWN IN ( )
8" & SMALLER	FBC-1 (2)	WB ONLY SSC-1 (2)
10" AND 12"	FBC-2 (2)	SSC-2 (3)
14" AND 16"	FBC-3 (3)	SSC-3 (4)
18" AND 21"	FBC-4 (4)	SSC-4 (5)
24" AND 27"	FBC-5 (5)	SSC-5 (6)

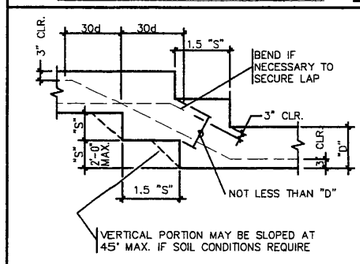


F.B.C. CONN. S.S.C. R. CONN.

NOTES:
1. SSC-1 TO BE USED ON W8 BEAMS ONLY.
2. WHEN USING F.B.C. REFER TO STRUCTURAL STEEL MANUAL, LATEST EDITION.
3. USE HORIZ. SHORT SLOTTED HOLES WITH H.S. BOLTS.

TYP. FRAMED BEAM CONNECTION (F.B.C.)
TYP. SINGLE SHEARP CONNECTION (S.S.C.)

2

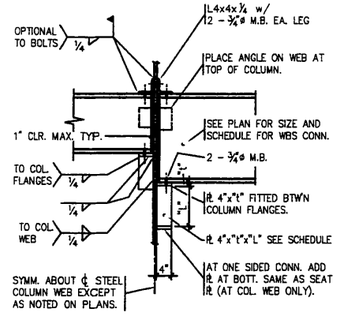


VERTICAL PORTION MAY BE SLOPED AT 45° MAX. IF SOIL CONDITIONS REQUIRE

TYPICAL FOOTING STEP

3

WELDED BEAM SEAT (W.B.S.) SCHEDULE			
CONNECTION NUMBER	MEMBER SIZE	"L"	"t"
WBS-1	W12 & SMALLER	8"	⅜"
WBS-2	W14 & W16	10"	½"
WBS-3	W18 & W21	12"	½"
WBS-4	W24 & W27	14"	⅝"
WBS-5	W30 & LARGER	16"	¾"



NOTES:
1. GIRDER DEFINED AS "BEAM USED TO SUPPORT OTHER BEAMS, PURLINS AND/OR STRUCTURAL COLUMNS".
2. REFER TO STRUCTURAL STEEL NOTE 3.

TYPICAL GIRDER TO COLUMN WEB DETAIL: WELDED BEAM SEAT (W.B.S.)

4

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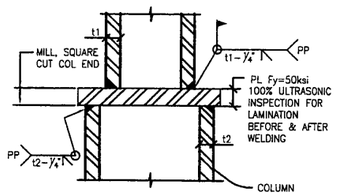
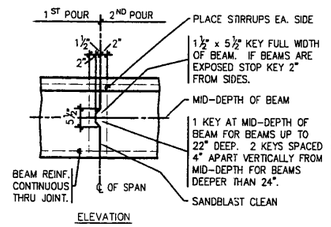
JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

TYPICAL DETAILS
PROJECT PLAZA DE CULTURA Y ARTE
ARCHITECT

SHEET NUMBER S-1.3
OF SHEETS



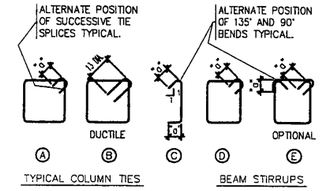
TS COLUMN BUTT PL COLUMN SPLICE DETAIL 17



NOTE: LOCATION TO BE APPROVED BY STRUCTURAL ENGINEER

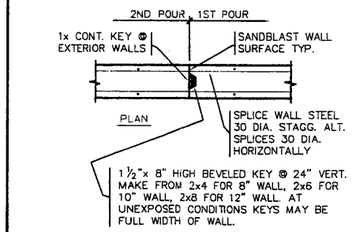
TYPICAL BEAM AND GIRDER CONSTRUCTION JOINT 13

NOTE: FOR SIZE AND SPACING OF ALL TIES AND STIRRUPS, REFER TO SCHEDULE AND/OR DETAILS TYPICAL.



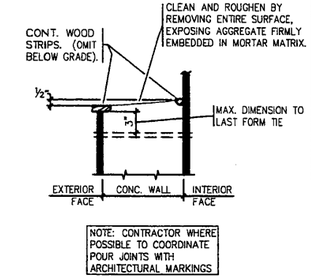
DIMENSION "a" FOR #3 TIES = 5"
FOR #4 TIES = 5½"
FOR #5 TIES = 6"

TYPICAL COLUMN TIES AND BEAM STIRRUPS 9



NOTES: DETAIL TO BE USED ONLY WHERE APPROVED BY STRUCTURAL ENGINEER.

TYPICAL VERTICAL CONC. WALL AND FOOTING CONSTRUCTION JOINT 5



NOTE: CONTRACTOR WHERE POSSIBLE TO COORDINATE POUR JOINTS WITH ARCHITECTURAL MARKINGS

TYPICAL POUR JOINT 1

NAILING SCHEDULE

CONNECTIONS LISTED ARE MINIMUM PERMISSIBLE, ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED. WHERE POSSIBLE, NAILS DRIVEN PERPINDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. DETAILS SHALL GOVERN WHEN THEIR NAILING REQUIREMENTS ARE MORE STRINGENT THAN THIS SCHEDULE.

1.	JOISTS OR RAFTERS TO SIDES OF STUDS 6" JOISTS OR LESS	3-16d
2.	JOISTS OR RAFTERS. AT ALL BEARINGS, TOE NAILS EA SIDE	1-16d
3.	STUDS TO BEARINGS. TOE NAILS EA. SIDE: 2x6 & LARGER	2-16d
	2x4 TOTAL OF	3-16d
4.	BLOCKING BETWEEN JOIST & RAFTERS, TOE NAILS EA. SIDE EA. END	2-16d
5.	BLOCKING BETWEEN STUDS, TOE NAILS EA END OR	2-10d
	END NAILS EA END	2-16d
6.	SHEATHING AT ALL BEARING 1x6	2-8d
	1x8	3-8d
	PLYWOOD AT ALL EDGES	8d@6"
	PLYWOOD AT INTERIOR SUPPORTS	8d@12"
7.	CROSS BRIDGING BETWEEN JOISTS & RAFTERS TOE NAILS EA END	3-16d
8.	CEILING STRIPS TO UNDERSIDE OF JOISTS, AT EA. BEARING, STRONGHOLD, (ANNULARLY GROOVED) NAILS TO BE USED AS FOLLOWS: (PREDRILL AS REQUIRED TO PREVENT SPLITTING)	
	2X3 @ 24" MAX. SPAN	1-16d
	2x3 @ 2'-0" TO 4'-0" SPANS	2-16d
9.	RIBBONS TO STUDS: 1" RIBBONS	2-8d
	2" RIBBONS	2-16d
10.	DOUBLE TOP PLATES: LOWER PLATE TO TOP OF STUD	2-16d
	UPPER PLATE TO LOWER PLATE (STAGGERED)	16d@16"
	UPPER PLATE TO LOWER PLATE @ INTERSECTIONS	3-16d
11.	MULTIPLE STUDS, STAGGER WHERE POSSIBLE	16d@12"
12.	BUILT UP BEAMS: 10" OR LESS DEPTH. (STAGGERED)	16d @12"
	MORE THAN 10" (STAGGERED BOLTS)	1/2"DIA@24"
13.	DOUBLE JOISTS UNDER PARTITIONS:	
	WHERE NOT BLOCKED APPART. (STAGGERED)	16d@12"
	WHERE BLOCKED APPART. @ BLOCKING EA. SIDE	2-16d

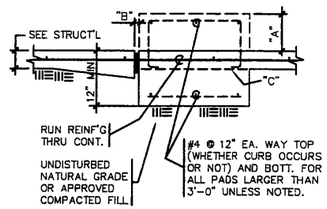
14. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION AND APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE DIVISION OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE, IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAT WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

15

(A) PROVIDE CURB OR PAD AS REQUIRED. POUR MONOLITHICALLY. IF CURB OR PAD CANNOT BE POURED MONOLITHICALLY, LEAVE TOP OF SLAB ROUGH AND PROVIDE #4 DWL'S @ 18" (⅝"ø PHILLIPS RED HEAD ANCHORS MAY BE SUBSTIUTED AT THE SAME SPACING) AT PERIMETER. IF CURB IS HIGHER THAN 8", PROVIDE DWL'S @ PERIMETER AS NOTED ABOVE.

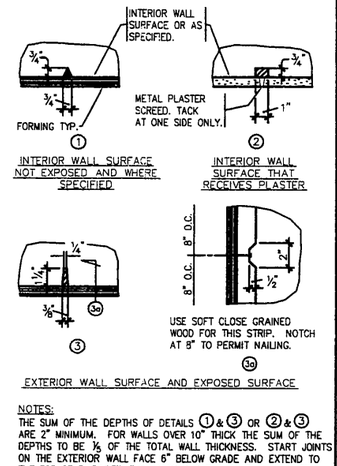
(B) PROVIDE 1" EXPANSION JOINT MATERIAL ALL AROUND PAD ONLY WHERE ISOLATION OF PAD IS REQUIRED BY MECHANICAL OR ELECTRICAL DWG'S.

(C) CONDITION @ STRUCTURAL SLAB. THIS DETAIL APPLIES TO PADS OCCURING ON STRUCTURAL SLABS OR CONCRETE ON STEEL DECK.



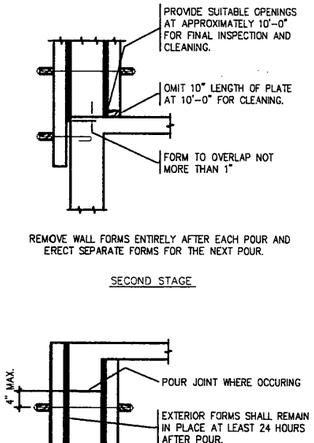
NOTE:
REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SIZE, HEIGHT AND LOCATION OF CURBS, PADS AND ANCHOR BOLTS. THE LOCATION AND SIZE OF THE PADS ARE SHOWN ONLY ON THE MECHANICAL AND ELECTRICAL DRAWINGS.

TYPICAL EQUIPMENT PAD AND CURB DETAIL 11



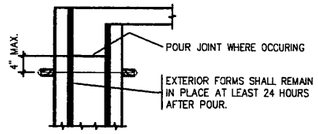
NOTES:
THE SUM OF THE DEPTHS OF DETAILS ①&③ OR ②&③ ARE 2" MINIMUM. FOR WALLS OVER 10" THICK THE SUM OF THE DEPTHS TO BE ⅕ OF THE TOTAL WALL THICKNESS. START JOINTS ON THE EXTERIOR WALL FACE 6" BELOW GRADE AND EXTEND TO THE TOP OF PARAPET, THEN OVER THE TOP OF THE PARAPET AND DOWN ON THE BACK FACE TO THE FLASHING REGLET. JOINTS MUST BE CONTINUOUS ACROSS THE SOFFIT, FACE, AND TOP OF EXPOSED PROJECTING CONCRETE ELEMENTS. ON INTERIOR WALL FACES, JOINTS SHALL EXTEND FROM TOP OF SLABS TO CEILING LINE ABOVE. UNLESS NOTED OR OTHERWISE SPECIFIED JOINTS ON TOPS OF WALLS, SILLS, AND OTHER FLAT SURFACES SHALL BE SEALED WITH CONCRETE COLORED ELASTOMERIC SEALANT ⅜" MINIMUM DEPTH. OMIT WHERE SO DIRECTED BY ARCHITECT. CONTRACTOR TO MAKE ALLOWANCE IN BID FOR CONTROL JOINTS 15'-0" TO 20'-0" O.C. CONTRACTOR TO COORDINATE POUR JOINTS WITH ARCHITECTURAL MARKINGS.

TYPICAL CONTROL JOINTS IN CONCRETE WALLS 7



REMOVE WALL FORMS ENTIRELY AFTER EACH POUR AND ERECT SEPARATE FORMS FOR THE NEXT POUR.

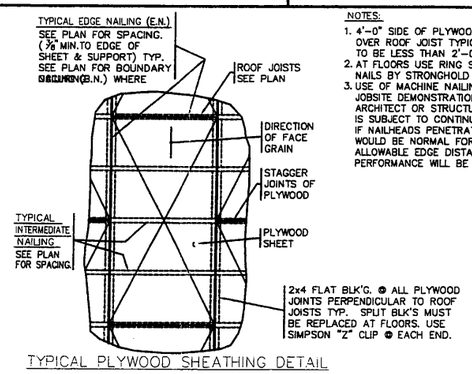
SECOND STAGE



FIRST STAGE

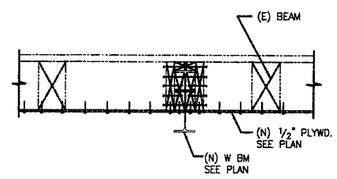
CONTRACTOR WHERE POSSIBLE TO COORDINATE POUR JOINTS WITH ARCHITECTURAL MARKINGS.

TYPICAL CONSTRUCTION JOINT AT SLAB LEVEL 3

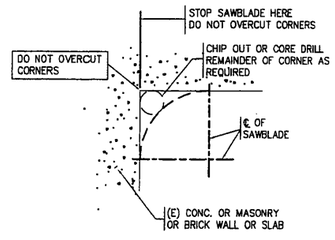


NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0" x 4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

TYPICAL PLYWOOD SHEATHING DETAIL 12



SECTION 8

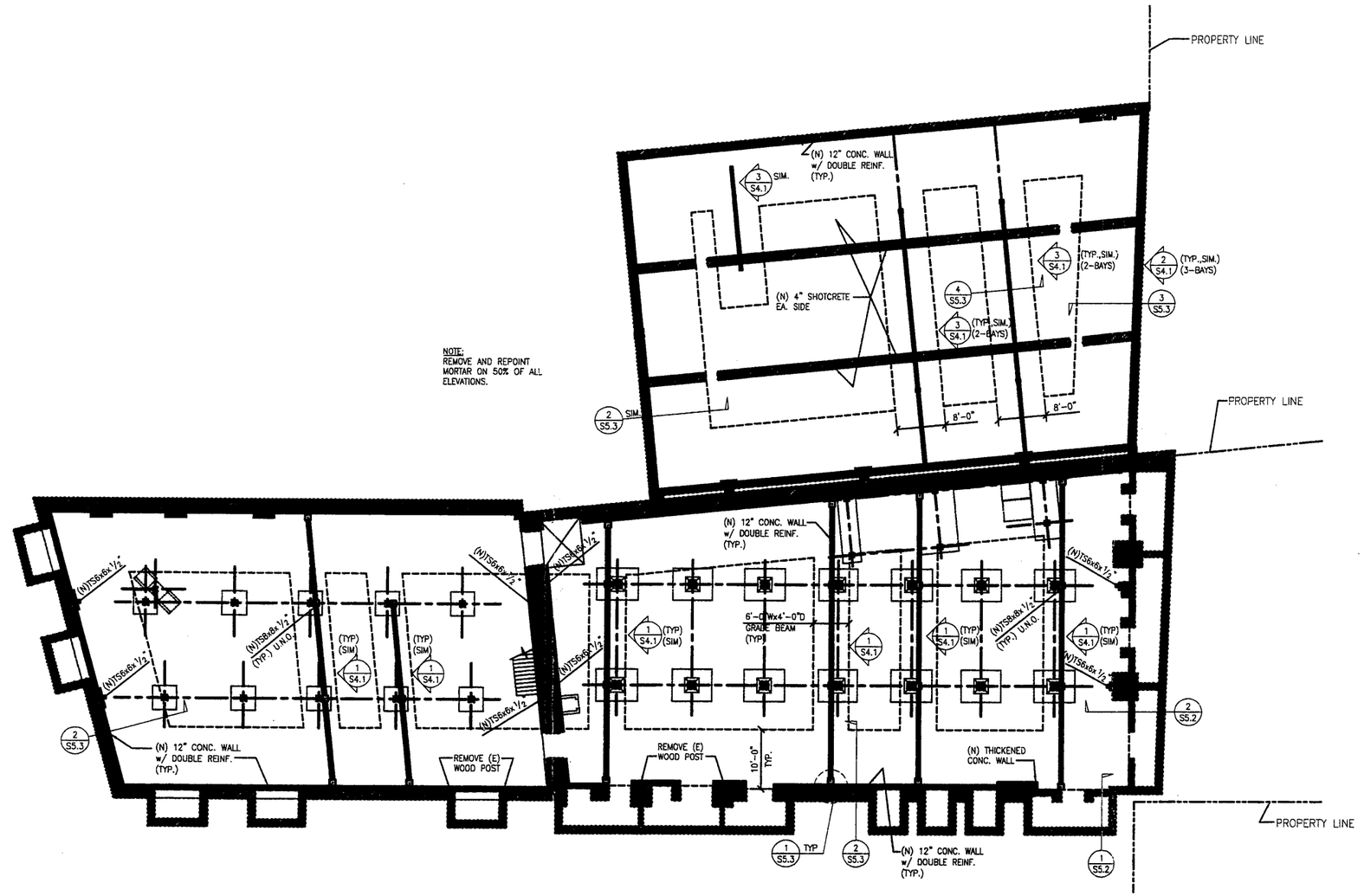


ELEVATION OR PLAN

TYP. SAW-CUTTING DETAIL 4

MARTIN & associates
JOHN A. MARTIN & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
	TYPICAL DETAILS
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-1.4
OF SHEETS	



FOUNDATION FLOOR PLAN
Scale: 1/8"=1'-0"

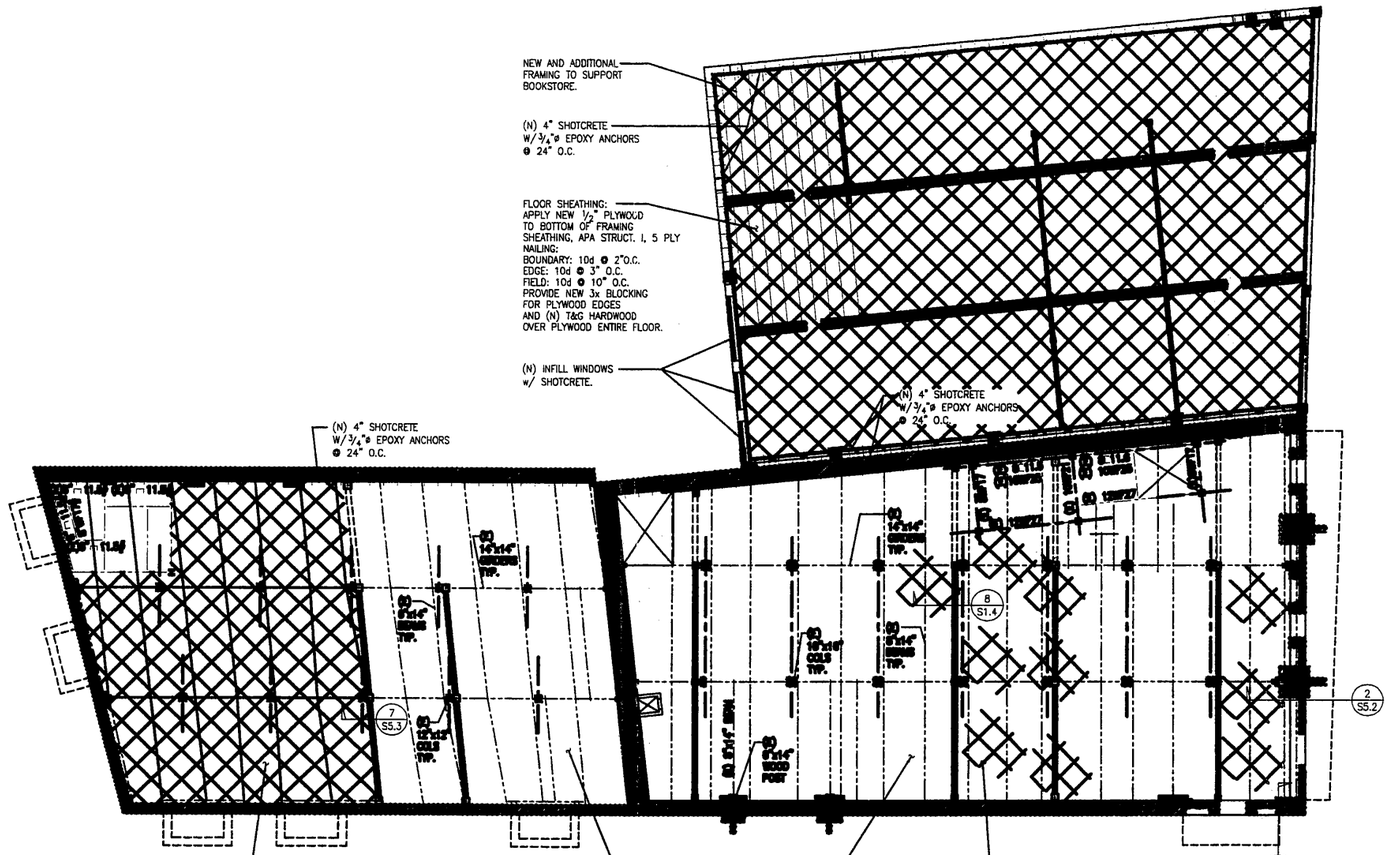
NORTH

LEGEND:

- REPLACE 1 & G HARDWOOD FLOORING AND FRAMING AS NOTED
- REPLACE BURNED MEMBERS TO MATCH EXISTING
- NEW LATERAL RESISTING WALL OR BRACED FRAME

MARTIN & associates
JOHN A. MARTIN & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
	FOUNDATION FLOOR PLAN
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-2.1
OF SHEETS	



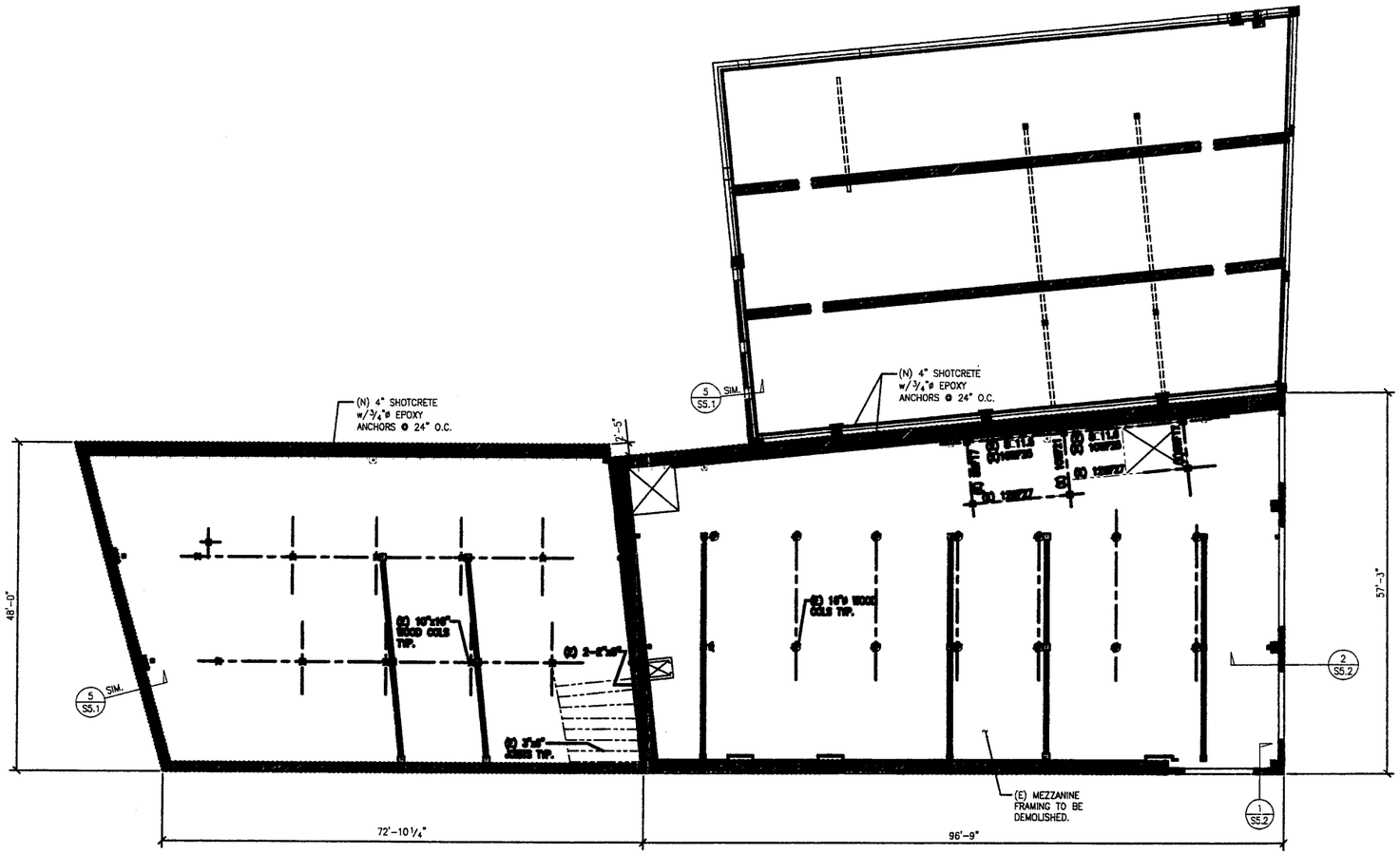
NOTE:
SEE LEGEND SHEET S-2.1

FIRST FLOOR FRAMING PLAN

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

NORTH

MARTIN & associates — JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	FIRST FLOOR FRAMING PLAN	SHEET NUMBER S-2.2
	ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE	OF SHEETS
	DATE 6-03-03	ARCHITECT	



MEZZANINE FLOOR FRAMING PLAN
Scale: 1/8"=1'-0"

NOTES:
1. SEE LEGEND SHEET S-2.1
2. MEZZANINE FLOOR FRAMING PLAN PROVIDED FOR INFORMATION ONLY. A FIRE HAS DESTROYED ALL OF THE MEZZANINE AND REPLACEMENT IS NOT IN THE SCOPE OF WORK.

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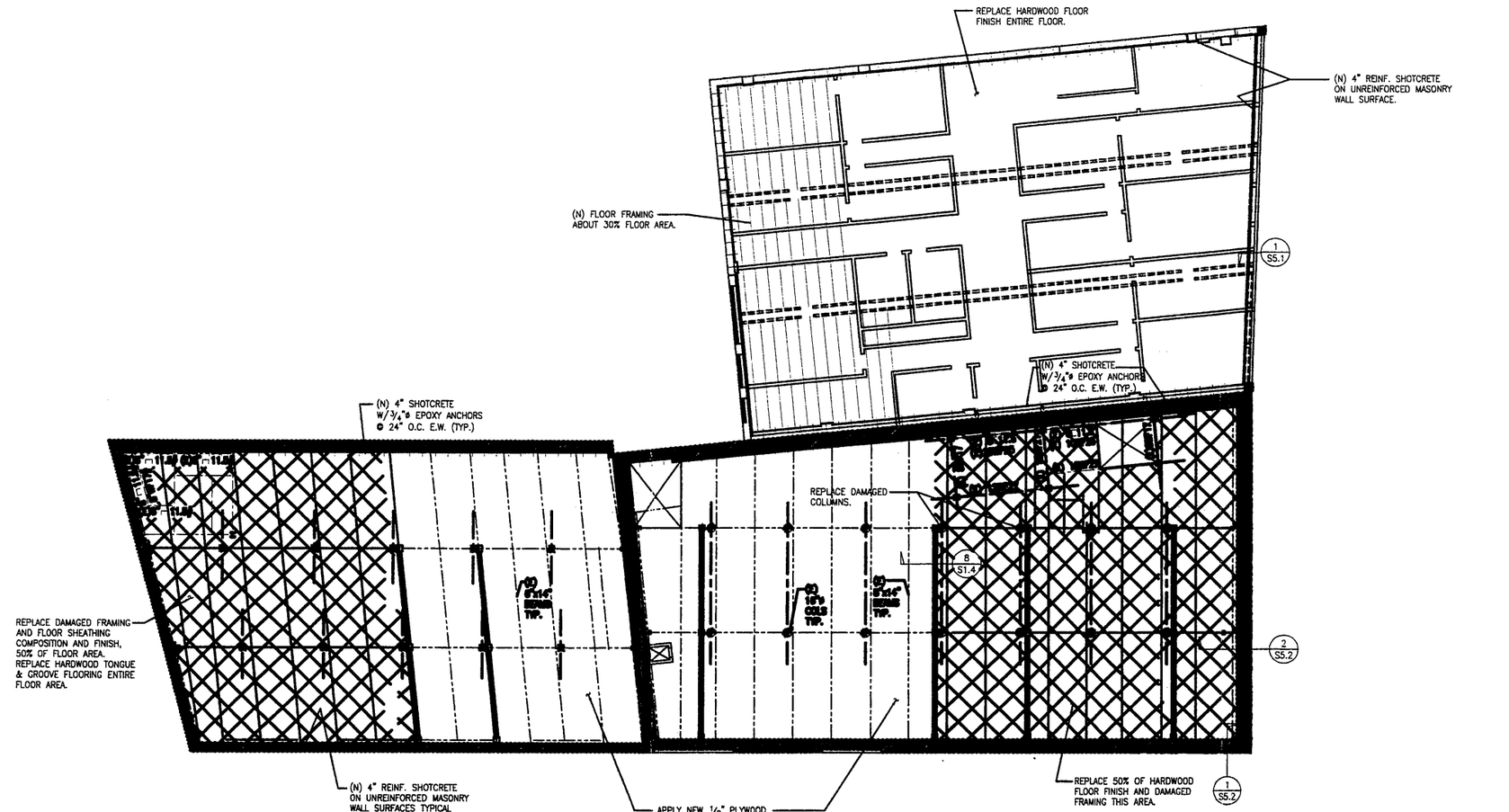
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

MEZZANINE FLOOR FRAMING PLAN
PROJECT PLAZA DE CULTURA Y ARTE
ARCHITECT

SHEET NUMBER S-2.3
OF SHEETS

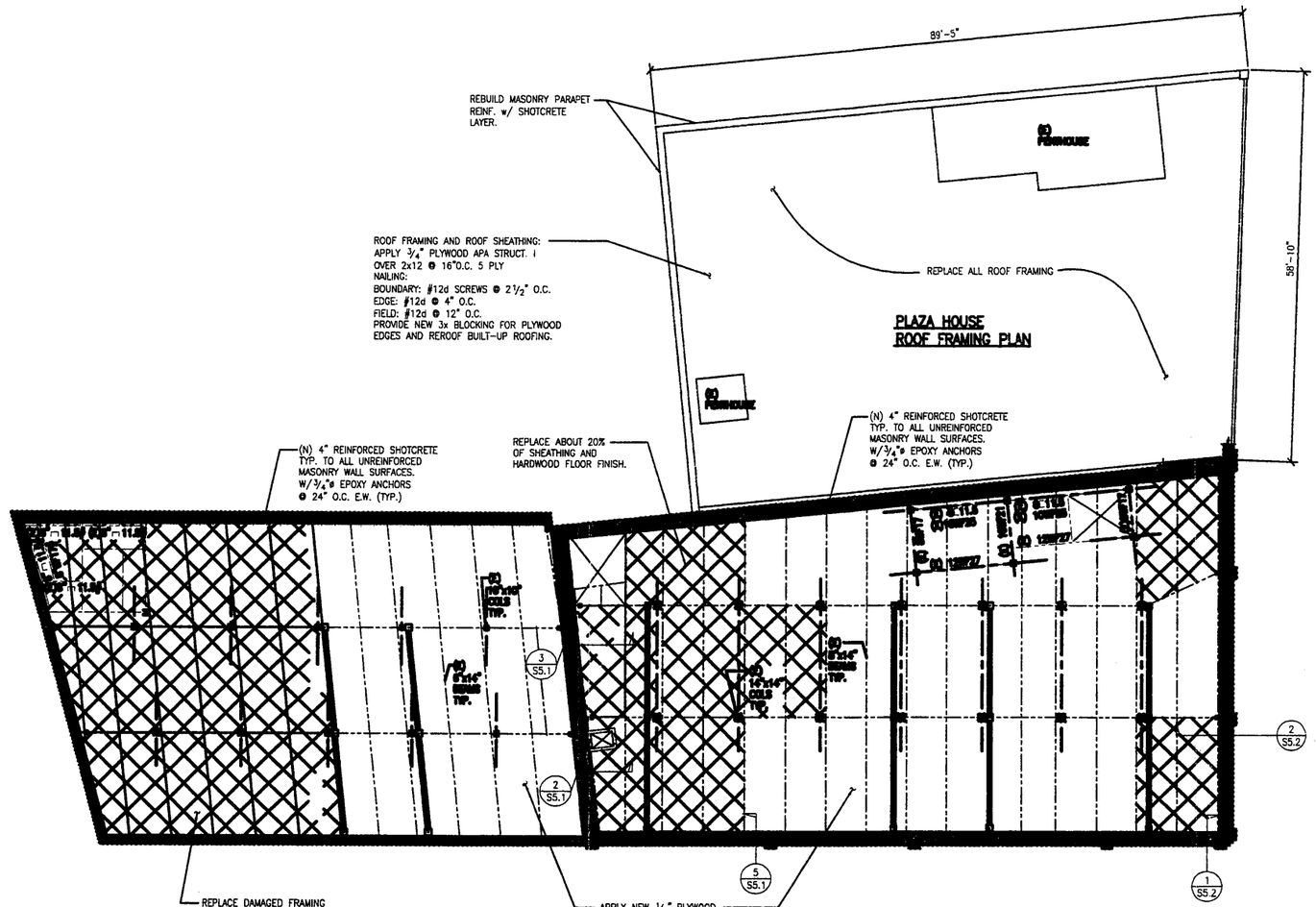


NOTE:
SEE LEGEND SHEET S-2.1

SECOND FLOOR FRAMING PLAN

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

MARTIN & associates — JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS — 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	SECOND FLOOR FRAMING PLAN
	ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE
	DATE 6-03-03	ARCHITECT
		SHEET NUMBER S-2.4 OF SHEETS



NOTE:
SEE LEGEND SHEET S-2.1

THIRD FLOOR FRAMING PLAN

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

NORTH

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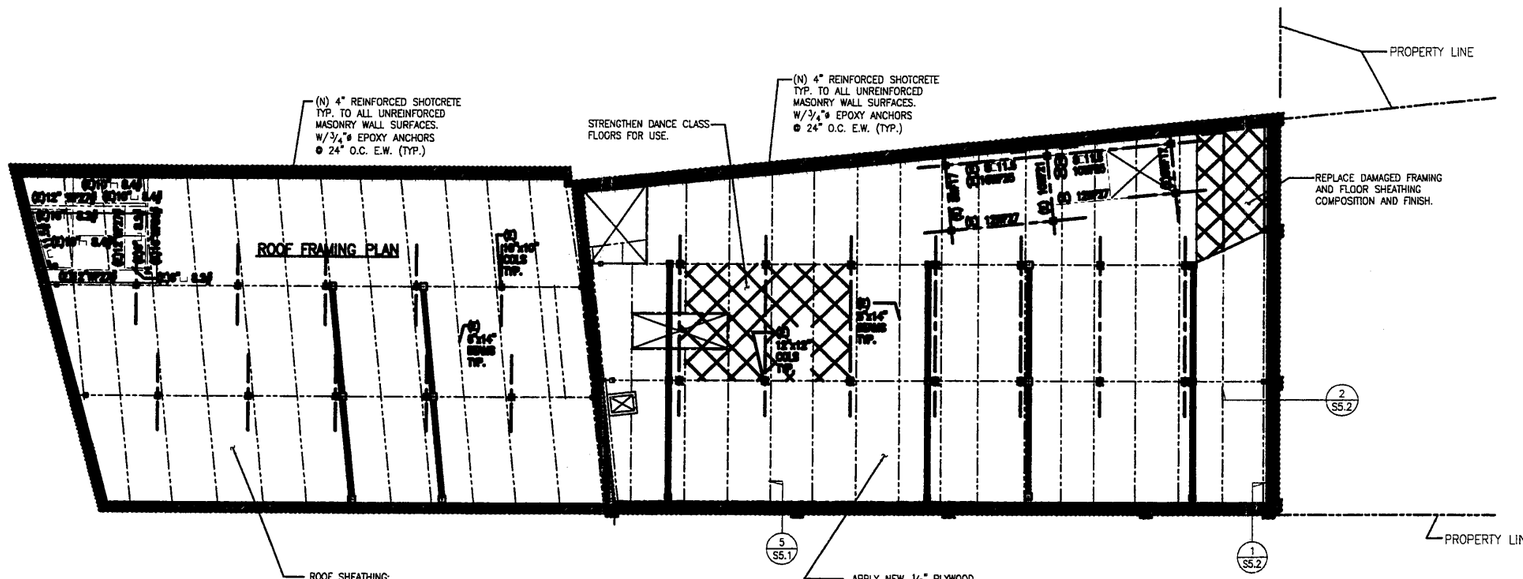
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
	THIRD FLOOR FRAMING PLAN
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-2.5
OF SHEETS	



NOTE:
SEE LEGEND SHEET S-2.1

FOURTH FLOOR BLDG-6 & ROOF BLDG-5 FRAMING PLAN

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

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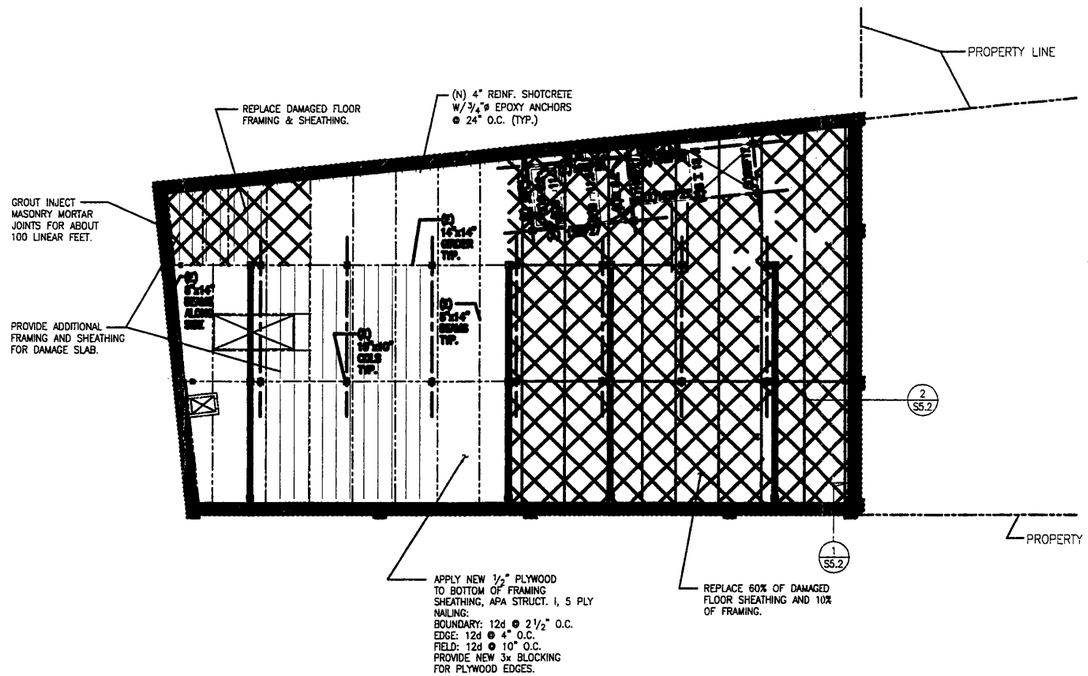
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET TITLE	FOURTH FLOOR BLDG-6 & ROOF BLDG-5 FRAMING PLAN
SHEET NUMBER	S-2.6
OF SHEETS	



NOTE:
SEE LEGEND SHEET S-2.1

FIFTH FLOOR FRAMING PLAN BLDG-6

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

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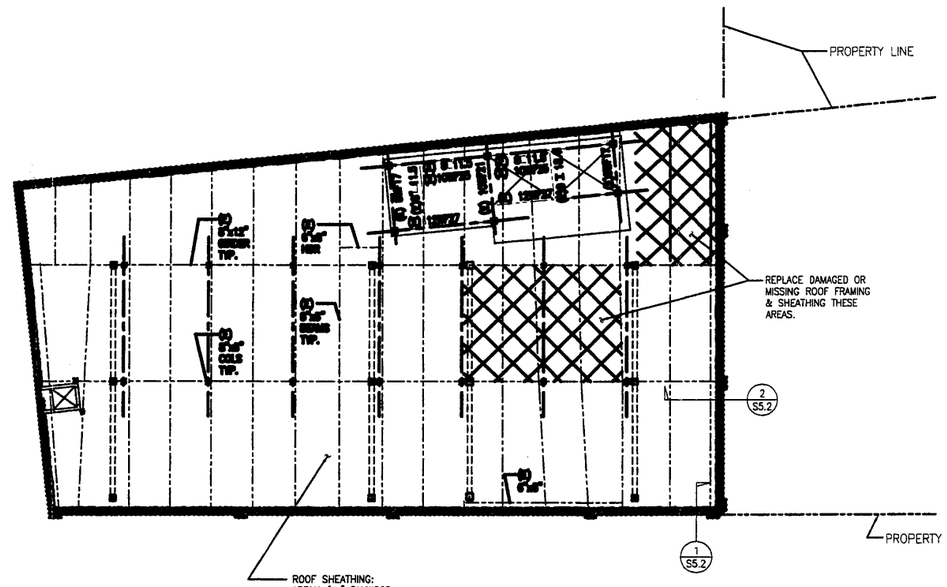
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-2.7
OF SHEETS	



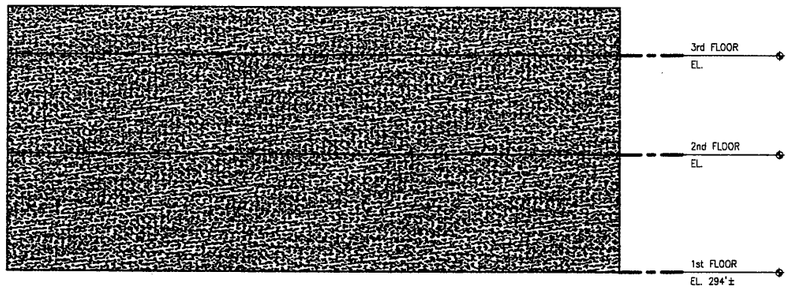
NOTE:
SEE LEGEND SHEET S-2.1

ROOF FRAMING PLAN BLDG-6

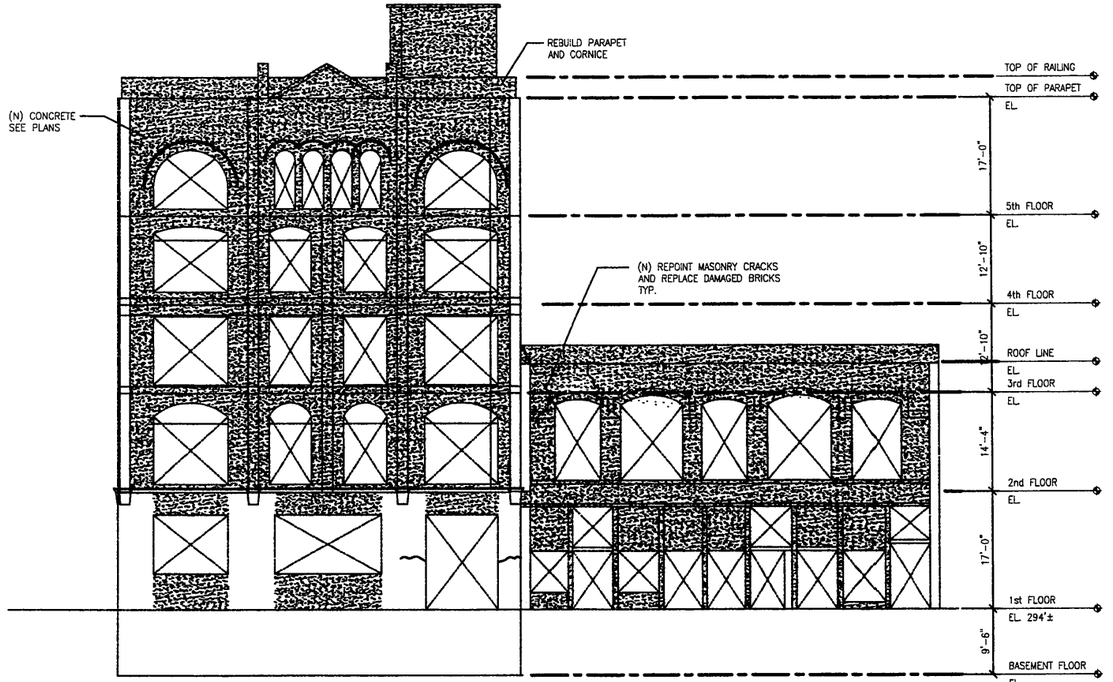
Scale: 1/8"=1'-0"

NORTH

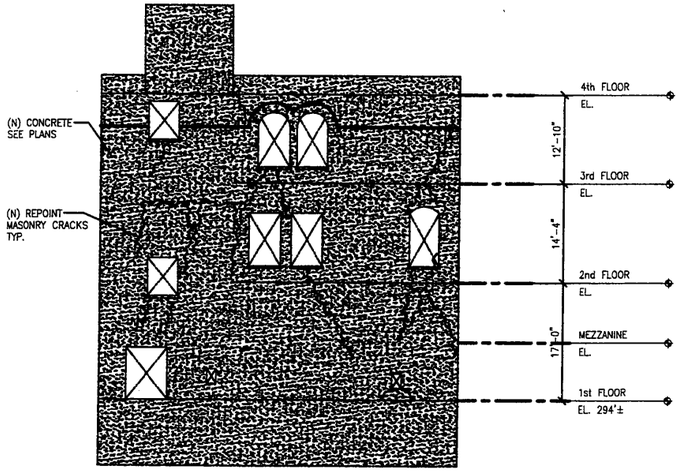
JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	ROOF FRAMING PLAN BLDG-6	SHEET NUMBER S-2.8
	ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE	OF SHEETS
	DATE 6-03-03	ARCHITECT	



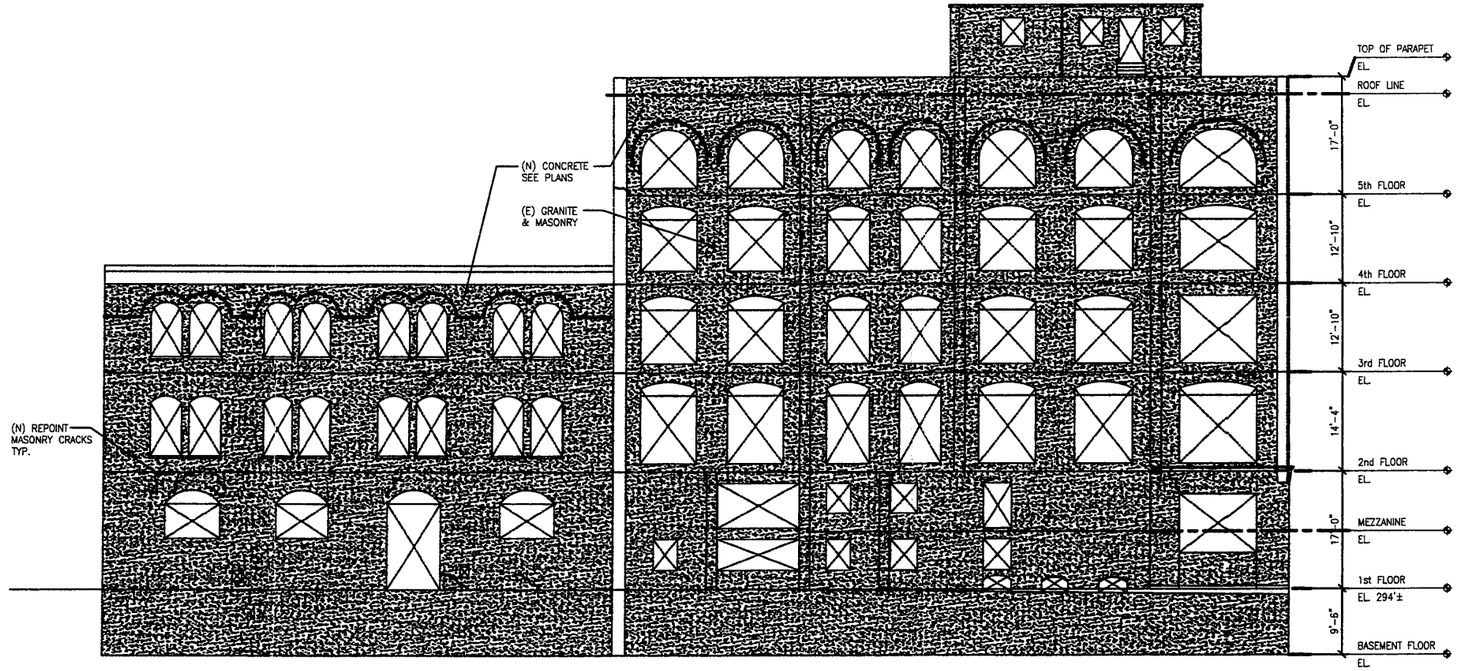
NORTH ELEVATION PLAZA HOUSE (3)



EAST ELEVATION BRUNSWIG & PLAZA HOUSE – MAIN STREET FRONT (1)



WEST ELEVATION ANNEX – NEW HIGH STREET FRONT (4)



SOUTH ELEVATION ANNEX & BRUNSWIG BUILDING – REPUBLIC STREET FRONT (2)

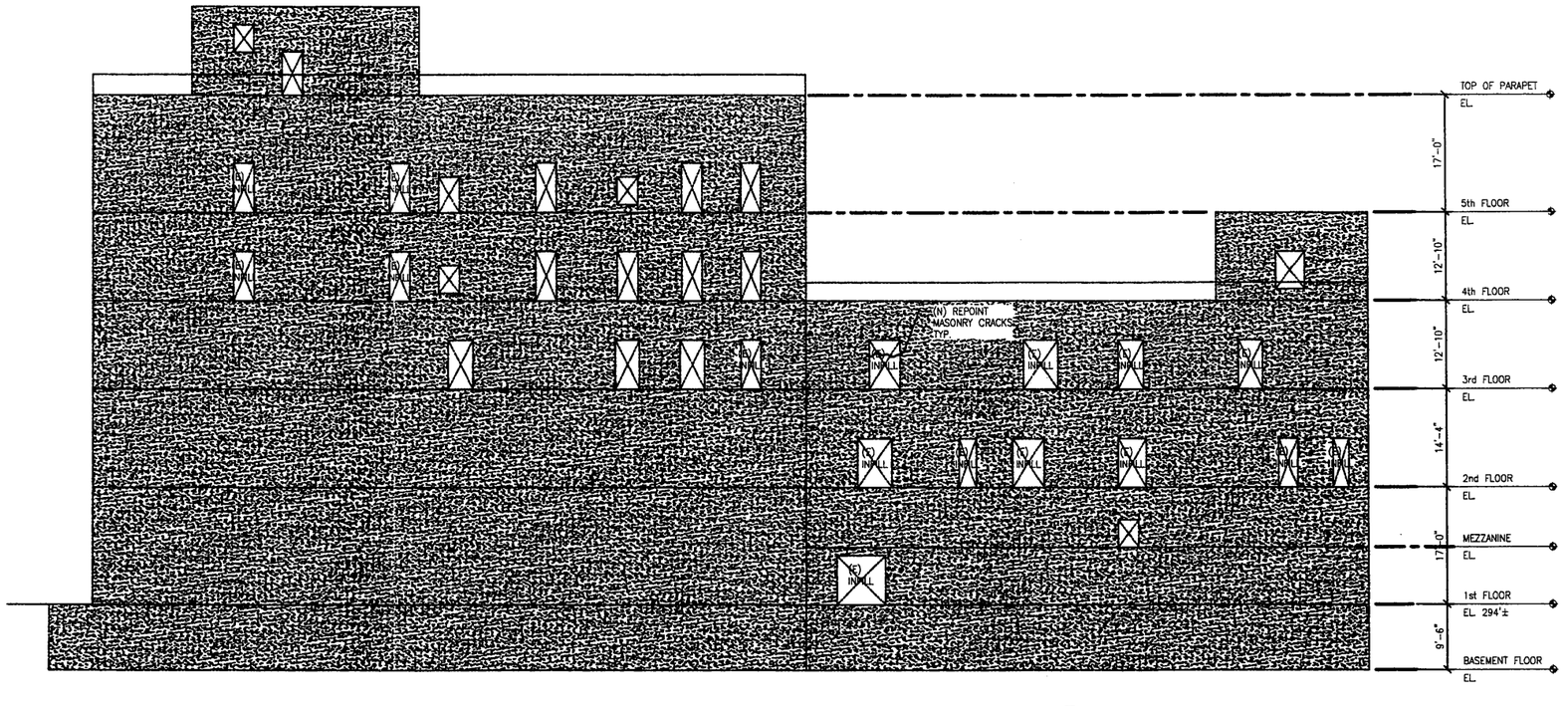
MARTIN & associates

JOHN A. MARTIN & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

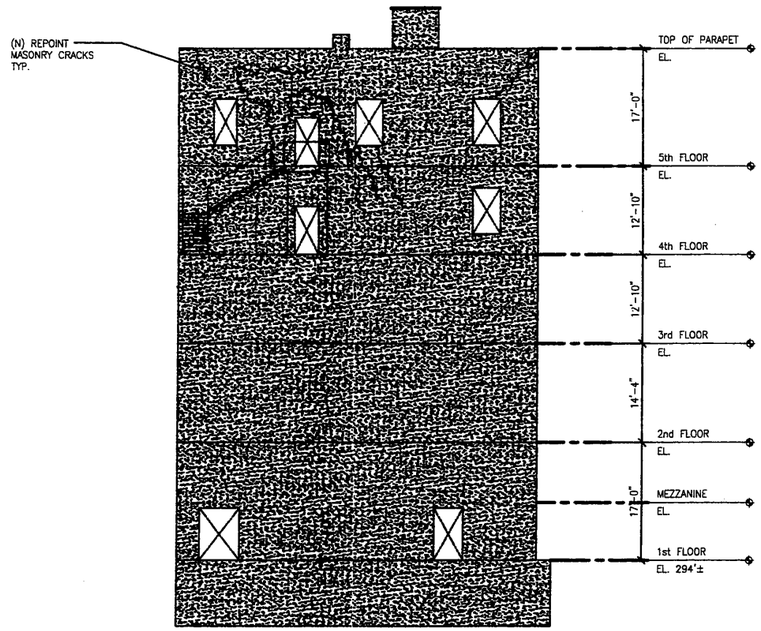
JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

ELEVATIONS
PROJECT PLAZA DE CULTURA Y ARTE
ARCHITECT

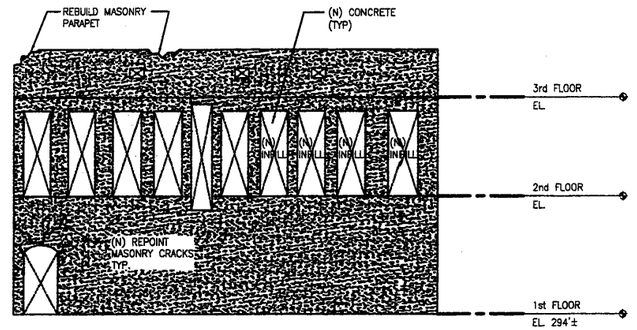
SHEET NUMBER S-3.1
OF SHEETS



NORTH ELEVATION BRUNSWIG & ANNEX (1)

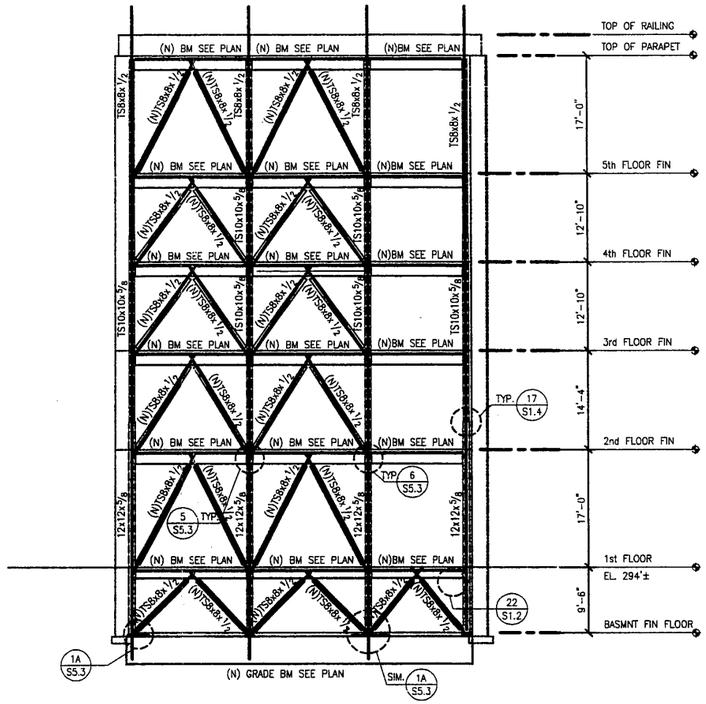


WEST ELEVATION BLDG. '5'- NEW HIGH STREET FRONT (3)

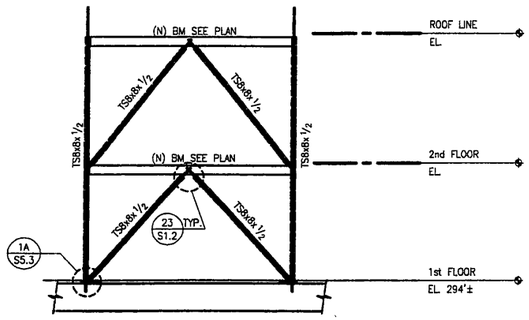


WEST ELEVATION - PLAZA HOUSE (2)

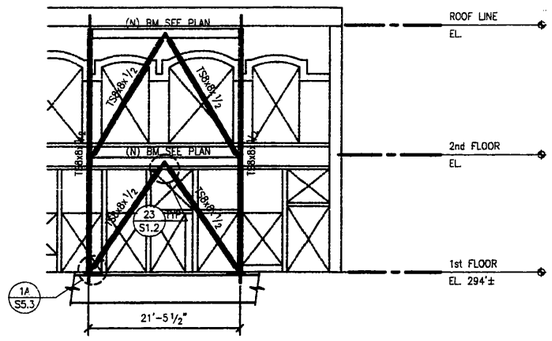
MARTIN & associates	JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	EXISTING ELEVATIONS
		ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE
		DATE 6-03-03	ARCHITECT
			SHEET NUMBER S-3.2 OF SHEETS



BRACED FRAME ELEVATION (1)

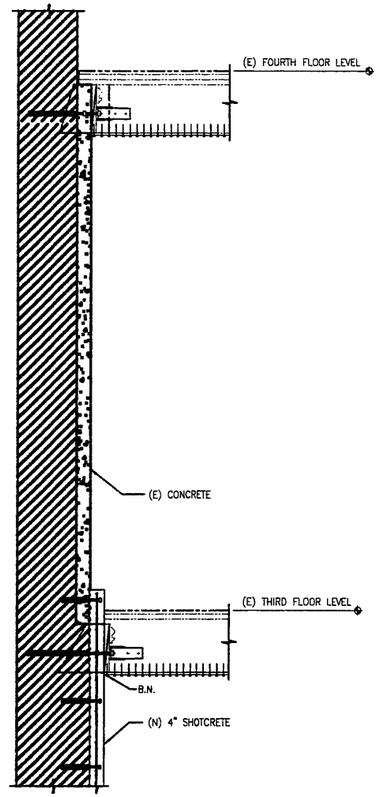


BRACED FRAME ELEVATION (3)

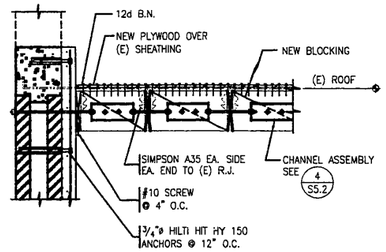


BRACED FRAME ELEVATION (2)

MARTIN & associates	JOHN A. MARTIN & ASSOCIATES, INC. STRUCTURAL ENGINEERS 1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015	JOB NO. J10240	BRACED FRAME ELEVATIONS
		ENGINEER R.A.	PROJECT PLAZA DE CULTURA Y ARTE
		DATE 6-03-03	ARCHITECT
			SHEET NUMBER S-4.1 OF SHEETS



SECTION 5
Scale: 3/4" = 1'-0"



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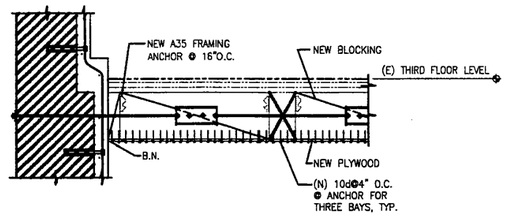

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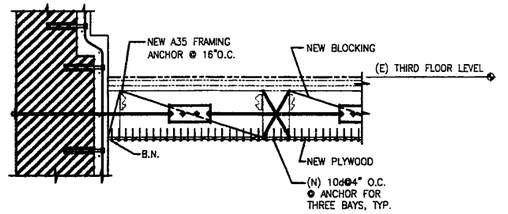

SECTION 3
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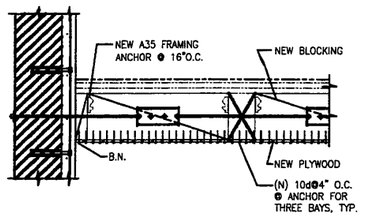

SECTION 4
Scale: 3/4" = 1'-0"

MARTIN & associates

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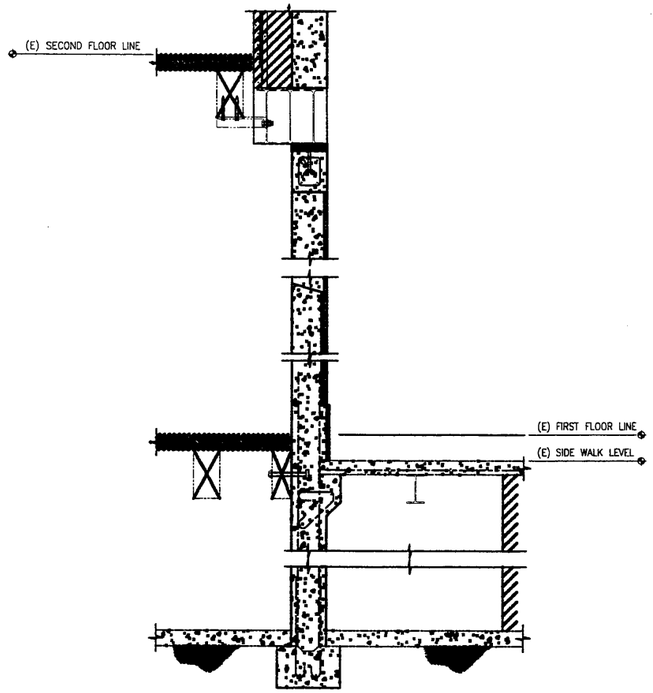
STRUCTURAL ENGINEERS
1212 S. FLOWER STREET LOS ANGELES, CALIF. 90015

JOB NO. J10240
ENGINEER R.A.
DATE 6-03-03

EXISTING SECTIONS
PROJECT PLAZA DE CULTURA Y ARTE
ARCHITECT

SHEET NUMBER S-5.1
OF SHEETS



FOR CONTINUATION SEE SECTION 2

SECTION 3
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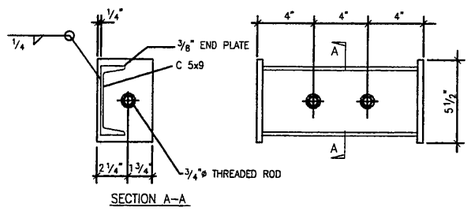

SECTION A-A

DETAIL FOR CHANNEL ASSEMBLY 4
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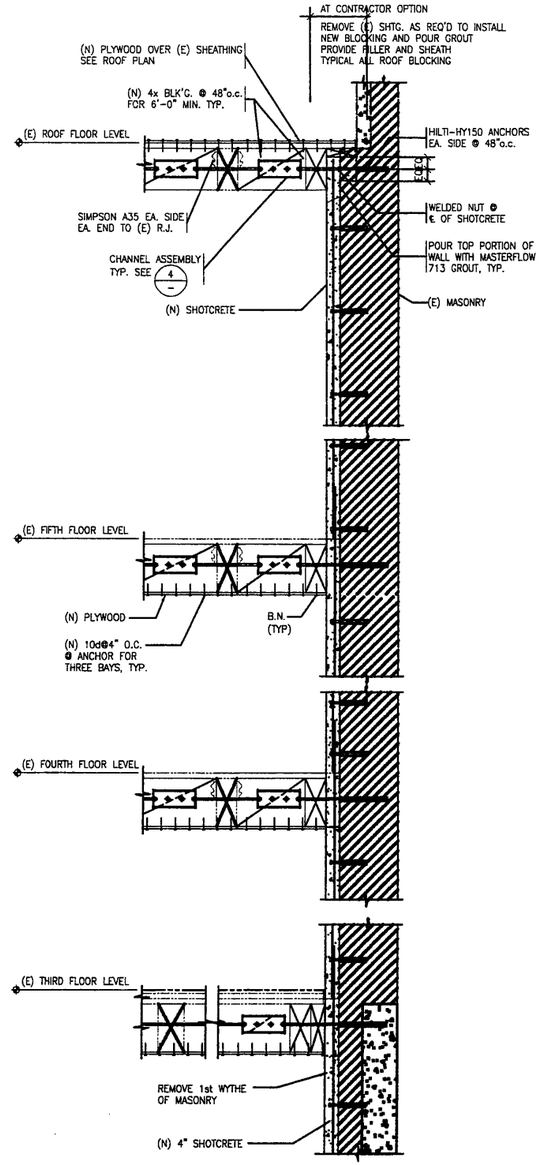
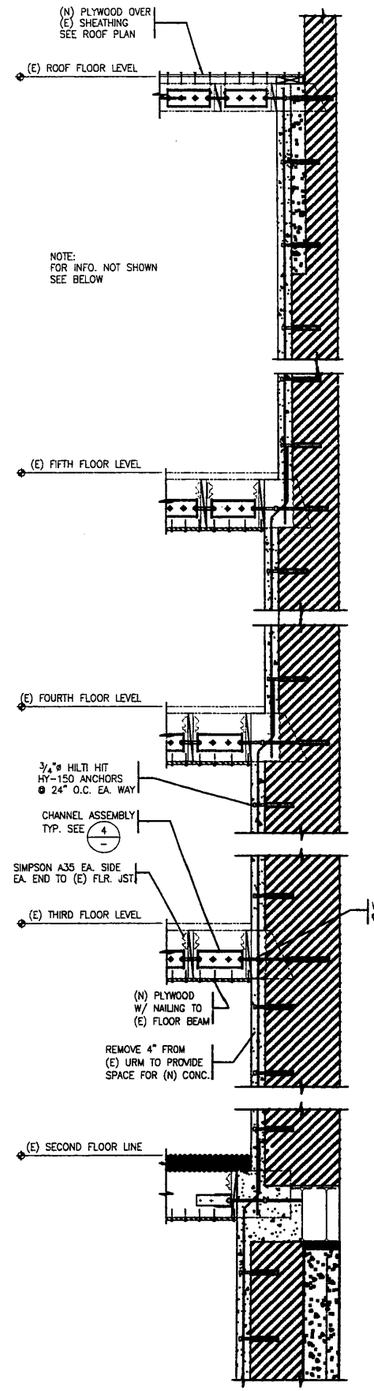


FOR CONTINUATION SEE SECTION 3

SECTION 2
Scale: 3/4" = 1'-0"



FOR CONTINUATION SEE SECTION 3 (SIM)

SECTION 1
Scale: 3/4" = 1'-0"

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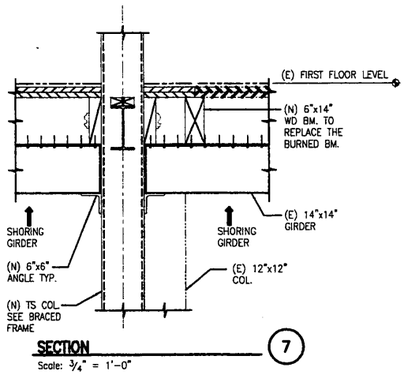
JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
	EXISTING SECTIONS
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-5.2
OF SHEETS	



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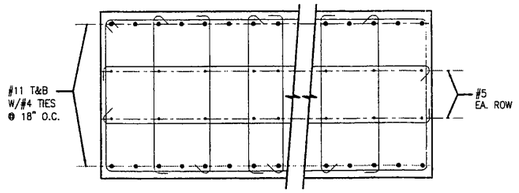

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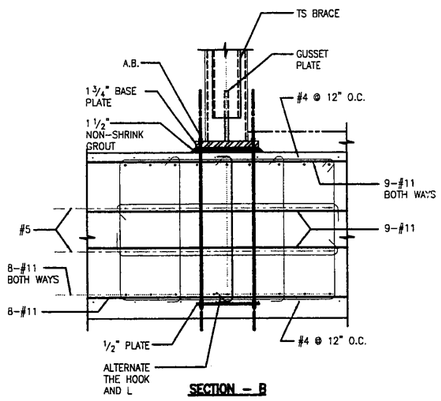
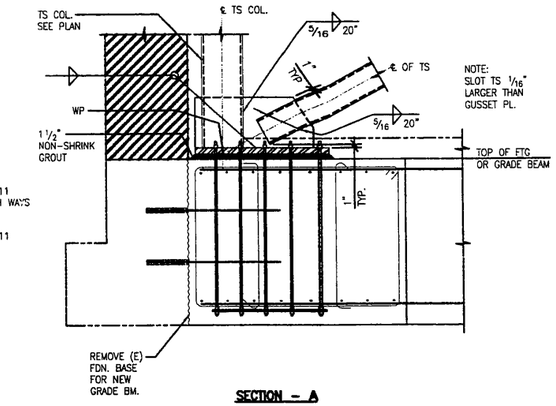
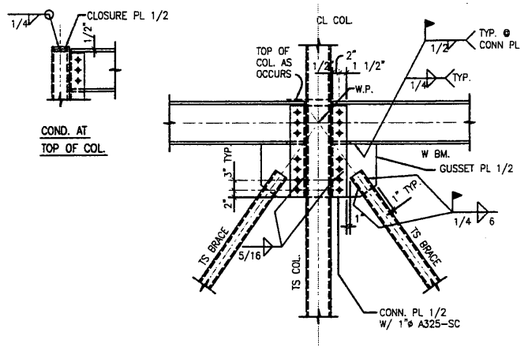
Scale: 3/4" = 1'-0"



SECTION – B



SECTION – A



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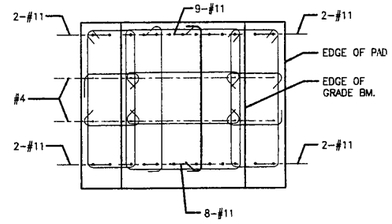
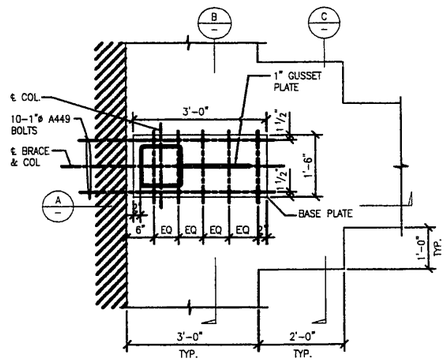
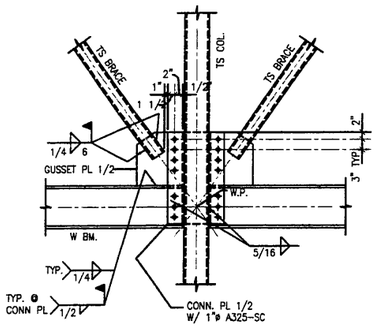


SECTION – C



PLAN

BRACE DETAIL 1
Scale: 3/4" = 1'-0"



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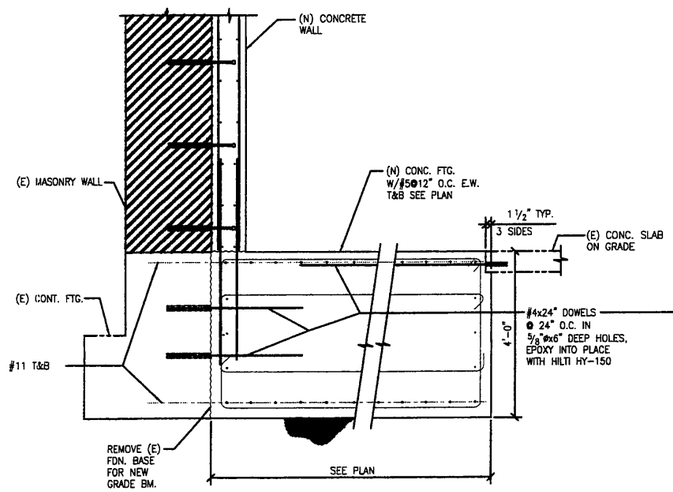

SECTION 3
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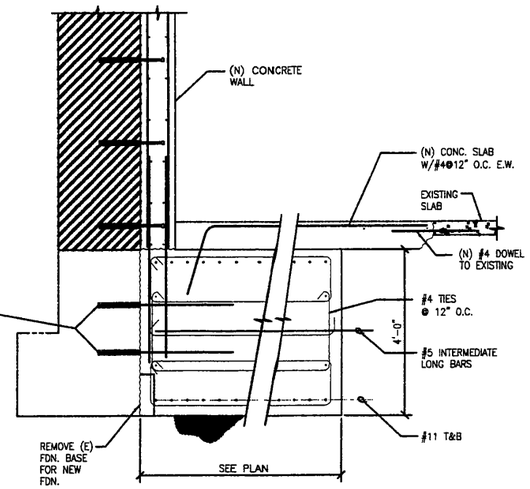

SECTION 2
Scale: 3/4" = 1'-0"

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JOB NO.	J10240
ENGINEER	R.A.
DATE	6-03-03
	SECTIONS
PROJECT	PLAZA DE CULTURA Y ARTE
ARCHITECT	
SHEET NUMBER	S-5.3
OF SHEETS	

2.0 OVERVIEW OF STRUCTURAL EVALUATION

An initial seismic evaluation utilizing the FEMA 310 Evaluation Handbook was performed for the three buildings to identify potential structural deficiencies (see Section 3.0 for discussions). Tier 1 and Tier 2 Evaluation of the procedures contain true-false statements. If found to be true, the condition evaluated was considered acceptable to the regulations and the issue was set aside. If a statement was found to be false, the condition and/or buildings were analyzed further as required in the Evaluation Procedures. The completed evaluations for each structure are located in Appendix D.

Tier 1 and Tier 2 Evaluations have the potential, however, to be conservative and unsuitable for unreinforced masonry structures because of the simplifying assumptions involved in their application. The decision to employ a Tier 3 Evaluation requires a judgment of whether Tier 1 and/or Tier 2 Evaluations will be too conservative or if a detailed evaluation will provide a significant economic or other advantage.

Other accepted methods to evaluate historic buildings may be employed that include Tier 3 analysis, *FEMA 273*, or *Uniform Code of Building Conservation* (UCBC). Based on our experience with unreinforced construction, it was decided that the UCBC offered the best method of collapse prevention analysis with existing archaic construction materials.

Once retrofit was deemed necessary through this UCBC analysis, new lateral resisting elements were designed. The intent of 1997 code provisions was considered, while inserting existing conditions in the analysis procedures intended for design. Expected performance of existing components was evaluated by comparing calculated demands on the components with their allowable values from the UCBC.

2.1 STRUCTURAL EVALUATION–VICKREY-BRUNSWIG BUILDING

The Vickrey-Brunswig Building appears to be in poor to fair physical condition. Fire has damaged areas of the building, including portions of the first, second, and fifth floors. The mezzanine was completely destroyed by fire, but it was not of historical significance and does not require rebuilding. The fifth floor also appears to have been compromised by long-term weather exposure due to a large opening in the roof decking, which was

enclosed in May 2003. There is also localized but significant earthquake damage: cracks and offsets in the unreinforced masonry units along the west side of the building between the fourth floor and roof, with some masonry pounding damage at the interface between the Plaza House and the Vickrey-Brunswig Building on the east elevation. The overall condition of the unreinforced masonry is fair, except the basement walls. The basement walls are showing some indications of loss of brick and mortar strength due to moisture. The shear tests indicate the masonry shear capacity is in between 60 psi and 113 psi and that repointing would strengthen the weaker joints. The loose debris removal has been completed in the building. Our current review indicates that at least 50 percent of the hardwood floor finish would require replacement but most of the framing damage is localized. Finishes could be hiding other structural damage that is not visible during these visits.

The retrofit of the building in 1948 improved the seismic performance for minimal life safety protection yet the building continues to present a near collapse performance level in a moderate to strong earthquake as defined in the appendices. The analysis indicates that the building provides elements that meet the intent of the UCBC. The building was strengthened along the original storefront by increased concrete wall lengths, and provided protection of the structure against soft story failure. In addition, the unreinforced masonry parapets were replaced with reinforced concrete beams. These beams provide chords around the roof diaphragm and prevent the falling hazard from the parapet. Out-of-plane wall anchors were also installed to framing members, which protects against detachment of the supporting bearing walls to the framing. Out-of-plane wall failure of unreinforced masonry construction is the most significant hazard to life safety during an earthquake.

It was determined that the UCBC offered the best method of collapse prevention analysis with existing archaic materials. Once retrofit was deemed necessary through lateral analysis, new lateral resisting elements were designed to Chapter 96 of the 2002 LACBC code levels. The intent of 1997 *Uniform Building Code* provisions was met for new steel elements. Expected performance of existing components was evaluated by comparing calculated demands to the allowables in the UCBC.

The analysis reveals that the demands on the structure from a major earthquake greatly exceed the allowable capacities of the lateral resisting system. A number of significant seismic vulnerabilities were identified for this building. These include the following:

- The shear stress in the unreinforced masonry walls exceeds capacity and has the potential for failure. The storefront façades are particularly vulnerable due to aspect ratio for the masonry piers with numerous openings.

- The wood diaphragm and transfer connection demands exceed capacities resulting in large deflections of the building during a major seismic event.

- The Vickrey-Brunswig Building maintains out-of-plane wall anchors typically at 6 -12 feet on center. This will significantly mitigate the potential for collapse; however, 2002 LACBC seismic provisions require anchors at 4 feet on center maximum.

- Out-of-plane wall anchors, transfer connections and chords along the diaphragm boundaries and struts are required to bind the diaphragm system together.

- The deteriorated construction materials have compromised the structural integrity of the building.

- The seismic separation between the Vickrey-Brunswig Building and Plaza House is not adequate for estimated building deflections. Pounding between the two structures could worsen the masonry seismic damage to the east piers on the Vickrey-Brunswig Building during a major seismic event. This could lead to partial collapse of the structure due to the differential elevations of the floor and roof levels. This deficiency does not apply to the wall between Vickrey-Brunswig and Brunswig Annex and associated seismic pounding damage.

As a result of these deficiencies, partial collapse of the building appears possible in the event of a moderate or strong earthquake. However, this performance could be substantially improved (see attached drawings in Section 1.3). We recommend consideration of the following improvements as a means of reducing the potential damage:

- Increase the frequency of wall to framing anchorage for out-of-plane loads.
- Apply shotcrete (pneumatically applied concrete) to the interior of the unreinforced masonry to increase shear capacity.
- Increase the capacity of the lateral system by adding intermediate braced frames or concrete shear walls. This will also relieve diaphragm deflections by reducing the demand and shortening the diaphragm spans.
- Increase the shear capacity of the diaphragm by adding plywood to the existing floor and roof framing, and provide shear transfer connections to the wall. Replace original sheathing as required.
- Provide steel chords and continuity ties to the diaphragm system.
- Clean and repoint damaged unreinforced masonry mortar to improve masonry performance.

Based on past experience with similar projects, we believe that the likely construction cost to implement the recommended seismic upgrades would be between $100 and $120 per square foot. These costs only include the recommended structural work; review of the cost model included in the EIR should clarify further exclusions and proposed rehabilitation. They do not include costs related to collateral upgrades to fire/life safety systems or disabled access features, which may be required by the building official as a condition of the building permit for seismic upgrade work. They do not include historic preservation requirements. These costs also do not include the building owner's project management costs, testing, costs related to relocation and temporary storage of historic items currently located in the affected areas during the

construction work. Please note that an accurate estimate of construction costs can only be obtained after a design for the upgrade work has been performed. Consequently, it is recommended that the above estimates be treated with caution and factored accordingly.

Please note that our findings are based on engineering judgment and knowledge of how similar structures have performed in past earthquakes and brief visual observations. Preliminary structural calculations were performed for the conceptual retrofit scheme. A more detailed study of the existing conditions will better identify and quantify the severity of the identified deficiencies and provide detailed design alternatives for consideration. The conceptual retrofit submitted is adequate to support construction cost models for each alternative for the EIR. The findings and recommendations contained in this report are preliminary in nature and may not address all of the repair measures that may be found to be necessary after a more detailed survey and final analysis are performed, as discussed in Section 4.0 of this report.

2.2 STRUCTURAL EVALUATION–BRUNSWIG ANNEX BUILDING

An initial seismic evaluation utilizing the FEMA 310 Evaluation Handbook was performed to identify potential structural deficiencies. The deficiencies and commentary are included in Section 3.0. The completed evaluation can be reviewed in Appendix D.

The Brunswig Annex is in poor physical condition with large areas of loss of structural capacity for lateral and vertical resistance. The lateral system and lateral load path have been significantly decreased by the physical condition of the materials of construction. The basement masonry walls have disintegrated to dust as indicated by the shear tests to as low as 20 psi. Some of the unreinforced masonry construction on the upper floors is also in poor condition with soft mortar and large masonry cracking of up to 0.5 inch. Fire has ravaged most of the floor systems on the west side and the exposure to water has considerably worsened the damage. There is effectively no diaphragm on the western portion of all three floors to transfer lateral forces. The overall condition of the remaining floor systems requires further evaluation through more detailed surveying and testing.

Unreinforced masonry parapets were replaced with reinforced concrete beams providing chords around the roof diaphragm and protection from the parapet falling during the 1948 retrofit. Out-of-plane wall anchors into framing members were installed and give some protection against detachment of the supporting bearing walls from the framing. Openings were infilled along the west elevation, which increased the length of wall and resulting shear capacity. Out-of-plane wall failure of unreinforced masonry construction is the most significant hazard to life safety during an earthquake.

It was determined that the UCBC offered the best method of collapse prevention analysis with existing archaic materials. Once retrofit was deemed necessary through lateral analysis, new lateral resisting elements were designed to Chapter 96 of the 2002 LACBC code levels. The intent of 1997 *Uniform Building Code* provisions was met for new steel elements. Expected performance of existing components was evaluated by comparing calculated demands to the allowables in the UCBC.

The UCBC analysis reveals that the demands on the structure from a major earthquake greatly exceed the allowable capacities of the lateral resisting system. A number of

significant seismic vulnerabilities were identified for this building. These include the following:

- The shear stress in the unreinforced masonry walls greatly exceeds capacity. The storefront façades are particularly vulnerable due to the aspect ratio for the piers and large openings.
- The wood diaphragm and transfer connection demands exceed capacities resulting in large deflections of the building during a major seismic event.
- The Vickrey-Brunswig Building maintains out-of-plane wall anchors, typically at 6-12 feet on center. This will significantly mitigate the potential for collapse; however, 2002 LACBC seismic provisions require anchors at 4 feet on center maximum.
- Out-of-plane wall anchors, transfer connections and chords along the diaphragm boundaries and struts are required to bind the diaphragm system together.
- The deteriorated construction materials have compromised the structural integrity of the building.

As a result of these deficiencies, partial collapse of the building appears possible, in the event of a moderate or strong earthquake. However, this performance could be substantially improved (see drawings in Section 1.3). We recommend consideration of the following improvements as a means of reducing the potential damage:

- Increased frequency of wall to framing anchorage for out-of plane loads.
- Apply shotcrete, pneumatically applied concrete, to the interior of the unreinforced masonry to increase shear capacity.
- Increase the capacity of lateral system by adding intermediate braced frames or concrete shear walls. This will also relieve

diaphragm deflections by reducing the demand and shortening the diaphragm spans.

- Increase the shear capacity of the diaphragm by adding plywood to the existing floor and roof framing and shear transfer connections to the wall.
- Provide steel chords and continuity ties to the diaphragm system.
- Replace basement walls with reinforced concrete retaining walls.
- Replace, clean, and repaint damaged unreinforced masonry construction to improve performance.

Based on past experience with similar projects, we believe that the likely construction cost to implement the recommended seismic upgrades would be between $90 and $130 per square foot. These costs include the recommended structural work only; review of the cost model included in the EIR should clarify further exclusions and proposed rehabilitation. They do not include costs related to collateral upgrades to fire/life safety systems or disabled access features, which may be required by the building official as a condition of the building permit for seismic upgrade work. Historic preservation requirement costs are not included either. These costs do not include the building owner's project management costs, testing, costs related to relocation and temporary storage of historic items currently located in the affected areas during the construction work either. Please note that an accurate estimate of construction costs can only be obtained after a design for the upgrade work has been performed. Consequently, it is recommended that the above estimates be factored accordingly.

Findings are based on engineering judgment and knowledge of how similar structures have performed in past earthquakes. Preliminary structural calculations were performed. A more detailed study may identify and quantify the severity of the identified deficiencies but will not significantly change the detailed design alternatives for consideration together with construction cost models for each alternative. The findings and recommendations contained in this report are preliminary in nature and may not address

all of the retrofitting measures that may be found necessary after a more detailed survey and final analysis are performed as discussed in Section 4.0 of this report.

2.3 STRUCTURAL EVALUATION – PLAZA HOUSE BUILDING

An initial seismic evaluation utilizing FEMA 310 Evaluation Procedure was performed for the Plaza House to identify potential structural deficiencies. The deficiencies and commentary are included in Section 3.0. The Evaluation statements are included in Appendix D.

The Plaza House is in poor physical condition. The unreinforced masonry walls appear to be in poor to fair condition. The clay units themselves generally appear intact except in localized areas. The mortar joints are flaking, particularly along the parapet, where the mortar is missing entirely. The shear tests indicate that, before the fire, there was an average stress of 70 psi but after the fire the new tests indicate a capacity of approximately 60 psi. This can be attributed to the missing mortar, as noted. Portions of the first floor and all second floor wood sheathing have deteriorated and are no longer capable of carrying vertical loads. The wood framing supporting the floor sheathing appears to be in better condition, except where exposure to the weather has deteriorated localized areas of the second floor framing. The entire roof structure was lost in a fire in November 2002. In addition, the fire appears to be responsible for the loss of approximately 20 percent of the second floor framing and 10 percent of the first floor framing. The condition of the framing and sheathing is not readily visible with all the debris and can be better quantified following clean-up activities. We have assumed that the condition of the remaining framing is fair with replacement of the all sheathing required at the two floors and roof based on visual observations. The building has been enclosed in a chain-link fence to protect the public while in this damaged condition.

The building was partially retrofitted in 1948. Only the unreinforced masonry parapets appear to have been replaced with concrete beams on the east and north elevations. This work improves the performance of the roof diaphragm and protects against falling hazards during ground shaking.

It was determined that the UCBC offered the best method of collapse prevention analysis with existing archaic materials. Once retrofit was deemed necessary through lateral analysis, new lateral resisting elements were designed to Chapter 96 of the 2002 LACBC code levels. The intent of 1997 *Uniform Building Code* provisions was met for

new steel elements. Expected performance of existing components was evaluated by comparing calculated demands to the allowables in the UCBC.

The analysis reveals that the demands on the structure from a major earthquake greatly exceed the allowable capacities of the lateral resisting system. A number of significant seismic vulnerabilities were identified for this building:

- The Plaza House does not have out-of-plane wall anchors; therefore, detachment of the framing from the wall is possible during a major seismic event.
- The shear stress in the unreinforced masonry walls greatly exceeds capacity. The storefront façades are particularly vulnerable to soft story conditions.
- With the roof diaphragm missing, the building is susceptible to collapse. The wood diaphragm and transfer connection demands exceed capacities, resulting in large deflections of the building during a major seismic event.
- The diaphragm does not appear to contain ties across the diaphragm or chords at the floors.
- The weaknesses, deflections, and damage will be exaggerated in the deteriorated construction materials.
- The seismic separation between the Vickrey-Brunswig Building and the Plaza House is not adequate for estimated building deflections without proposed retrofits. Pounding between the two structures may worsen the masonry seismic damage to the north pier on the Vickrey-Brunswig Building along the Plaza House roof level during a major seismic event. This could lead to partial collapse of the structure.

As a result of these deficiencies, partial collapse of the building appears possible in the event of a strong earthquake. However, this performance could be substantially

improved (see drawings in Section 1.3). We recommend consideration of the following improvements as a means of reducing the potential damage:

- Provide an adequate new roof structure and diaphragm to resist vertical and lateral loads.
- Install wall-to-framing anchorage for out-of-plane loads and continuity ties to new roof and existing floors.
- Apply shotcrete, pneumatically applied concrete, to the interior of the unreinforced masonry to increase shear capacity and infill windows along west side.
- Add braced frame at the east side or infill some openings with concrete.
- Increase capacity of lateral system by adding intermediate braced frames or concrete shear walls
- Relieve diaphragm deflections by reducing the demand and shortening the diaphragm spans by adding interior lateral systems.
- Increase the shear capacity of the diaphragm by adding plywood to the existing floor and roof framing and shear transfer connections to the walls.
- Provide steel chords to the diaphragm system.
- Replace, clean, and repoint damaged unreinforced masonry construction to improve performance.

Based on past experience with other projects, we believe that the likely construction cost to implement the recommended seismic upgrades would be between $40 and $60 per square foot. These costs include the recommended structural work only. Design fees would likely be approximately $100,000. These costs also do not include the building owner's project management costs, testing, costs related to relocation and temporary

storage of historic items currently located in the affected areas during the construction work. Please note that an accurate estimate of construction costs can only be obtained after a design for the upgrade work has been performed. Consequently, it is recommended that the above estimates be factored accordingly.

Please note that findings are based on engineering judgment and knowledge of how similar structures have performed in past earthquakes and brief visual observations. Preliminary structural calculations were performed for the conceptual retrofit scheme. A more in-depth study of the existing will better identify and quantify the severity of the identified deficiencies, and provide detailed design alternatives for consideration. The conceptual retrofit submitted is adequate to support construction cost models for each alternative for the EIR. The findings and recommendations contained in this report are preliminary in nature and may not address all of the repair measures that may be found necessary after a more detailed survey and final analysis are performed as discussed in Section 4.0 of this report.

2.4 SUMMARY OF GEOTECHNICAL CRITERIA

Engineering Geological Report

A geotechnical report was not available, as required by Section of the FEMA 310 Evaluation Procedure. A soils report for the Pico House, which is across the street, was used to verify assumptions. A geotechnical report will be required to finalize the design and develop construction documents. A summary of the assumptions for this evaluation is presented below:

Project Site Earthquakes

Has the project site experienced the following:

An earthquake of magnitude greater than or equal to 6.5, which produced a ground motion in excess of 0.20g?	Yes
An earthquake that generated ground motions in excess of 0.3g?	No
Is the project site located in a zone designated as being potentially subject to near field effects in strong ground shaking?	Yes
An earthquake with a magnitude equal to or greater than 6.5, which produced surface fault rupture within a distance of 5 kilometers from the site?	No

Geologic-Seismic Hazards		**Soil Profile**	
Liquefaction Potential	Low	Type (Assumed)	SD or S2
Slope Failure Potential	None	Site Coefficient	1.2
Surface Fault Rupture Potential	Low		

3.0 IDENTIFIED DEFICIENCIES

Seismic deficiencies, as identified by a false response to the Evaluation Statements are discussed within this section. Individual deficiencies pertinent to each building are discussed in the section to follow this overview. The following paragraphs are common to all three buildings, and all the buildings are in poor physical condition, with the Brunswig Annex in the worst condition. Evaluation Statements that were answered false are listed and accompanied by commentary:

§ 4.3 Condition of Materials

The conditions of construction materials in structures have a direct relationship to its structural performance for vertical (gravity) and lateral resisting systems. Materials that are cracked, rotten, or infested by insects or fungus, or physically damaged significantly reduce their capacity to resist forces imposed by vertical gravity loads and earthquakes. All three of these structures are in poor physical condition, with significant damage in portions of the buildings from fires and weather exposure. Fifty percent of the building materials in the Brunswig Annex have been lost due to deterioration of the framing and masonry units.

For example, some of the masonry mortar has fallen out or deteriorated over the years. The most recent shear tests from Twining Laboratories clearly indicate the reduction of shear capacity following the recent fire in the Plaza House. The exposure to the high-pressure fire-fighting equipment and to the weather has deteriorated the mortar joints between the masonry clay units. Mortar replacement, known as repointing, consists of removal of the soft mortar, or missing joints, and then replacing with new mortar to match the original. This will increase the shear capacity and stability of the structure. In addition, some of the masonry units themselves are deteriorating from water exposure. The Brunswig Annex masonry walls in the basement and first floor are disintegrating from wicking water through and up the walls; both the masonry units and mortar are turning into dust. It is simple to replace the mortar but difficult to match existing masonry units in kind, matching size, texture, and color.

Structures with wood structural elements like these depend to a large extent on the steel connections between members. If the wood at a bolted connection is split, burned, or

deteriorated, or if the steel fasteners themselves have rusted, the connection will possess only a fraction of the capacity of a similar connection without damage.

Deteriorated structural materials, as observed in these buildings, can jeopardize the capacity of the vertical- and lateral-force-resisting systems. The most common type of deterioration is caused by the intrusion of water and fire. Deterioration due to long-term water exposure and fire damage is visible in all three buildings. Further deterioration of building materials may be hidden behind architectural finishes, which conceal the condition of the structure. Extensive destructive investigation and exposure in all areas, attics, plenums, crawl spaces, and walls will have to be performed in order to fully assess the structural systems and their condition for all three buildings. Two of the three buildings, the Vickrey-Brunswig and Brunswig Annex buildings, were cleaned of loose debris and were briefly revisited in May 2003 to update the preliminary findings. These findings are based on brief visual assessments. After cleaning, it was found that the deterioration of the Brunswig Annex building was more extensive than previously noted; however, the Vickrey-Brunswig Building was only considered slightly more deteriorated than previously approximated. The Plaza House needs to be cleared of debris before its condition can be evaluated.

The following are the section numbers and statements answered false within FEMA 310 Section 4 – Condition of Materials:

> Section 4.3.3.1 DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal accessories shall be deteriorated, broken, or loose. (Section 4.3.3.1)
>
> Section 4.3.3.3 DETERIORATION OF STEEL: There shall be no visible rusting, corrosion, cracking or other deterioration in any of the steel elements or connections in the vertical- or lateral-force-resisting systems. (Section 4.3.3)
>
> Section 4.3.3.4 DETERIORATION OF CONCRETE: There shall be no visible deterioration of concrete or reinforcing steel in any of the vertical- or lateral-force-resisting elements. (Section 4.3.3)

The condition of the unreinforced masonry walls varies among the buildings. The long-term exposure to moisture has deteriorated the masonry and mortar. Deteriorated or poor-quality masonry elements resulted in significant strength reductions of these structural elements. Shear tests were performed and indicated that the masonry mortar varies in strength from 20 to 60psi, depending on the condition of the wall. The

basement walls tested at 20psi and this is low for unreinforced masonry shear capacity; repointing the masonry walls or, in particular, replacement with concrete basement walls would be necessary to increase the shear values.

Mortar that is severely eroded or that can easily be scraped away has been found to have low shear strength, which results in low wall strength. Destructive or in-plane shear tests are required to measure the strength of the bond between the brick and mortar in order to determine the shear capacity of the walls.

The buildings have been subjected to numerous earthquakes and fires in the past. The poor condition of the interiors could be hiding further seismic and deterioration damage than noted at this time. Examples of possible hidden damage include cracked walls, torn steel connections, bent fasteners, torn diaphragms, and loose anchors in masonry walls. This may leave the building even more vulnerable in future seismic events.

The following are the section numbers and statements answered false within this area:

> Section 4.3.3.7 MASONRY DETERIORATION: There shall be no visible deterioration of masonry units.
>
> Section 4.3.3.8 MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Section 4.3.3)

Diagonal wall cracks, especially along the masonry joints, may affect the interaction of the masonry units, leading to a reduction of strength and stiffness. The cracks may indicate distress in the wall from past seismic events, foundation settlement, or other causes.

Crack width is commonly used as a convenient indicator of damage to a wall, but it should be noted that other factors, such as location, orientation, number, distribution, and pattern of the cracks, are equally important in measuring the extent of damage present in the shear walls. The specific factors of each building can be found in the following sections and considered when evaluating the reduced capacity of a cracked element.

The following is the section number and statement answered false within this area:

Section 4.3.3.11 UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy.

§4.4.2 Shear Walls

The shear stress check provides a quick assessment of the overall level of demand on the structure. The concern is the overall strength of the building.

Section 4.4.2.5 SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check Procedure of Section 3.5.3.3, shall be less than 15 psi for clay units and 30 psi for concrete units for Life Safety and Immediate Occupancy.

§4.5 PROCEDURES FOR DIAPHRAGMS

Diaphragms are horizontal elements that distribute seismic forces to vertical lateral force resisting elements. They also provide lateral support for walls and parapets. Diaphragm forces are derived from the weight of the diaphragm itself and the weight of the elements and components that depend on the diaphragm for lateral support. Any roof, floor, or ceiling can participate in the distribution of lateral forces to vertical elements, up to the limit of its strength. The degree to which it participates depends on its relative stiffness and connections. To function as a diaphragm, horizontal elements must be interconnected to transfer shear, with connections that have some degree of stiffness. An array of loose elements such as ceiling tiles, or metal-deck panels attached to beams with wind clips, does not qualify.

The following are the section numbers and statements answered false within this area:

Section 4.5.1.2 CROSS TIES: There shall be continuous cross ties between diaphragm chords.

Section 4.5.1.6 OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy.

Section 4.5.2.1 STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2 to 1 for Life Safety and 1 to 1 for Immediate Occupancy in the direction being considered.

Section 4.5.2.2 SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems.

> Section 4.5.2.3 UNBLOCKED DIAPHRAGMS: All unblocked wood panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 25 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4 to 1 for Life Safety and 3 to 1 for Immediate Occupancy.

The floors and diaphragms generally consist of wood 2 x 6 tongue and groove, with hardwood flooring finish. The Plaza House only has straight hardwood flooring spanning over wood joists. Straight-sheathed diaphragms are flexible and weak relative to other types of wood diaphragms. Shear capacity is provided by a force couple between nails in the individual boards of the diaphragm and the supporting framing.

In regions of moderate or high seismicity, the span and aspect ratio (span/depth) of straight-sheathed diaphragms are limited to minimize shear demands. Because of the limited strength and stiffness of these diaphragms, they are vulnerable to significant deflections, leading to greater damage during a major earthquake.

§4.6 PROCEDURES FOR CONNECTIONS

This section provides evaluation procedures and commentary that apply to structural connections: anchorage for normal forces, shear transfer, vertical components, interconnection of elements, and panel connections.

§4.6.1 Anchorage for Normal Forces

Bearing walls that are not positively or adequately anchored to the diaphragms may separate from the structure. This may result in loss of bearing support and partial collapse of the floors and roof. The hazard increases as the building response amplifies the ground motion, which is exemplified by the damage at the fifth-floor walls of the Vickery-Brunswig Building. These anchorage forces must be fully developed into the diaphragm to prevent pull-out failure of the anchor or local failure of the diaphragm sheathing. These connections cannot induce tension perpendicular to the grain or cross-grain bending to wood boundary members because the mode of failure is sudden and nonductile.

The following are the section numbers and statements answered false within this area:

> Section 4.6.1.1 WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers.

Section 4.6.1.3 ANCHOR SPACING: Exterior masonry walls shall be anchored to the floor and roof systems at a spacing of 4 feet or less for Life Safety and 3 feet or less for Immediate Occupancy.

§4.6.2 Shear Transfer

The transfer of the diaphragm lateral forces into shear walls and frames are critical to the lateral-resisting load path. The following is the section number and statement answered false within this area:

Section 4.6.2.1 TRANSFER TO SHEAR WALLS: Diaphragms shall be reinforced and connected for transfer of loads to the shear walls for Life Safety and shall be able to develop the shear strength of the walls for Immediate Occupancy.

§4.6.3 Vertical Components

Adequate shear wall boundary elements are necessary for ductile overturning resistance caused by lateral forces. They are intended to resist compressive and tension forces. The following is the section number and statement answered false within this area:

Section 4.6.3.6 SHEAR-WALL-BOUNDARY COLUMNS: The shear wall boundary columns shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the column for Immediate Occupancy.

§4.6.4 Interconnection of Elements

The wood girders and joists are pocketed into the unreinforced masonry. The girders are not supported on masonry pilasters and are not anchored to the wall. The following is the section number and statement answered false within this area:

Section 4.6.4 GIRDERS: Girders supported by walls or pilasters shall have at least two additional ties to secure the anchor bolts for Life Safety and Immediate Occupancy.

§4.7 Condition of Foundations

The basement foundation walls may or may not be founded on concrete. These walls have indications of deterioration due to long-term moisture exposure. In addition, the foundation condition has not been investigated due to the destruction required for exploration.

Section 4.7.2.2 DETERIORATION: There shall not be evidence that foundation elements have deteriorated due to corrosion, sulphate attack, material breakdown,

or other reasons in a manner that would affect the integrity or strength of the structure.

§4.8 Nonstructural

The nonstructural elements in these buildings have not been designed or anchored for seismic requirements.

> Section 4.8.1.4 TOPS: The tops of framed or panelized partitions that extend only to the ceiling line shall have lateral bracing to the building structure at a spacing of equal to or less than 6 feet.
>
> Section 4.8.1.8 APPENDAGES: Cornices, parapets, signs and other appendages that extend above the highest anchorage level or cantilever from exterior wall faces and other exterior wall faces and other exterior wall ornamentation shall be reinforced and anchored to the structural system at equal to or less than 10 feet for Life Safety and 6 feet for Immediate Occupancy.

The parapets are reinforced concrete based on the 1947 drawings, but other appendages and ornamentation are not adequately anchored for seismic requirements. They could pose a falling hazard during a major earthquake.

4.0 REHABILITATION STRATEGY

This section describes the basic approach to mitigate the deficiencies identified in the evaluation process and discussed in the previous sections. The objective of these conceptual retrofit measures is to bring the buildings into a collapse prevention level of performance or better. The Los Angeles County Building Officials have decided that the retrofit must meet County of Los Angeles Building Code Chapter 96 high risk design criteria, which is slightly greater than the UCBC code levels used to design for the original conceptual retrofit but now incorporated in the drawings presented in this report.

The structural and nonstructural rehabilitation can significantly impact the architectural and historic fabric. The conceptual retrofit costs were presented in the earlier report (July 2002) without architectural, historical, mechanical, electrical or plumbing, handicap accessibility issues, and environmental abatement that will significantly impact project scope and cost.

Identification of issues through exploration with all the design disciplines will require coordination. Resolution of all interdisciplinary design parameters will have to be incorporated into a final design to assess real costs.

In-place shear tests performed on the unreinforced masonry walls indicate low mortar strength. Significant areas of repointing and shotcreting will be required to meet minimum collapse prevention requirements and have been preliminarily included in this new report attached to the EIR by Sapphos Environmental, Inc.

In addition, a geotechnical report for a nearby structure was used for the evaluation and design.

The following tests will need to be performed to determine the actual strength and condition of the materials of construction for a more detailed analysis:

1. Wood condition, material and grade testing - Identification of allowable stress values for wood framing members in all three buildings. These tests should be performed during future design stages to further determine the condition of the structural elements and better quantify repairs.

2. Geotechnical & Soils Report - Identification of soil design parameters and confirmation of the assumptions regarding seismicity hazards from the FEMA procedures. This report should be developed if the rehabilitation is projected to go forward or a complete account of costs is required.

4.1 Exploration

The buildings have remained vacant for 30 years and were periodically inhabited by vagrants and pigeons. The floors and framing were not visible in the initial report, but a brief walkthrough was performed following the clean up of two of the three buildings to quickly assess the structural condition. The condition of the buildings requires the following surveys and exploration before final restoration documents can be provided.

1. Survey and document deterioration and fire damage. The two Brunswig Buildings were cleaned at the time of this report and Plaza House is slated for clean up following shoring. Destructive test procedures for material testing will need to be performed. This should be an intermediate stage as cost projections need to be more specific than conceptual.

2. Include confirmation of construction information contained in available 1948 drawings. This exploration can be done in conjunction with the damage survey.

3. Expose foundations of the existing buildings to confirm size and condition. This exploration can be considered as one of the final steps required for quantification of repairs and construction documents.

4.2 Identification

The following written documentation identifying the outstanding issues is essential to the final design methodology and strategy for construction, especially for detailed cost analysis:

1. Identify the historic issues - Architectural historic features and history were documented by Carey and Company; at a minimum document those that remain associated with the deemed historic period of significance.

2. Architectural salvage - The methods of storage and removal of features during clean up by TEG/LVI Environmental services with Historic Resources Group identifying significance to detached items important to the historic fabric of the buildings.

3. Architectural finishes - Determination of the original finishes and configuration proposed for the buildings if they were restored.

4. Determine occupancy requirements - Final determination of the use of the buildings and vertical and lateral force systems required for this use.

4.3 Historical Significance

Carey and Company report that, "For a property to qualify as historically significant under the National Register's Criteria for Evaluation, it must retain 'historic integrity of those features necessary to convey its significance.' While a property's significance relates to its role within a specific historic context, its integrity refers to 'a property's physical features and how they relate to its significance.' To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity. These aspects are location; design; setting; materials; workmanship; feeling; and association. Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established."

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A. BUILDING EARTHQUAKE RESISTING SYSTEMS

This section is for the interested reader summarizing building earthquake performance.

APPENDIX A

A.1 BUILDING EARTHQUAKE RESISTING SYSTEMS

Buildings are designed to resist wind and earthquake loads through the provision of a lateral-load-resisting system. The lateral-load-resisting system of a building typically consists of a combination of vertical and horizontal elements and their connections. Typical vertical elements are frames (beams and columns), braces, and walls. Typical horizontal elements are roofs, floors, and braces. Horizontal elements are usually termed diaphragms. Details of how these elements are constructed and interconnected are critical to the seismic performance of the building.

Walls designed to resist lateral loads are referred to as shear walls. Shear walls in buildings are composed either of reinforced concrete, reinforced or unreinforced masonry (concrete block or brick), or wood stud walls sheathed with plywood or gypsum board, or covered with stucco or plaster. In general, buildings with moment-resisting frames are more flexible than shear wall buildings and experience larger deformations in earthquakes. This commonly results in additional damage to architectural finishes.

When a building is shaken back and forth, in response to ground motion, inertial lateral forces are generated at each point in the structure. Lateral loads generated within the roof and floors must be transferred to the vertical lateral-load-resisting elements. Typically, these loads are transferred to the vertical elements either by horizontal braces or by roof or floor diaphragms. (Diaphragms can be viewed as deep beams turned on their sides that resist horizontal loads by spanning between the vertical lateral-load-resisting elements.) Diaphragms can consist of wood sheathing or plywood nailed to the floor framing, a reinforced concrete slab, or reinforced concrete over a metal deck.

The type of foundation used to support the structure can significantly influence its performance in areas that are potentially vulnerable to earthquake-induced ground failures. For example, buildings supported on well-designed piles driven to bedrock are generally not significantly affected by liquefaction or consolidation of soils directly under the structure. Footings, on the other hand, will not resist liquefaction or consolidation of soils because they depend directly on the soil for their support. These vintages of structures are generally built on spread and continuous footings over poorly consolidated

soils. Movement of the footings in this case could result in large relative movements within the structure and greater potential for damage.

A.2 EARTHQUAKE PERFORMANCE

Most buildings can be classified as conforming to one of several model building types. The materials of construction and type of lateral-load-resisting system employed categorize model building types. Observation of the performance of hundreds of buildings in past earthquakes demonstrates that buildings conforming to certain model building types often share common vulnerabilities and are subject to similar damage. Knowledge of this common performance is a key factor in the evaluation of a building's seismic risk. This section provides summary information on unreinforced masonry buildings.

Unreinforced masonry (URM) buildings are one of the most hazardous types of construction in seismic regions. The red clay brick units and mortar joints are not reinforced but are tied together by header bricks, bricks turned perpendicular to the wall face. These header bricks often occur every 32 inches on center for the height of the wall.

Unreinforced masonry buildings with wood roofs have experienced significant damage in past strong earthquakes. Many unreinforced masonry buildings performed badly and partially collapsed in past earthquakes. In recent years, the 1989 Loma Prieta Earthquake provided some of the classic examples of the performance of these types of structures. Similar damage occurred again in the 1987 Whittier and 1994 Northridge Earthquakes.

Poor performance of reinforced masonry buildings has been predominantly attributed to out-of-plane performance of slender walls, inadequate anchorage between roof framing and bearing walls, and inadequate connections (continuity ties) between adjacent framing to distribute lateral loads associated with the walls into the roof diaphragm. Other deficiencies that have contributed to damage include insufficient nailing/screwing of the wood roof diaphragms, lack of sufficient load transfer mechanisms at building irregularities or discontinuities, and inadequate wall capacity for the combination of lateral and vertical loads.

Following the poor performance of unreinforced masonry during the 1933 Long Beach Earthquake, many public agencies concurrently enacted an emergency ordinance, referred to as the Field Act, which require the seismic upgrade of these structures. Further code provisions for all buildings were enacted following the Whittier Earthquake.

In addition to problems with the anchorage of roofs and floors to walls, some buildings have been severely damaged because the walls themselves had inadequate strength. This is common in storefront buildings, where the walls may be penetrated by many openings.

Damage Range & Damage Index	*Damage States*	*Performance Thresholds*
10 *Negligible* *9*	Fully Operational	No damage. Continuous service. Continuous service, facility operates and functions after earthquake. Negligible structural and nonstructural damage.
8 *Light* *7*	Operational	Most operations and functions can resume immediately. Repair is required to restore some non-essential services. Damage is light. Structure is safe for occupancy immediately after earthquake. Essential operations are disrupted.
6 *Moderate* *5*	Life Safe	Damage is moderate. Selected building systems, features or contents may be protected from damage. Life safety is generally protected. Structure is damaged but remains stable.
4 *Severe* *3*	Near collapse	Structural collapse prevented. Nonstructural elements may fail. Structural damage is severe but collapse is prevented. Nonstructural elements fail.
2 *Collapse* *1*	Collapse	Portion of primary structural system collapses. Complete structural collapse.

B. UNDERSTANDING BUILDING PERFORMANCE

This section is for the interested reader summarizing building performance provisions.

APPENDIX B
UNDERSTANDING BUILDING PERFORMANCE

The intent of the seismic design provisions of the *Uniform Building Code (UBC)* is to prevent injuries and loss of life under the conditions discussed above, not to minimize property damage. Over the years, more buildings are being designed according to performance-based design (discussed in Section B.2). Such buildings are designed to substantially exceed the detailing, strength and stiffness requirements specified by the building code as a minimum design basis. In some jurisdictions, schools, hospitals, fire and police stations and communications centers are required to be designed to such enhanced criteria. However, most buildings are designed for the code minimums, particularly unreinforced masonry buildings upgraded to the Uniform Code of Building Conservation (UCBC), which provides protection from collapse and a minimum level performance.

B.1 BUILDING CODES

This discussion is included for interested readers to better understand the minimum requirements for structural design of new buildings based on the UBC versus the UCBC requirements for existing buildings in California. The UCBC provisions and State Historical Building Code provides reasonable safety for the occupants and general public in an effort to conserve architectural heritage and meet the intent of the UBC. The earthquake design provisions contained in the codes are based on recommendations developed by the Structural Engineers Association of California (SEAOC) and the Building Seismic Safety Council (BSSC).

Uniform Building Code (UBC)

The UBC has adopted a seismic design philosophy intended to protect life safety, but allow for some structural and potentially significant non-structural damage for earthquake levels as severe as can be expected at some sites in the most active seismic regions of the nation. The performance level is expected to be in the life safety performance level or higher (see Figure A1) for any earthquake. The code implicitly sets forth the following three-level earthquake performance criteria:

1. Resist minor levels of earthquake ground motion (MMI less than or equal to VI) with no structural damage and with only minor damage to a non-structural feature such as glazing, architectural finishes, and suspended ceilings. Such ground motion may occur many times during the economic life of a building and typically lasts only a few seconds. Ground motions experienced during the 1986 North Palm Springs and 1984 Morgan Hill earthquakes were typically of this severity.

2. Resist moderate levels of earthquake ground motion (MMIs of VII to VIII) with minor repairable structural damage, and possibly some extensive non-structural damage. Such ground motion could occur once or twice during the economic life of a building. These motions may last up to 15 or 30 seconds. The 1994 Northridge Earthquake produced this level of ground motion throughout the Los Angeles area. The 1989 Loma Prieta Earthquake produced similar motion throughout the San Francisco Bay Area.

3. Resist major levels of earthquake ground motion (MMI greater than VIII), which has an intensity equal to the strongest either experienced or forecast for the building site, without collapse but possibly with some major structural as well as extensive non-structural damage. Such ground motion may or may not occur during the economic life of a building. Ground motion of this intensity may last up to a minute or more. The 1906 San Francisco Earthquake produced motions of this intensity throughout Northern and Central California.

The lateral force design regulations of the UBC primarily address requirements for building components and connections subjected to strong shaking during an earthquake. It is important to note that when an earthquake does occur, there can be considerable variation in levels of performance experienced by similar buildings located on the same site.

The design regulations do not address the effects of potential ground failures at a site, such as liquefaction, consolidation, landslides, and ground surface rupture. Any of these types of ground failures can result in excessive damage to a building, regardless of how well the building is constructed.

Uniform Code of Building Conservation (UCBC)

The UCBC base design shear requirements are about two/thirds the requirements for the UBC. The procedures are intended to address all the same concerns initiated in the UBC for seismic performance but at a minimal level of life safety, in the performance range of near collapse (Appendix C). The building could be a complete economic loss but the rehabilitation protects against total collapse allowing for evacuation of the building.

B.2 PERFORMANCE LEVEL

A performance level is a damage state, a distinct band in the spectrum of possible seismic damage as stated in Table B.2. Performance levels are defined in terms of damage to the structure and nonstructural components and in terms of consequences to the occupants and functions within the facility. Four performance levels are identified here and are outlined from Vision 2000. Vision 2000 Committee of the Structural Engineering Association of California has developed this framework for performance based engineering procedures, refer to Table B.1.

Fully Operational: Facility continues in operation with negligible damage.

Operational: Facility continues in operation with minor damage and minor disruption in nonessential services.

Life Safety: Life safety is substantially protected, damage is moderate to extensive.

Near Collapse: Life safety is at risk, damage is severe, structural collapse is prevented.

Collapse: Severe structural damage leading to partial or total structural collapse and possibly, complete economic loss.

Table B.2 defines these performance levels in terms of damage to various components of the building.

REHABILITATION DESIGN PROCESS

The basic steps that the rehabilitation design process comprises are indicated in this section. Prior to embarking on a rehabilitation design, it is necessary to understand whether the building, in its existing condition, is capable of meeting the intended Performance Level. Los Angeles County required a preliminary evaluation of the building be performed in order to determine if this was possible. An initial evaluation was performed in accordance with FEMA 310.

The first step after evaluation is the selection of seismic performance objectives for the rehabilitation design. The client, Los Angeles County, in consultation with the design professional, made the selection based on consideration of the client's expectations, the seismic hazard exposure, economic analysis, and acceptable risk. Performance objectives will typically range from performance minimums, usually based on life safety in a rare earthquake, to operational in a very rare earthquake.

It was decided that the performance objective was Life Safety, per Figure 1 and Appendix C. The analysis was performed using 1997 UBC force levels. The drawings submitted in Section 1.3 reflect the conceptual retrofit. The UCBC was utilized to determine existing material allowables.

Table B.1: Performance Levels and Permissible Damage

System Description	Fully Operational	Operational	Life Safety	Near Collapse	Collapse
Overall Building Damage	Negligible	Light	Moderate	Severe	Complete
Permissible Transient Drift	<0.2%±	<0.5%±	<1.5%±	<2.5%±	>2.5%±
Permissible Permanent Drift	Negligible	Negligible	<0.5%±	<2.5%±	>2.5%±
Vertical Load Carrying Element Damage	Negligible	Negligible	Light to moderate but substantial capacity remains to carry gravity loads	Moderate to heavy, but elements continue to support gravity loads	Partial to total loss of gravity support
Lateral Load Carrying Element Damage	Negligible. Generally elastic response; no significant loss of strength or stiffness	Light. Nearly elastic response; original strength and stiffness substantially retained; minor cracking/yielding of structural elements; repair implemented at convenience	Moderate. Reduced residual strength and stiffness, but lateral system remains functional.	Negligible residual strength and stiffness; no story collapse mechanisms, but large permanent drifts; secondary structural elements may completely fail	Partial or Total collapse; primary elements may require demolition

Table B.1: Performance Levels and Permissible Damage

Damage to Architectural Systems	Negligible damage to cladding, glazing, partitions or ceilings, finishes, etc.; isolated elements may require repair at users convenience	Light to moderate damage to architectural systems; essential and select protected items undamaged; hazardous materials contained	Moderate to severe damage to architectural systems, but large falling hazards not created; major spills of hazardous materials contained	Severe damage to architectural systems; some elements may dislodge and fall	Highly dangerous falling hazards; destruction of components
Egress Systems	Not impaired	No major obstructions in corridors; elevators can be restarted perhaps following minor servicing	No major obstructions in exit corridors; elevators may be out of service for extended period	Egress may be obstructed	Egress may be highly or completely obstructed
Mechanical/ Electrical/Plumbing/ Utility Services	Functional	Equipment essential to function and fire/ life safety systems operate; other systems may require repair; temporary utility service provided as required	Some equipment dislodged or overturned; many systems not functional; piping conduit ruptured	Severe damage and permanent disruption of systems	Partial or total loss of contents
Damage to Contents	Some light damage to contents may occur; hazardous materials secured and undamaged	Light to moderate damage; critical contents and hazardous materials secured	Moderate to severe damage to contents; major spills of hazardous materials	Severe damage to contents; hazardous materials may not be contained	Partial or total loss of contents

Table B.1: Performance Levels and Permissible Damage

Repairs	Not required	At Owner/tenants convenience	Possible; building may be closed	Probable; not practical	Not possible
Effect on Occupancy	No effect	Continuous occupancy possible	Short term to indefinite loss of use	Potential permanent loss of use	Permanent loss of use

TABLE B.2: Building Performance Levels For Individual Systems

Performance Levels					
Elements	Type	Fully Operational	Operational	Life Safety	Near Collapse
Unreinforced Masonry Bearing Walls	Primary	Negligible	Minor cracking (1/8") of masonry infill and veneers; minor spalling in veneer; no observable out-of-plane offsets	Extensive cracking; notable in-plane offsets of masonry and minor out-of-plane offsets	Extensive cracking; face course and veneer may peel off; noticeable in-plane and out-of-plane off-sets
Foundations	General	Negligible	Minor settlement and negligible tilting	Total settlements <6 " and differential settlements < ½ " in 30 feet	Major settlements and tilting
Wood Diaphragms	Horizontal Element	Negligible	No observable loosening of fasteners, or splitting of sheathing or framing	Some splitting at connections, loosening of sheathing; observable withdrawal of fasteners; splitting of framing and sheathing	Large permanent distortion with partial withdrawal of nails and splitting of elements
Cladding	Architectural	Negligible damage	Connections yield; some cracks or bending in cladding	Severe distortion in connections; distributed cracking, bending, crushing and spalling of cladding elements; some fracturing of cladding; falling of panels prevented	Severe damage to connections and cladding; some falling panels

TABLE B.2: Building Performance Levels For Individual Systems

Glazing	Architectural	Generally no damage; isolated cracking possible	Some broken glass; some falling hazards	Extensive broken glass; some falling hazards	General shattered glass and distorted frames; wide-spread falling hazards
Partitions	Architectural	Negligible damage; some hairline cracks at openings	Cracking to about 1/16" at openings; crushing at corners	Distributed damage; some severe cracking; crushing and wracking in some areas	Severe wracking and damage in many areas
Ceilings	Architectural	Generally negligible; isolated suspended panel dislocations or cracks in hard ceilings	Minor damage; some suspended ceilings disrupted; panels dropped; minor cracking in hard ceilings	Extensive damage; dropped suspended ceilings; distributed cracking in hard ceilings	Most ceilings damaged; most suspended ceilings dropped; severe cracking in hard ceilings
Light Fixtures	Architectural	Negligible damage, pendant fixtures sway	Minor damage; some pendant lights broken; falling hazards prevented	Many broken light fixtures; falling hazards generally avoided in heavier fixtures (<20lbs±)	Extensive damage; falling hazards occur

C. FEMA 310 COMPLETE EVALUATION STATEMENTS

This section allows the interested reader to review the entire evaluation for each structure.

EVALUATION STATEMENTS FOR THE BASIC BUILDING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the regulation section indicated in parentheses at the end of the statement.

BUILDING SYSTEM

T F LOAD PATH: The structure shall contain one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Section 4.3.1)

T F MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Section 4.3.1)

CONFIGURATION

T F N/A WEAK STORY: The strength of the lateral-force-resisting-system in any story shall not be less than 80% of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A SOFT STORY: The stiffness of the lateral-force-resisting-system in any story shall not be less than 70% of the stiffness in an adjacent story above or below, or less than 80% of the average stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A GEOMETRY: There shall be no change in horizontal dimension of the lateral-force-resisting system of more than 30% in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses. (Section 4.3.2)

T F N/A MASS: There shall be no change in effective mass more than 50% from one story to the next for Life Safety and for Immediate Occupancy. (Section 4.3.2)

T F N/A VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Section 4.3.2)

T F TORSION: The distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension for Life Safety and Immediate Occupancy. (Section 4.3.2)

ADJACENT BUILDINGS

T F ADJACENT BUILDINGS: An adjacent building shall not be located next to the structure being evaluated closer than 4% of the height for Life Safety and Immediate Occupancy. (Section 4.3.1)

DEFLECTION INCOMPATIBILITY

T F DEFLECTION INCOMPATIBILITY: Secondary components shall have the shear capacity to develop the flexural strength of the elements for Life Safety and shall have ductile detailing for Immediate Occupancy. (Section 4.4.1.6.2)

MATERIALS AND CONDITIONS

T F N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal accessories shall be deteriorated, broken, or loose. (Section 4.3.3)

T F N/A OVERDRIVEN FASTENERS: There shall be no evidence of overdriven fasteners in the shear walls. (Section 4.3.3)

T F N/A DETERIORATION OF STEEL: There shall be no visible rusting, corrosion, cracking or other deterioration in any of the steel elements or connections in the vertical- or lateral-force-resisting systems. (Section 4.3.3)

T F N/A DETERIORATION OF CONCRETE: There shall be no visible deterioration of concrete or reinforcing steel in any of the vertical- or lateral-force-resisting elements. (Section 4.3.3)

T F N/A POST-TENSIONING ANCHORS: There shall be no evidence of corrosion or spalling in the vicinity of post-tensioning or end fittings. Coil anchors shall not have been used. (Section 4.3.3)

T F N/A CONCRETE WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in one location, and shall not form an X pattern. (Section 4.3.3)

T F N/A CRACKS IN BOUNDARY COLUMNS: There shall be no existing diagonal cracks wider than 1/8" for Life Safety and 1/16" for Immediate Occupancy in concrete columns that encase the masonry infills. (Section 4.3.3)

T	F	N/A	PRECAST CONCRETE WALLS: There shall be no visible deterioration of concrete or reinforcing steel or evidence of distress, especially at the connections. (Section 4.3.3)
T	F	N/A	MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Section 4.3.3)
T	F	N/A	MASONRY UNITS: There shall be no visible deterioration of masonry units. (Section 4.3.3)
T	F	N/A	REINFORCED MASONRY WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in once location, and shall not form an X pattern. (Section 4.3.3)
T	F	N/A	UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)
T	F	N/A	CRACKS IN INFILL WALLS: There shall be no existing diagonal cracks in the infilled walls that extend throughout a panel, are greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)

EVALUATION STATEMENTS FOR VERTICAL SYSTEMS RESISTING LATERAL FORCES

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

SHEAR WALLS

Unreinforced Masonry Shear Walls

T	F	N/A	SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check Procedure of Section 3.5.3.3, shall be less than 15 psi for clay units and 30 psi for concrete units for Life Safety and Immediate Occupancy. (Section 4.4.2.5)
T	F	N/A	PROPORTIONS: The height-to-thickness ratio of the shear walls at each story shall be less than the following for Life Safety and for Immediate Occupancy: Top story of multi-story building: 9 First story of multi-story building: 15 All other conditions: 13 (Section 4.4.2.5)
T	F	N/A	MASONRY LAY-UP: Filled collar joints of multiwythe masonry walls shall have negligible voids. (Section 4.4.2.5)

EVALUATION STATEMENTS FOR DIAPHRAGMS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

T	F	N/A	DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors. In wood buildings, the diaphragms shall not have expansion joints. (Section 4.5.1)
T	F	N/A	PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)
T	F	N/A	CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Section 4.5.1)
T	F	N/A	ROOF CHORD CONTINUITY: All chord elements shall be continuous, regardless of changes in roof elevation. (Section 4.5.1)
T	F	N/A	DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragms openings larger than 50% of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)
T	F	N/A	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25% of the wall length for Life Safety and 15% of the wall length for Immediate Occupancy. (Section 4.5.1)
T	F	N/A	OPENINGS AT BRACED FRAMES: Diaphragm openings immediately adjacent to the braced frames shall extend less than 25% of the frame length for Life Safety and 15% of the frame length for Immediate Occupancy. (Section 4.5.1)
T	F	N/A	OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy. (Section 4.5.1)

WOOD DIAPHRAGMS

T	F	N/A	STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2 to 1 for Life Safety and 1 to 1 for Immediate Occupancy in the direction being considered. (Section 4.5.2)
T	F	N/A	SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Section 4.5.2)
T	F	N/A	UNBLOCKED DIAPHRAGMS: All unblocked wood panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 25 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4 to 1 for Life Safety and 3 to 1 for Immediate Occupancy. (Section 4.5.2)

EVALUATION STATEMENTS FOR STRUCTURAL CONNECTIONS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

ANCHORAGE FOR NORMAL FORCES

T F N/A WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers. (Section 4.6.1)

T F N/A WALL ANCHORAGE: Exterior concrete or masonry walls shall be anchored for out-of-plane forces at each diaphragm level with steel anchors or straps that are developed into the diaphragm. (Section 4.6.1)

T F N/A ANCHOR SPACING: Exterior masonry walls shall be anchored to the floor and roof systems at a spacing of 4 feet or less for Life Safety and 3 feet or less for Immediate Occupancy. (Section 4.6.1)

T F N/A PRECAST PANEL CONNECTIONS: There shall be at least two anchors from each precast wall panel into the diaphragm elements for Life Safety and the anchors shall be able to develop the strength of the panels for Immediate Occupancy. (Section 4.6.1)

T F N/A STIFFNESS OF WALL ANCHORS: Anchors of heavy concrete or masonry walls to wood structural elements shall be installed taut and shall be stiff enough to prevent movement between the wall and diaphragm. If bolts are present, the size of the bolt holes in both the connector and framing shall be a maximum of 1/16" larger than the bolt diameter. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.6.1)

SHEAR TRANSFER

T F N/A TRANSFER TO SHEAR WALLS: Diaphragms shall be reinforced and connected for transfer of loads to the shear walls for Life Safety and shall be able to develop the shear strength of the walls for Immediate Occupancy. (Section 4.6.2.1)

T F N/A TRANSFER TO STEEL FRAMES: Diaphragms shall be connected for transfer of loads to the steel frames for Life Safety and the connection shall be able to develop the strength of the frames for Immediate Occupancy. (Section 4.6.2.2)

T F N/A TOPPING SLABS TO WALLS AND FRAMES: Reinforced concrete topping slabs that interconnect the precast concrete diaphragm elements shall be doweled into the shear wall or frame elements for Life Safety and shall be able to develop the shear strength of the walls or frames for Immediate Occupancy. (Section 4.6.2.3)

VERTICAL COMPONENTS

T F N/A STEEL COLUMNS: The columns in lateral-force-resisting frames shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the foundation for Immediate Occupancy. (Section 4.6.3.1)

T F N/A CONCRETE COLUMNS: All concrete columns shall be doweled into the foundation for Life Safety and the dowels shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.2)

T F N/A WOOD POSTS: There shall be a positive connection of wood posts to the foundation. (Section 4.6.3.3)

T F N/A WOOD SILLS: All wood sills shall be bolted to the foundation. (Section 4.6.3.4)

T F N/A WALL REINFORCING: Walls shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.5)

T F N/A SHEAR-WALL-BOUNDARY COLUMNS: The shear wall boundary columns shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.6)

T F N/A PRECAST WALL PANELS: Precast wall panels shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.7)

T F N/A WALL PANELS: Metal, fiberglass or cementitious wall panels shall be positively attached to the foundation for Life Safety and the attachment shall be able to develop the shear capacity of the panels for Immediate Occupancy. (Section 4.6.3.8)

T F N/A WOOD SILL BOLTS: Sill bolts shall be spaced at 6 feet or less for Life Safety and 4 feet or less for Immediate Occupancy, with proper edge distance provided for wood and concrete. (Section 4.6.3.9)

T F N/A LATERAL LOAD PATH AT PILE CAPS: Pile caps shall have top reinforcement and piles shall be anchored to the pile caps for Life Safety, and the pile cap reinforcement and pile anchorage shall be able to develop the tensile capacity of the piles for Immediate Occupancy. (Section 4.6.3.10)

INTERCONNECTION OF ELEMENTS

T	F	N/A	GIRDER/COLUMN CONNECTION: There shall be a positive connection between the girder and the column support. (Section 4.6.4)
T	F	N/A	GIRDERS: Girders supported by walls or pilasters shall have at least two additional ties to secure the anchor bolts for Life Safety and Immediate Occupancy. (Section 4.6.4)
T	F	N/A	CORBEL BEARING: If the frame girders bear on column corbels, the length of bearing shall be greater than 3" for Life Safety and for Immediate Occupancy. (Section 4.6.4)
T	F	N/A	CORBEL CONNECTIONS: The frame girders shall not be connected to corbels with welded elements. (Section 4.6.4)

EVALUATION STATEMENTS FOR FOUNDATIONS AND GEOLOGIC SITE HAZARDS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigations, refer to the section indicated in parentheses at the end of the statement.

CONDITION OF FOUNDATIONS

T F N/A FOUNDATION PERFORMANCE: There shall be no evidence of excessive foundation movement such as settlement or heave that would affect the integrity or strength of the structure. (Section 4.7.2.1)

T F N/A DETERIORATION: There shall not be evidence that foundation elements have deteriorated due to corrosion, sulphate attack, material breakdown, or other reasons in a manner that would affect the integrity or strength of the structure. (Section 4.7.2.2)

CAPACITY OF FOUNDATIONS

T F N/A OVERTURNING: The ratio of the effective horizontal dimension, at the foundation level of the lateral-force-resisting system, to the building height (base/height) shall be greater than 0.6Sa. (Section 4.7.3)

T F N/A TIES BETWEEN FOUNDATION ELEMENTS: The foundation shall have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Class A, B or C. (Section 4.7.3)

T F N/A DEEP FOUNDATIONS: Piles and piers shall be capable of transferring the lateral forces between the structure and the soil. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

T F N/A POLE FOUNDATIONS: Pole foundations shall have minimum embedment of 4 feet for Life Safety and Immediate Occupancy. (Section 4.7.3)

T F N/A SLOPING SITES: The grade difference from one side of the building to another shall not exceed one-half the story height at the location of embedment. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

GEOLOGIC SITE HAZARDS

T	F	N/A	LIQUEFACTION: Liquefaction susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 feet under the building for Life Safety and Immediate Occupancy. (Section 4.7.1)
T	F		SLOPE FAILURE: The building site shall be sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or shall be capable of accommodating any predicted movements without failure. (Section 4.7.1)
T	F		SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site is not anticipated. (Section 4.7.1)

EVALUATION STATEMENTS FOR ELEMENTS THAT ARE NOT PART OF THE LATERAL FORCE RESISTING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses after the headings.

NON STRUCTURAL WALLS

Partitions

T F N/A UNREINFORCED MASONRY: Unreinforced masonry or hollow clay tile partitions shall be braced at a spacing of equal to or less than 10 feet in regions of low and moderate seismicity and 6 feet in regions of high seismicity. (Section 4.8.1.1)

T F N/A DRIFT: The drift ratio for masonry partitions shall be limited to 0.005. (Section 4.8.1.2)

T F N/A STRUCTURAL SEPARATIONS: Partitions at structural separations shall have seismic or control joints. (Section 4.8.1.3)

T F N/A TOPS: The tops of framed or panelized partitions that extend only to the ceiling line shall have lateral bracing to the building structure at a spacing of equal to or less than 6 feet. (Section 4.8.1.4)

Parapets, Cornices, Ornamentation, and Appendages

T F N/A URM PARAPETS: There shall be no laterally unsupported unreinforced masonry parapets or cornices above the highest anchorage level with height-to-thickness ratios greater than 1.5 in regions of high seismicity and 2.5 in regions of low or moderate seismicity. (Section 4.8.8.1)

T F N/A CANOPIES: Canopies located at building exits shall be anchored at a spacing of 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8.2)

T F N/A CONCRETE PARAPETS: Concrete parapets with height-to-thickness ratios greater than 2.5 shall have vertical reinforcement. (Section 4.8.8.3)

T F N/A APPENDAGES: Cornices, parapets, signs, and other appendages that extend above the highest anchorage level or cantilever from exterior wall faces and other exterior wall ornamentation shall be reinforced and anchored to the structural system at a spacing of equal to or less than 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8)

EVALUATION STATEMENTS FOR THE BASIC BUILDING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the regulation section indicated in parentheses at the end of the statement.

BUILDING SYSTEM

T F LOAD PATH: The structure shall contain one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Section 4.3.1)

T F MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Section 4.3.1)

CONFIGURATION

T F N/A WEAK STORY: The strength of the lateral-force-resisting-system in any story shall not be less than 80% of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A SOFT STORY: The stiffness of the lateral-force-resisting system in any story shall not be less than 70% of the stiffness in an adjacent story above or below, or less than 80% of the average stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A GEOMETRY: There shall be no change in horizontal dimension of the lateral-force-resisting system of more than 30% in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses. (Section 4.3.2)

T F N/A MASS: There shall be no change in effective mass more than 50% from one story to the next for Life Safety and for Immediate Occupancy. (Section 4.3.2)

T F N/A VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Section 4.3.2)

T F TORSION: The distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension for Life Safety and Immediate Occupancy. (Section 4.3.2)

ADJACENT BUILDINGS

T F ADJACENT BUILDINGS: An adjacent building shall not be located next to the structure being evaluated closer than 4% of the height for Life Safety and Immediate Occupancy. (Section 4.3.1)

DEFLECTION INCOMPATIBILITY

T F DEFLECTION INCOMPATIBILITY: Secondary components shall have the shear capacity to develop the flexural strength of the elements for Life Safety and shall have ductile detailing for Immediate Occupancy. (Section 4.4.1.6.2)

MATERIALS AND CONDITIONS

T F N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal accessories shall be deteriorated, broken, or loose. (Section 4.3.3)

T F N/A OVERDRIVEN FASTENERS: There shall be no evidence of overdriven fasteners in the shear walls. (Section 4.3.3)

T F N/A DETERIORATION OF STEEL: There shall be no visible rusting, corrosion, cracking or other deterioration in any of the steel elements or connections in the vertical- or lateral-force-resisting systems. (Section 4.3.3)

T F N/A DETERIORATION OF CONCRETE: There shall be no visible deterioration of concrete or reinforcing steel in any of the vertical- or lateral-force-resisting elements. (Section 4.3.3)

T F N/A POST-TENSIONING ANCHORS: There shall be no evidence of corrosion or spalling in the vicinity of post-tensioning or end fittings. Coil anchors shall not have been used. (Section 4.3.3)

T F N/A CONCRETE WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in one location, and shall not form an X pattern. (Section 4.3.3)

T F N/A CRACKS IN BOUNDARY COLUMNS: There shall be no existing diagonal cracks wider than 1/8" for Life Safety and 1/16" for Immediate Occupancy in concrete columns that encase the masonry infills. (Section 4.3.3)

T F N/A PRECAST CONCRETE WALLS: There shall be no visible deterioration of concrete or reinforcing steel or evidence of distress, especially at the connections. (Section 4.3.3)

T F N/A MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Section 4.3.3)

T F N/A MASONRY UNITS: There shall be no visible deterioration of masonry units. (Section 4.3.3)

T F N/A REINFORCED MASONRY WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in once location, and shall not form an X pattern. (Section 4.3.3)

T F N/A UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)

T F N/A CRACKS IN INFILL WALLS: There shall be no existing diagonal cracks in the infilled walls that extend throughout a panel, are greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)

EVALUATION STATEMENTS FOR VERTICAL SYSTEMS RESISTING LATERAL FORCES

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

SHEAR WALLS

Unreinforced Masonry Shear Walls

T	F	N/A	SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check Procedure of Section 3.5.3.3, shall be less than 15 psi for clay units and 30 psi for concrete units for Life Safety and Immediate Occupancy. (Section 4.4.2.5)
T	F	N/A	PROPORTIONS: The height-to-thickness ratio of the shear walls at each story shall be less than the following for Life Safety and for Immediate Occupancy: Top story of multi-story building: 9 First story of multi-story building: 15 All other conditions: 13 (Section 4.4.2.5)
T	F	N/A	MASONRY LAY-UP: Filled collar joints of multiwythe masonry walls shall have negligible voids. (Section 4.4.2.5)

EVALUATION STATEMENTS FOR DIAPHRAGMS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

T F N/A DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors. In wood buildings, the diaphragms shall not have expansion joints. (Section 4.5.1)

T F N/A PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)

T F N/A CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Section 4.5.1)

T F N/A ROOF CHORD CONTINUITY: All chord elements shall be continuous, regardless of changes in roof elevation. (Section 4.5.1)

T F N/A DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragms openings larger than 50% of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)

T F N/A OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25% of the wall length for Life Safety and 15% of the wall length for Immediate Occupancy. (Section 4.5.1)

T F N/A OPENINGS AT BRACED FRAMES: Diaphragm openings immediately adjacent to the braced frames shall extend less than 25% of the frame length for Life Safety and 15% of the frame length for Immediate Occupancy. (Section 4.5.1)

T F N/A OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy. (Section 4.5.1)

WOOD DIAPHRAGMS

T	F	N/A	STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2 to 1 for Life Safety and 1 to 1 for Immediate Occupancy in the direction being considered. (Section 4.5.2)
T	F	N/A	SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Section 4.5.2)
T	F	N/A	UNBLOCKED DIAPHRAGMS: All unblocked wood panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 25 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4 to 1 for Life Safety and 3 to 1 for Immediate Occupancy. (Section 4.5.2)

EVALUATION STATEMENTS FOR STRUCTURAL CONNECTIONS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

ANCHORAGE FOR NORMAL FORCES

T F N/A WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers. (Section 4.6.1)

T F N/A WALL ANCHORAGE: Exterior concrete or masonry walls shall be anchored for out-of-plane forces at each diaphragm level with steel anchors or straps that are developed into the diaphragm. (Section 4.6.1)

T F N/A ANCHOR SPACING: Exterior masonry walls shall be anchored to the floor and roof systems at a spacing of 4 feet or less for Life Safety and 3 feet or less for Immediate Occupancy. (Section 4.6.1)

T F N/A PRECAST PANEL CONNECTIONS: There shall be at least two anchors from each precast wall panel into the diaphragm elements for Life Safety and the anchors shall be able to develop the strength of the panels for Immediate Occupancy. (Section 4.6.1)

T F N/A STIFFNESS OF WALL ANCHORS: Anchors of heavy concrete or masonry walls to wood structural elements shall be installed taut and shall be stiff enough to prevent movement between the wall and diaphragm. If bolts are present, the size of the bolt holes in both the connector and framing shall be a maximum of 1/16" larger than the bolt diameter. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.6.1)

SHEAR TRANSFER

T F N/A TRANSFER TO SHEAR WALLS: Diaphragms shall be reinforced and connected for transfer of loads to the shear walls for Life Safety and shall be able to develop the shear strength of the walls for Immediate Occupancy. (Section 4.6.2.1)

T F N/A TRANSFER TO STEEL FRAMES: Diaphragms shall be connected for transfer of loads to the steel frames for Life Safety and the connection shall be able to develop the strength of the frames for Immediate Occupancy. (Section 4.6.2.2)

T F N/A TOPPING SLABS TO WALLS AND FRAMES: Reinforced concrete topping slabs that interconnect the precast concrete diaphragm elements shall be doweled into the shear wall or frame elements for Life Safety and shall be able to develop the shear strength of the walls or frames for Immediate Occupancy. (Section 4.6.2.3)

VERTICAL COMPONENTS

T F N/A STEEL COLUMNS: The columns in lateral-force-resisting frames shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the foundation for Immediate Occupancy. (Section 4.6.3.1)

T F N/A CONCRETE COLUMNS: All concrete columns shall be doweled into the foundation for Life Safety and the dowels shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.2)

T F N/A WOOD POSTS: There shall be a positive connection of wood posts to the foundation. (Section 4.6.3.3)

T F N/A WOOD SILLS: All wood sills shall be bolted to the foundation. (Section 4.6.3.4)

T F N/A WALL REINFORCING: Walls shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.5)

T F N/A SHEAR-WALL-BOUNDARY COLUMNS: The shear wall boundary columns shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.6)

T F N/A PRECAST WALL PANELS: Precast wall panels shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.7)

T F N/A WALL PANELS: Metal, fiberglass or cementitious wall panels shall be positively attached to the foundation for Life Safety and the attachment shall be able to develop the shear capacity of the panels for Immediate Occupancy. (Section 4.6.3.8)

T F N/A WOOD SILL BOLTS: Sill bolts shall be spaced at 6 feet or less for Life Safety and 4 feet or less for Immediate Occupancy, with proper edge distance provided for wood and concrete. (Section 4.6.3.9)

T F N/A LATERAL LOAD PATH AT PILE CAPS: Pile caps shall have top reinforcement and piles shall be anchored to the pile caps for Life Safety, and the pile cap reinforcement and pile anchorage shall be able to develop the tensile capacity of the piles for Immediate Occupancy. (Section 4.6.3.10)

INTERCONNECTION OF ELEMENTS

T	F	N/A	GIRDER/COLUMN CONNECTION: There shall be a positive connection between the girder and the column support. (Section 4.6.4)
T	F	N/A	GIRDERS: Girders supported by walls or pilasters shall have at least two additional ties to secure the anchor bolts for Life Safety and Immediate Occupancy. (Section 4.6.4)
T	F	N/A	CORBEL BEARING: If the frame girders bear on column corbels, the length of bearing shall be greater than 3" for Life Safety and for Immediate Occupancy. (Section 4.6.4)
T	F	N/A	CORBEL CONNECTIONS: The frame girders shall not be connected to corbels with welded elements. (Section 4.6.4)

EVALUATION STATEMENTS FOR FOUNDATIONS AND GEOLOGIC SITE HAZARDS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigations, refer to the section indicated in parentheses at the end of the statement.

CONDITION OF FOUNDATIONS

T F N/A FOUNDATION PERFORMANCE: There shall be no evidence of excessive foundation movement such as settlement or heave that would affect the integrity or strength of the structure. (Section 4.7.2.1)

T F N/A DETERIORATION: There shall not be evidence that foundation elements have deteriorated due to corrosion, sulphate attack, material breakdown, or other reasons in a manner that would affect the integrity or strength of the structure. (Section 4.7.2.2)

CAPACITY OF FOUNDATIONS

T F N/A OVERTURNING: The ratio of the effective horizontal dimension, at the foundation level of the lateral-force-resisting system, to the building height (base/height) shall be greater than 0.6Sa. (Section 4.7.3)

T F N/A TIES BETWEEN FOUNDATION ELEMENTS: The foundation shall have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Class A, B or C. (Section 4.7.3)

T F N/A DEEP FOUNDATIONS: Piles and piers shall be capable of transferring the lateral forces between the structure and the soil. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

T F N/A POLE FOUNDATIONS: Pole foundations shall have minimum embedment of 4 feet for Life Safety and Immediate Occupancy. (Section 4.7.3)

T F N/A SLOPING SITES: The grade difference from one side of the building to another shall not exceed one-half the story height at the location of embedment. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

GEOLOGIC SITE HAZARDS

T	F	N/A	LIQUEFACTION: Liquefaction susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 feet under the building for Life Safety and Immediate Occupancy. (Section 4.7.1)
T	F		SLOPE FAILURE: The building site shall be sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or shall be capable of accommodating any predicted movements without failure. (Section 4.7.1)
T	F		SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site is not anticipated. (Section 4.7.1)

EVALUATION STATEMENTS FOR ELEMENTS THAT ARE NOT A PART OF THE LATERAL FORCE RESISTING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses after the headings.

NON STRUCTURAL WALLS

Partitions

T	F	N/A	UNREINFORCED MASONRY: Unreinforced masonry or hollow clay tile partitions shall be braced at a spacing of equal to or less than 10 feet in regions of low and moderate seismicity and 6 feet in regions of high seismicity. (Section 4.8.1.1)
T	F	N/A	DRIFT: The drift ratio for masonry partitions shall be limited to 0.005. (Section 4.8.1.2)
T	F	N/A	STRUCTURAL SEPARATIONS: Partitions at structural separations shall have seismic or control joints. (Section 4.8.1.3)
T	F	N/A	TOPS: The tops of framed or panelized partitions that extend only to the ceiling line shall have lateral bracing to the building structure at a spacing of equal to or less than 6 feet. (Section 4.8.1.4)

Parapets, Cornices, Ornamentation, and Appendages

T	F	N/A	URM PARAPETS: There shall be no laterally unsupported unreinforced masonry parapets or cornices above the highest anchorage level with height-to-thickness ratios greater than 1.5 in regions of high seismicity and 2.5 in regions of low or moderate seismicity. (Section 4.8.8.1)
T	F	N/A	CANOPIES: Canopies located at building exits shall be anchored at a spacing of 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8.2)
T	F	N/A	CONCRETE PARAPETS: Concrete parapets with height-to-thickness ratios greater than 2.5 shall have vertical reinforcement. (Section 4.8.8.3)
T	F	N/A	APPENDAGES: Cornices, parapets, signs, and other appendages that extend above the highest anchorage level or cantilever from exterior wall faces and other exterior wall ornamentation shall be reinforced and anchored to the structural system at a spacing of equal to or less than 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8)

EVALUATION STATEMENTS FOR THE BASIC BUILDING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the regulation section indicated in parentheses at the end of the statement.

BUILDING SYSTEM

T F — LOAD PATH: The structure shall contain one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Section 4.3.1)

T F N/A — MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Section 4.3.1)

CONFIGURATION

T F N/A — WEAK STORY: The strength of the lateral-force-resisting-system in any story shall not be less than 80% of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A — SOFT STORY: The stiffness of the lateral-force-resisting-system in any story shall not be less than 70% of the stiffness in an adjacent story above or below, or less than 80% of the average stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Section 4.3.2)

T F N/A — GEOMETRY: There shall be no change in horizontal dimension of the lateral-force-resisting system of more than 30% in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses. (Section 4.3.2)

T F N/A — MASS: There shall be no change in effective mass more than 50% from one story to the next for Life Safety and for Immediate Occupancy. (Section 4.3.2)

T F N/A — VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Section 4.3.2)

T F — TORSION: The distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension for Life Safety and Immediate Occupancy. (Section 4.3.2)

ADJACENT BUILDINGS

T F ADJACENT BUILDINGS: An adjacent building shall not be located next to the structure being evaluated closer than 4% of the height for Life Safety and Immediate Occupancy. (Section 4.3.1)

DEFLECTION INCOMPATIBILITY

T F DEFLECTION INCOMPATIBILITY: Secondary components shall have the shear capacity to develop the flexural strength of the elements for Life Safety and shall have ductile detailing for Immediate Occupancy. (Section 4.4.1.6.2)

MATERIALS AND CONDITIONS

T F N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members, and none of the metal accessories shall be deteriorated, broken, or loose. (Section 4.3.3)

T F N/A OVERDRIVEN FASTENERS: There shall be no evidence of overdriven fasteners in the shear walls. (Section 4.3.3)

T F N/A DETERIORATION OF STEEL: There shall be no visible rusting, corrosion, cracking or other deterioration in any of the steel elements or connections in the vertical- or lateral-force-resisting systems. (Section 4.3.3)

T F N/A DETERIORATION OF CONCRETE: There shall be no visible deterioration of concrete or reinforcing steel in any of the vertical- or lateral-force-resisting elements. (Section 4.3.3)

T F N/A POST-TENSIONING ANCHORS: There shall be no evidence of corrosion or spalling in the vicinity of post-tensioning or end fittings. Coil anchors shall not have been used. (Section 4.3.3)

T F N/A CONCRETE WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in one location, and shall not form an X pattern. (Section 4.3.3)

T F N/A CRACKS IN BOUNDARY COLUMNS: There shall be no existing diagonal cracks wider than 1/8" for Life Safety and 1/16" for Immediate Occupancy in concrete columns that encase the masonry infills. (Section 4.3.3)

T	F	N/A	PRECAST CONCRETE WALLS: There shall be no visible deterioration of concrete or reinforcing steel or evidence of distress, especially at the connections. (Section 4.3.3)
T	F	N/A	MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Section 4.3.3)
T	F	N/A	MASONRY UNITS: There shall be no visible deterioration of masonry units. (Section 4.3.3)
T	F	N/A	REINFORCED MASONRY WALL CRACKS: All existing diagonal cracks in the wall elements shall be less than 1/8" for Life Safety and 1/16" for Immediate Occupancy, shall not be concentrated in once location, and shall not form an X pattern. (Section 4.3.3)
T	F	N/A	UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)
T	F	N/A	CRACKS IN INFILL WALLS: There shall be no existing diagonal cracks in the infilled walls that extend throughout a panel, are greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy. (Section 4.3.3)

EVALUATION STATEMENTS FOR DIAPHRAGMS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

T	F	N/A	DIAPHRAGM CONTINUITY: The diaphragms shall not be composed of split-level floors. In wood buildings, the diaphragms shall not have expansion joints. (Section 4.5.1)
T	F	N/A	PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)
T	F	N/A	CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Section 4.5.1)
T	F	N/A	ROOF CHORD CONTINUITY: All chord elements shall be continuous, regardless of changes in roof elevation. (Section 4.5.1)
T	F	N/A	DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragms openings larger than 50% of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.5.1)
T	F	N/A	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25% of the wall length for Life Safety and 15% of the wall length for Immediate Occupancy. (Section 4.5.1)
T	F	N/A	OPENINGS AT BRACED FRAMES: Diaphragm openings immediately adjacent to the braced frames shall extend less than 25% of the frame length for Life Safety and 15% of the frame length for Immediate Occupancy. (Section 4.5.1)
T	F	N/A	OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry walls shall not be greater than 8 feet long for Life Safety and 4 feet long for Immediate Occupancy. (Section 4.5.1)

WOOD DIAPHRAGMS

T	F	N/A	STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2 to 1 for Life Safety and 1 to 1 for Immediate Occupancy in the direction being considered. (Section 4.5.2)
T	F	N/A	SPANS: All wood diaphragms with spans greater than 24 feet for Life Safety and 12 feet for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing. Wood commercial and industrial buildings may have rod-braced systems. (Section 4.5.2)
T	F	N/A	UNBLOCKED DIAPHRAGMS: All unblocked wood panel diaphragms shall have horizontal spans less than 40 feet for Life Safety and 25 feet for Immediate Occupancy and shall have aspect ratios less than or equal to 4 to 1 for Life Safety and 3 to 1 for Immediate Occupancy. (Section 4.5.2)

EVALUATION STATEMENTS FOR STRUCTURAL CONNECTIONS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses at the end of the statement.

ANCHORAGE FOR NORMAL FORCES

T F N/A WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers. (Section 4.6.1)

T F N/A WALL ANCHORAGE: Exterior concrete or masonry walls shall be anchored for out-of-plane forces at each diaphragm level with steel anchors or straps that are developed into the diaphragm. (Section 4.6.1)

T F N/A ANCHOR SPACING: Exterior masonry walls shall be anchored to the floor and roof systems at a spacing of 4 feet or less for Life Safety and 3 feet or less for Immediate Occupancy. (Section 4.6.1)

T F N/A PRECAST PANEL CONNECTIONS: There shall be at least two anchors from each precast wall panel into the diaphragm elements for Life Safety and the anchors shall be able to develop the strength of the panels for Immediate Occupancy. (Section 4.6.1)

T F N/A STIFFNESS OF WALL ANCHORS: Anchors of heavy concrete or masonry walls to wood structural elements shall be installed taut and shall be stiff enough to prevent movement between the wall and diaphragm. If bolts are present, the size of the bolt holes in both the connector and framing shall be a maximum of 1/16" larger than the bolt diameter. This statement shall apply to the Immediate Occupancy performance level only. (Section 4.6.1)

SHEAR TRANSFER

T F N/A TRANSFER TO SHEAR WALLS: Diaphragms shall be reinforced and connected for transfer of loads to the shear walls for Life Safety and shall be able to develop the shear strength of the walls for Immediate Occupancy. (Section 4.6.2.1)

T F N/A TRANSFER TO STEEL FRAMES: Diaphragms shall be connected for transfer of loads to the steel frames for Life Safety and the connection shall be able to develop the strength of the frames for Immediate Occupancy. (Section 4.6.2.2)

T F N/A TOPPING SLABS TO WALLS AND FRAMES: Reinforced concrete topping slabs that interconnect the precast concrete diaphragm elements shall be doweled into the shear wall or frame elements for Life Safety and shall be able to develop the shear strength of the walls or frames for Immediate Occupancy. (Section 4.6.2.3)

VERTICAL COMPONENTS

T F N/A STEEL COLUMNS: The columns in lateral-force-resisting frames shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the foundation for Immediate Occupancy. (Section 4.6.3.1)

T F N/A CONCRETE COLUMNS: All concrete columns shall be doweled into the foundation for Life Safety and the dowels shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.2)

T F N/A WOOD POSTS: There shall be a positive connection of wood posts to the foundation. (Section 4.6.3.3)

T F N/A WOOD SILLS: All wood sills shall be bolted to the foundation. (Section 4.6.3.4)

T F N/A WALL REINFORCING: Walls shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.5)

T F N/A SHEAR-WALL-BOUNDARY COLUMNS: The shear wall boundary columns shall be anchored to the building foundation for Life Safety and the anchorage shall be able to develop the tensile capacity of the column for Immediate Occupancy. (Section 4.6.3.6)

T F N/A PRECAST WALL PANELS: Precast wall panels shall be doweled to the foundation for Life Safety and the dowels shall be able to develop the strength of the walls for Immediate Occupancy. (Section 4.6.3.7)

T F N/A WALL PANELS: Metal, fiberglass or cementitious wall panels shall be positively attached to the foundation for Life Safety and the attachment shall be able to develop the shear capacity of the panels for Immediate Occupancy. (Section 4.6.3.8)

T F N/A WOOD SILL BOLTS: Sill bolts shall be spaced at 6 feet or less for Life Safety and 4 feet or less for Immediate Occupancy, with proper edge distance provided for wood and concrete. (Section 4.6.3.9)

T F N/A LATERAL LOAD PATH AT PILE CAPS: Pile caps shall have top reinforcement and piles shall be anchored to the pile caps for Life Safety, and the pile cap reinforcement and pile anchorage shall be able to develop the tensile capacity of the piles for Immediate Occupancy. (Section 4.6.3.10)

INTERCONNECTION OF ELEMENTS

T F N/A GIRDER/COLUMN CONNECTION: There shall be a positive connection between the girder and the column support. (Section 4.6.4)

T F N/A GIRDERS: Girders supported by walls or pilasters shall have at least two additional ties to secure the anchor bolts for Life Safety and Immediate Occupancy. (Section 4.6.4)

T F N/A CORBEL BEARING: If the frame girders bear on column corbels, the length of bearing shall be greater than 3" for Life Safety and for Immediate Occupancy. (Section 4.6.4)

T F N/A CORBEL CONNECTIONS: The frame girders shall not be connected to corbels with welded elements. (Section 4.6.4)

EVALUATION STATEMENTS FOR FOUNDATIONS AND GEOLOGIC SITE HAZARDS

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigations, refer to the section indicated in parentheses at the end of the statement.

CONDITION OF FOUNDATIONS

T F N/A FOUNDATION PERFORMANCE: There shall be no evidence of excessive foundation movement such as settlement or heave that would affect the integrity or strength of the structure. (Section 4.7.2.1)

T F N/A DETERIORATION: There shall not be evidence that foundation elements have deteriorated due to corrosion, sulphate attack, material breakdown, or other reasons in a manner that would affect the integrity or strength of the structure. (Section 4.7.2.2)

CAPACITY OF FOUNDATIONS

T F N/A OVERTURNING: The ratio of the effective horizontal dimension, at the foundation level of the lateral-force-resisting system, to the building height (base/height) shall be greater than 0.6Sa. (Section 4.7.3)

T F N/A TIES BETWEEN FOUNDATION ELEMENTS: The foundation shall have ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Class A, B or C. (Section 4.7.3)

T F N/A DEEP FOUNDATIONS: Piles and piers shall be capable of transferring the lateral forces between the structure and the soil. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

T F N/A POLE FOUNDATIONS: Pole foundations shall have minimum embedment of 4 feet for Life Safety and Immediate Occupancy. (Section 4.7.3)

T F N/A SLOPING SITES: The grade difference from one side of the building to another shall not exceed one-half the story height at the location of embedment. This statement shall apply to the Immediate Occupancy Performance Level only. (Section 4.7.3)

GEOLOGIC SITE HAZARDS

T	F	N/A	LIQUEFACTION: Liquefaction susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance shall not exist in the foundation soils at depths within 50 feet under the building for Life Safety and Immediate Occupancy. (Section 4.7.1)
T	F		SLOPE FAILURE: The building site shall be sufficiently remote from potential earthquake-induced slope failures or rockfalls to be unaffected by such failures or shall be capable of accommodating any predicted movements without failure. (Section 4.7.1)
T	F		SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site is not anticipated. (Section 4.7.1)

EVALUATION STATEMENTS FOR ELEMENTS THAT ARE NOT A PART OF THE LATERAL FORCE RESISTING SYSTEM

Address the following evaluation statements, marking each either true (T) or false (F). Statements that are found to be true identify issues that are acceptable according to the criteria of these regulations; statements that are found to be false identify issues that need investigation. For guidance in the investigation, refer to the section indicated in parentheses after the headings.

NON STRUCTURAL WALLS

Partitions

T F N/A UNREINFORCED MASONRY: Unreinforced masonry or hollow clay tile partitions shall be braced at a spacing of equal to or less than 10 feet in regions of low and moderate seismicity and 6 feet in regions of high seismicity. (Section 4.8.1.1)

T F N/A DRIFT: The drift ratio for masonry partitions shall be limited to 0.005. (Section 4.8.1.2)

T F N/A STRUCTURAL SEPARATIONS: Partitions at structural separations shall have seismic or control joints. (Section 4.8.1.3)

T F N/A TOPS: The tops of framed or panelized partitions that extend only to the ceiling line shall have lateral bracing to the building structure at a spacing of equal to or less than 6 feet. (Section 4.8.1.4)

Parapets, Cornices, Ornamentation, and Appendages

T F N/A URM PARAPETS: There shall be no laterally unsupported unreinforced masonry parapets or cornices above the highest anchorage level with height-to-thickness ratios greater than 1.5 in regions of high seismicity and 2.5 in regions of low or moderate seismicity. (Section 4.8.8.1)

T F N/A CANOPIES: Canopies located at building exits shall be anchored at a spacing of 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8.2)

T F N/A CONCRETE PARAPETS: Concrete parapets with height-to-thickness ratios greater than 2.5 shall have vertical reinforcement. (Section 4.8.8.3)

T F N/A APPENDAGES: Cornices, parapets, signs, and other appendages that extend above the highest anchorage level or cantilever from exterior wall faces and other exterior wall ornamentation shall be reinforced and anchored to the structural system at a spacing of equal to or less than 10 feet for Life Safety and 6 feet for Immediate Occupancy. (Section 4.8.8)

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1) Vickrey-Brunswig & Brunswig Annex Drawings, dated 1948 by the Department of the County Engineer Architectural Division, assumed design code:1947 Los Angeles City Code, Available drawings: Structural sheets: S1-S4 and S1-S23 (27 sheets) Architectural: 1-3,1,2, 8-11, 13, 14, 6, 5 and 2-4 (16 sheets)

2) Historic Structure Report Antique Block, El Pueblo international Plaza, El Pueblo de Los Angeles, prepared by Dan Peterson and Associates, Inc. dated June 1, 1985.

3) Draft Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California, dated April 15, 2003, prepared by Carey & Co. Inc. Architecture, Planning, & Conservation.

4) Geotechnical Engineering Investigation, Proposed Garnier Building Retrofit, Los Angeles Street and Arcadia Street, Los Angeles, California for Englekirk & Sabol, project no. 1051, dated August 18, 1998, prepared by Rybak Geotechnical, Inc.

5) Phase I Structural Evaluation for the El Pueblo Buildings prepared by WP Engineering, Inc., no date of report given.

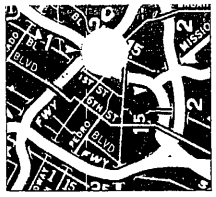
6) El Pueblo – Antique Block Conceptual Cost Feasibility Study prepared by: Wheeler & Gray, Structural Engineers, Swinerton Management & Consulting, and Ehrenkrantz Ecksut & Kuhn Architects dated January 2000.

7) Report of In-Place Brick Mortar Shear Testing (Contract No. PW-12413) El Pueblo de Los Angeles prepared by Ninyo & Moore Dated January 15, 2002, Project no 20394006.

8) El Pueblo Field date In-Place Shear Test Results for the Plaza House, prepared by Twining Laboratories dated May 20, 2003

9) Draft Preliminary Structural Evaluation of the Existing Buildings of the Proposed Plaza de Cultura y Arte 501 North Main Street, Los Angeles, California

2.1 121-03



C A R S

C O M M U N I T Y A R T S R E S O U R C E S , I N C .

August 12, 2003

Andre Anderson
Sapphos Environmental Inc.
133 Martin Alley
Pasadena, CA 91105

Dear Andre:

I am writing with regards to the recent addition of Alternatives D and E to the Plaza de Cultura y Arte project.

As the final built environments for both of these alternatives do not differ in size or layout from Alternative A, the programming work we have done to date on that Alternative can be applied to both new alternatives. Therefore, no new work is required from our firm.

Sincerely,

Aaron Paley
President

3780 Wilshire Blvd., Suite 1020, Los Angeles, CA 90010, Tel: 213/365-0605, Fax: 213/365-0702
www.communityartsla.com

APPENDIX C
PROGRAMMING

PLAZA DE CULTURA Y ARTE

PROGRAMMING

September 22, 2003
Editing revisions October 6, 2003

PREPARED BY COMMUNITY ARTS RESOURCES

Aaron Paley, *President*
Aida Salazar, *Producer*
Judith Teitelman, *Organizational Development Consultant*

Submitted to Sapphos Environmental

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PLAZA DE CULTURA Y ARTE
PROGRAMMING

FOREWORD

Community Arts Resources (CARS) has prepared a comprehensive vision of Plaza de Cultura y Arte's programming and operations inspired by the mission to create a truly inspirational and impactful institution of the highest caliber for Los Angeles and its large diverse Latino community. CARS' extensive experience as producers and our knowledge of the existing Los Angeles arts community has informed the visioning, practical considerations, and ultimate recommendations of this report. Our approach has been "from the ground up" with an emphasis on real-life programming and producing.

We have designed a program that strives to fulfill the Project's Goal, as stated by the Plaza de Cultura y Arte's Foundation: "To create a pedestrian-oriented facility that celebrates, promotes and preserves an understanding and appreciation of Latino historical contributions to Los Angeles through a full-range of integrated cultural, educational and arts programming."

We have carefully examined the four possible construction schemas and systematically analyzed the best possible uses of the built environment from a programming perspective. In concert with Donald Brackenbush, Brenda Levin & Associates and Economic Research Associates, CARS has guided the final designs and space allocations of these schemas so that they best reflect the realities of everyday operations. This give-and-take between what could happen in these spaces and the necessary design decisions informed by the project's uses has given our report and the four final schemas a firm grounding in the operational realities of an active and vibrant cultural center.

As requested for the purposes of the Environmental Impact Report (EIR), Community Arts Resources has envisioned the four schemas operating at full capacity. We have described how these four projects would look, feel, cost and function if they were at 100% capacity in every way - full use of the space, full use of each day, and a yearly calendar that reflects a commitment to the public each month and season. Thus, the vision of Plaza de Cultura y Arte described herein begins with a year at "full throttle," which we have entitled the "stable year."

FOREWORD (CONTINUED)

Obviously, the journey from today until then is an interval measured in years not months. Perhaps once construction begins, it may take anywhere from three to seven years for any of these schemas to reach this intensity of programming, financial support and community involvement. For the purposes of the EIR, the paths from here to there have not been sketched and that must be left for another time once the project's ultimate form has been determined. The journey this institution takes to reach that stable year will fundamentally shape its final form.

Community Arts Resources has imagined possible uses and programs for Plaza de Cultura y Arte based upon input from the County and the Plaza de Cultura y Arte Foundation, our own knowledge of present community and civic needs, and finally on the potential created by this new initiative. We firmly believe that this project will create demand. In other words, the construction and operation of such a major Latino cultural destination in the heart of historic Los Angeles will grow the demand for the school programs, classes, tours, exhibitions, and public programs offered in our proposals.

This phenomenon of created demand is difficult to measure. Still, we strongly believe a quick glance at Los Angeles' present demography compared with the mix of existing cultural institutions clearly points to a need unmet. And it is not just the Latino community that will be attracted to and served by the Plaza de Cultura y Arte. This institution could well become a critical part of the region's vibrancy and an essential address for all Angelenos. We look forward to that future day when the Plaza de Cultura y Arte takes its place alongside Los Angeles' other prominent institutions — The Music Center, Los Angeles County Museum of Art, Getty Center, Skirball Cultural Center, Natural History Museum, Museum of Contemporary Art, and Japanese American National Museum — as a peer.

Revised Goal and Objectives
Plaza de Cultura y Arte

PROJECT GOAL

The Plaza de Cultura y Arte Foundation and the County of Los Angeles are committed to creating a pedestrian-oriented Mexican-American cultural heritage center that serves regional and community needs and celebrates, promotes, and preserves an understanding and appreciation of the diverse contributions of early Mexican-American settlers in the history and development of Los Angeles through programming that integrates arts, culture, and education.

OBJECTIVES: The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified and prioritized 15 basic objectives important to achieving the project goal.

1. Provide a facility inspired by late 19th century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 90,000 visitors annually.

2. Within the facility, provide at least 20,000 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy.

3. Within the facility, provide a multi-purpose community center with a minimum size of 6,000 square feet to support the continued celebration of traditional cultural events, including festivals, weddings, and other public and private events. This venue would be appurtenant and complimentary to other existing venues in the El Pueblo de Los Angeles Historic District.

4. Within the facility, provide an indoor venue for theatrical and cultural performances for audiences of approximately 100 people.

5. Within the facility, provide at least 2,000 square feet (to accommodate three standard school classes) dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican-American and other Latino cultures.

6. Within the facility, provide interior and exterior settings for concurrently staging up to 3 standard classes.

7. Within the facility, provide at least 4,000 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican-American contributions to the Los Angeles community.

8. Within the facility, to support $1,000,000 worth of revenue generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the proposed project.

9. To identify a project design that enhances the utilization of County-owned property adjacent to the Church of Nuestra Senora de la Reina de Los Angeles (known locally as the Plaza Church) and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located.

10. To consider the feasibility of adaptive reuse of one or more of the three historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

11. To create a park-like setting within the proposed project to remember the historic Campo Santo (recognizing the original location of the cemetery associated with the Plaza Church).

12. To provide a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations.

13. To encourage County residents and visitors to use alternative means of travel to the site, including walking, public transit, car pools, and alternatively fueled vehicles as the primary means of traveling to the facility.

14. To improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District.

15. To enhance pedestrian connections to the Angels's Walk, including Olvera Street, the County Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Center and Chinatown.

Plaza de Cultura y Arte - Scheme Comparison

	Proposed Project	Alternative A	Alternative B	Alternative C	Alternative D	Alternative E
Theater/Performance Seating						
Indoor Theater	500	99	99	0	99	99
Outdoor Classroom Space	200	0	0	0	0	0
Multipurpose Square Footage						
	8,000	7,800	7,800	0	7,800	8,000
Exhibition Space Gross Square Footage						
	6,000	4,400	4,400	7,500	4,400	4,700
No. of Classrooms						
Visual Arts	6	4	4	8	4	4
Digital Media Arts	2	2	2	2	2	2
Literature, History & Culture	2	2	2	2	2	2
Culinary	1	1	1	0	1	1
Music	6	6	6	6	6	6
Dance	2	2	2	0	2	2
Theater	2	2	0	0	2	2
Average No. of Students per Year						
Visual Arts	2,700	1,800	1,800	2,880	1,800	1,800
Digital Media Arts	1,200	1,200	1,200	1,200	1,200	1,200
Literature, History & Culture	1,200	1,200	1,200	1,200	1,200	1,200
Culinary	300	300	300	-	300	300
Music	3,600	3,600	3,600	3,600	3,600	3,600
Dance	1,200	1,200	1,200	-	1,200	1,200
Theater	1,200	1,200	-	-	1,200	1,200
Total Students	**11,400**	**10,500**	**9,300**	**8,880**	**10,500**	**10,500**
Hours of Class time						
	22,800	21,000	18,600	17,760	21,000	21,000

Plaza de Cultura y Arte - Scheme Comparison

	Proposed Project	Alternative A	Alternative B	Alternative C	Alternative D	Alternative E
Multipurpose Room Rentals						
Small	26	25	25	0	25	25
Medium	32	32	32	0	32	32
Large	55	46	46	0	46	46
Multipurpose Room Productions						
Small	5	3	3	0	3	3
Medium	7	19	19	0	19	19
Large	21	44	44	0	44	44
Outdoor Classroom Productions						
	12	0	0	0	0	0
Theater Rentals	**500 seats**	**99 seats**	**99 seats**	**99 seats**	**99 seats**	**99 seats**
Educational	55	0		0	0	0
Small	18	9	9	0	9	9
Medium	17	7	7	0	7	7
Large	21	28	28	0	28	28
Theater Productions	**500 seats**	**99 seats**	**99 seats**	**99 seats**	**99 seats**	**99 seats**
Small	15	25	25	0	25	25
Medium	45	16	16	0	16	16
Large	30	73	73	0	73	73
Site-Wide Festivals						
Small	0			0		
Medium	4	1	1	0	1	1
Large	10	7	7	0	7	7
Event Totals						
	373	335	335	0	335	335

PLAZA DE CULTURA Y ARTE
PROPOSED PROJECT

INTRODUCTION

Along Main Street and directly across the street from Plazita Olvera, the birthplace of Los Angeles, a significant Latino creative nexus has emerged. Plaza de Cultura y Arte is one of the most significant and comprehensive cultural centers for the Latino community in the United States – second only to Albuquerque's National Hispanic Cultural Center of New Mexico. Committed "to create a facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historical Monument," this organization has filled a prominent void in Los Angeles' cultural landscape. The project displays the richness of its people and heritage through a broad and diverse array of Latino educational, cultural and arts programming.

Plaza de Cultura y Arte has been launched at a time when the growing population of Latinos in Los Angeles yields an equally large community of cultural workers - artists, dancers, poets, musicians, actors, filmmakers, and the like. Latinos praise the new cultural center - *finally a space for us and for the future of our expression, commensurate with our stature in the region.*

Plaza de Cultura y Arte shares its stage and stature with other key, culturally-specific institutions such as the Japanese American National Museum, Japanese American Community and Cultural Center, Skirball Cultural Center, and the California African American Museum. And, it firmly takes its place alongside other major Los Angeles County institutions such as the Music Center, Hollywood Bowl, the Los Angeles County Museum of Art and the Museum of Natural History of Los Angeles County. Without question, the Plaza de Cultura y Arte is a significant contributor to the lifeblood of this region's cultural vibrancy, enriching citizens' quality of life and enticing tourism. For Los Angeles, a place of unparalleled diversity, this Latino institution will help all Angelenos gain a more complete picture of this community's richness and their place within it, no matter their background or heritage.

Because of its comprehensive programming and flexible facilities, the Plaza de Cultura y Arte is a national model and cultural mecca for Latino artists, arts audiences and advocates. The programs, though divided into two major components - Public Events and La Escuelita - function synergistically, inclusive of the on-going activities of the adjacent Plaza Church and El Pueblo de Los

Angeles Historical Monument. The Public Events program offers a wide range of exhibitions, concerts, theatrical events, and festivals. Benefiting from the use of a beautifully designed and equipped 500 seat theater that can handle everything from the Ballet Folclorico de Mexico on its Broadway-scaled stage to a symphony orchestra (as well as major theatrical events with its state of the art fly system for sets), the Public Events Program is now a part of the elite group of venues in Los Angeles that include the Music Center, Royce and Freud Hall at UCLA, the Japanese American Theater, the Luckman Auditorium at CSULA, and a handful of other spaces that can accommodate such performances with ease. La Escuelita's focus is specifically pedagogical, offering an energetic and diverse schedule of training and appreciation courses in culture and the arts. The well-designed and flexible indoor and outdoor spaces also make the Plaza de Cultura y Arte a highly sought-after rental facility for conferences, meetings, family and church functions, generating necessary earned income for the organization.

Plaza de Cultura y Arte's role as the premier Latino arts institution in Los Angeles also elevates the stature of and increases recognition for the few existing Latino arts organizations such as Self-Help Graphics, Bilingual Foundation for the Arts, and Plaza de la Raza, which have struggled to gain local, national and international attention. It provides a sense of place for Latinos whose collective cultural voice has been historically lost within Los Angeles' large and divided cultural matrix.

A DAY IN THE LIFE OF THE PLAZA DE CULTURA Y ARTE

THE PLAZA DE CULTURA Y ARTE

Friday afternoon in the middle of the summer, there are classes offered throughout the day and late into the evening: Children exit laughing from an art studio and spill onto the Campo Santo Memorial Garden to play during the break before they shuffle off to their guitar or piano lessons; senior citizens arrive for a ceramics class; and a school group leaves the site after a fun-filled day of exploratory learning about Latino culture and its important contributions to the building of this great City.

There's a buzz in the air. Patrons and artists sit inside the bookstore/cafe, talking about their work, the most recent community gathering, or the latest book they're reading; a small exhibition of new works by a local visual artist is a vibrant backdrop to their conversation. People are purchasing the catalogue for the current exhibition on Chicano Art. The box office is just opening for tonight's performances in the Theater and Multipurpose Room, and a dozen patrons have already lined up for half-price, early-bird specials. The staff is busily finalizing

the last details before doors open. The site is alive with people, with creativity, and with vision.

The Campo Santo Memorial Garden beautifully adorns the arrival plaza, which is really an extension of the Olvera Street Plaza. It is here that the legacy of Los Angeles' Latino beginnings collides with the Plaza de Cultura y Arte's new creative dynamism, enabling the two to coexist and feed off one another. From afar one can see the outdoor classroom space -- a quiet nook where people sit and read during the day or wedding parties line up to take pictures. This area also transforms into a large outdoor gathering and performing site for summer evenings, festivals and other special events. Upon entering the arrival plaza, one spies the buildings arrayed, each with a different cultural and functional purpose, and deciding which building to explore first becomes one's only dilemma. A welcoming, round information desk is the visitor's initial stop

THE PLAZA HOUSE (VISITOR'S CENTER)

The Visitor's Center, housed in the adaptively reused Plaza House, is an energetic building visited daily by numerous school groups on buses from throughout Los Angeles County. Children arrive across the street for a tour of El Pueblo de Los Angeles Historical Monument (including Olvera Street) the city's renowned birthplace. Students are then led by volunteer docents across Main street to continue their day at the Plaza de Cultura y Arte. The students are given a tour of the **Discovery Center**, an education zone filled with interactive games and displays about the historical beginnings of Los Angeles. Later, they are led to the second floor where the Discovery Center continues and display cases are designed for a more mature audience: they hold historic artifacts and interpretive displays and are a confirmation of the Latino history that grounds the new Plaza de Cultura y Arte to this site. Any child or adult tourist visiting the site can also take advantage of the activities available here. The students are led outside after their tour to enjoy lunch in the beautiful Campo Santo Memorial Garden and then board their buses for the return trip back to school.

BOOKSTORE/CAFÉ

The Café and Bookstore are located inside the Visitor's Center. Tables spill out-of-doors into the public space. Inside, local emerging artists are featured in small exhibitions on the Café walls. This little patio has become one of downtown's best people-watching "hangs," and is a favorite among artists, students, arts audiences, and the coffee-scene crowd. From ten in the morning until midnight the Café undergoes many transformations: it's an early morning business meeting site, an after-stretch-class breakfast spot, a rendezvous venue for lunch, an afternoon tea stop, a before-the-concert grab-a-snack locale, a post-

performance dessert and coffee hang and, importantly, an all-day gathering place. The Bookstore offers work for sale by artists in the community and students from La Escuelita; Latin American artisans' work; a broad selection of books related to the exhibitions and performances currently presented at the Plaza de Cultura y Arte along with a small, but excellent selection of Latino literature and art reference books; postcard reproductions; and Plaza de Cultura y Arte merchandise.

COMMUNITY EVENTS CENTER

LARGE MULTIPURPOSE ROOM - 1ST FLOOR

Located on the first floor of the Community Events Center, the large multipurpose room is a flexible environment that can be used for private and public, indoor or large-scale events. Appropriate for family and church affairs such as weddings, quinceañeras, baptismal celebrations, reunions and the like, this space has become a central component of the Plaza and the church's social lives. The kitchen is used for cooking classes by La Escuelita throughout the week, but on weekends is dedicated to special events or rentals. The in-house catering service (or the best cook in the family) assembles the birrias, moles and pozoles for the celebration here.

Tonight the room is prepared for the presentation of the Ballet Nacional de Panama whose Los Angeles performance launches their national tour. A stage has been installed and 300 chairs in a half-circle surround it. The sound is tested and the lighting poles are secured. Although the theater would have been a more comfortable space for the Ballet (with better sight lines and acoustics, as well as the advantage of its large stage), it is already booked by the Bilingual Foundation for the Arts with a six-week run of one of their new theatrical offerings. A large mural on canvas has been hung behind the stage as a backdrop. Some of the dancers are in the dressing rooms in the basement, which doubles as a Green Room, stretching and adjusting their costumes. The box office tables have been set in the lobby and the staff is counting tickets and arranging their cash boxes, preparing for the audience to arrive. The Plaza de Cultura y Arte's Board of Directors will host the dance company and other local dance company directors at a small get-together after the evening's performance. The charm of this venue is its remarkable transformation - just a few days ago, the same space held an elaborate wedding complete with sit-down dinner and dancing.

OFFICES FOR NONPROFITS - 1ST & 2ND FLOORS

There is constant movement in the Community Events Center, where many local non-profits – community service agencies, visual arts organizations, music,

theater, dance companies, and artist collectives – have a home. It is an ideal rental space for these organizations as it gives them structural support in addition to direct access to the community they serve. The location also builds strong ties between these organizations and the Plaza de Cultura y Arte for future collaborations, utilizing the wonderful performance and exhibition spaces housed there or the conference and meeting facilities.

COMMUNITY RESOURCES - 2ND FLOOR

The second floor is also home to the Community Resources wing, comprised of the Genealogy Center, Parenting Center and Educational Resource Center. Visitors to the Plaza de Cultura y Arte can research their family lineage back several generations with the help of the experienced librarian on hand and the printed and digitized reference materials. Concurrently, teachers and parents interested in expanding the education of their children and students can find a wealth of resource material and support in the Parenting and Educational Resource Center. The Parenting Center also offers a tutoring program for students attending other programs offered by La Escuelita.

LA ESCUELITA

La Escuelita is an after-school, after-work program offering an extensive schedule of learning opportunities in the visual and performing arts. Introductory and intermediate classes are designed for community members age four and up. La Escuelita offers a variety of courses in the fields of Visual Art, Digital Media Arts, Music, Theater, Dance, History & Culture, Cooking, and Literature. The program is a dynamic mix of traditional arts (both folkloric and classical) along with contemporary forms of artistic expression. Community artists/instructors are hired to teach the wide array of courses.

The yearly calendar is divided into quarters and courses are offered in 10-week sessions. Up to four shifts of classes and workshops are offered Tuesday through Sunday in La Escuelita, attracting hundreds of people each day to the site. In the summer months, courses are offered in an art day camp, doubling the student population.

La Escuelita's classrooms are physically divided into two different buildings: the third floor of the Community Events Center and the second floor of the Educational Performing Arts Center and Museum. The Community Events Center houses Visual Arts, History and Culture, Dance and Theater classes, while the Educational Performing Arts Center and Museum houses Music and Media Arts. Together, the school boasts two multi-use classrooms for History, Culture and Literature, two Media Arts classrooms, a Media Arts lab, six Visual Arts classrooms, two Dance classrooms, four Music classrooms, two practice and private music lesson rooms, a Digital Composing lab and two Theater

classrooms. Each space has the best equipment available for each discipline, and is kept clean and orderly by the full-time staff and overseen by an experienced cadre of school coordinators. Its mission is to nurture the new generations of Latino cultural workers and audiences and in doing so give an artistic voice to this vibrant community in Los Angeles.

VISUAL ARTS CLASSROOM/STUDIOS – 3RD FLOOR

The six Visual Art studios, each the size of a large classroom, are used for any number of courses – Painting, Installation, Sculpture, Book Art, etc. The walls are lined with plenty of storage closets. Smaller tables and chairs for the younger students are set aside for today's adult course in *Migajon*, traditional bread dough sculpture of Latin America. Student's work is drying from the day before, or kept up as an example of what can be achieved.

HISTORY & CULTURE AND LITERATURE – 3RD FLOOR

Across the hall, two classrooms are devoted to History, Culture and Literature courses. These can also double as small meeting rooms or classrooms offering poetry workshops or art history classes. This quarter, the Parenting Center is using one classroom to offer a course in collaboration with La Escuelita on early bilingual education, and the Genealogy Center is offering an introductory course on building a family tree. The school administrators confidently coordinate the many uses for these two classrooms.

THEATER CLASSROOMS – 3RD FLOOR

These two spacious classrooms are open spaces with wood floors and excellent acoustics. They are designed to simulate a stage, making them prime studios conducive to teaching the full gamut of the theatrical arts. Here, students learn to act, to move, to speak, imitate and improvise. Right now, a play production class is gearing up for the year-end production of *Simply Maria* by Teatro Campesino. By day, local actors and theater companies use these studios as rehearsal space and on nights when class in not in session, students from the music school use them for solo recitals and special presentations of their work.

DANCE CLASSROOMS – 3RD FLOOR

Two dance studios, though identical in size and shape, differ in floor type – one has wood floors for folklorico and flamenco classes while the second has a "marley" floor for ballet, jazz and modern dance classes. Each has excellent lighting with mirrors and bars along the walls. The sound systems in the spaces act as a back up when live musical accompaniment – drumming or piano the norm in dance classes – is not available. The artists/instructors teach their own choreography to the students enrolled in the summer dance classes for a school-wide dance recital at the end of each term.

MUSEUM (EDUCATIONAL PERFORMING ARTS CENTER)

EXHIBITION GALLERY

The Gallery is a beautiful environment for the presentation of contemporary visual artworks, traditional work, and large-scale sculpture and installation. With twenty thousand square feet, it is capable of receiving major museum touring shows and initiates exhibitions itself that are well received at other prestigious institutions nationally. An open, flexible space with clean, white walls, high ceilings, excellent interior lighting designed to meld with natural light, all combine to create an ideal venue for artists to exhibit their work. With three different exhibitions changing every three months, the Gallery has become a principal forum in the local thriving Latino art community to see work, to hear lectures about visual art, and to attend openings where the art world comes to mingle. It is the only museum-quality exhibition space dedicated to Latino art in Los Angeles. Currently on view is a retrospective of the work of Diane Gamboa, a Chicana artist and third generation Angelena. The artist has never been given such an honor. Photographs, paintings, sketches, and her famed, life-size paper fashions are installed throughout the space. The opening features a small performance art piece by former members of ASCO (the popular Chicano performance art troupe in which Diane was once a member). This exhibition provides a perfect example of the type of cross-disciplinary interaction that makes Plaza de Cultura y Arte a one-of-a-kind nexus. Families and community members are in abundance, rubbing shoulders with art world aficionados: two factions of the community that rarely came together before, but now regularly share space at Plaza de Cultura y Arte.

MUSIC CLASSROOMS – 4TH FLOOR

The Plaza de Cultura y Arte's music program is held in four soundproof classrooms equipped with proper storage cabinets for instruments. Each classroom is designated for a different set of classes – one for piano, music theory and composition, the second for string instruments, the third for wind instruments and vocal training, and the fourth for percussion. This way, the instruments are either stationary or are stored in the same room where they are used. As an added value, a Composing Lab is open to students for writing and notating music on computer.

MEDIA ARTS LAB – 2ND FLOOR

The Media Arts Lab is a unique and valuable resource for the community. It is filled with the latest computer graphics stations and on-line editing equipment, where students learn about creating digital art, adding computer graphics, animation and special effects, editing, website design, 3-D graphics, and computer layout. It's always busy: video is downloaded to web sites, computer images are transferred to a new experimental video, animation is created for the

opening sequence of an oral history video — it all melds together here and is very much a laboratory for experimentation.

MEDIA ARTS CLASSROOMS - 2ND FLOOR

These classrooms are equipped with computers, monitors and printers. Here students are introduced to the world of computers, from "Introduction to the Keyboard" to "Introduction to the Web." Students are also trained to use computers as a modern tool for developing art by taking courses such as "Digital Mural" or "Digital Storytelling." These are the most coveted courses in the school as so many parents are aware of the growing benefits a computer-savvy student can reap.

PERFORMING ARTS CENTER

THEATER

The 500-seat state of the art theater is the gem of Plaza de Cultura y Arte. The large stage can be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performers of other media. The flexible lighting grid allows for any configuration, and the tech booth is discretely visible through a window in one wall.

This space is in great demand as the leading presenting house in Los Angeles for Latino artists as well as by others who are impressed by its combination of intimacy, good acoustics, state-of-the-art equipment, excellent sight lines, a stage large enough for ballet or opera, and a fly system large enough to handle Broadway sets. Latino artists from across the country send the programming department their press materials and proposals in hopes of landing a night or a run in this venue— especially because of the large audience and the recognition the Plaza de Cultura y Arte lends. Local artists and those of national and international acclaim all have a place here. Performing and presenting artists are provided with rehearsal time and technical run-throughs to ensure their performances run smoothly. Local poets, as well as dance, theater and music companies use this space regularly for rehearsals and workshops. Other members of the community feel welcome to hold conferences and educational forums here.

By 2 PM, the crew arrives to prepare for the evening's concert: a theatrical performance, *Borderlandia* by Guillermo Gomez Pena, opens tonight for a two-week run. The crew and some of the artists are double-checking the props and lights in anticipation of this evening's world premiere. Other artists are back stage in the dressing rooms reviewing their lines and applying make-up. The

large and flexible space and the grandeur of five hundred audience members, creates a perfect setting for presenting multiple-week runs of nationally recognized work.

CAMPO SANTO MEMORIAL GARDEN & THE OUTDOOR CLASSROOM SPACE

This beautiful, luscious, park-like setting is the spiritual heart of the Center. Along the Plaza Church lies a former burial ground for early *Pobladores* and the first people of Yang Na, the village that existed here before the arrival of the *Pobladores* in 1781. Grass, flowers and an orchard honor this once forgotten burial site. Each year, during the Dia de los Muertos Festival in early November, community members end their procession through Olvera Street here. Dressed in costumes and faces painted as *calacas* (skeletons), they bring offerings to the permanent community altar built into the garden. As is the custom in Mexico, mini-altars are scattered about to celebrate the lives of the dearly departed.

If the Campo Santo Memorial Garden is the spiritual heart of Plaza de Cultura y Arte, the Outdoor Classroom Space is its geographic center serving as the formal and informal gathering place for all activities. It is a welcoming site for outdoor events including classes, performances, musical concerts, weddings and parties, and festivals. Power outlets are subtly hidden in critical places to ensure that sound and light equipment can be easily set up in a variety of spots. When there are no events, the site blends into the surrounding environment, friendly and inviting, encouraging passers-by to drop in. When a performance is on, the surrounding structures shelter the space and create an ideal outdoor performing site.

PLAZA DE CULTURA Y ARTE
ORGANIZATION INFRASTRUCTURE OVERVIEW

COMMUNITY LEADERSHIP

The Plaza de Cultura y Arte Foundation has been established as a 501(c)3 public benefit corporation. By obtaining this classification, organizations are not only exempt from income tax, but donations are tax deductible as charitable contributions. This status provides the most viable foundation on which to base the Plaza de Cultura y Arte's infrastructure and run its operations.

An Executive Leadership Board of Directors, a *Consejo Mayor* composed of prominent community members, professionals and leaders, establishes and oversees the policies that will direct the Plaza de Cultura y Arte's operations and governance. These policies include ensuring that the organization operates within its adopted By-Laws and adheres to determined financial controls, personnel procedures and fundraising goals. The Board members will ensure that the Plaza de Cultura y Arte's vision and mission are responsive to and respectful of the community it serves. They will also be active participants in the Plaza de Cultura y Arte's resource generating activities and strong proponents of the organization to its community members and beyond.

The *Consejo Mayor* is responsible for retaining the President/Chief Executive Officer, the key staff position responsible for the successful realization of the organization's programs and services to its constituents.

A second tier of leadership, a community Board of Advisors or *Consejo Comunitario,* will be established with the prime responsibility of advising staff, as needed, in areas of relevant and current interest to the Latino community. Such assistance can include providing information and input on artists, exhibitions and projects in the national and international art world that would be significant for the Plaza de Cultura y Arte to present.

This community group would play a particularly important role with regard to La Escuelita: It is anticipated that parents will be strong partners in supporting and assisting the school, in areas including courses offered, fundraising events, and "extra" curricular activities such as an art camp or field trips to other organizations in the area. This group would also provide a vital forum in which to raise and problem-solve school issues, as well as broader community issues. In addition, it would be a solid and consistent volunteer base for events at the Plaza de Cultura y Arte.

When the Plaza de Cultura y Arte is fully operational, the staffing structure (see attached organizational chart) will include the following departments and positions:

Office of Plaza de Cultura y Arte's President/Chief Executive Officer (CEO)

This position will be the Chief Executive Officer of Plaza de Cultura y Arte, responsible to administer its operations in accordance with policies set by the Board of Directors. Retained and annually evaluated by the *Consejo Mayor*, the President/CEO will oversee all aspects of the organization's operations, including the hiring and annual performance evaluations of department heads, oversight of the organization's budget as approved by the Board, and the oversight of all programs and services, ensuring that they remain in accordance with the determined organizational vision and mission.

The President/CEO works closely with all department heads and is the chief liaison to Plaza de Cultura y Arte's Board of Directors.

An Executive Assistant will work closely with the President/CEO, aiding in all aspects of the organization's operations.

Program Department

Led by a Director of Programs, the Plaza de Cultura y Arte's broad and diverse year-round schedule of activities and services will be responsive to the needs and interests of the community it serves.

In partnership with Program Department staff, the Director of Programs conceives, develops and implements the artistic and community vision for the organization. This position will hire, supervise and evaluate the primary personnel responsible for implementing Plaza de Cultura y Arte's programs: the Performing Arts Director and Gallery Director.

The Performing Arts Director will work closely with a staff Technical Specialist, a Technical Assistant, and a full-time Audio Video crewmember. Additional staff and crew will be hired on an as-needed basis.

Plaza de Cultura y Arte is anticipated to offer an intensive year-round schedule of programs, and it will be essential to have the skilled personnel to successfully staff each program. The Children's Discovery Center Coordinator will be a core member of this department, and outside Preparators will be hired to assist the

Gallery Director on an as-needed basis, dependent upon the scale and complexity of a given exhibition.

To remain responsive to its community's current issues and artistic trends, the Gallery Director will employ outside Curators throughout the year. These Curators will include those who hold staff positions at highly regarded institutions within the region, as well as those from Mexico and other Latin American countries.

The Gallery Director will collaborate with the Plaza de Cultura y Arte's Bookstore/Café Manager to curate and install rotating exhibitions of local, up-and-coming artists on the Café walls. Unlike the works in the Gallery, these will be available for sale.

This department will also include the services of a staff Administrative Assistant and numerous volunteer docents.

FINANCE DEPARTMENT

The Finance Department will be guided by the Plaza de Cultura y Arte's Chief Financial Officer/ Controller with the support of two full-time staff members: an Accounts Payable Manager and a Payroll and Receivables Manager. The CFO will be responsible for the establishment and maintenance of all financial systems and procedures, including accounting systems and fiscal reporting to the President, Board of Directors and all department heads. This position will create and oversee all internal control systems. The department will be responsible for the interface of box office, development and tenant rental collections and reporting in accordance with established accounting practices. Payroll, accounts receivable, accounts payable, receipts, disbursements, as well as long and short-range planning will be part of its purview. The Chief Financial Officer will coordinate the Plaza de Cultura y Arte's annual audit and prepare its federal and state tax returns.

EDUCATION DEPARTMENT

Central to the Plaza de Cultura y Arte's mission will be the provision of a wide range of educational programs and resources for its community members: hands-on workshops, classes and tours for children and teens, along with specially designed programs for adults and families. Significantly, the Plaza de Cultura y Arte will house a Community Resources and Services Center,

providing a wealth of materials and information on parenting and tutoring, genealogy and educational curricula.

La Escuelita's Director will oversee a staff whose size will be based on the number and types of classes offered during the course of a regular week. Three part-time School Coordinators will ensure the smooth operations of the classes offered. These staff members will also coordinate the numerous school and community group tours anticipated to visit the Plaza de Cultura y Arte each week. Most of the teaching staff will be professional artists representing the widest range of disciplines and genres.

Three Lab Technicians (each at three-quarter time) will maintain the School's Media Arts Center. A specialized Librarian with the support of a Coordinator will operate the Community Resources and Services Center. A part-time Administrative Assistant will complete this department's staff.

DEVELOPMENT DEPARTMENT

Plaza de Cultura y Arte's Development Department, central to raising the necessary charitable contributions to sustain smooth operations, will include a skilled and seasoned Director of Development who will have a strong background in resource generating strategies and an in-depth knowledge of the organization's constituents. A Director of Major Gifts, Director of Foundation and Corporate Giving, Development Associate and an Assistant, all full-time, will share in the responsibilities of raising the Plaza de Cultura y Arte's charitable contributions. A part-time Director of Corporate Sponsorship will work in partnership with both the Development and Marketing & Communications staffs to bring in corporate underwriters for targeted programs and projects.

With the President/CEO and Board of Directors, the Director of Development sets, implements, monitors and meets contributed income goals for the Plaza de Cultura y Arte. Of the organization's $5.6 million budget, approximately $2 million will be raised in charitable donations from foundations, corporations and individuals. It will be the responsibility of this team to spearhead the effort to raise these necessary resources. This department will also work in close cooperation with the other departments to generate in-kind donations of materials, supplies and services.

MARKETING & COMMUNICATIONS DEPARTMENT

The Marketing & Communications Department will be charged with developing the branding of the institution. They will manage all press and media relations, public information, audience development, editorial issues, and in-house publications and materials.

The Director of Marketing & Communications will work closely with a staff of four – Art Director, Writer/Editor, Web Master and Assistant – to effectively communicate Plaza de Cultura y Arte's mission and programs to the broader public. A critical role of this Director will be to serve as the Plaza de Cultura y Arte's spokesperson in the absence of the President/CEO.

COMMUNITY LIAISON/SPECIAL EVENTS DEPARTMENT

The efforts of this department will be central to generating both community involvement and earned income for the Plaza de Cultura y Arte. This department's chief responsibilities will be to invite and encourage the Latino population (as well as the larger Los Angeles population) to use this facility as a center point of community activities: quinceañeras, weddings, community and business meetings, conferences, luncheons, family celebrations, among many other types of events.

The Community Liaison Director will oversee a Special Events Manager, Catering Manager and an Assistant to reach out to all recognized and potential constituents of the Plaza de Cultura y Arte to introduce them to the organization and its programs and to encourage the facility's use. Their work will also include partnering with other local and like-minded organizations to build associations benefiting other Plaza de Cultura y Arte departments and developing relationships to open doors across the organization.

A full-time Volunteer Coordinator, supporting the efforts across the institution, will work under the auspices of this department.

The Catering Manager, a full-time position, will oversee the necessary Wait and Kitchen staff for each event. An Administrative Assistant will staff this department.

OPERATIONS

The role of the Plaza de Cultura y Arte's Director of Operations will be central to the organization's effective and solid functionality. A Facility Manager will work directly under the Director and, in tandem, will hire and supervise all Security and Maintenance personnel: Guards, Grounds, Electrical and Janitorial Staff, and Building Engineer. In addition to servicing the needs of the Plaza de Cultura y Arte's own facilities, this department will ensure that the tenant facilities are maintained at the highest standards.

The Director of Operations will also supervise a Cash Control and Ticketing Manager, who will handle all facility cash intakes, and the Bookstore/Cafe Manager, who will have the appropriate staff to maintain full operations while the Plaza de Cultura y Arte is open to the public.

Interns, work-study students and volunteers will be used throughout the organization. They will be brought in for special projects or to assist with on-going operations and programs.

PLAZA DE CULTURA Y ARTE'S MISSION

Plaza Cultura y Arte's programs, services, activities, resource generating strategies and day-to-day business will be guided by its organizational mission. This mission is presently identified as follows:

> *The goal of the Plaza de Cultura y Arte is to create a facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the Plaza de Cultura y Arte de Los Angeles Historical Monument. The project displays the cultural richness of its people and heritage through Latino educational, cultural and arts programming.*

An organization's mission is a description of its purpose, the business that it is in and the services it provides to its community and constituents. To remain relevant and responsive, a mission must inform all programs and activities. The Board of Directors, in partnership with key leadership staff, typically determines an organization's mission. To remain responsive to a changing community and social landscape, this mission should be reviewed, reaffirmed or rewritten at least once every two years.

PLAZA DE CULTURA Y ARTE: ACHIEVING A SUSTAINABLE FUTURE

For the Plaza de Cultura y Arte to achieve and sustain the necessary infrastructure from which to operate at full capacity, it must maintain a broad and diverse funding base. Charitable contributions will be sought from local, regional, national and international funding sources, including foundations, corporations, individuals and government agencies.

Funding will be targeted for on-going and one-time only programs and to sustain the Plaza de Cultura y Arte's continuing operations. While a majority of foundation and corporate support is presently directed to special programs or projects, it will be critical to create avenues for support of unrestricted funds. The solicitation of individual support will be directed towards this end. Different tiers or levels of giving offering an array of benefits will be established. The Friends of the Plaza de Cultura y Arte, *Los Padrinos,* will be the core funding entity for this type of support. In addition, a general membership fee will be established, providing discounts to certain programs or productions throughout the year and an ongoing discount at the Plaza de Cultura y Arte's Bookstore and Café.

Government grants will be generated from local, state and federal funding agencies and it is anticipated that, as the primary center for Latino and Hispanic arts and culture in California, it will receive an annual allocation from the County of Los Angeles.

Also significant will be the Plaza de Cultura y Arte's earned income resources. Program and event ticket sales, facility rentals, merchandise sales, tenant rent, and school tuition, along with bookstore and café revenues, will be key components of this organization's annual income. However, the most substantial earned income revenues will be generated through event rentals utilizing the Plaza de Cultura y Arte's Multipurpose Room. It is anticipated that individuals and businesses will use these facilities year-round for personal celebrations and professional activities, such as meetings, retreats and conferences.

A high percentage of the Plaza de Cultura y Arte's overall budget can be generated from earned income activities and not negatively impact the organization's non-profit status. As long as the revenues generated are solely allocated to support and sustain the organization's mission and programs, there is no conflict of interest. However, it must be underscored that all brochures and materials created to describe catering services, special event opportunities as well as the bookstore and the café must be placed in the context of the non-profit organization, e.g. included on the Plaza's letterhead noting its mission.

PLAZA DE CULTURA Y ARTE
PROPOSED PROJECT – SUMMARY OF THE BUILT ENVIRONMENT

The Proposed Project calls for the demolition of the Vickrey Brunswig Building and Brunswig Annex and adaptive reuse of the Plaza House. The new construction, which is designed to achieve the project goal, includes a 500-seat well appointed proscenium theater designed to accommodate the most prestigious and technically complex productions, one multipurpose room capable of serving as a banquet hall or even a performance space, an outdoor classroom space which functions as the outdoor living room for the Project, and the largest exhibition space of all alternatives. This schema has more classroom space than the other alternatives as well. The classrooms are placed in two buildings while other alternatives centralize them in one building.

Programming – The proposed project has a much larger programming capacity than other schemes. The 500-seat Theater accommodates five times as many audience members as well as larger-scaled productions than the 99-seat theater in other Alternatives. The multipurpose room is used for a variety of activities – both private party rental and in-house presentations (similar in scale and use to the Skirball's Ahmanson Hall). La Escuelita has two more classrooms spaces assigned to visual arts than Alternatives A and B. Finally, the proposed project is the only schema that includes an outdoor classroom space which opens up ample opportunity for outdoor concerts, daytime storytelling for school groups and lunchtime audiences, and/or an additional rental space for the Plaza.

Plaza House – (Visitor's Center)

1st Floor
- Bookstore / Café
- Discovery Center

2nd Floor
- Plaza de Cultura y Arte Administrative Offices
- Discovery Center

Community Events Center Building

1st Floor
- Large Multipurpose Room
- Kitchen
- Rental Offices

2nd Floor
- Small Multipurpose Room
- Parenting / Genealogy / Educational Resource Center

3rd Floor
- (6) Visual Arts classrooms
- (2) Theater classrooms
- (2) Dance classrooms
- (2) History & Culture classrooms

Museum (Educational Performing Arts Center & Museum)

1st Floor
- Exhibition Galleries

2nd Floor
- (4) Music classrooms
- (2) Media Arts classroom
- Media Arts Center

Performing Arts Theater
Outdoor Classroom Space

The Proposed Project

Yearly Calendar

Exhibition Calendar

Prepared by Community Arts Resources
September 22, 2003

Stable Year

Winter		Summer	
Public Events	Jan. 2 - Mar. 30	Public Events	Jun. 30 - Sept. 28
Exhibtions	Jan. 6 - Mar. 16	Exhibtions	Jun. 23 - Aug. 31
Class Session	Jan. 6 - Mar. 16	Class Session	Jun. 23 - Aug. 31
School Break	Mar. 17 - 23	School Break	Sept. 1 - 7
Registration	Mar. 24 - 28	Registration	Sept. 8 - 12

Spring		Fall	
Public Events	Mar. 31 - Jun. 29	Public Events	Sept. 29 - Dec. 21
Exhibtions	Mar. 31 - Jun. 8	Exhibtions	Sept. 15 - Nov. 30
Class Session	Mar. 31 - Jun. 8	Class Session	Sept. 15 - Nov. 23
School Break	Jun. 9 - 15	School Break	Nov. 24 - Dec. 7
Registration	Jun. 16 - 20	Registration	Dec. 8 - 12

Exhibitions

Permanent Exhibitions
- History of Latinos in LA
- Plaza de Cultura y Arte Discovery Center

Winter Temporary Exhibitions
- The Fabric of Dance: Costumes From Latin America's Folkloric Traditions
- Las Musas - 4 Pinotras Latinas
- Azteca: Pre-Columbian Art & Artifacts

Spring Temporary Exhibitions
- Diane Gamboa Retrospective
- Chicano Visions / Chicano Now
- Click - 10 Us Latino Photographers in Contemporary LA

Summer Temporary Exhibitions
- Tezcatlipoca: Emerging Artists in Aztlan
- Estructura: 6 Contemporary Latin American Architects
- Codices to Zines: Latino Book Art

Fall Temporary Exhibitions
- Ireina Cervantez Retrospective
- Dia de los Muertos Altars
- Nacimientos y Otros Santos de East LA

Outdoor Classroom

Winter
- Weekend rentals (weather permitting)

Spring
- Late Afternoon Weekday Concerts (weekly)
- Weekend Rentals

Summer
- Late Afternoon Weekday Concerts (two weekly)
- Weekend Rentals
- Thursday performances at the Plaza

Fall
- Late Afternoon Weekday Concerts (weekly)
- Weekend Rentals

The Proposed Project

Public Events Calendars

Prepared by Community Arts Resources
September 22, 2003

January	Performing Arts Center	Multipurpose Room	Outdoor Classroom
1	Closed New Year's Day		
2			
3			
4		Rental - Wedding	
5			
6		Dia De Los Reyes Celebration	
7			
8			
9			
10			
11		Rental - Engagement Party	
12		Poetry for the People	
13	Rental - LA County Arts Commission		
14			
15	Latino Film Series		
16			
17			
18	Music - Mariachi Las Adelitas	Rental - Wedding	Rental - Wedding
19	Rental - Public Debate	Rental - Bon Voyage Party	
20			
21	*Theater - Dry & Wet Tech Teatro de los Ninos*		
22	*Theater - Dry & Wet Tech Teatro de los Ninos*		
23	*Theater - Dry & Wet Tech Teatro de los Ninos*		
24	Theater - Teatro de los Ninos		
25	Theater - Teatro de los Ninos	Rental - XV Anos	
26	Theater - Teatro de los Ninos	Rental - Children's Book Fund Fundraiser	
27			
28	Education Programs	Rental - Latino Buisness Council Meeting	
29	Education Programs		
30	Salon Literario - Sandra Cisneros		
31			

February	Performing Arts Center	Multipurpose Room	Outdoor Classroom
1	Dance - Flamenco	Rental - Wedding	
2		Poesia en Espanol	
3			
4	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference	
5	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference	
6			
7	Music Series - Friday Nights at the Plaza		
8	Film & Panel - Chicano	Rental - Para Los Ninos Fundraiser	
9	Rental - Movie Screening	Salon Literario	
10			
11	Rental - Latino Arts Network Member Meeting		
12	Latino Film Series		
13	Education Programs		
14	Education Programs	Rental - Wedding	
15	Festival - Carnaval (Mardi Gras)	Festival - Carnaval (Mardi Gras)	Festival - Carnaval
16	Comedy - Latino Comedy Extraveganza	Rental - Wedding	
17			
18	*Theater - Dry & Wet Tech - Teatro Mexicano*	Rental - Mothers of East Los Angeles Luncheon	
19	*Theater - Dry & Wet Tech - Teatro Mexicano*		
20	*Theater - Dry & Wet Tech - Teatro Mexicano*		
21	Theater - Teatro Nacional Mexicano		
22	Theater - Teatro Nacional Mexicano	Rental - XV Anos	
23	Theater - Teatro Nacional Mexicano	Rental - Lopez Family Reunion	Rental - Lopez Family Reunion
24			
25	Education Programs	Rental - Downtown Central City Association Luncheon	
26	Education Programs		
27			
28	Dance - Viver Brasil Dance Co. / Ballet Folclorico do Brasil		

March	Performing Arts Center	Multipurpose Room	Outdoor Classroom
1	Multi-media Event - International Woman's Day Celebration		
2	Rental - Dance Production		
3	Education Programs		
4		Rental - Youth Empowerment Project Career Day	Rental
5	Rental - Movie Shoot		
6	Rental - Movie Shoot		
7	Rental - The Sol Music Festival		
8	Rental - The Sol Music Festival	Rental - Wedding	
9	Student Music Recital	Rental - Baptism	
10			
11	Rental - LA Conservancy	Rental - Women's Health Network Staff Retreat	
12	Latino Film Series	Rental - Women's Health Network Staff Retreat	
13			
14	Education Programs		
15	Music & Dance - Los Munequitos de Matanzas	Rental - XV Anos	Rental
16	Student Dance Recital	Film & Music - Enamorada Latin American Cinemateca	
17		Rental - Community Meeting	
18	Education Programs		
19	Rental - Latino Student Coalition Against Hunger		Late Aft. Concert
20	Education Programs		
21	Rental - NALAC - National Meeting		
22	Rental - Latina Breast Cancer Research Fundraiser		
23	Rental - Adelante Mujer Latina Conference	Rental - Adelante Mujer Latina Conference	Rental
24			
25	Educational Programs		
26	*Dry & Wet Tech Teatro de la Gente*		Late Aft. Concert
27	*Dry & Wet Tech Teatro de la Gente*		
28	Teatro de la Gente		
29	Teatro de la Gente	Rental - Baptism / First Holy Communion	
30	Teatro de la Gente		
31			

April	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	Rental - Business Meeting		
2	Education Programs		Late Aft. Concert
3	Education Programs		
	Rental - Lecture Demonstration	Poetry - Made in Califas	
5	Music & Dance - Peru Negro	Rental - XV Anos	
6	Salon Literario - Carlos Fuentes	Rental - Wedding	Rental - Wedding
7			
8		Rental - Asociacion Zacatecana Dinner	
9	Latino Film Series		Late Aft. Concert
10			
11	Music - Tribute to Carlos Gardell		
12	Dance - Tango!		
13	Rental - Casting Call	Blessing of the Animals	Blessing of the Animals
14			
15	Education Programs	Rental - Latina Breast Cancer Org. Luncheon	
16	Education Programs		Late Aft. Concert
17			
18	Panel & Music - Inca: Music of the Andes		
19	Rental - Multi-Media Event	Rental - XV Anos	
20	Easter Sunday	Easter Sunday	
21			
22			
23		Rental - Business Meeting	Late Aft. Concert
24	Rental - Aliancia Latina - Community Meeting		
25	Education Programs		
26	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
27	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
28			
29	Rental - Mecha National Conference	Rental - Mecha National Conference	
30	Rental - Mecha National Conference	Rental - Mecha National Conference	Late Aft. Concert

May	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	Rental - Mecha National Conference	Rental - Mecha National Conference	
2	Rental - Mecha National Conference	Rental - Mecha National Conference	
3	Mariachi Gala Concert	Rental - Arkestra Clandestina CD Release Party	
4	Music: Mariachi Festival	Music: Mariachi Festival	Mariachi Festival
5			
6	Education Programs		
7	Education Programs		Late Aft. Concert
8			
9	Rental - Orishas: Cuban Hip Hop		
10	Dance - Limon Dance Co.	Rental - Casting Call	
11	Rental - Rehearsal	Dia de las Madres Celebration	
12			
13	*Theater - Dry & Wet - Latino Theater Initiative*	Rental - Chicano Moratorium Coalition Meeting	
14	*Theater - Dry & Wet - Latino Theater Initiative*		Late Aft. Concert
15	*Theater - Dry & Wet - Latino Theater Initiative*		
16	Theater - Black Butterfly - Latino Theater Initiative		
17	Theater - Black Butterfly - Latino Theater Initiative	Rental - Campaign Fundraiser	Rental
18	Theater - Black Butterfly - Latino Theater Initiative	Rental - Wedding	Rental
19			
20		Rental - Business Meeting	
21	Latino Film Series		Late Aft. Concert
22	Education Programs		
23	Music - Lila Downs		
24	Music - Lila Downs	Salon Literario	
25	Rental - Lecture - Latino Book Publishing	Rental - Bridal Shower	Rental
26			
27	Rental - Local Advisory Arts Council Meeting		
28	Education Programs		Late Aft. Concert
29	Education Programs		
30	Rental - La Cumbia de Colombia		
31	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - Graduation Party	

June	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*		
2	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*		
3	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - California Foundation Luncheon	
4	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*		Late Aft. Concert
5	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*		
6	Panel - The Zoot Suit Riots		
7	Theater - Teatro Campesino's Zoot Suit	Rental - XV Anos	Rental
8	Theater - Teatro Campesino's Zoot Suit	Salon Literario	
9			
10	Education Programs		
11	Education Programs	Rental - Hermandad Mexicana Dinner & Meeting	Late Aft. Concert
12		Rental - Hermandad Mexicana Meeting	
13	Theater - Teatro Campesino's Zoot Suit	Music - Ozomatli	
14	Theater - Teatro Campesino's Zoot Suit	Rental - Wedding	Rental
15	Theater - Teatro Campesino's Zoot Suit	Dia Del Padre Celebration	Dia Del Padre Celebration
16	Education Programs		
17	Education Programs	Rental - Edward J. Olmos Foundation Meeting	
18	Latino Film Series		Late Aft. Concert
19			
20	Rental - Lecture	Music - Plena Libre	
21	Music - Los Pleneros de la 21	Rental - XV Anos	Rental - XV Anos
22	Student Dance Recital	Rental - Perez Family Reunion	Rental - Perez Family Reunion
23			
24	Education Programs	Rental - Business Luncheon	
25	Rental - Latino Journalists Convention	Rental - Latino Journalists Convention	Late Aft. Concert
26	Rental - Latino Journalists Convention	Rental - Latino Journalists Convention	Thursday Night Concert
27	Rental - Latino Journalists Convention	Rental - Latino Journalists Convention	Late Aft. Concert
28	Music - Claudia Acuna	Café Caliente - Mulit-media Event	
29	Student Music Recital	Rental - Engagement Party	
30			

July	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1			
2			Late Aft. Concert
3			Thursday Night Concert
4	**Closed 4th of July**		
5		Rental - Wedding	Rental
6		Tardeada	
7			
8	Rental - Hermandad Centro Americana Conference	Rental - Hermandad Centro Americana Conference	
9	Education Programs		Late Aft. Concert
10	Education Programs		Thursday Night Concert
11	Rental - Quetzal 10th Anniversary Concert	Rental - Student Coalition for Human Rights Fundrais	Late Aft. Concert
12	Fashion Show - Latino Designers in LA	Music - The Battle of the East LA Bands	
13	Rental - Through the Eyes of Youth - Student Conference	Rental - Through the Eyes of Youth - Student Conference	
14	Rental - Latino Philanthropists	Rental - Latino Philanthropists	
15	Rental - Latino Philanthropists	Rental - Latino Philanthropists	
16	Latino Film Series		Late Aft. Concert
17			Thursday Night Concert
18	Rental - Fundraiser for Latina Business Support Network	Music - Poncho Sanchez	Late Aft. Concert
19	Rental - Art Speaks	Rental - XV Anos	Rental - XV Anos
20	Rental - Summer Solstice Celebration	Rental - Wedding	Rental - Wedding
21			
22	Education Programs		
23	Education Programs		Late Aft. Concert
24			Thursday Night Concert
25	Salon Literario - Elena Poniatowska		Late Aft. Concert
26	Music & Dance - Oaxaca Tradiciones y Canciones	Rental - Domingo Siete - CD Release Party	
27	Rental - Movie Shoot	Rental - Wedding	Rental - Wedding
28	Rental - Movie Shoot		
29			
30	Festival - International Latino Film Festival	Festival - International Latino Film Festival GALA	Late Aft. Concert
31	Festival - International Latino Film Festival	Festival - International Latino Film Festival	Thursday Night Concert
			Late Aft. Concert

August	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	Festival - International Latino Film Festival	Festival - International Latino Film Festival	
2	Festival - International Latino Film Festival	Rental - Wedding	Rental - Wedding
3	Cine LA - Student Film Screening	Rental - Wedding	Rental - Wedding
4			
5	Rental - Arts Meeting		
6			Late Aft. Concert
7	Education Programs	Rental - Business Luncheon	Thursday Night Concert
8	Education Programs		Late Aft. Concert
9	Music & Panel - Son Jarocho de Veracruz		
10	Salon Literario - Isabel Allende	Rental - 50th Wedding Anniversary Party	Rental
11			
12	*Theater - Dry & Wet Tech - Culture Clash*	Rental - Local UFW Meeting	
13	*Theater - Dry & Wet Tech - Culture Clash*		Late Aft. Concert
14	*Theater - Dry & Wet Tech - Culture Clash*		Thursday Night Concert
15	Theater - Culture Clash	Music - World Drum Celebration	Late Aft. Concert
16	Theater - Culture Clash	Rental - XV Anos	Rental - XV Anos
17	Theater - Culture Clash	Rental - Baptism	
18			
19	Rental - Movie Shoot	Rental - CD Release Party	
20	Rental - Movie Shoot	Rental - Community Meeting	Late Aft. Concert
21			Thursday Night Concert
22	Music - El Vez		Late Aft. Concert
23	Music - El Vez		
24	Student Dance Recital	Rental - Baptism	Rental
25			
26	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference	
27	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference	Late Aft. Concert
28	Education Programs		Thursday Night Concert
29	Dance - Raices Profundas de Cuba		Late Aft. Concert
30	Music - Machete Ensemble		
31	Student Music Recital	Rental - Wedding	Rental - Wedding

September	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1			
2	Education Programs	Rental - Comite Por La Justicia Mundial Meeting	
3	Education Programs	Rental - Student Organization Meeting	
4	Education Programs	Birthday of Los Angeles - Pobladores Walk & Reception	
5	Rental - The Fifth Sun - Multi Media Event	Poetry - The Last Word: Youth Spoken Word	
6	Music - Tribute to Lalo Guerrero		
7	Rental - Lecture - Afro Cuban Folklore	Rental - Wedding	Rental - Wedding
8		Rental - Business Meeting	
9			
10	Education Programs		Late Aft. Concert
11	Education Programs		
12	Rental - Dance - Ballet Folklorico del Pacifico	Rental - CD Release - Los Obreros del Norte	
13	Rental - Dance - Ballet Folklorico del Pacifico		
14	Rental - Quarteto Latino Americano	Salon Literario	
15			
16	Festival - Mexican independence Day	Mexican independence Day	
17	Latino Film Series		Late Aft. Concert
18	Education Programs		
19	Education Programs		
20	Music - Recuerdos del Ayer Bolero Festival	Rental - XV Anos	
21	Rental - Dance Production	Rental - Sanchez Family Reunion	
22			
23	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	Rental - Latino Arts Network Meeting	
24	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*		Late Aft. Concert
25	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*		
26	Theater - 4 Latino Solo Theater Artists		
27	Theater - 4 Latino Solo Theater Artists	Rental - Poster & Art Auction Fundraiser	
28	Theater - 4 Latino Solo Theater Artists	Rental - Wedding Shower	Rental - Wedding Shower
29			
30	*Theater - Dry & Wet Tech Teatro Chusma*		

October	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	*Theater - Dry & Wet Tech Teatro Chusma*		Late Aft. Concert
2	*Theater - Dry & Wet Tech Teatro Chusma*		
3	Theater - Teatro Chusma in Carpa LA	Salon Literario	
4	Theater - Teatro Chusma in Carpa LA	Rental - Book Release Party	
5	Theater - Teatro Chusma in Carpa LA	Rental - Wedding	Rental - Wedding
6			
7	Latino Film Series	Rental - Salsa Congress Organizing Committee	
8	Education Programs		Late Aft. Concert
9	Education Programs		
10	Music - Garifuna - Music of Black Honduras		
11	Music - Calypso	Music - Nortec Collective	
12	Rental - Film - Los Olvidados - Latin American Cinematec	Rental - Retirement Party	Rental - Retirement Party
13			
14	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	Rental -Sports League Awards Dinner	
15	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*		Late Aft. Concert
16	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*		
17	Theater - Cherri Moraga's Watsonville		
18	Theater - Cherri Moraga's Watsonville	Rental - XV Anos	
19	Theater - Cherri Moraga's Watsonville	Rental - 30th Wedding Anniversary Party	
20			
21	Rental - Salsa Congress	Rental - Salsa Congress	
22	Rental - Salsa Congress	Rental - Salsa Congress	Late Aft. Concert
23	Rental - Salsa Congress	Rental - Salsa Congress	
24	Education Programs	Dance - Ballet Nacional de Panama	
25	Rental - La Pena - A Celebration of Folk Traditions	Dance - Ballet Nacional de Panama	
26	Rental - Folk & Traditional Arts Presenters Meeting	Rental - Folk & Traditional Arts Presenters Conference	
27			
28	Education Programs	Rental - Business Lunceon	
29	Education Programs	Rental - Community Meeting	
30	Education Programs		
31			

November

	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	Festival - Dia de los Muertos	Festival - Dia de los Muertos	Festival
2	Festival - Dia de los Muertos	Festival - Dia de los Muertos	Festival
3			
4	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	Rental - Community Meeting	
5	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*		
6	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*		
7	Theater - Teatro Synergia - Frida	Rental - LA Freewaves	
8	Theater - Teatro Synergia - Frida	Rental - XV Anos	
9	Theater - Teatro Synergia - Frida	Rental - Engagement Party	
10			
11			
12	Latino Film Series	Rental - Business Luncheon	
13			
14	Music - Tijuana Symphony Orchestra	Rental - for Luchador (Film)	
15	Music - Tijuana Symphony Orchestra	Rental - LA Freewaves	Rental
16	Student Music Recital	Rental - Wedding	
17	Education Programs	Rental - Film Shoot	
18	Education Programs	Rental - Film Shoot	
19	Rental - Non-Profit Meeting	Rental - Film Shoot	
20			
21	Music - Noche Venezolana		
22	Music & Poetry - Mujer y Canto	Rental - Wedding	
23	Student Dance Recital	Multi-media Event - Mujeres de Maiz	
24	Education Programs		
25			
26			
27			
28	Thanksgiving		
29	Closed		
30			

December

	Performing Arts Center	Multi-purpose Room	Outdoor Classroom
1	Educational Programs		
2	Education Programs		
3	Education Programs		
4			
5	Rental - Multi-media Event		
6	Rental - Chicano Music Awards	Rental - Wedding	
7	Rental - Music of the World Fundraiser	Rental - Private Christmas Party	
8	*Theater - Dry & Wet Tech - La Pastorela*		
9	*Theater - Dry & Wet Tech - La Pastorela*		
10	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party	
11	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party	
12	Theater - La Pastorela	Rental - Private Christmas Party	
13	Theater - La Pastorela	Posadas	
14	Theater - La Pastorela	Posadas	
15	Education Programs		
16	Dia de la Virgen de Guadalupe	Dia de la Virgen de Guadalupe	
17	Education Programs		
18		Rental - Private Christmas Party	
19	Theater - La Pastorela	Rental - Private Christmas Party	
20	Theater - La Pastorela	Posadas	
21	Theater - La Pastorela	Posadas	
22			
23			
24	Christmas Season		
25	Closed		
26			
27			
28			
29			
30			
31			

The Proposed Project

La Escuelita
Yearly Calendar

Schedule of Classes

Prepared by Community Arts Resources
September 22, 2003

Visual Arts

Creative Expression
Creative Expression II
Drawing
Charcoal & Pencil
Painting I
Painting II
Life Drawing
Still Life
Portraiture
Landscape
Mural / Grand Scale
Oil
Acrylic
Watercolor
Found Objects
Mask-making
Book Art
Altar-Making
Collage
Sculpture
Ceramics
Metal
Fiberglass
Casting
Migajon
Jaleteria
Weaving
Jewelry Making
Performance Art
Concepts in Art
Theory & Critique
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	6	18	18	18	54
Spring	6	18	18	18	54
Summer	6	36	36	36	108
Fall	6	18	18	18	54

Digital Media Arts

Keyboard I
Keyboard II
Graphic Design I
Graphic Design I I
Web Design I
Web Design II
Internet & the Arts
Digital Photography
Digital Storytelling
Digital Mural
Film Production - Filming & Directing I
Film Production - Filming & Directing II
Film Production - Producing & Editing I
Film Production - Producing & Editing II
Master Classes - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Literature

Poetry Workshop
Fiction Workshop
Non-Fiction Workshop
Screen Writing Workshop
Experimental Writing Workshop
Writing for Performance
Writing Lab

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

History & Culture

Spanish Language I
Spanish Language II
Spanish Language III
Art Docent Class - History of El Pueblo
History - Latino Music
History - Latino Theater
History - Latino Dance
History - Latino Art
Various Subjects in Parenting
Various Subjects in Genealogy

Culinary Institute

Food of the Americas
Tortilla -Making
Fiesta - Food for Special Occasions
101 Moles - Cooking Mole from Scratch
Salsas y Mas
Panadero - Latino Baking
Southwest Cuisine
Nuevo Latino Cuisine
Just Like Mama Used to Make - Traditional Recipes

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	1	3	3	0	6
Spring	1	3	3	0	6
Summer	1	6	6	0	12
Fall	1	3	3	0	6

Music

Private Lessons
Guitar
Guitar
Violin
Violin
Percussion
Percussion
Piano
Piano
Trumpet
Trumpet
Flute
Bass
Sax
Cello
Clarinet
Vocal Training

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	6	24	24	24	72
Spring	6	24	24	24	72
Summer	6	48	48	48	144
Fall	6	24	24	24	72

Acoustic Guitar I
Acoustic Gutar II
Acoustic Guitar III
Bass I
Bass II
Electric Guitar & Bass I
Electric Guitar & Bass II
Primer Piano
Primer Piano
Piano I
Piano II
Piano III
Wind Instruments I
Wind Instruments II
Wind Instruments III
World Percussion I
World Percussion II
World Percussion III

Drum Set I
Drum Set II
Drum Set III
Strings for Mariachi I
Strings for Mariachi II
Wind Instruments for Mariachi I
Wind Instruments for Mariachi II
Latin Jazz / Salsa Ensemble I
Latin Jazz / Salsa Ensemble II
Latin Jazz / Salsa Ensemble III
Mariachi Ensemble I
Mariachi Ensemble II
Mariachi Ensemble III
Pre & Post Columbian Music Exploration II
Pre & Post Columbian Music Exploration II
Chorus I
Chorus II
Sight Reading & Ear Training I
Sight Reading & Ear Training II
Improvisation I
Improvisation II
Singing I
Singing II
Singing III
Music Theory & Composition I
Music Theory & Composition II
Arranging for Mariachi Ensemble
Arranging for Latin Jazz / Salsa Ensemble
Performance Workshop
Composition Workshop
Master Class - Various Subjects
Master Class - Various Subjects

Dance

Pre-Ballet
Ballet I
Ballet II
Ballet III
Point I
Point II
Modern Dance I
Modern Dance II
Modern Dance III
Aztec Dance I
Aztec Dance II
Aztec Dance III
Hip Hop I
Hip Hop II
Hip Hop III
Jazz I
Jazz II
Jazz III
Salsa I
Salsa II
Salsa III
Flamenco I
Flamenco II
Flamenco III
Ballet Folklorico I
Ballet Folklorico II

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Ballet Folklorico III
Ballet Folklorico Ensemble
Zapateado Jarocho I
Zapateado Jarocho II
Capoeira I
Capoeira II
Capoeira III
Afro Cuban Dance I
Afro Cuban Dance II
Afro Cuban Dance III
Tango I
Tango II
Tango III
Master Class - Various Subjects
Master Class - Various Subjects

Theater

Fairytale Theater
Corporal Expression I
Corporal Expression II
Corporal Expression I
Pantomime I
Pantomime II
Acting I
Acting I
Acting II
Acting II
Acting III
Acting Ensemble
Movement I
Movement II
Movement III
Improvisation I
Improvisation II
Improvisation III
Improv Ensemble
Voice I
Voice II
Voice III
Play Production I
Play Production II
Play Production III
La Comedia
Performing Your Writing
The One-Person Show
Acting for the Big Screen I
Acting for the Big Screen II
Performance Workshop I
Performance Workshop II
Master Class - Various Subjects
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

The Proposed Project

Sample Schedule of Weekday Occupancy
Tuesday and Thursday

Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Proposed Project - Tuesday & Thursday

Plaza House
New Construction

Community Events Center Bldg. 1
500 person cap.

1st Floor - 12000 sf — Multi-Purpose

2nd Floor - 12000 sf — Meeting/ Geneology &

Visual Arts Classrooms

8:00
9:00
10:00
11:00
12:00
1:00
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00

Lunch Meeting

Geneology, Parenting, Tutoring

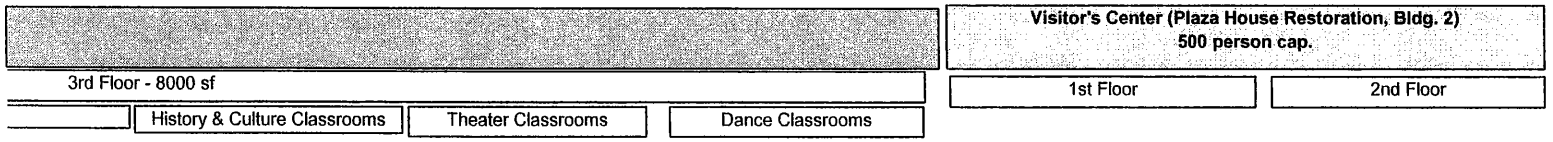
Commun ity Meeting

Creative Expression I	Mask Making II	Water Color	Collage	Creative Expression I
Creative Expression II	Mask Making I	Acrylic Technique	Book Art	Creative Expression II

Sculpture	Art Theory & Critique	Oil Painting	Concepts in Art	Sculpture

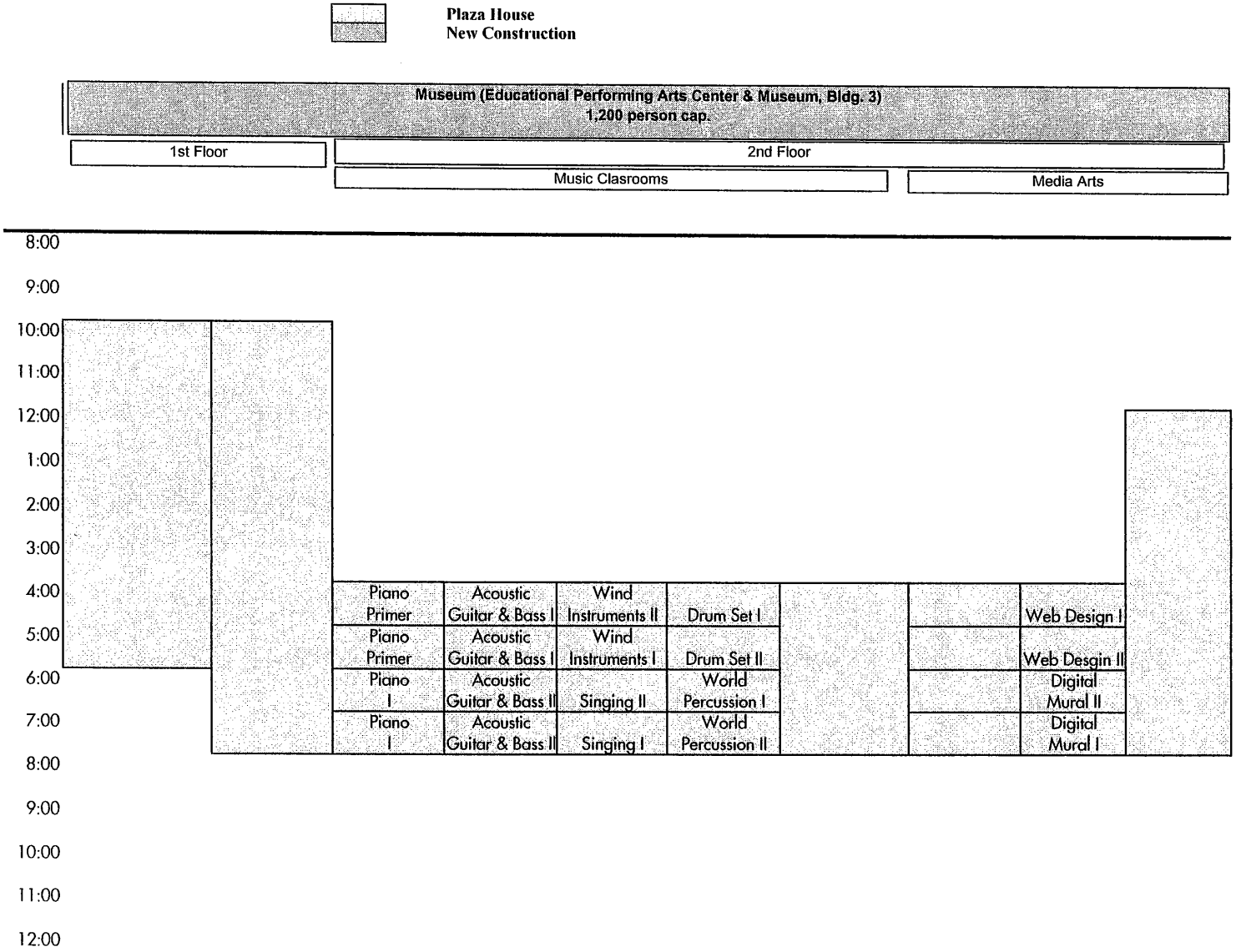
Weekday Occupancy - Proposed Project - Tuesday & Thursday

Plaza House
New Construction

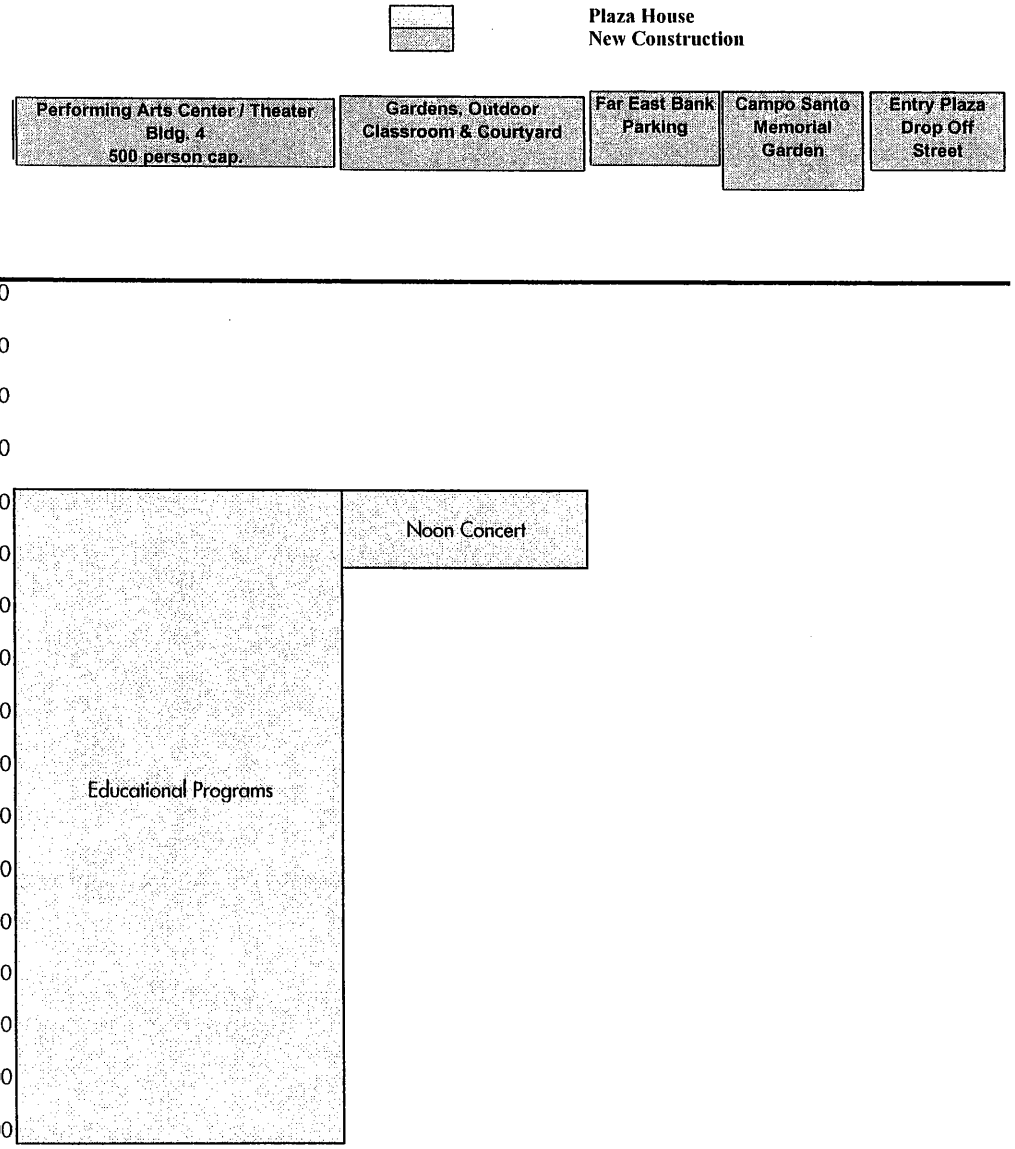


8:00							
9:00							
10:00							
11:00							
12:00							
1:00							
2:00							
3:00							
4:00	Mask Making II			Fairytale Theater	Corporal Expression II	Pre- Ballet	Folklorico II
5:00	Mask Making I			Pantomime	Corporal Expression I	Ballet I	Folklorico I
6:00				Movement I	Improv. II	Modern I	Flamenco II
7:00	Art Theory & Critique			Movement II	Improv. I	Modern II	Flamenco I
8:00							
9:00							
10:00							
11:00							
12:00							

Weekday Occupancy - Proposed Project - Tuesday & Thursday



Weekday Occupancy - Proposed Project - Tuesday & Thursday



The Proposed Project

Sample Schedule of Weekday Occupancy
Wednesday and Friday

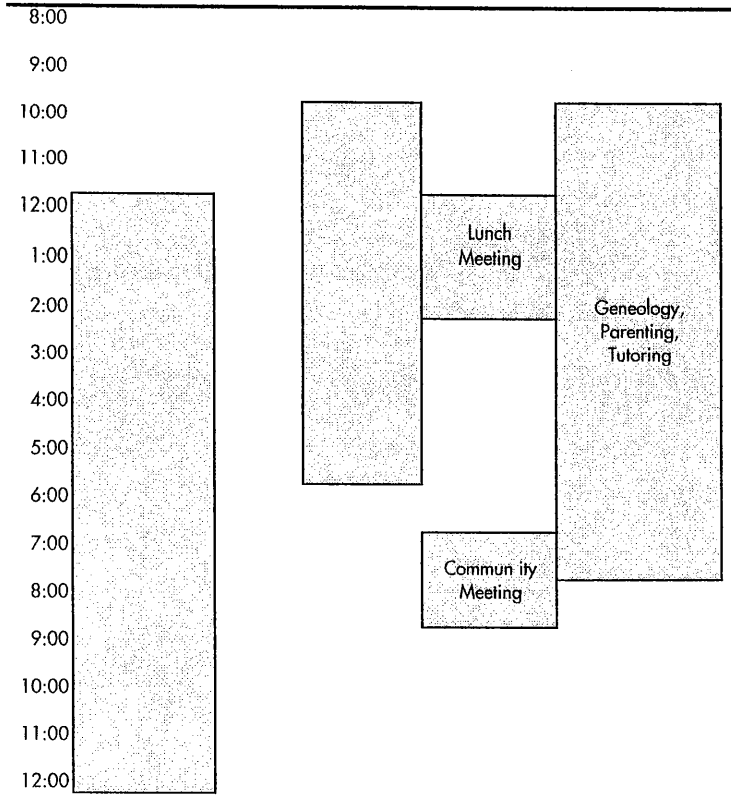
Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Proposed Project - Wednesday and Friday

Plaza House
New Construction

Community Events Center Bldg. 1
500 person cap.

1st Floor - 12000 sf	2nd Floor - 12000 sf	r - 12000 sf	3rd Floor - 8000 sf
Multi-Purpose	Meeting/	Geneology &	Visual Arts Classrooms



Ceramics II	Drawing I	Painting II	Mural Part I	Creative Expression I	Mask Making II
Ceramics I	Drawing II	Painting I	Mural Part II	Creative Expression II	Mask Making I
Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting	Sculpture	Art Theory & Critique

Weekday Occupancy - Proposed Project - Wednesday and Friday

Plaza House
New Construction

ır - 8000 sf				Visitor's Center (Plaza House Restoration, Bldg. 2) 500 person cap.	
History & Culture Classrooms	Theater Classrooms	Dance Classrooms		1st Floor	2nd Floor
		Acting II	Voice I	Point	Hip Hop I
		Acting I	Voice II	Ballet II	Hip Hop II
		The One-Person Show	Play Production	Jazz I	Folklorico III
		Performing Your Writing	Play Production	Jazz II	Folklorico Ensemble

Weekday Occupancy - Proposed Project - Wednesday and Friday

Plaza House
New Construction

Museum (Educational Performing Arts Center & Museum, Bldg. 3)
1,200 person cap.

1st Floor

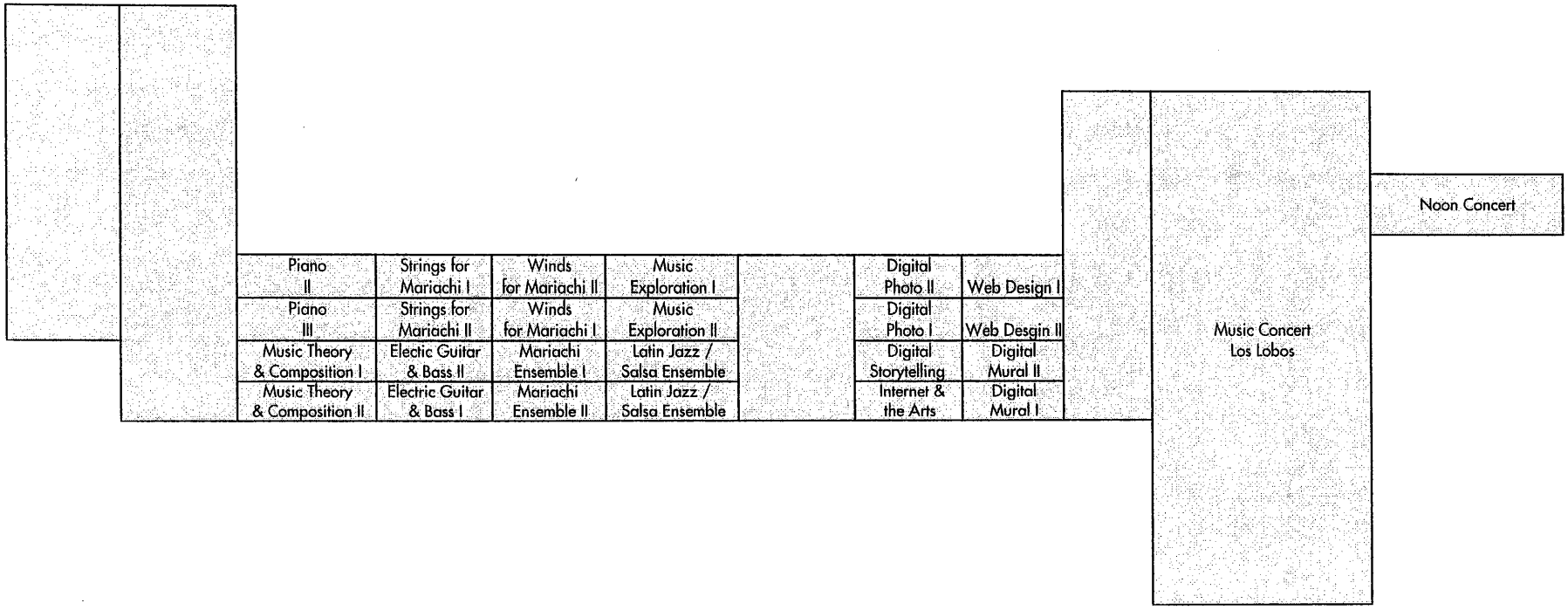
2nd Floor

Music Clasrooms

Media Arts

Performing Arts Center / Theater Bldg. 4
500 person cap.

Gardens, Outdoor Classroom & Courtyard



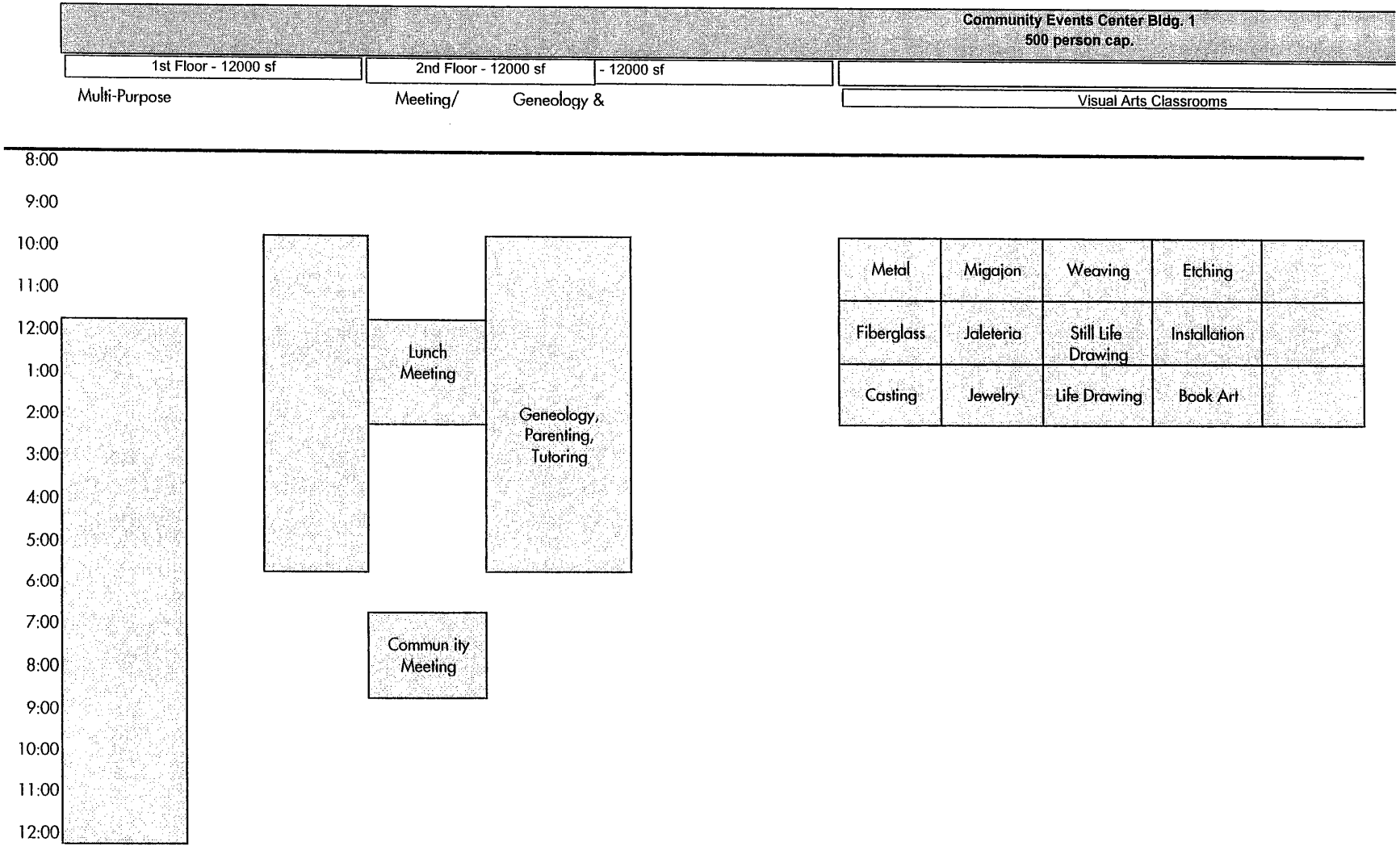
The Proposed Project

Sample Schedule of Weekday Occupancy
Saturday and Sunday

Prepared by Community Arts Resources
September 22, 2003

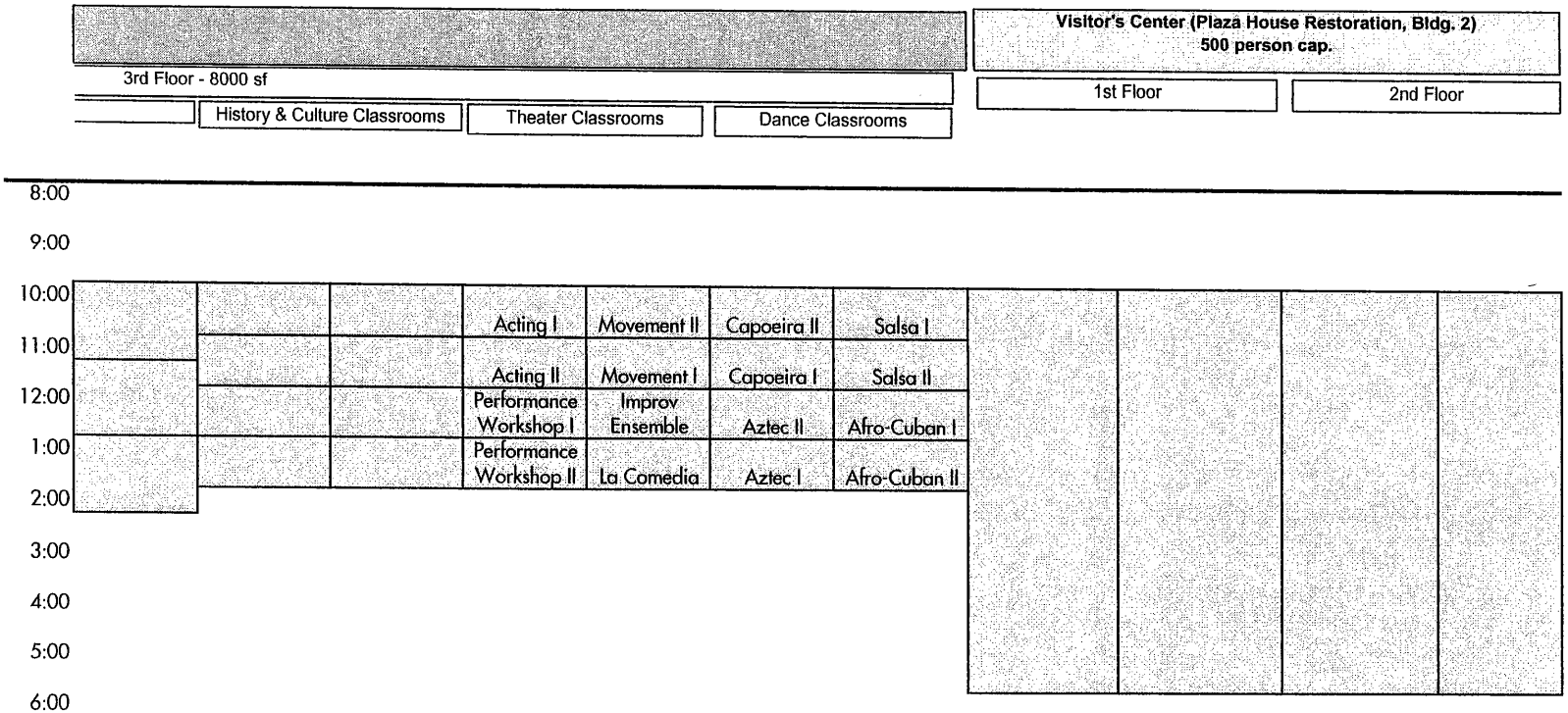
Weekday Occupancy - Proposed Project - Saturday and Sunday

Plaza House
New Construction

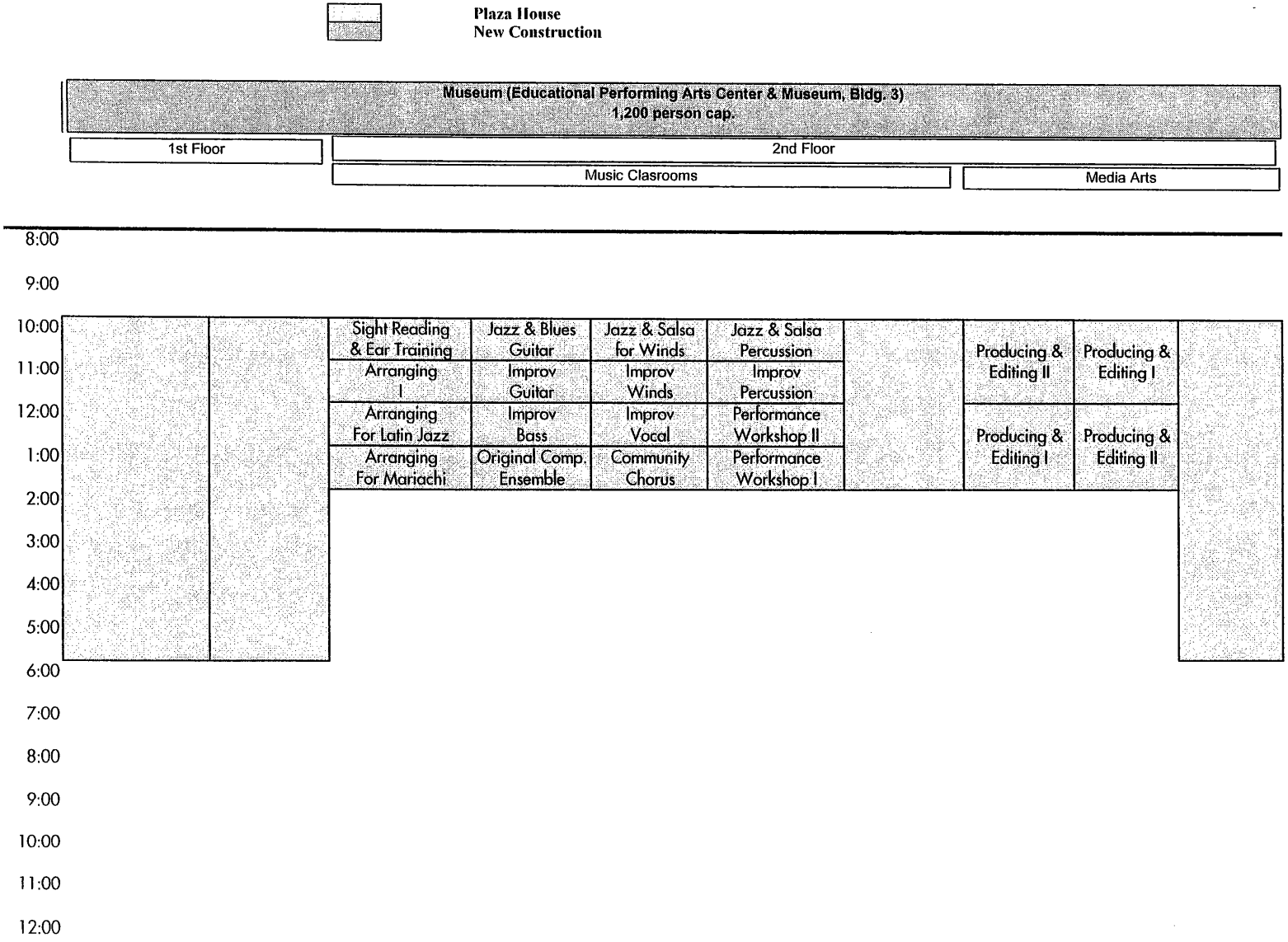


Weekday Occupancy - Proposed Project - Saturday and Sunday

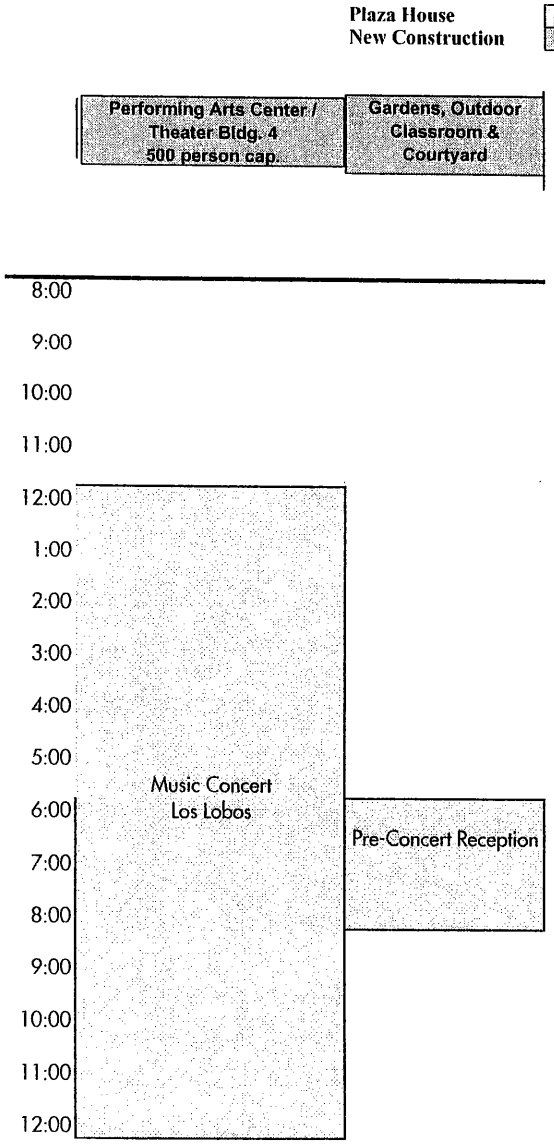
Plaza House
New Construction



Weekday Occupancy - Proposed Project - Saturday and Sunday



Weekday Occupancy - Proposed Project - Saturday and Sunday

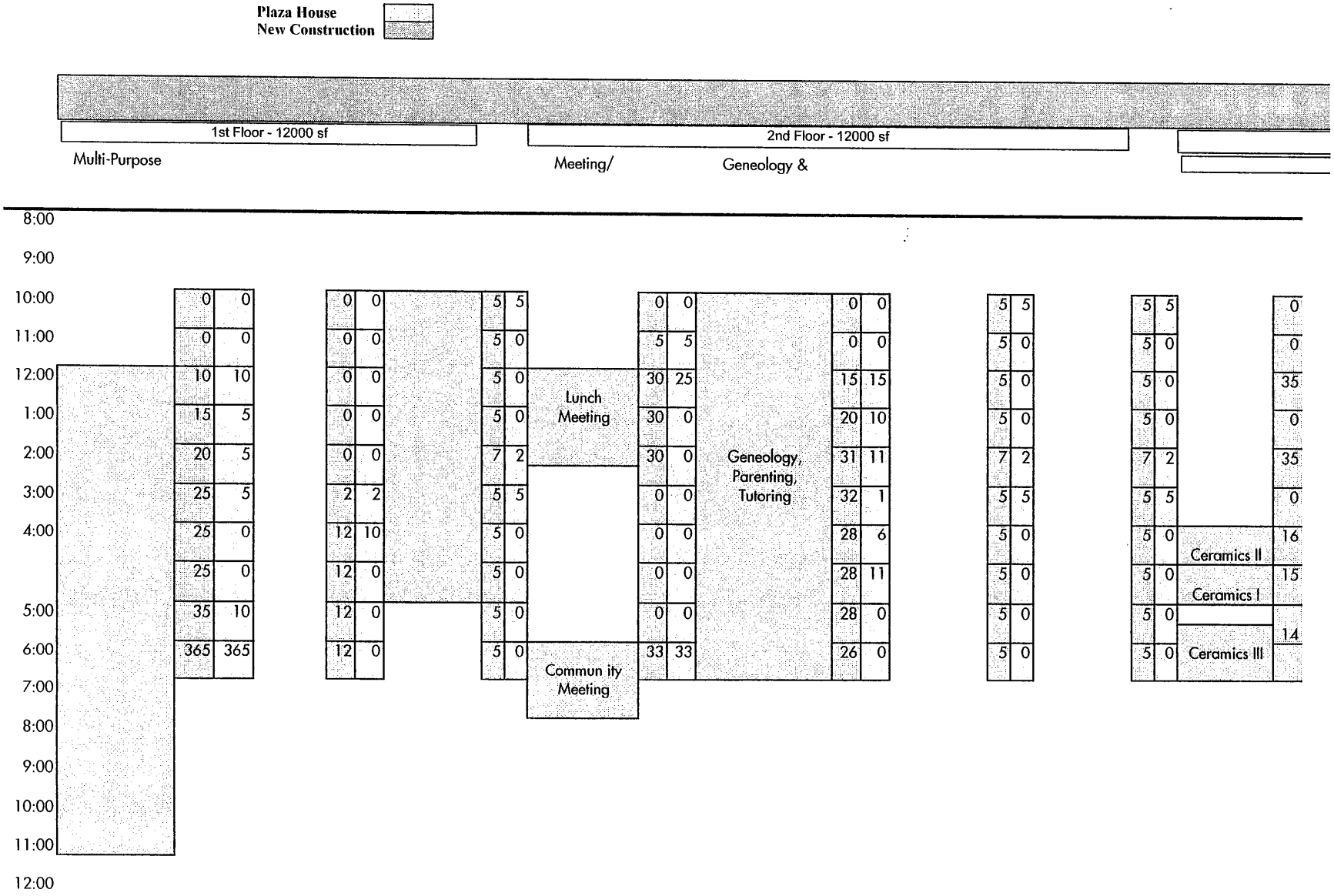


Proposed Project

Hour By Hour Friday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy Hour by Hour - Proposed Project - Friday



Weekday Occupancy Hour by Hour - Proposed Project - Friday

Plaza House (unshaded box)
New Construction (shaded box)

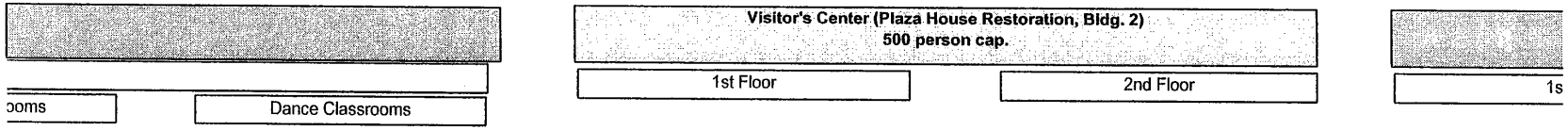
Community Events Center Bldg. 1
500 person cap.

3rd Floor - 8000 sf

	Visual Arts Classrooms														History & Culture Classrooms							Theater Classro			
8:00																									
9:00																									
10:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0
11:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0
12:00	0		35	0		35	0		35	0		35	0		35	0		35	0		35	0		0	0
1:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0
2:00	0		35	0		35	0		35	0		35	0		35	0		35	0		35	0		0	0
3:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0
4:00	16	Drawing I	16	16	Painting II	16	16	Mural Part I	16	16	Creative Expression I	16	16	Mask Making II	16	16		16	16		16	16	Acting II	22	22
	5	Drawing II	15	5	Painting I	15	5	Mural Part II	15	5	Creative Expression II	15	5	Mask Making I	15	5		15	5		15	5	Acting I	20	5
5:00	5		14	5		14	5		14	5		14	5		14	5		14	5		14	5	The One-Person Show	18	5
6:00		Life Drawing			Portraiture Painting			Landscape Painting			Sculpture			Art Theory & Critique									Performing Your Writing	18	5
7:00																									
8:00																									
9:00																									
10:00																									
11:00																									
12:00																									

Weekday Occupancy Hour by Hour - Proposed Project - Friday

Plaza House
New Construction



8:00																							
9:00																							
10:00			0	0			0	0			0	0			10	10			70	70			70	70			15	15	
11:00			0	0			0	0			0	0			10	5			70	0			70	0			13	0	
12:00			0	0			0	0			0	0			15	3			70	70			70	70			8	0	
1:00			0	0			0	0			0	0			15	3			70	0			70	0			15	7	
2:00			0	0			0	0			0	0			10	2			15	15			15	15			14	3	
3:00			0	0			0	0			0	0			10	4			15	10			15	10			13	2	
4:00	Voice I	22	22	Point	20	20	Hip Hop I	20	20						10	3			20	5			20	5			13	0	
	Voice II	20	5	Ballet II	15	5	Hip Hop II	27	5						10	3			20	0			20	0			10	0	
5:00	Play Production	19	5	Jazz I	13	3	Folklorico III	15	3						10	2			0	0			0	0			8	0	
6:00	Play Production	18	5	Jazz II	10	2	Folklorico Ensemble	13	2						10	0			0	0			0	0			3	0	
7:00																													
8:00																													
9:00																													
10:00																													
11:00																													
12:00																													

Weekday Occupancy Hour by Hour - Proposed Project - Friday

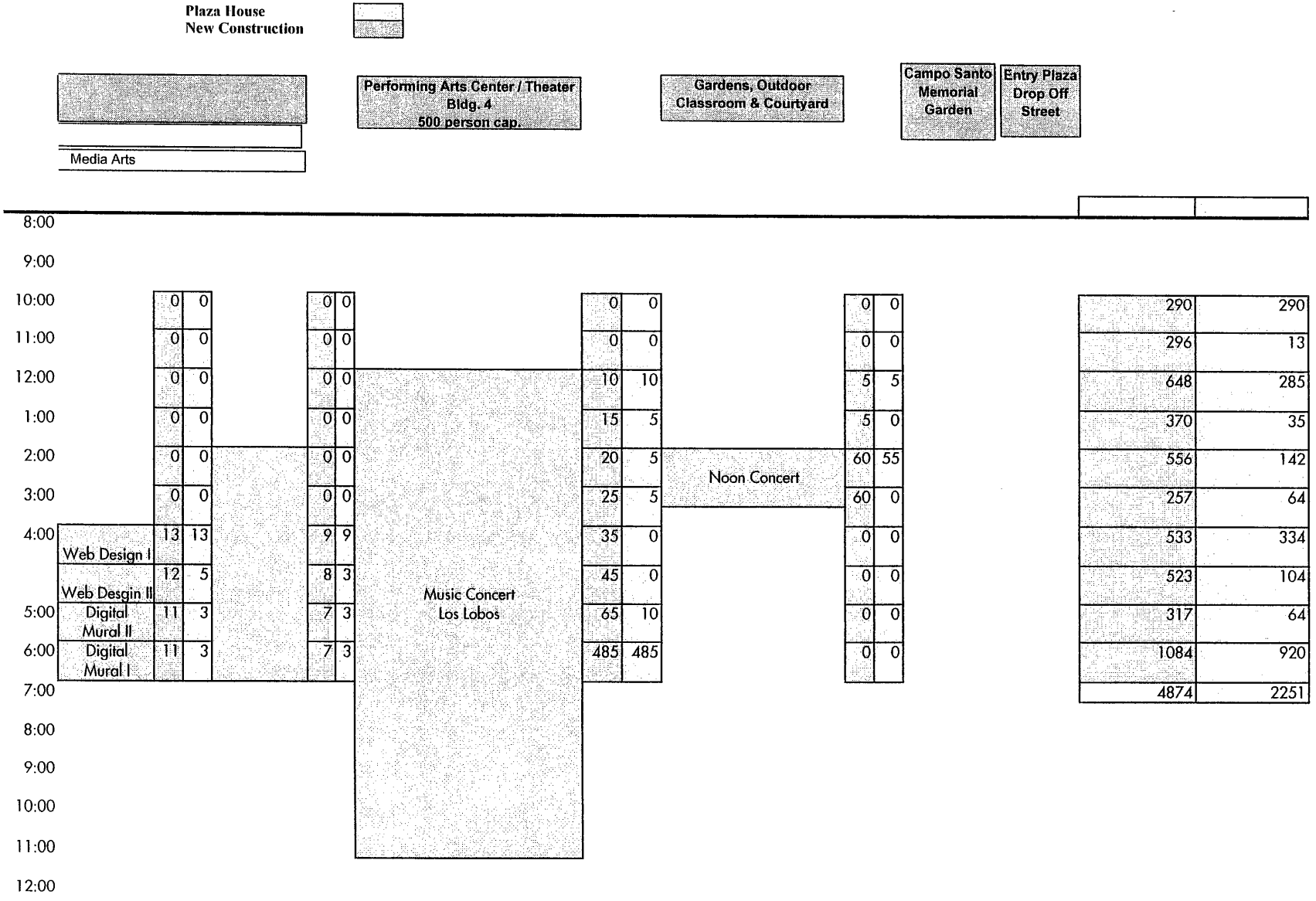
Plaza House
New Construction

Museum (Educational Performing Arts Center & Museum, Bldg. 3)
1,200 person cap.

st Floor | 2nd Floor | Music Clasrooms

8:00																																		
9:00																																		
10:00	85	85		25	25		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
11:00	88	3		25	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
12:00	95	77		25	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
1:00	95	5		5	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
2:00	15	5		25	20		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
3:00	15	5		30	5		0	0		0	0		0	0		0	0		0	0		0	0		0	0								
4:00	25	5		30	0	Piano II	8	8	Strings for Mariachi I	12	12	Winds for Mariachi II	16	16	Music Exploration I	8	8		9	9	Digital Photo II	13	13												
	25	0		30	0	Piano III	8	3	Strings for Mariachi II	10	3	Winds for Mariachi I	15	5	Music Exploration II	8	3		8	3	Digital Photo I	12	5												
5:00	0	0		5	0	Music Theory & Composition I	8	3	Electic Guitar & Bass II	9	3	Mariachi Ensemble I	14	5	Latin Jazz / Salsa Ensemble	7	3		7	3	Digital Storytelling	11	3												
6:00	0	0		5	0	Music Theory & Composition II	8	3	Electric Guitar & Bass I	8	3	Mariachi Ensemble II	13	3	Latin Jazz / Salsa Ensemble	6	2		7	3	Internet & the Arts	11	3												
7:00																																		
8:00																																		
9:00																																		
10:00																																		
11:00																																		
12:00																																		

Weekday Occupancy Hour by Hour - Proposed Project - Friday



Proposed Project

Hour By Hour Saturday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Saturday Occupancy - Hour by Hour - Proposed Project

Plaza House
New Construction

# of People in the Building
# of People Arriving

Community Events Center Bldg. 1
500 person cap.

1st Floor - 12000 sf — Multi-Purpose

2nd Floor - 12000 sf — Meeting/ Community

3r — Visual Arts Classrooms

8:00																										
9:00																										
10:00		0	0		0	0		0	0		0	0		28	6	Creative Expression I	16	16	Mask Making II	16	16	Water Color	16
11:00		0	0		0	0		0	0		5	5		28	11	Creative Expression II	15	5	Mask Making I	15	5	Acrylic Technique	15
12:00		10	10		0	0		0	0		30	25		28	0								
1:00		15	5		0	0		0	0		30	0		26	0	Sculpture	14	5	Art Theory & Critique	14	5	Oil Painting	14
2:00		20	5		0	0		7	2	All Day Meeting	30	0											
3:00		25	5		2	2		5	5		30	0											
4:00		25	0		12	10		5	0		30	0											
5:00		25	0		12	0		5	0		30	0											
6:00		35	10		12	0		5	0		15	0											
7:00		365	365		12	0		5	0		0	0											
8:00																							
9:00																							
10:00																							
11:00																							
12:00																							

Saturday Occupancy - Hour by Hour - Proposed Project

Plaza House
New Construction

# of People in the Building
# of People Arriving

Visitor's Center (Plaza House Restoration, Bldg. 2)
500 person cap.

3rd Floor - 8000 sf

Theater Classrooms

Dance Cl;assrooms

1st Floor

8:00																							
9:00																							
10:00	16	Collage	16	16	Fairytale Theater	22	22	Corporal Expression II	22	22	Pre- Ballet	20	20	Folklorico II	20	20		10	10		20	20	
11:00	5	Book Art	15	5	Pantomime	20	5	Corporal Expression I	20	5	Ballet I	15	5	Folklorico I	27	5		10	5		25	5	
12:00	5		14	5	Movement I	18	5	Improv. II	19	5	Modern I	13	3	Flamenco II	15	3		15	3		35	10	
1:00		Concepts in Art			Movement II	18	5	Improv. I	18	5	Modern II	10	2	Flamenco I	13	2		15	3		35	5	
2:00																		10	2		20	15	
3:00																		10	4		15	10	
4:00																		10	3		20	5	
5:00																		10	3		15	0	
6:00																							
7:00																							
8:00																							
9:00																							
10:00																							
11:00																							
12:00																							

Saturday Occupancy - Hour by Hour - Proposed Project

Plaza House
New Construction

# of People in the Building
# of People Arriving

g. 2)

2nd Floor

Museum (Educational Performing Arts Center & Museum, Bldg. 3)
1,200 person cap.

1st Floor

2nd Floor

Music Clasrooms

8:00																							
9:00																							
10:00		10	10		20	20		15	15	Piano Primer	8	8	Acoustic Guitar & Bass I	12	12	Wind Instruments II	16					
11:00		10	0		25	5		15	0	Piano Primer	8	3	Acoustic Guitar & Bass I	10	3	Wind Instruments I	15					
12:00		10	0		35	10		15	0	Piano I	8	3	Acoustic Guitar & Bass II	9	3	Singing II	14					
1:00		10	0		35	5		15	0	Piano I	8	3	Acoustic Guitar & Bass II	8	3	Singing I	13					
2:00		3	0		20	15		5	0														
3:00		3	0		15	10		5	0														
4:00		3	0		20	5		5	0														
5:00		3	0		15	0		5	0														
6:00																							
7:00																							
8:00																							
9:00																							
10:00																							
11:00																							
12:00																							

Saturday Occupancy - Hour by Hour - Proposed Project

Plaza House	(light shading)
New Construction	(dark shading)
# of People in the Building	(shaded box)
# of People Arriving	(white box)

Time		Media Arts									Performing Arts Center / Theater Bldg. 4 500 person cap.			Outdoor Classroom, Gardens & Courtyard	Campo Santo Memorial Garden	Entry Plaza Drop Off Street		
8:00																		
9:00																		
10:00	16	Drum Set I	8	8	Web Design I	13	13		9	9		0	0				317	295
11:00	5	Drum Set II	8	3	Web Desgin II	12	5		8	3		0	0				321	93
12:00	5	World Percussion I	7	3	Digital Mural II	11	3		7	3	Educational Programs	10	10				365	124
1:00	3	World Percussion II	6	2	Digital Mural I	11	3		7	3		15	5				308	54
2:00												20	5				135	44
3:00												25	5				135	41
4:00												35	0				165	23
5:00												45	0				165	3
6:00												65	10				132	20
7:00												485	485				867	850
8:00																	2910	1547
9:00																		
10:00																		
11:00																		
12:00																		

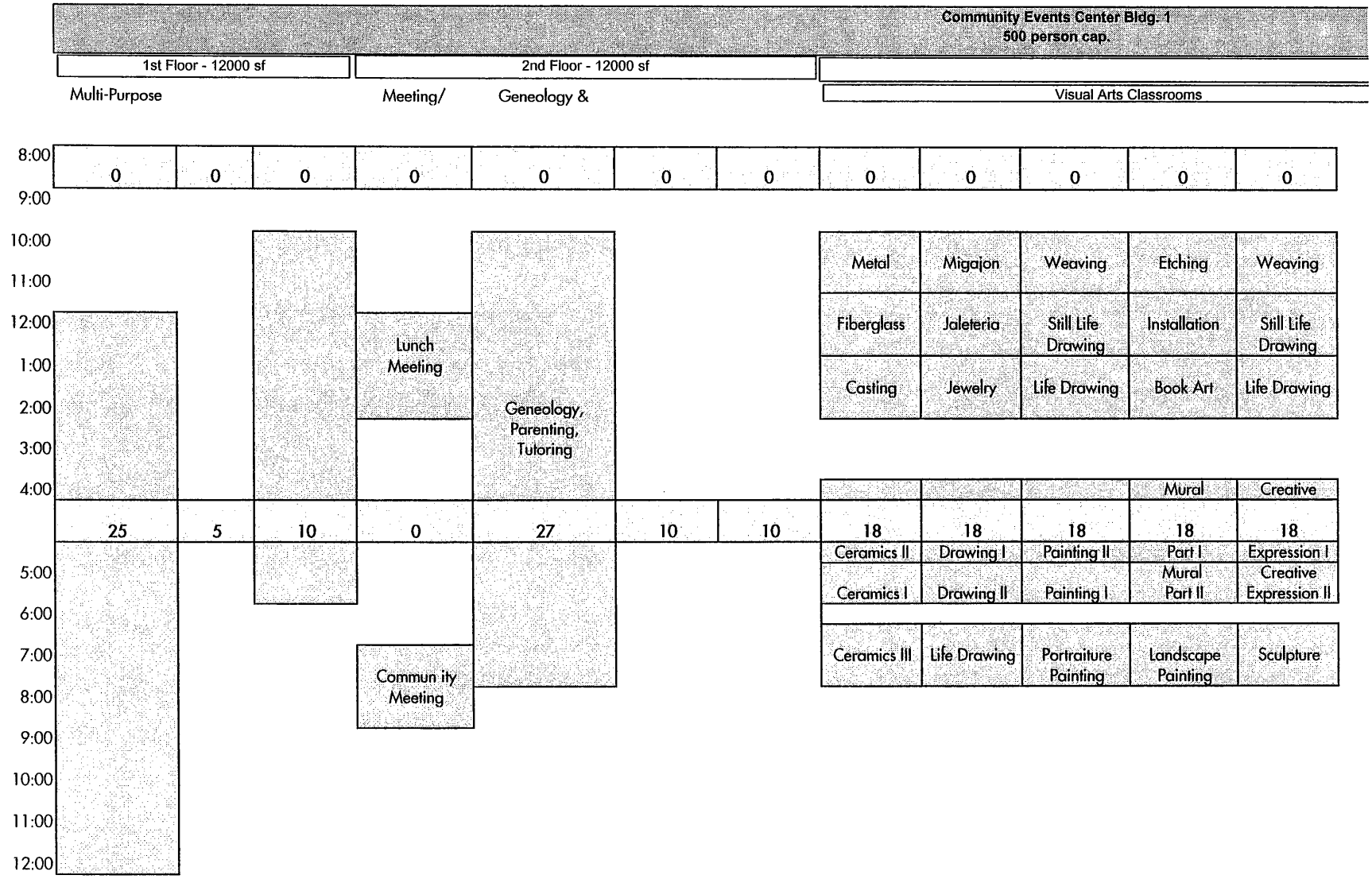
The Proposed Project

Summer Traffic Report

Prepared by Community Arts Resources
September 22, 2003

Rush Hours' Weekday Occupancy - Proposed Project - Friday - Summer

Plaza House
New Construction



Rush Hours' Weekday Occupancy - Proposed Project - Friday - Summer

Plaza House
New Construction

	3rd Floor - 8000 sf						Visitor's Center (Plaza House Restoration, Bldg. 2) 500 person cap.			
		History & Culture Classrooms	Theater Classrooms		Dance Classrooms		1st Floor		2nd Floor	
8:00	0	0	0	0	0	0	0	0	0	0
9:00										
10:00	Etching			Acting I	Movement II	Capoeira II	Salsa I			
11:00				Acting II	Movement I	Capoeira I	Salsa II			
12:00	Installation			Performance Workshop I	Improv Ensemble	Aztec II	Afro-Cuban I			
1:00	Book Art			Performance Workshop II	La Comedia	Aztec I	Afro-Cuban II			
2:00										
3:00										
4:00	Mask									
	18	18	18	22	22	13	27	14	25	25	15
	Making II			Acting II	Voice I	Point	Hip Hop I				
5:00	Mask Making I			Acting I	Voice II	Ballet II	Hip Hop II				
6:00				The One-Person Show	Play Production	Jazz I	Folklorico III				
7:00	Art Theory & Critique			Performing Your Writing	Play Production	Jazz II	Folklorico Ensemble				
8:00										
9:00										
10:00										
11:00										
12:00										

Rush Hours' Weekday Occupancy - Proposed Project - Friday - Summer

Plaza House
New Construction

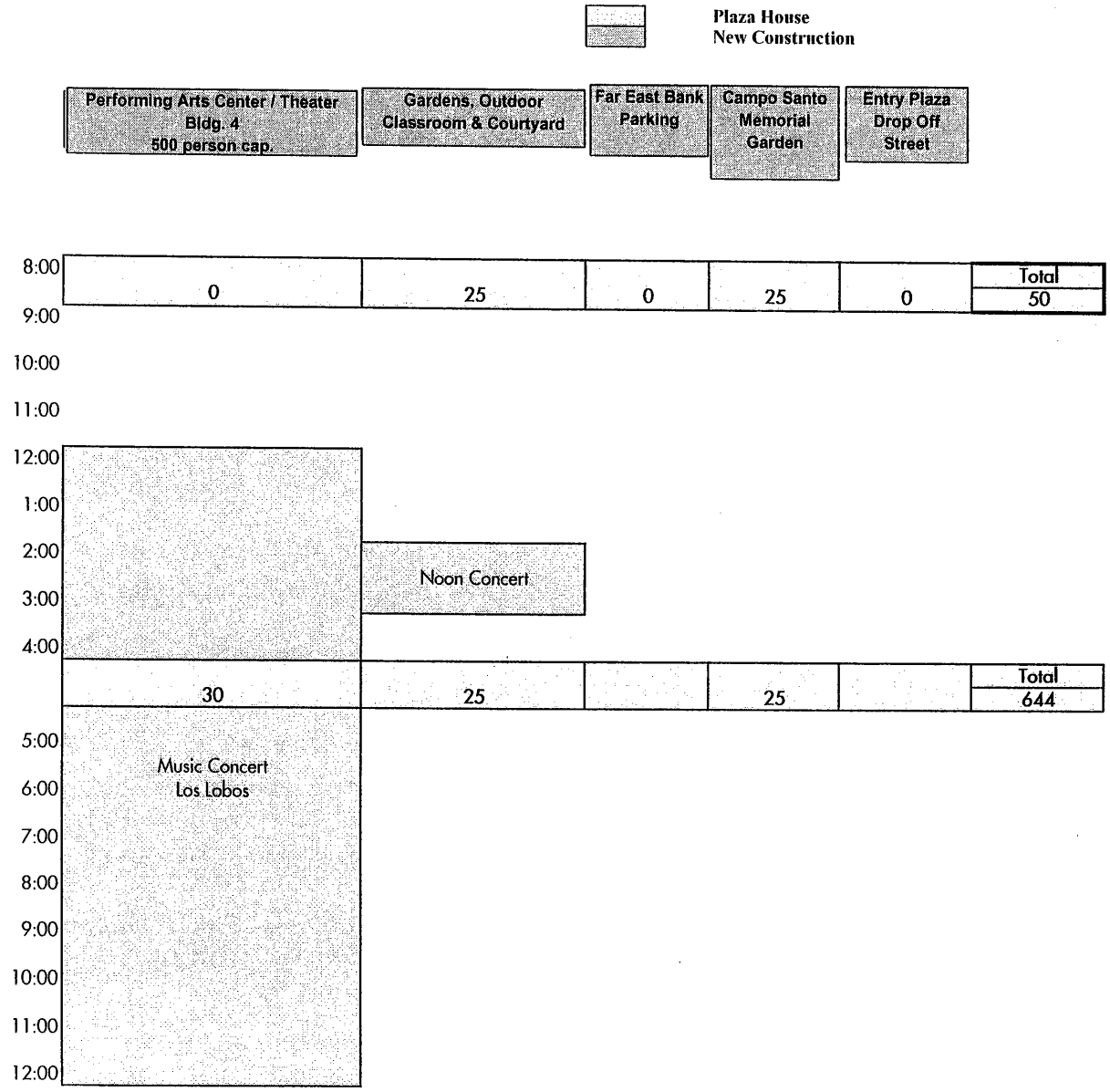
Museum (Educational Performing Arts Center & Museum, Bldg. 3)
1,200 person cap.

1st Floor | 2nd Floor

Music Clasrooms | Media Arts

8:00	0	0	0	0	0	0	0	0	0	0
9:00										
10:00			Sight Reading & Ear Training	Jazz & Blues Guitar	Jazz & Salsa for Winds	Jazz & Salsa Percussion		Producing & Editing II	Producing & Editing I	
11:00			Arranging I	Improv Guitar	Improv Winds	Improv Percussion				
12:00			Arranging For Latin Jazz	Improv Bass	Improv Vocal	Performance Workshop II		Producing & Editing I	Producing & Editing II	
1:00			Arranging For Mariachi	Original Comp. Ensemble	Community Chorus	Performance Workshop I				
2:00										
3:00										
4:00			Piano	Strings for	Winds	Music		Digital		
	35	10	8	14	18	25	10	20	20	10
5:00			II	Mariachi I	for Mariachi II	Exploration I		Photo II	Web Design I	
			Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II		Digital Photo I	Web Desgin II	
6:00			Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble		Digital Storytelling	Digital Mural II	
7:00			Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble		Internet & the Arts	Digital Mural I	
8:00										
9:00										
10:00										
11:00										
12:00										

Rush Hours' Weekday Occupancy - Proposed Project - Friday - Summer



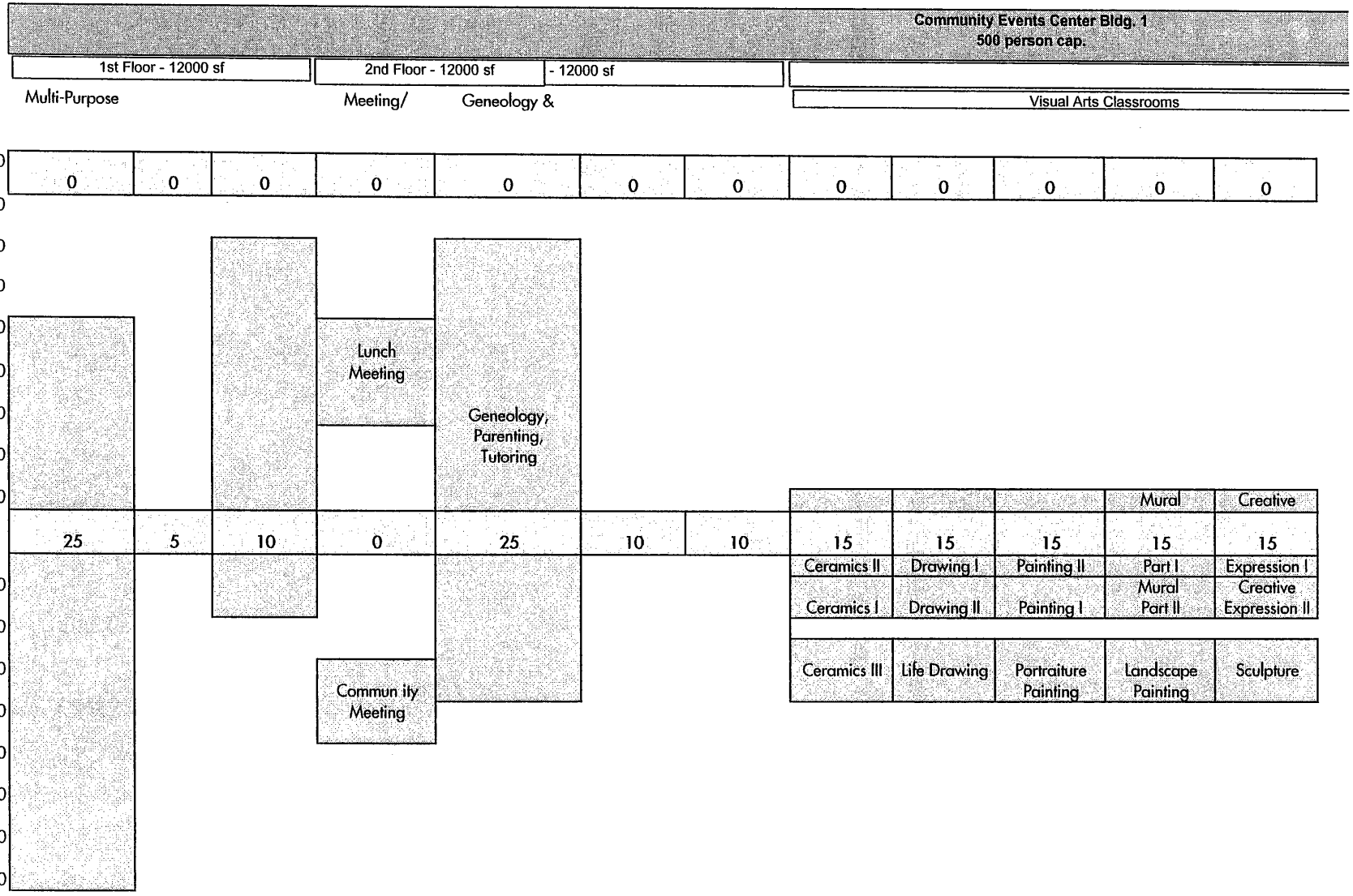
The Proposed Project

Fall Traffic Report

Prepared by Community Arts Resources
September 22, 2003

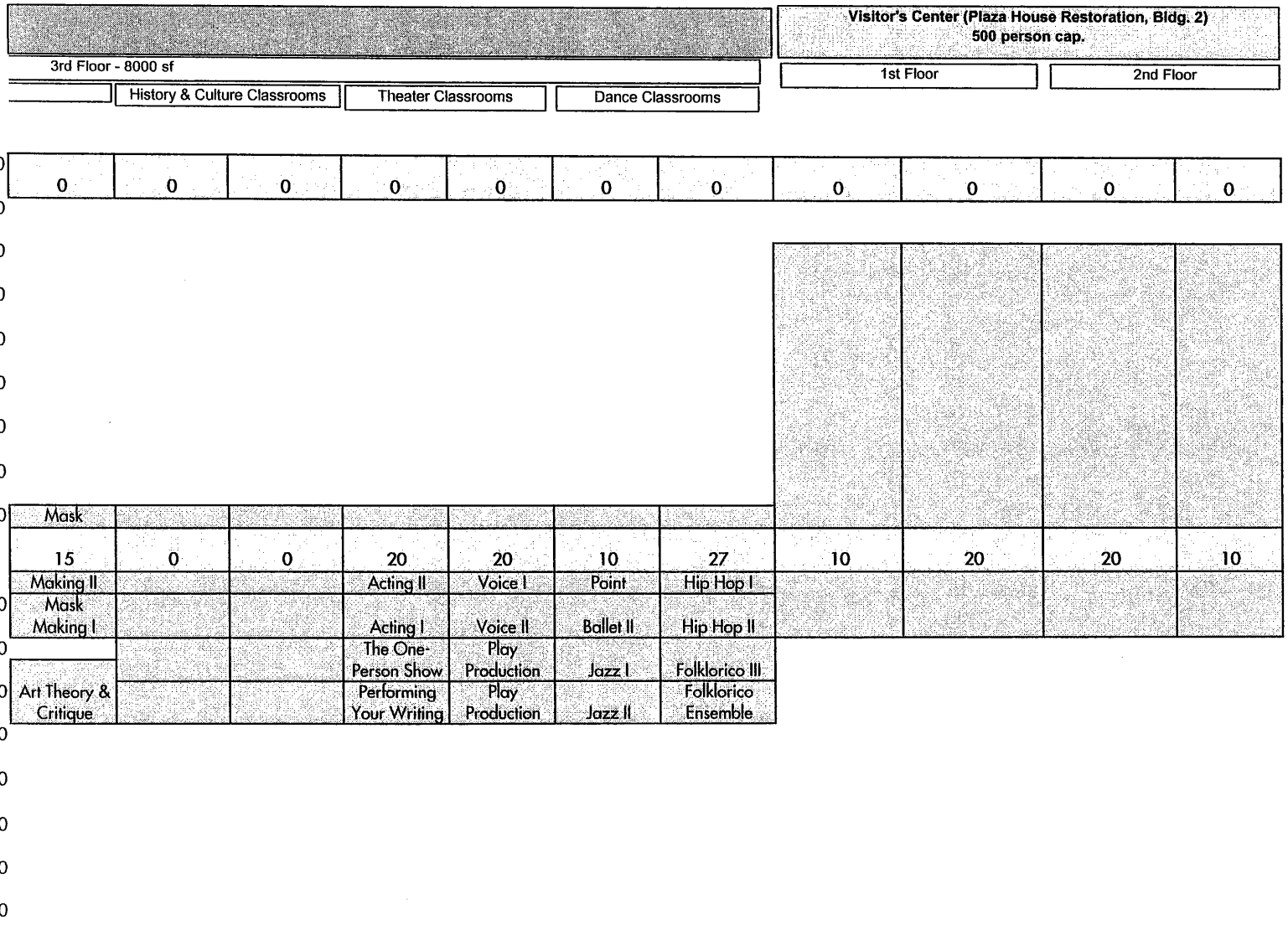
Rush Hours' Weekday Occupancy - Proposed Project - Friday - Fall

Plaza House
New Construction



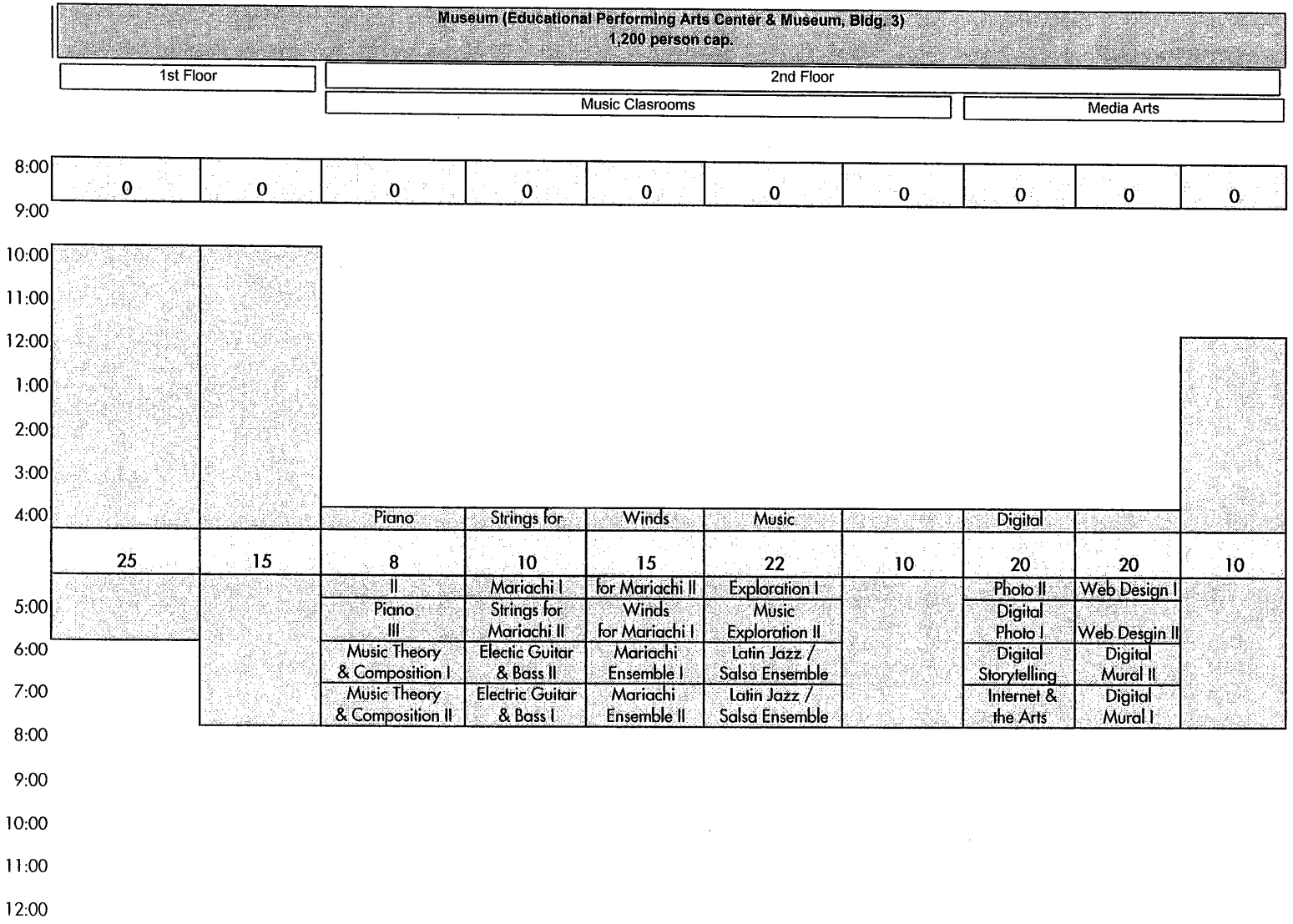
Rush Hours' Weekday Occupancy - Proposed Project - Friday - Fall

Plaza House
New Construction

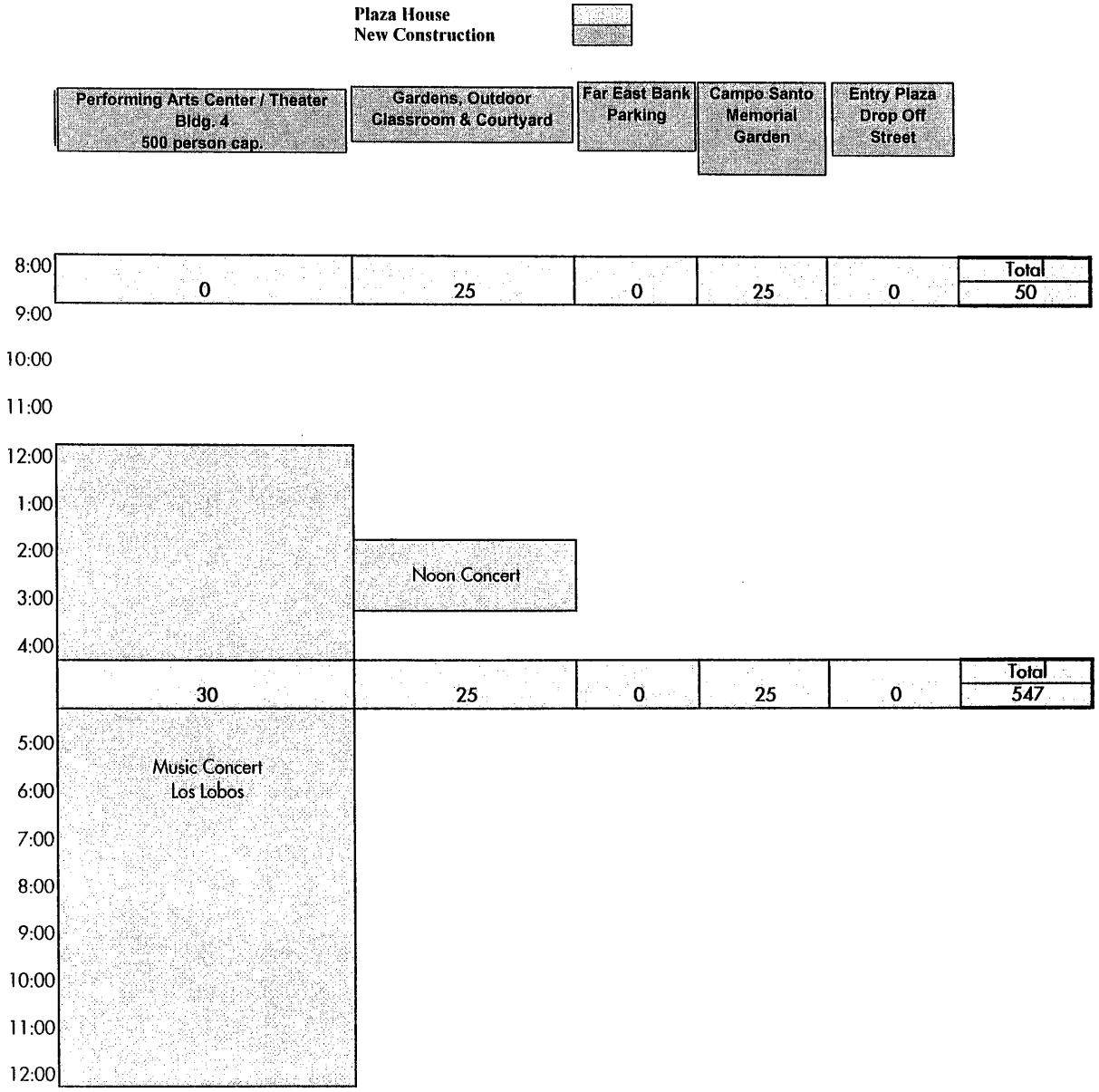


Rush Hours' Weekday Occupancy - Proposed Project - Friday - Fall

Plaza House
New Construction



Rush Hours' Weekday Occupancy - Proposed Project - Friday - Fall



PLAZA DE CULTURA Y ARTE
ALTERNATIVE A – SUMMARY OF THE BUILT ENVIRONMENT

This alternative adaptively reuses two existing buildings – the Plaza House and Vickrey Brunswig Building – but calls for the demolition of the existing Annex Building. In its place, new construction includes a 99-seat Theater, a large Multipurpose Room and auxiliary components.

Programming – Alternative A includes a 99-seat black box, capable of being configured in a variety of ways to accommodate different types of shows and events. Intimate and well equipped, it provides opportunities for smaller-scaled theater, music and dance productions. Although the experience of a show in such a space can be extremely compelling, the theater cannot accommodate larger-scaled work designed for a full stage and/or the higher caliber performers whose costs are better amortized in the 500-seat theater of the Proposed Project. Nevertheless as a black box theater, it is able to accommodate multiple functions not exclusively theatrical, which include catered meals, rehearsals, meetings, etc. It is also well suited for community and school productions that cannot attract the crowds of the larger theater nor afford the higher cost structure. Larger productions (of 100 + people) would be staged in the multipurpose room, which seats up to 500. This allows for some of the larger scaled events that would appear in the Proposed Project's Theater, but the acoustics, sightlines, and technical amenities would most likely be less attractive than in a true theater.

The multipurpose room accommodates up to five hundred people seated for theatrical events or for banquets or weddings. The room opens up to the outside and can expand to accommodate more guests in good weather with the outdoor element. This room is quite similar in size, scale and usage to the Skirball's Ahmanson Hall which functions as a banquet room as well as a performing space for music and dance.

This alternative has two fewer visual arts classrooms and does not open onto an outdoor classroom space, as does the Proposed Project.

Every other aspect of programming is identical to the proposed project.

ALTERNATIVE A – SUMMARY OF THE BUILT ENVIRONMENT Continued

Plaza House

1st Floor
- Bookstore / Café
- Discovery Center

2nd Floor
- Plaza de Cultura y Arte Administrative Offices

Vickrey Brunswig Building

1st Floor
- Exhibition Gallery

2nd Floor
- Parenting / Tutoring Center
- Genealogy Center
- Educational Resource Center
- (2) History & Culture classrooms
- (2) Media Arts classrooms
- Media Arts Center

3rd Floor
- (4) Visual Arts classrooms
- (2) Theater classrooms

4th Floor
- (4) Music classrooms
- (2) Music Practice and Private Lesson rooms
- Music Composing Lab
- (2) Dance classrooms

5th Floor
- Rental Offices

New Construction

Basement
- Kitchen

1st Floor
- Entry Lobby
- Black Box 99-seat Theater
- Theater Back of House
- Multipurpose Room

2nd Floor
- Media Arts Lab
- 2nd Floor Multi-Purpose Room Lobby

3rd Floor

- Two Theater Classrooms

4th Floor

- Two Dance Classrooms

Alternative A

Yearly Calendar

Exhibition Calendar

Prepared by Community Arts Resources
September 22, 2003

Stable Year

Winter

Public Events	Jan. 2 - Mar. 30
Exhibtions	Jan. 6 - Mar. 16
Class Session	Jan. 6 - Mar. 16
School Break	Mar. 17 - 23
Registration	Mar. 24 - 28

Spring

Public Events	Mar. 31 - Jun. 29
Exhibtions	Mar. 31 - Jun. 8
Class Session	Mar. 31 - Jun. 8
School Break	Jun. 9 - 15
Registration	Jun. 16 - 20

Summer

Public Events	Jun. 30 - Sept. 28
Exhibtions	Jun. 23 - Aug. 31
Class Session	Jun. 23 - Aug. 31
School Break	Sept. 1 - 7
Registration	Sept. 8 - 12

Fall

Public Events	Sept. 29 - Dec. 21
Exhibtions	Sept. 15 - Nov. 30
Class Session	Sept. 15 - Nov. 23
School Break	Nov. 24 - Dec. 7
Registration	Dec. 8 - 12

Exhibitions

Permanent Exhibitions
- History of Latinos in LA - PdeCyA Lobby
- El Pueblo Discovery Center

Winter Temporary Exhibitions
- Azteca: Pre-Columbian Art & Artifacts

Spring Temporary Exhibitions
- Diane Gamboa Retrospective
- Click - 10 Us Latino Photographers in Contemporary LA

Summer Temporary Exhibitions
- Tezcatlipoca: Emerging Artists in Aztlan
- Codices to Zines: Latino Book Art

Fall Temporary Exhibitions
- Dia de los Muertos Altars

Alternative A

Public Events Calendars

Prepared by Community Arts Resources
September 22, 2003

January	Theater	Multipurpose Room
1	**Closed New Year's Day**	
2		
3		
4		Rental - Wedding
5		
6	Dia De Los Reyes Celebration	
7		
8		
9		
10		
11		Rental - Engagement Party
12	Poetry for the People	
13	Rental - LA County Arts Commission	
14		
15	Latino Film Series	
16		
17		
18		Rental - Wedding
19		Rental - Bon Voyage Party
20		
21	*Theater - Dry & Wet Tech Teatro de los Ninos*	
22	*Theater - Dry & Wet Tech Teatro de los Ninos*	
23	*Theater - Dry & Wet Tech Teatro de los Ninos*	
24	*Theater - Dry & Wet Tech Teatro de los Ninos*	Music - Mariachi Las Adelitas
25	Theater - Teatro de los Ninos	Rental - XV Anos
26	Theater - Teatro de los Ninos	Rental - Children's Book Fund Fundraiser
27		
28		Rental - Latino Buisness Council Meeting
29		
30		Salon Literario - Sandra Cisneros
31	Dance - Flamenco	

February	Theater	Multipurpose Room
1	Dance - Flamenco	Rental - Wedding
2	Poesia en Espanol	
3		
4	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference
5	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference
6		
7		Music Series - Friday Nights at the Plaza
8	Film & Panel - Chicano	Rental - Para Los Ninos Fundraiser
9	Salon Literario	Comedy - Latino Comedy Extraveganza
10		
11	Rental - Latino Arts Network Board Meeting	
12	Latino Film Series	
13		
14	Music - "Feelin" Romantic Music of Cuba	Rental - Wedding
15	Festival - Carnaval (Mardi Gras)	Festival - Carnaval (Mardi Gras)
16	*Theater - Dry & Wet Tech - Teatro Mexicano*	Rental - Wedding
17	*Theater - Dry & Wet Tech - Teatro Mexicano*	
18	*Theater - Dry & Wet Tech - Teatro Mexicano*	Rental - Mothers of East Los Angeles Luncheon
19	*Theater - Dry & Wet Tech - Teatro Mexicano*	
20	Theater - Teatro Mexicano	
21	Theater - Teatro Mexicano	Music Series - Friday Nights at the Plaza
22	Theater - Teatro Mexicano	Rental - XV Anos
23	Theater - Teatro Mexicano	Rental - Lopez Family Reunion
24		
25		Rental - Downtown Central City Association Luncheon
26		
27	Theater - Teatro Mexicano	
28	Theater - Teatro Mexicano	Music - Viver Brasil Dance Co. / Ballet Folclorico do Brasil

March	Theater	Multipurpose Room
1	Theater - Teatro Mexicano	Multi-media Event - International Woman's Day Celebration
2	Theater - Teatro Mexicano	
3		
4		Rental - Youth Empowerment Project Career Day
5	Rental - Casting Call	
6		
7		
8		Rental - Wedding
9	Student Music Recital	Rental - Baptism
10		
11	Rental - LA Conservancy	Rental - Women's Health Network Meeting
12	Latino Film Series	Rental - Women's Health Network Meeting
13		
14		
15	Music - Cancion Nortena	Rental - XV Anos
16	Student Dance Recital	Film & Music - Enamorada Latin American Cinemateca
17		Rental - Community Meeting
18		
19	Rental - Latino Student Coalition Against Hunger Meeting	
20		
21		
22	Rental - Latina Breast Cancer Research Fundraiser	Music & Dance - Los Munequitos de Matanzas
23	Rental - Adelante Mujer Latina Conference	Rental - Adelante Mujer Latina Conference
24		
25		
26	*Dry & Wet Tech Teatro de la Gente*	
27	*Dry & Wet Tech Teatro de la Gente*	
28	Teatro de la Gente	Salon Literario - Carlos Fuentes
29	Teatro de la Gente	Rental - Baptism / First Holy Communion
30	Teatro de la Gente	
31		

April	Theater	Multi-purpose Room
1	Rental - Business Meeting	
2		
3		
4		Music Series - Friday Nights at the Plaza
5	Music & Dance - Peru Negro	Rental - XV Anos
6	Poetry - Made in Califas	Rental - Wedding
7		
8		Rental - Asociacion Zacatecana Dinner
9	Latino Film Series	
10		
11	Music - Tribute to Carlos Gardell	
12	*Theater - Dry & Wet Tech - About Productions*	Dance - Tango!
13	*Theater - Dry & Wet Tech - About Productions*	Blessing of the Animals
14	*Theater - Dry & Wet Tech - About Productions*	
15	*Theater - Dry & Wet Tech - About Productions*	Rental - Latina Breast Cancer Org. Luncheon
16	*Theater - Dry & Wet Tech - About Productions*	
17	*Theater - Dry & Wet Tech - About Productions*	
18	Theater - By the Hand of the Father - About Productions	Panel & Music - Inca: Music of the Andes
19	Theater - By the Hand of the Father - About Productions	Rental - XV Anos
20	Theater - By the Hand of the Father - About Productions	Easter Sunday
21		
22		
23		Rental - Business Meeting
24	Rental - El Congreso Board Meeting	
25		
26	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
27	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
28		
29	Rental - Mecha National Conference	Rental - Mecha National Conference
30	Rental - Mecha National Conference	Rental - Mecha National Conference

May	Theater	Multi-purpose Room
1	Rental - Mecha National Conference	Rental - Mecha National Conference
2	Rental - Mecha National Conference	Rental - Mecha National Conference
3	Rental - Arkestra Clandestina CD Release Party	Mariachi Gala
4	Music: Mariachi Festival	Music: Mariachi Festival
5		
6		Rental - Casting Call
7		Rental - Casting Call
8		
9	Dance - Limon Dance Co.	
10	Dance - Limon Dance Co.	Music - Orishas: Cuban Hip Hop
11	*Theater - Dry & Wet - Latino Theater Initiative*	Dia de las Madres Celebration
12	*Theater - Dry & Wet - Latino Theater Initiative*	
13	*Theater - Dry & Wet - Latino Theater Initiative*	Rental - Chicano Moratorium Coalition Meeting
14	*Theater - Dry & Wet - Latino Theater Initiative*	
15	Theater - Black Butterfly - Latino Theater Initiative	
16	Theater - Black Butterfly - Latino Theater Initiative	
17	Theater - Black Butterfly - Latino Theater Initiative	Rental - Campaign Fundraiser
18	Theater - Black Butterfly - Latino Theater Initiative	Rental - Wedding
19		
20		Rental - Business Meeting
21	Latino Film Series	
22		
23	Spoken Word - Latino Poetry Slam Championship	Music - Lila Downs
24	The Fifth Sun - Multi Media Event	Music - Lila Downs
25	Salon Literario	Rental - Bridal Shower
26		
27	Rental - Local Advisory Arts Council Meeting	
28		
29		
30		Music - La Cumbia de Colombia
31	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - Graduation Party

June	Theater	Multi-purpose Room
1	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Student Dance Recital
2	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	
3	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - California Foundation Luncheon
4	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	
5	Panel - The Zoot Suit Riots	
6	Theater - Teatro Campesino's Zoot Suit	
7	Theater - Teatro Campesino's Zoot Suit	Rental - XV Anos
8	Theater - Teatro Campesino's Zoot Suit	Student Music Recital
9		
10		
11		Rental - Hermandad Mexicana Dinner & Meeting
12		Rental - Hermandad Mexicana Meeting
13	Theater - Teatro Campesino's Zoot Suit	Music - Ozomatli
14	Theater - Teatro Campesino's Zoot Suit	Rental - Wedding
15	Theater - Teatro Campesino's Zoot Suit	Dia Del Padre Celebration
16		
17		Rental - Edward J. Olmos Foundation Meeting
18	Latino Film Series	
19		
20	Theater - Teatro Campesino's Zoot Suit	
21	Theater - Teatro Campesino's Zoot Suit	Café Caliente - Mulit-media Event
22	Theater - Teatro Campesino's Zoot Suit	Rental - Perez Family Reunion
23		
24		Rental - Business Luncheon
25	Rental - Latino Journalists Convention	Rental - Latino Journalists Convention
26		
27		Music - Los Pleneros de la 21
28	Rental - Film Wrap Party	Music - Plena Libre
29	Salon Literario	Rental - Engagement Party
30		

July

	Theater	Multi-purpose Room
1		
2		
3		
4	**Closed 4th of July**	
5	Music - Sacred Music of the Americas	Rental - Wedding
6		Tardeada
7		
8	Rental - Hermandad Centro Americana Conference	Rental - Hermandad Centro Americana Conference
9		
10		
11		Rental - Student Coalition for Human Rights Fundraiser
12	Fashion Show - Latino Designers in LA	Music - The Battle of the East LA Bands
13	Rental - Through the Eyes of Youth - Student Conference	Rental - Through the Eyes of Youth - Student Conference
14	Rental - Latino Philanthropists	Rental - Latino Philanthropists
15	Rental - Latino Philanthropists	Rental - Latino Philanthropists
16	Latino Film Series	
17		
18	Rental - Fundraiser for Latina Business Support Network	Music - Poncho Sanchez
19	Art Speaks	Rental - XV Anos
20	Summer Solstice Celebration	Rental - Wedding
21		
22		
23		
24		
25	Rental - Domingo Siete - CD Release Party	Salon Literario - Elena Poniatowska
26	Rental - Casting Call	Music & Dance - Oaxaca Tradiciones y Canciones
27	Rental - Casting Call	Rental - Wedding
28		
29		
30	Festival - International Latino Film Festival	Festival - International Latino Film Festival GALA
31	Festival - International Latino Film Festival	Festival - International Latino Film Festival

August

	Theater	Multi-purpose Room
1	Festival - International Latino Film Festival	Festival - International Latino Film Festival
2	Festival - International Latino Film Festival	Rental - Wedding
3	Cine LA - Student Film Screening	Rental - Wedding
4		
5	Rental - Arts Meeting	
6		
7		Rental - Business Luncheon
8	Music & Panel - Son Jarocho de Veracruz	Music - El Vez
9	Music & Panel - Son Jarocho de Veracruz	Music - El Vez
10	Salon Literario	Rental - 50th Wedding Anniversary Party
11	*Theater - Dry & Wet Tech - Culture Clash*	
12	*Theater - Dry & Wet Tech - Culture Clash*	Rental - Local UFW Meeting
13	*Theater - Dry & Wet Tech - Culture Clash*	
14	*Theater - Dry & Wet Tech - Culture Clash*	
15	Theater - Culture Clash	Music - World Drum Celebration
16	Theater - Culture Clash	Rental - XV Anos
17	Theater - Culture Clash	Rental - Baptism
18		
19		Rental - CD Release Party
20	Theater - Culture Clash	Rental - Community Meeting
21	Theater - Culture Clash	
22	Theater - Culture Clash	Music - Claudia Acuna
23	Theater - Culture Clash	Music - Quarteto Latino Americano
24	Student Dance Recital	Rental - Baptism
25		
26	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference
27	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference
28		
29	Rental - Film Shoot	Dance - Raices Profundas de Cuba
30	Rental - Film Shoot	Music - Son Mayor, Machete
31	Student Music Recital	Rental - Wedding

September	Theater	Multi-purpose Room
1		
2		Rental - Comite Por La Justicia Mundial Meeting
3		Rental - Student Organization Meeting
4	Birthday of Los Angeles - Pobladores Walk & Reception	Birthday of Los Angeles - Pobladores Walk & Reception
5	Film & Panel - History of Chicano/a Music	
6	Poetry - The Last Word: Youth Spoken Word	Music - Tribute to Lalo Guerrero
7		Rental - Wedding
8		Rental - Business Meeting
9	Rental - Casting Call	
10	Rental - Casting Call	
11		Dance - Ballet Folklorico del Pacifico
12	Rental - CD Release - Los Obreros del Norte	Dance - Ballet Folklorico del Pacifico
13	Art Speaks - Against Censorship	Dance - Ballet Folklorico del Pacifico
14	Salon Literario	Dance - Ballet Folklorico del Pacifico
15		
16	Festival - Mexican independence Day	Mexican Independence Day
17	Latino Film Series	
18		
19	Music - Recuerdos del Ayer Bolero Festival	
20	Music - Recuerdos del Ayer Bolero Festival	Rental - XV Anos
21	Music - Recuerdos del Ayer Bolero Festival	Rental - Sanchez Family Reunion
22		
23	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	Rental - Latino Arts Network Meeting
24	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	
25	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	
26	Theater - 4 Latino Solo Theater Artists	
27	Theater - 4 Latino Solo Theater Artists	Rental - Poster & Art Auction Fundraiser
28	Theater - 4 Latino Solo Theater Artists	Rental - Wedding Shower
29		
30	*Theater - Dry & Wet Tech Teatro Chusma*	

October	Theater	Multi-purpose Room
1	*Theater - Dry & Wet Tech Teatro Chusma*	
2	*Theater - Dry & Wet Tech Teatro Chusma*	
3	Theater - Teatro Chusma in Carpa LA	Music - Garifuna - Music of Black Honduras
4	Theater - Teatro Chusma in Carpa LA	Music - Calypso
5	Theater - Teatro Chusma in Carpa LA	Rental - Wedding
6		
7	Latino Film Series	Rental - Salsa Congress Organizing Committee
8		
9		
10	Music & Dance - La Pena - A Celebration of Folk Traditions	Music - Nortec Collective
11	Rental - Book Release Party	Film & Music - Los Olvidados - Latin American Cinemateca
12	Salon Literario	Rental - Retirement Party
13	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
14	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	Rental -Sports League Awards Dinner
15	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
16	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
17	Theater - Cherri Moraga's Watsonville	
18	Theater - Cherri Moraga's Watsonville	Rental - XV Anos
19	Theater - Cherri Moraga's Watsonville	Rental - 30th Wedding Anniversary Party
20		
21	Rental - Salsa Congress	Rental - Salsa Congress
22	Rental - Salsa Congress	Rental - Salsa Congress
23	Rental - Salsa Congress	Rental - Salsa Congress
24		Dance - Ballet Nacional de Panama
25	Music & Dance - La Pena - A Celebration of Folk Traditions	Dance - Ballet Nacional de Panama
26	Rental - Folk & Traditional Arts Presenters Conference	Rental - Folk & Traditional Arts Presenters Conference
27		
28		Rental - Business Lunceon
29		Rental - Community Meeting
30		
31	Panel - The Origins of Dia de los Muertos	

November

	Theater	Multi-purpose Room
1	Festival - Dia de los Muertos	Festival - Dia de los Muertos
2	Festival - Dia de los Muertos	Festival - Dia de los Muertos
3	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	
4	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	Rental - Community Meeting
5	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	
6	Theater - Teatro Synergia - Frida	
7	Theater - Teatro Synergia - Frida	Rental - LA Freewaves
8	Theater - Teatro Synergia - Frida	Rental - XV Anos
9	Theater - Teatro Synergia - Frida	Rental - Engagement Party
10		
11		
12	Latino Film Series	Rental - Business Luncheon
13		
14	Fundraiser - for Luchador (Film)	Music - Tijuana Symphony Orchestra
15	Student Music Recital	Music - Tijuana Symphony Orchestra
16	Rental - LA Freewaves	Rental - Wedding
17		Rental - Film Shoot
18		Rental - Film Shoot
19	Rental - Non-Profit Meeting	Rental - Film Shoot
20		
21		Music - Noche Venezolana
22	Music & Poetry - Mujer y Canto	Rental - Wedding
23	Student Dance Recital	Multi-media Event - Mujeres de Maiz
24		
25		
26		
27		
28		
29		
30		

December

	Theater	Multi-purpose Room
1		
2		
3		
4	Music - Trio Xoxocapa, Musica Huasteca	Chicano Music Awards
5	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Wedding
6	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party
7	*Theater - Dry & Wet Tech - La Pastorela*	
8	*Theater - Dry & Wet Tech - La Pastorela*	
9	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party
10	Theater - La Pastorela	Rental - Private Christmas Party
11	Theater - La Pastorela	Rental - Private Christmas Party
12	Theater - La Pastorela	Posadas
13	Theater - La Pastorela	Posadas
14		
15	Dia de la Virgen de Guadalupe	Dia de la Virgen de Guadalupe
16		
17	Theater - La Pastorela	Rental - Private Christmas Party
18	Theater - La Pastorela	Rental - Private Christmas Party
19	Theater - La Pastorela	Posadas
20	Theater - La Pastorela	Posadas
21		
22		
23		
24	Christmas Season Closed	
25		
26		
27		
28		
29		
30		

Alternative A

La Escuelita
Yearly Calendar

Schedule of Classes

Prepared by Community Arts Resources
September 22, 2003

Visual Arts

Creative Expression
Creative Expression II
Drawing
Charcoal & Pencil
Painting I
Painting II
Life Drawing
Still Life
Portraiture
Landscape
Mural / Grand Scale
Oil
Acrylic
Watercolor
Found Objects
Mask-making
Book Art
Altar-Making
Collage
Sculpture
Ceramics
Metal
Fiberglass
Casting
Migajon
Jaleteria
Weaving
Jewelry Making
Performance Art
Concepts in Art
Theory & Critique
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	4	12	12	12	36
Spring	4	12	12	12	36
Summer	4	24	24	24	72
Fall	4	12	12	12	36

Digital Media Arts

Keyboard I
Keyboard II
Graphic Design I
Graphic Design I I
Web Design I
Web Design II
Internet & the Arts
Digital Photography
Digital Storytelling
Digital Mural
Film Production - Filming & Directing I
Film Production - Filming & Directing II
Film Production - Producing & Editing I
Film Production - Producing & Editing II
Master Classes - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Literature

Poetry Workshop
Fiction Workshop
Non-Fiction Workshop
Screen Writing Workshop
Experimental Writing Workshop
Writing for Performance
Writing Lab

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

History & Culture
Spanish Language I
Spanish Language II
Spanish Language III
Art Docent Class - History of El Pueblo
History - Latino Music
History - Latino Theater
History - Latino Dance
History - Latino Art
Various Subjects in Parenting
Various Subjects in Geneology

Culinary Institute
Food of the Americas
Tortilla Making
Fiesta - Food for Special Occasions
101 Moles - Cooking Mole from Scratch
Salsas y Mas
Panadero - Latino Baking
Southwest Cuisine
Nuevo Latino Cuisine
Just Like Mama Used to Make - Traditional Recipes

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	1	3	3	0	6
Spring	1	3	3	0	6
Summer	1	6	6	0	12
Fall	1	3	3	0	6

Music
Private Lessons
Guitar
Guitar
Violin
Violin
Percussion
Percussion
Piano
Piano
Trumpet
Trumpet
Flute
Bass
Sax
Cello
Clarinet
Vocal Training

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	6	24	24	24	72
Spring	6	24	24	24	72
Summer	6	48	48	48	144
Fall	6	24	24	24	72

Acoustic Guitar I
Acoustic Gutar II
Acoustic Guitar III
Bass I
Bass II
Electric Guitar & Bass I
Electric Guitar & Bass II
Primer Piano
Primer Piano
Piano I
Piano II
Piano III
Wind Instruments I
Wind Instruments II
Wind Instruments III
World Percussion I
World Percussion II
World Percussion III
Drum Set I
Drum Set II
Drum Set III
Strings for Mariachi I
Strings for Mariachi II
Wind Instruments for Mariachi I
Wind Instruments for Mariachi II
Latin Jazz / Salsa Ensemble I
Latin Jazz / Salsa Ensemble II
Latin Jazz / Salsa Ensemble III

Mariachi Ensemble I
Mariachi Ensemble II
Mariachi Ensemble III
Pre & Post Columbian Music Exploration II
Pre & Post Columbian Music Exploration II
Chorus I
Chorus II
Sight Reading & Ear Training I
Sight Reading & Ear Training II
Improvisation I
Improvisation II
Singing I
Singing II
Singing III
Music Theory & Composition I
Music Theory & Composition II
Arranging for Mariachi Ensemble
Arranging for Latin Jazz / Salsa Ensemble
Performance Workshop
Composition Workshop
Master Class - Various Subjects
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Dance

Pre-Ballet
Ballet I
Ballet II
Ballet III
Point I
Point II
Modern Dance I
Modern Dance II
Modern Dance III
Aztec Dance I
Aztec Dance II
Aztec Dance III
Hip Hop I
Hip Hop II
Hip Hop III
Jazz I
Jazz II
Jazz III
Salsa I
Salsa II
Salsa III
Flamenco I
Flamenco II
Flamenco III
Ballet Folklorico I
Ballet Folklorico II
Ballet Folklorico III
Ballet Folklorico Ensemble
Zapateado Jarocho I
Zapateado Jarocho II
Capoeira I
Capoeira II
Capoeira III
Afro Cuban Dance I
Afro Cuban Dance II
Afro Cuban Dance III
Tango I
Tango II
Tango III
Master Class - Various Subjects
Master Class - Various Subjects

Theater

Fairytale Theater
Corporal Expression I
Corporal Expression II

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48

Corporal Expression I	Fall	2	8	8	8	24
Pantomime I						
Pantomime II						
Acting I						
Acting I'						
Acting II						
Acting II						
Acting III						
Acting Ensemble						
Movement I						
Movement II						
Movement III						
Improvisation I						
Improvisation II						
Improvisation III						
Improv Ensemble						
Voice I						
Voice II						
Voice III						
Play Production I						
Play Production II						
Play Production III						
La Comedia						
Performing Your Writing						
The One-Person Show						
Acting for the Big Screen I						
Acting for the Big Screen II						
Performance Workshop I						
Performance Workshop II						
Master Class - Various Subjects						
Master Class - Various Subjects						

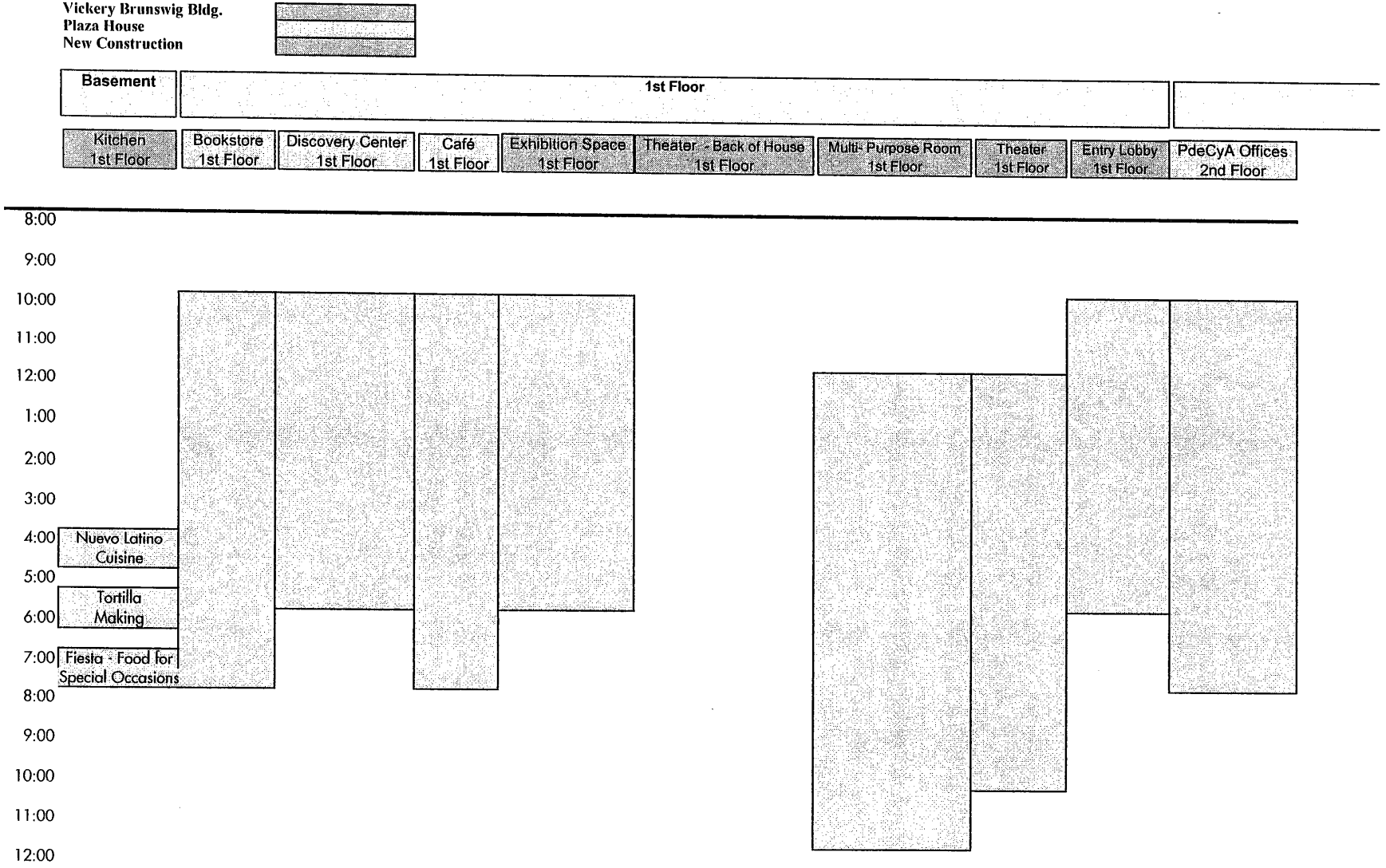
Alternative A

Sample Schedule of Weekday Occupancy
Tuesday and Thursday

Prepared by Community Arts Resources
September 22, 2003

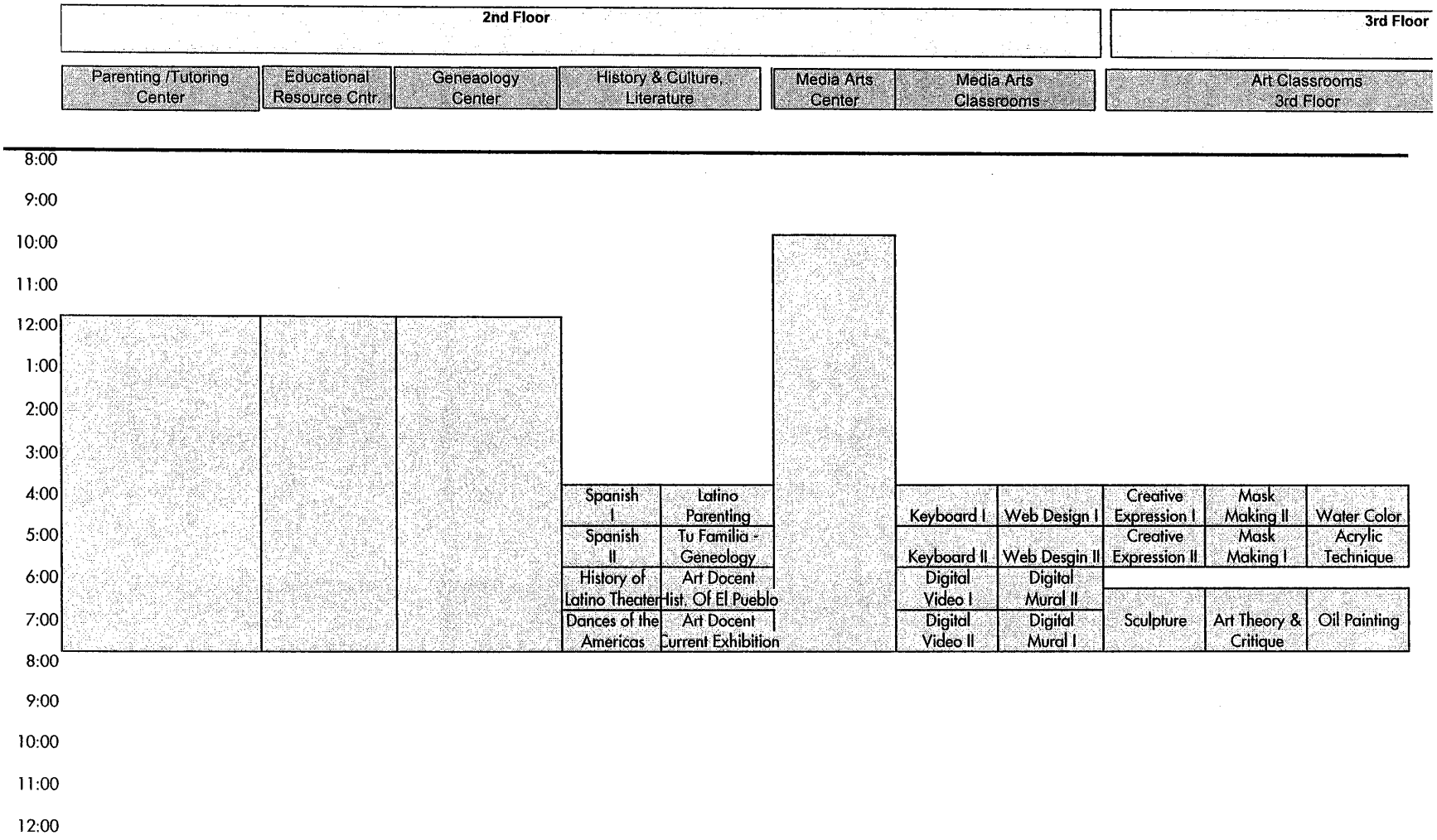
Weekday Occupancy - Levin & Associates' Alternative A - Tuesday & Thursday

Vickery Brunswig Bldg.
Plaza House
New Construction



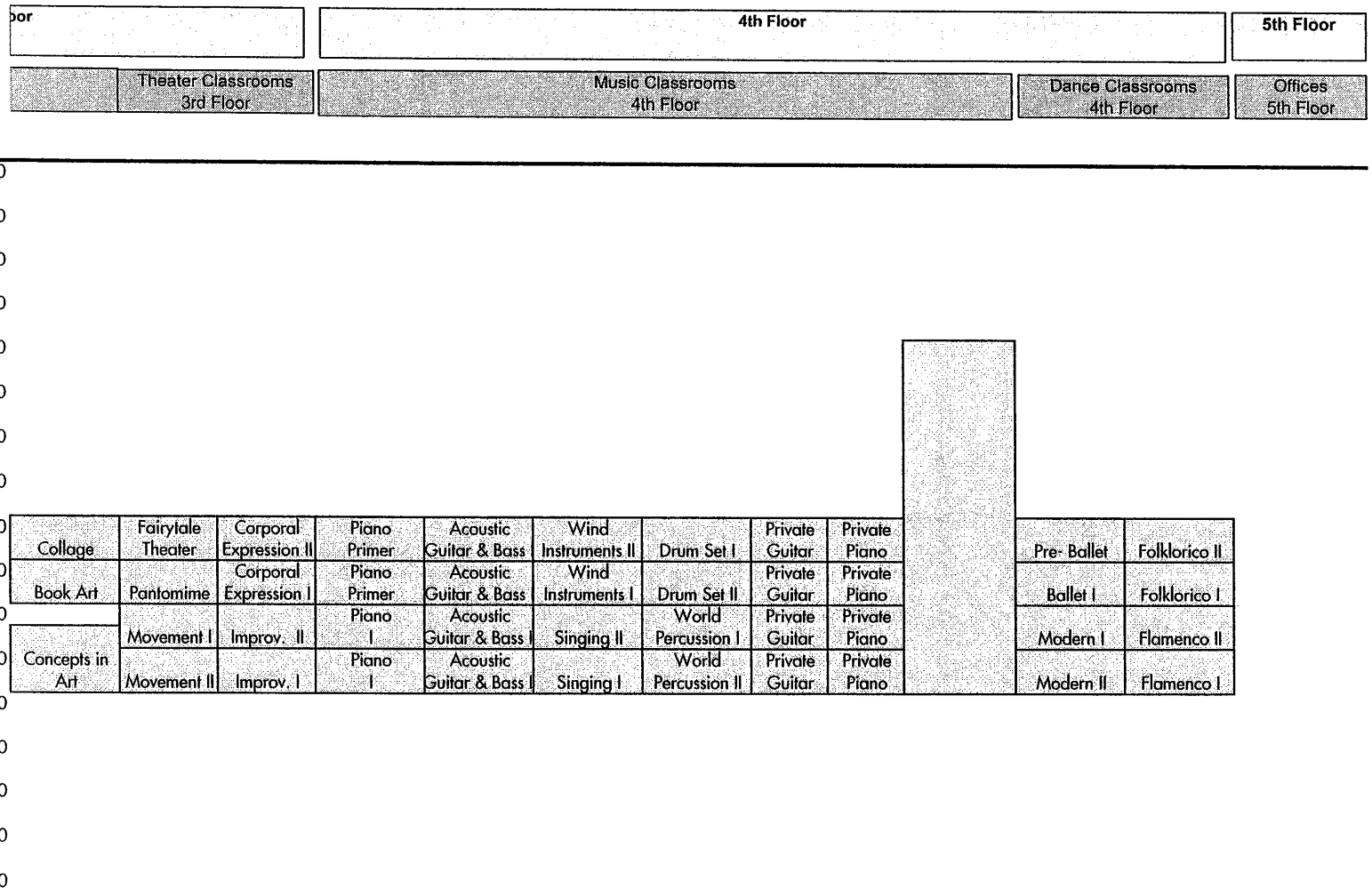
Weekday Occupancy - Levin & Associates' Alternative A - Tuesday & Thursday

Vickery Brunswig Bldg.
Plaza House
New Construction



Weekday Occupancy - Alternative A - Tuesday & Thursday

Vickrey Brunswig Bldg.
Plaza House
New Construction



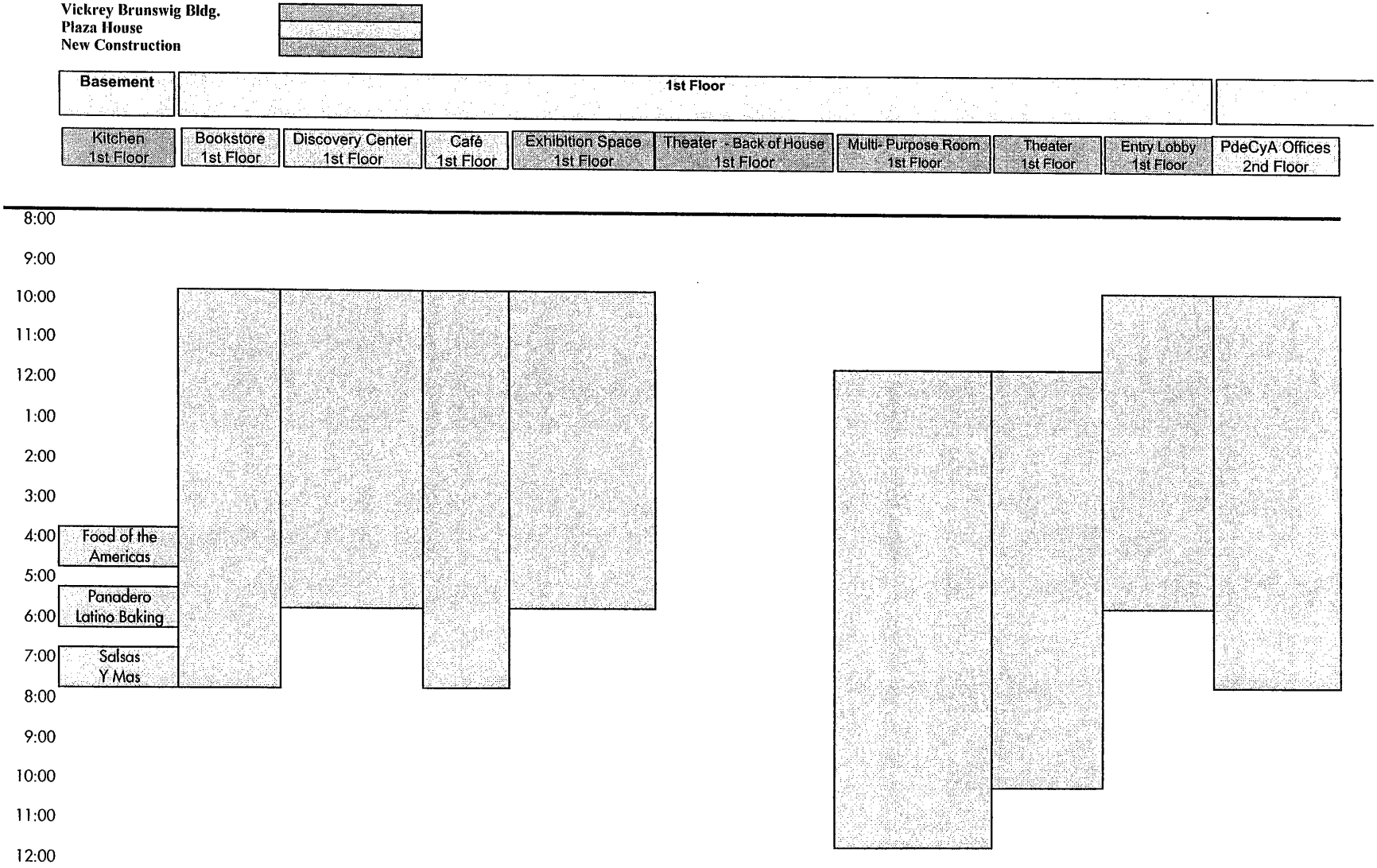
Alternative A

Sample Schedule of Weekday Occupancy
Wednesday and Friday

Prepared by Community Arts Resources
September 22, 2003

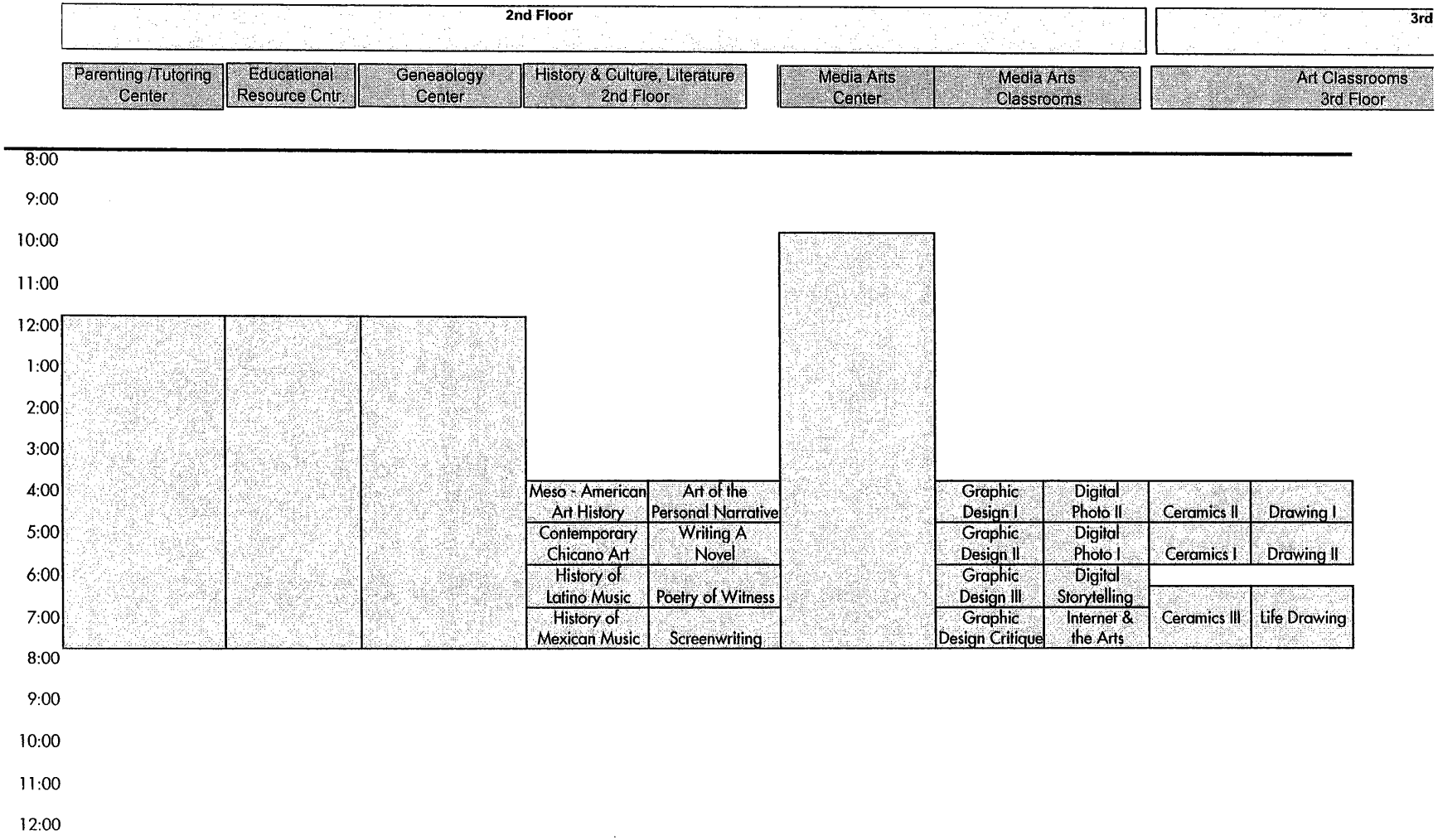
Weekday Occupancy - Alternative A - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
New Construction



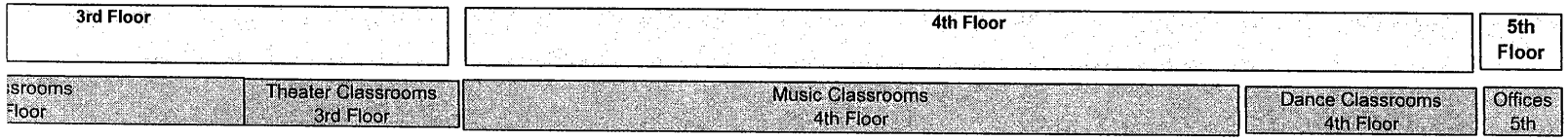
Weekday Occupancy - Alternative A - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
New Construction



Weekday Occupancy - Alternative A - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
New Construction



8:00													
9:00													
10:00													
11:00													
12:00													
1:00													
2:00													
3:00													
4:00	Painting II	Mural Part I	Acting II	Voice I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet		Point	Hip Hop I
5:00	Painting I	Mural Part II	Acting I	Voice II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet		Ballet II	Hip Hop II
6:00			The One-Person Show	Play Production	Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz I	Folklorico III
7:00	Portraiture Painting	Landscape Painting	Performing Your Writing	Play Production	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz II	Folklorico Ensemble
8:00													
9:00													
10:00													
11:00													
12:00													

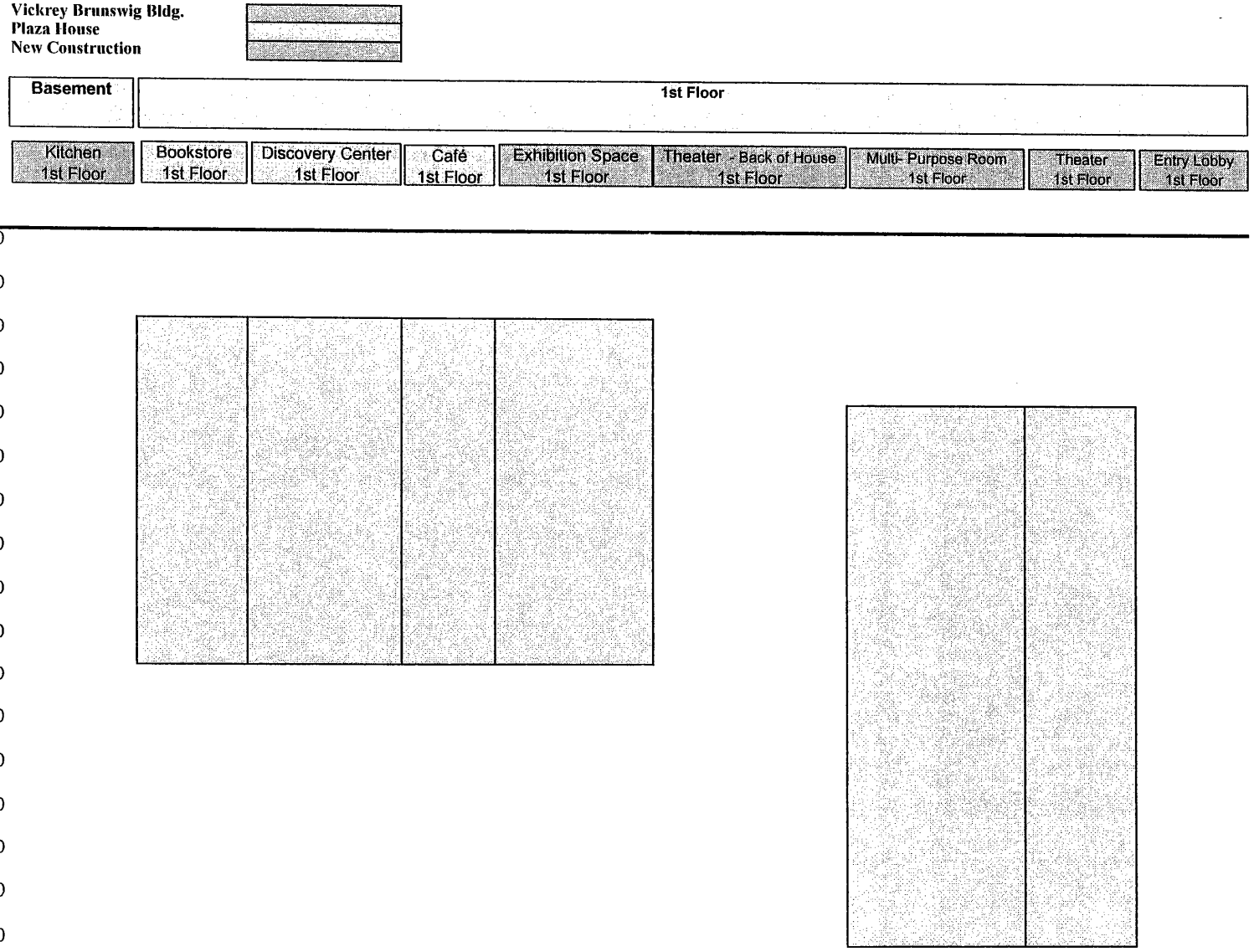
Alternative A

Sample Schedule of Weekday Occupancy
Saturday and Sunday

Prepared by Community Arts Resources
September 22, 2003

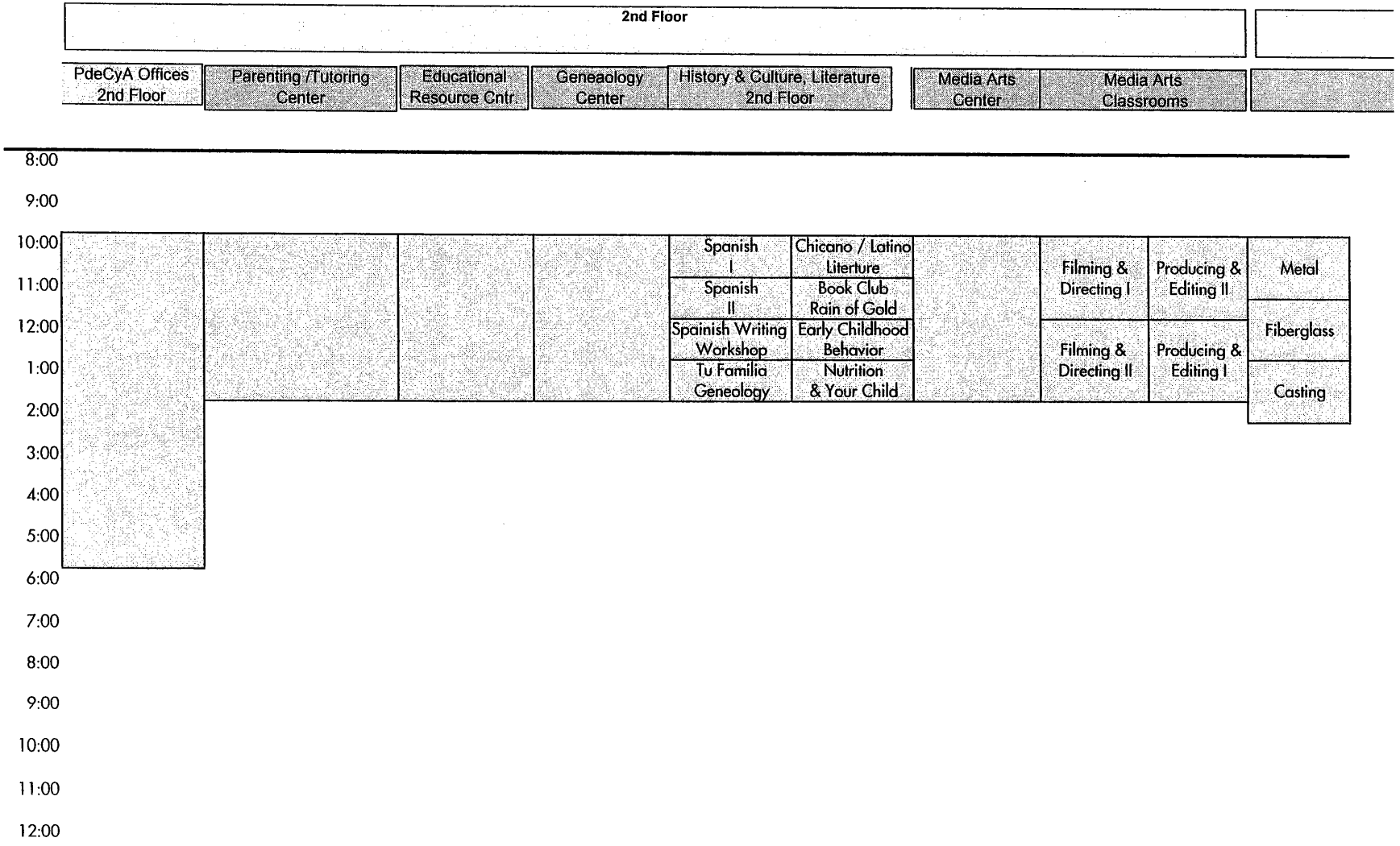
Weekday Occupancy - Alternative A - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
New Construction



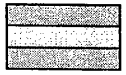
Weekday Occupancy - Alternative A - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
New Construction

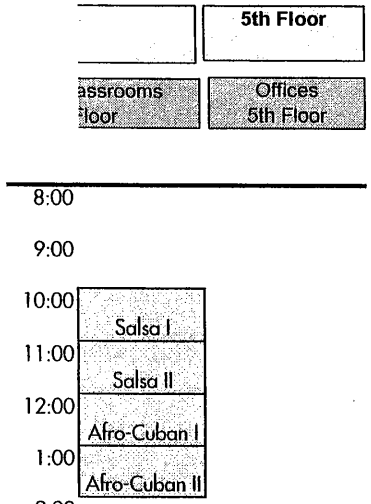


Weekday Occupancy - Alternative A - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
New Construction



3rd Floor			4th Floor									
Art Classrooms 3rd Floor			Theater Classrooms 3rd Floor		Music Classrooms 4th Floor							Dance Classrooms 4th Floor
8:00												
9:00												
10:00	Migajon	Weaving	Etching	Acting I	Movement II	Sight Reading & Ear Training	Jazz & Blues Guitar	Jazz & Salsa for Winds	Jazz & Salsa Percussion	Private Clarinet	Private Bass	Capoeira II
11:00				Acting II	Movement I	Arranging I	Improv Guitar	Improv Winds	Improv Percussion	Private Flute	Private Bass	Capoeira I
12:00	Jaleteria	Still Life Drawing	Installation	Performance Workshop I	Improv Ensemble	Arranging For Latin Jazz	Improv Bass	Improv Vocal	Performance Workshop II	Private Flute	Private Sax	Aztec II
1:00	Jewelry	Life Drawing	Book Art	Performance Workshop II	La Comedia	Arranging For Mariachi	Original Comp Ensemble	Community Chorus	Performance Workshop I	Private Clarinet	Private Sax	Aztec I
2:00												
3:00												
4:00												
5:00												
6:00												
7:00												
8:00												
9:00												
10:00												
11:00												
12:00												


5th Floor
assrooms
floor
Offices
5th Floor
8:00
9:00
10:00
Salsa I
11:00
Salsa II
12:00
Afro-Cuban I
1:00
Afro-Cuban II
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00

Alternative A

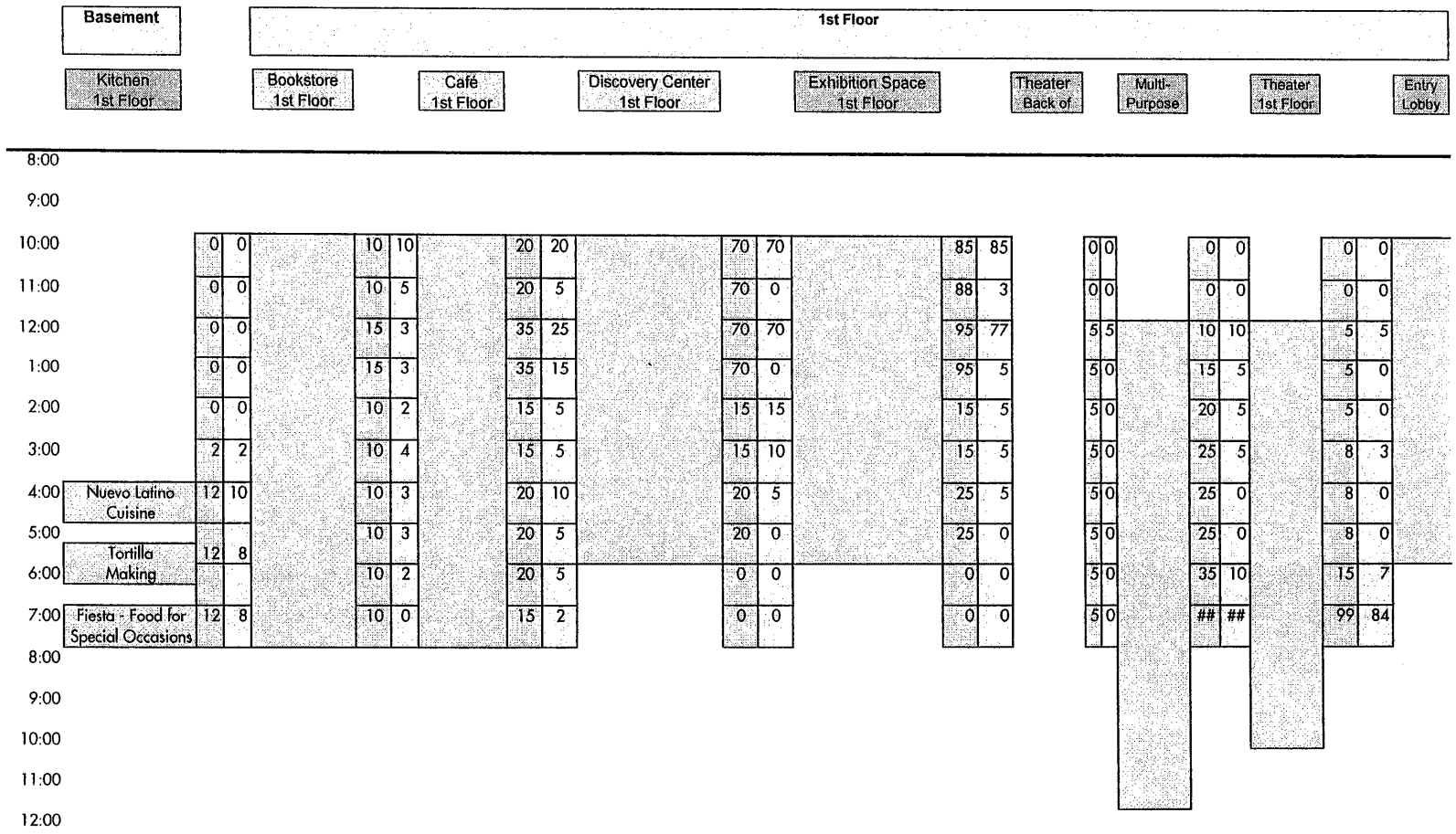
Hour By Hour Friday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Friday Occupancy - Alternative A

Vickrey Brunswig Bldg.
Plaza House
New Construction

# of People in the Building
# of People Arriving



Hour by Hour - Friday Occupancy - Alternative A

Vickrey Brunswig Bldg.
Plaza House
New Construction

# of People in the Building
# of People Arriving

2nd Floor

	PdeCyA Offices 2nd Floor		Parenting /Tutoring		Educational Resource Cntr.		Geneaology Center		History & Culture, Literature 2nd Floor				Media Arts Center		Media Arts Classrooms		
8:00																	
9:00																	
10:00		25	25		0	0		0	0		0	0		0	0		0	0	
11:00		25	0		0	0		0	0		0	0		0	0		0	0	
12:00		25	0		5	5		5	5		5	5		0	0		0	0	
1:00		5	0		10	5		5	0		5	5		0	0		0	0	
2:00		25	20		15	5		10	5		6	1		0	0		0	0	
3:00		30	5		15	0		10	0		7	1		0	0		0	0	
4:00		30	0		15	5		5	0		8	1	Spanish I	16	16	Latino Parenting	16	16	
5:00		30	0		15	5		10	5		8	1	Spanish II	15	5	Tu Familia - Geneology	15	5	
6:00		5	0		15	0		10	0		8	0	History of Latino Theater	12	5	Art Docent Hist. Of El Pueblo	12	5	
7:00		5	0		10			10	0		6	0	Dances of the Americas	12	5	Art Docent Current Exhibition	12	5	
8:00																			
9:00																			
10:00																			
11:00																			
12:00																			

	Media Arts Classrooms		
8:00			
9:00			
10:00			
11:00			
12:00			
1:00			
2:00			
3:00			
4:00	9	9	Keyboard I
5:00	8	3	Keyboard II
6:00	7	3	Digital Video I
7:00	7	3	Digital Video II
8:00			
9:00			
10:00			
11:00			
12:00			

	Media Arts Classrooms		
8:00			
9:00			
10:00			
11:00			
12:00			
1:00			
2:00			
3:00			
4:00	13	13	Web Design I
5:00	12	5	Web Desgin II
6:00	11	3	Digital Mural II
7:00	11	3	Digital Mural I
8:00			
9:00			
10:00			
11:00			
12:00			

Hour by Hour - Friday Occupancy - Alternative A

Vickrey Brunswig Bldg.
Plaza House
New Construction

# of People in the Building
# of People Arriving

3rd Floor

Art Classrooms 3rd Floor

Theater Classrooms 3rd Floor

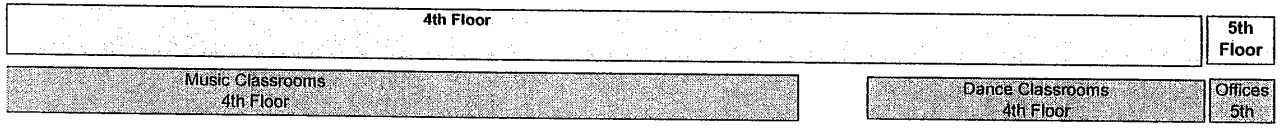
Music Cla 4th F

8:00																													
9:00																													
10:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0			
11:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0			
12:00	0	0		35	0		35	0		35	0		35	0		0	0		0	0		0	0		0	0			
1:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0			
2:00	0	0		35	0		35	0		35	0		35	0		0	0		0	0		0	0		0	0			
3:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0			
4:00	13	13	Creative Expression I	16	16	Mask Making II	16	16	Water Color	16	16	Collage	16	16	Fairytale Theater	22	22	Corporal Expression II	22	22	Piano Primer	8	8	Acoustic Guitar & Bass I					
5:00	12	5	Creative Expression II	15	5	Mask Making I	15	5	Acrylic Technique	15	5	Book Art	15	5	Pantomime	20	5	Corporal Expression I	20	5	Piano Primer	8	3	Acoustic Guitar & Bass I					
6:00	11	3														18	5		19	5	Piano I	8	3	Acoustic Guitar & Bass II					
7:00	11	3	Sculpture	14	5	Art Theory & Critique	14	5	Oil Painting	14	5	Concepts in Art	14	5	Movement I	18	5	Improv. II	18	5	Piano I	8	3	Acoustic Guitar & Bass II					
															Movement II			Improv. I											
8:00																													
9:00																													
10:00																													
11:00																													
12:00																													

Hour by Hour - Friday Occupancy - Alternative A

Vickrey Brunswig Bldg.
Plaza House
New Construction

# of People in the Building
# of People Arriving



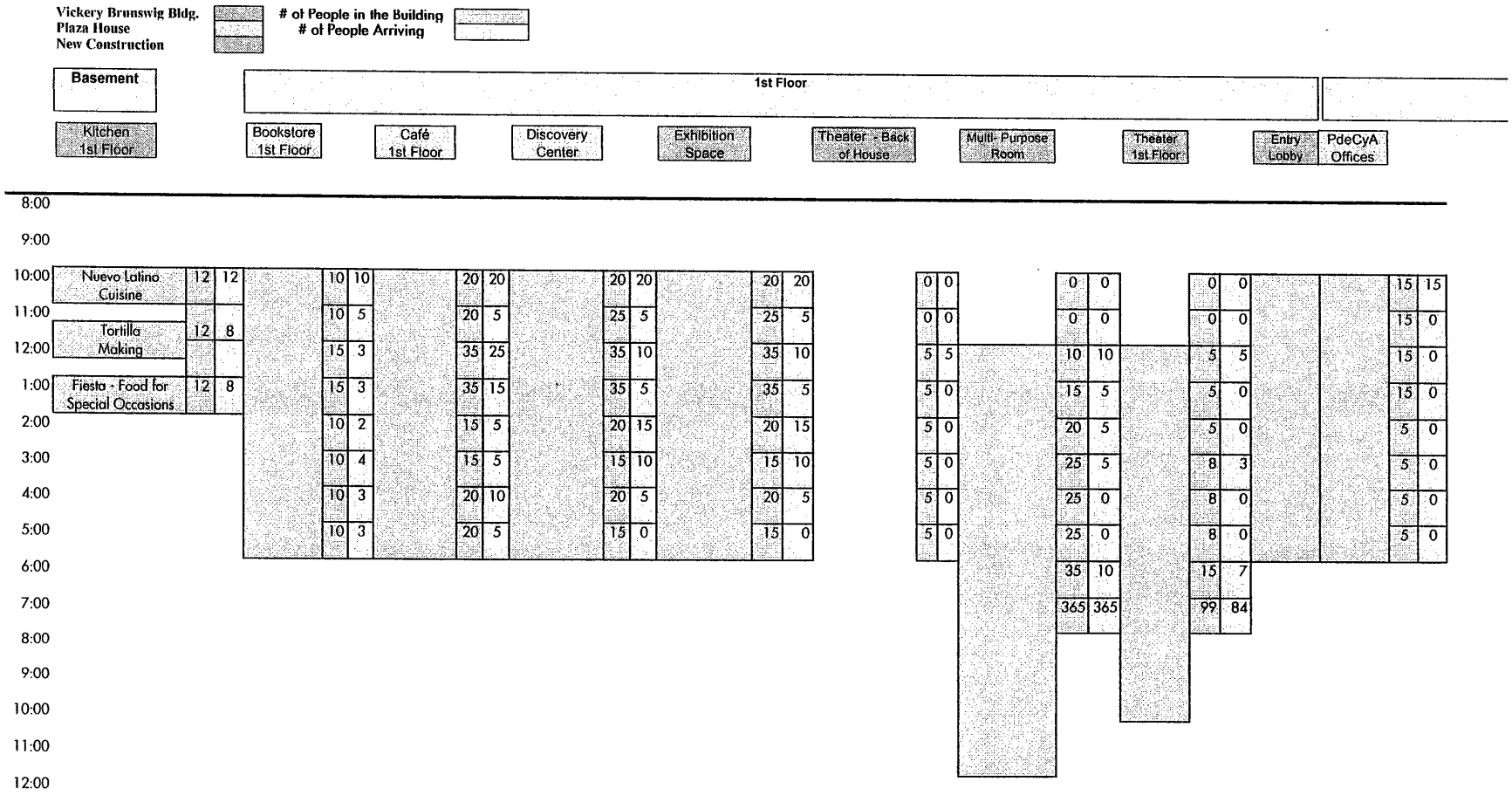
																										Total in Bldg.	Total Arriving
8:00																											
9:00																											
10:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		15	15	225	225
11:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		13	0	226	13
12:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		8	0	423	210
1:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		15	7	280	45
2:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		14	3	295	66
3:00	0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		13	2	170	42
4:00	12	12	Wind Instruments II	16	16	Drum Set I	8	8	Private Guitar	2	2	Private Piano	2	2		4	4	Pre- Ballet	20	20	Folklorico II	20	20		13	0	463	306
5:00	10	3	Wind Instruments I	15	5	Drum Set II	8	3	Private Guitar	2	1	Private Piano	2	1		3	1	Ballet I	15	5	Folklorico I	27	5		10	0	450	107
6:00	9	3	Singing II	14	5	World Percussion I	7	3	Private Guitar	2	1	Private Piano	2	1		2	1	Modern I	13	3	Flamenco II	15	3		8	0	338	96
7:00	8	3	Singing I	13	3	World Percussion II	6	2	Private Guitar	2	1	Private Piano	2	1		2	0	Modern II	10	2	Flamenco I	13	2		3	0	594	505
8:00																											3464	1615
9:00																											
10:00																											
11:00																											
12:00																											

Alternative A

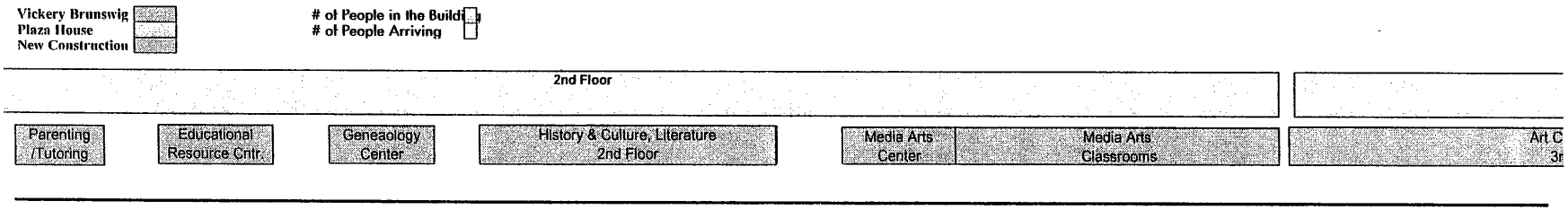
Hour By Hour Saturday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Saturday Occupancy for Alternative A



Hour by Hour - Saturday Occupancy for Alternative A



	5	5		5	5		5	5	Spanish I	16	16	Latino Parenting	16	16		9	9	Keyboard I	13	13	Web Design I	13	13	Creative Expression I	16	16	Mask Making II
	10	5		5	0		5	5	Spanish II	15	5	Tu Familia - Geneology	15	5		8	3	Keyboard II	12	5	Web Desgin II	12	5	Creative Expression II	15	5	Mask Making I
	15	5		10	5		6	1	History of Latino Theater	12	5	Art Docent Hist. Of El Pueblo	12	5		7	3	Digital Video I	11	3	Digital Mural II	11	3				
	15	0		10	0		7	1	Dances of the Americas	12	5	Art Docent Current Exhibition	12	5		7	3	Digital Video II	11	3	Digital Mural I	11	3	Sculpture	14	5	Art Theory & Critique
	15	5		5	0		8	1																			
	15	5		10	5		8	1																			
	15	0		10	0		8	0																			
	10			10	0		6	0																			

Hour by Hour - Saturday Occupancy for Alternative A

Vickery E
Plaza Ho
New Con

# of People in the Building
# of People Arriving

3rd Floor	4th Floor
rt Classrooms 3rd Floor	Theater Classrooms 3rd Floor
	Music Classrooms 4th Floor

16	16	Water Color	16	16	Collage	16	16	Fairytale Theater	22	22	Corporal Expression II	22	22	Piano Primer	8	8
15	5	Acrylic Technique	15	5	Book Art	15	5	Pantomime	20	5	Corporal Expression I	20	5	Piano Primer	8	3
14	5	Oil Painting	14	5	Concepts in Art	14	5	Movement I	18	5	Improv. II	19	5	Piano I	8	3
								Movement II	18	5	Improv. I	18	5	Piano I	8	3

Hour by Hour - Saturday Occupancy for Alternative A

Vickery Brunswig Bldg
Plaza House
New Construction

# of People in the Building
# of People Arriving

4th Floor | 5th Floor

Music Classrooms 4th Floor | Dance Classrooms 4th Floor | Offices 5th Floor

Acoustic Guitar & Bass I	12	12	Wind Instruments II	16	16	Drum Set I	8	8	Private Guitar	2	2	Private Piano	2	2		4	4	Pre- Ballet	20	20	Folklorico II	20	20	14	14	393	393
Acoustic Guitar & Bass I	10	3	Wind Instruments I	15	5	Drum Set II	8	3	Private Guitar	2	1	Private Piano	2	1		3	1	Ballet I	15	5	Folklorico I	27	5	13	2	380	112
Acoustic Guitar & Bass II	9	3	Singing II	14	5	World Percussion I	7	3	Private Guitar	2	1	Private Piano	2	1		2	1	Modern I	13	3	Flamenco II	15	3	13	0	417	151
Acoustic Guitar & Bass II	8	3	Singing I	13	3	World Percussion II	6	2	Private Guitar	2	1	Private Piano	2	1		2	0	Modern II	10	2	Flamenco I	13	2	10	0	367	88
																								8	0	136	48
																								3	0	134	48
																										146	23
																										129	8
																										50	17
																										464	449
																										2616	1337

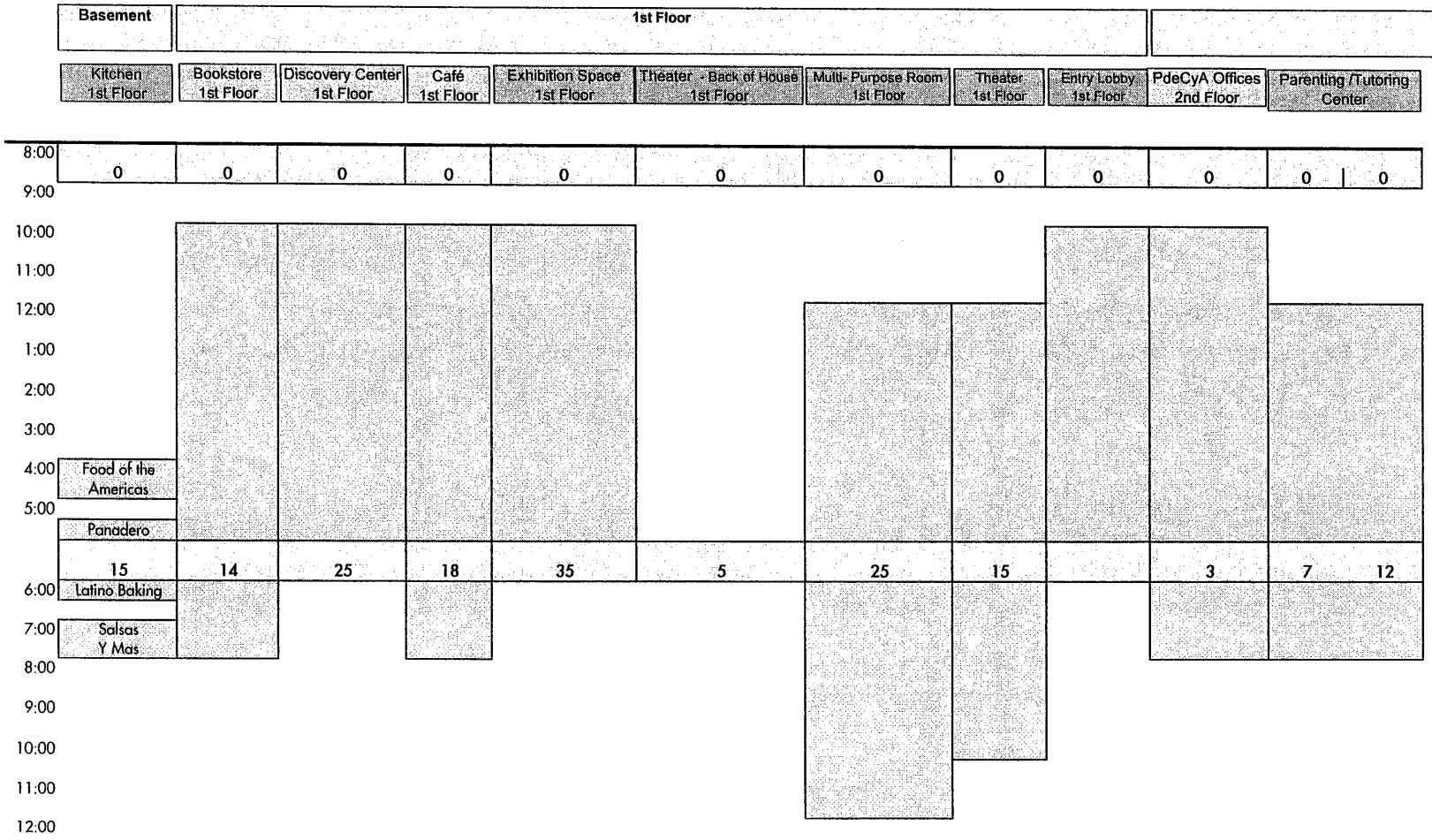
Alternative A

Summer Traffic Report

Prepared by Community Arts Resources
September 22, 2003

Rush Hours' Weekday Occupancy - Alternative A - Summer

Vickrey Brunswig Bldg.
Plaza House
New Construction



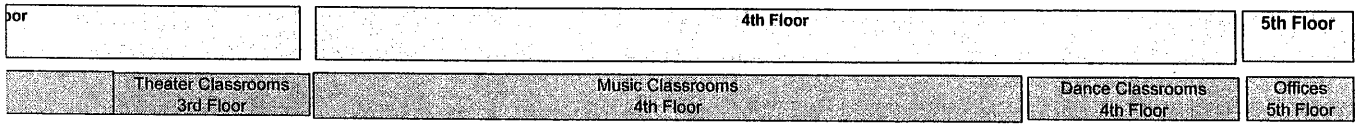
Rush Hours' Weekday Occupancy - Alternative A - Summer

Vickrey Brunswig Bldg.
Plaza House
New Construction

	2nd Floor						3rd Floor			
	Educational Resource Cntr.	Geneaology Center	History & Culture, Literature 2nd Floor	Media Arts Center	Media Arts Classrooms		Art Classrooms 3rd Floor			
8:00	0	0	0	0	0	0	0	0	0	0
9:00										
10:00			Meso - American Art History	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II
11:00			Contemporary Chicano Art	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I
12:00			History of Latino Music	Poetry of Witness		Graphic Design III	Digital Storytelling			
1:00			History of Mexican Music	Screenwriting		Graphic Design Critique	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting
2:00										
3:00										
4:00			Meso - American Art History	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II
5:00			Contemporary Chicano Art	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I
	10	2 4 2	16	17	10	12	12	18	19	18
6:00			History of Latino Music	Poetry of Witness		Graphic Design III	Digital Storytelling			
7:00			History of Mexican Music	Screenwriting		Graphic Design Critique	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting
8:00										
9:00										
10:00										
11:00										
12:00										

Rush Hours' Weekday Occupancy - Alternative A - Summer

Vickrey Brunswig Bldg.
Plaza House
New Construction



8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL # OF PEOPLE 0
9:00														
10:00	Mural Part I	Acting II	Voice I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet		Point	Hip Hop I		
11:00	Mural Part II	Acting I	Voice II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet		Ballet Ii	Hip Hop II		
12:00		The One-Person Show	Play Production	Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz I	Folklorico III		
1:00	Landscape Painting	Performing Your Writing	Play Production	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz II	Folklorico Ensemble		
2:00														
3:00														
4:00	Mural Part I	Acting II	Voice I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet		Point	Hip Hop I		
5:00	Mural Part II	Acting I	Voice II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet		Ballet Ii	Hip Hop II		
	18	22	22	8	14	18	25	2	2	5	13	27	10	TOTAL # OF PEOPLE 500
6:00		The One-Person Show	Play Production	Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz I	Folklorico III		
7:00	Landscape Painting	Performing Your Writing	Play Production	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz II	Folklorico Ensemble		
8:00														
9:00														
10:00														
11:00														
12:00														

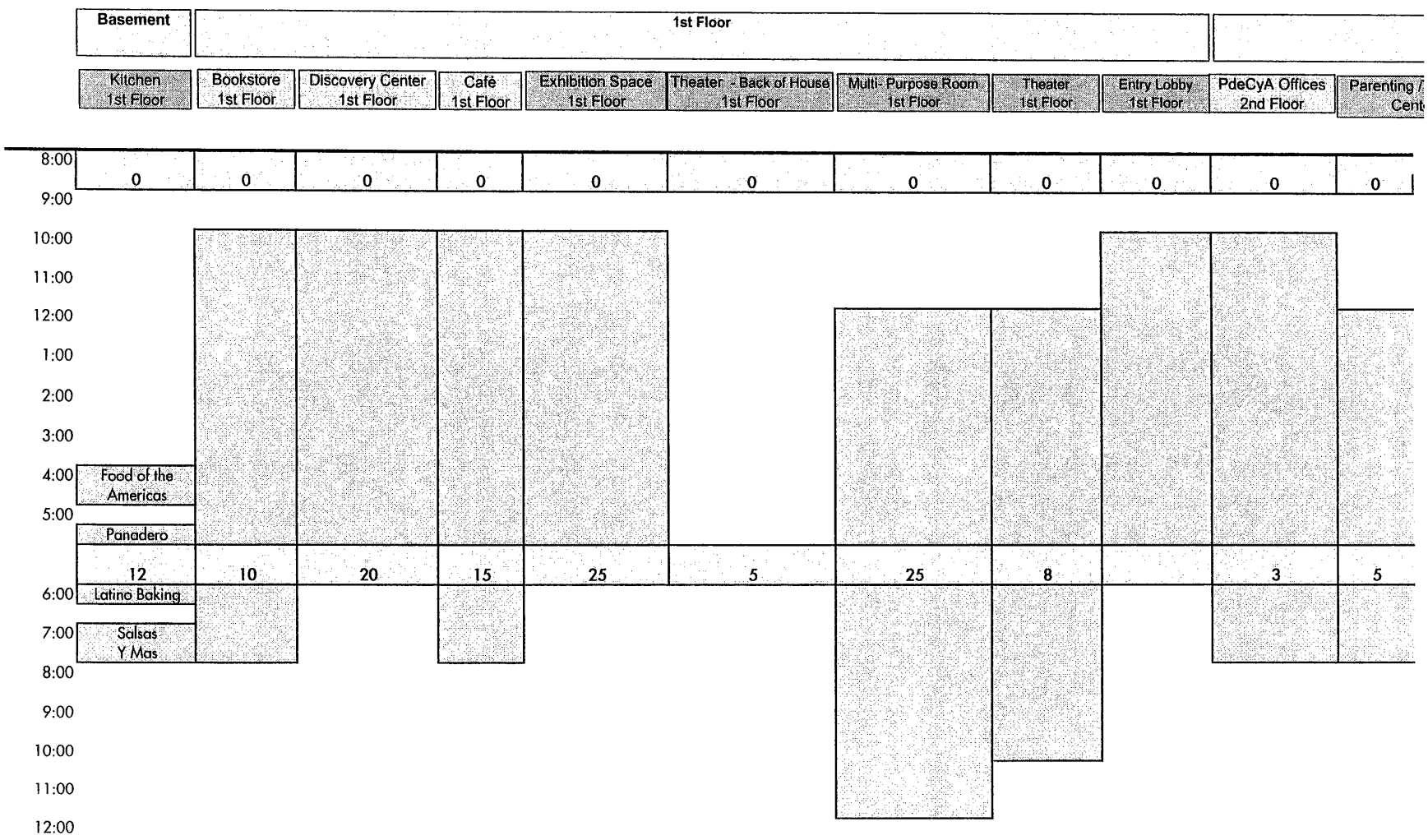
Alternative A

Fall Traffic Report

Prepared by Community Arts Resources
September 22, 2003

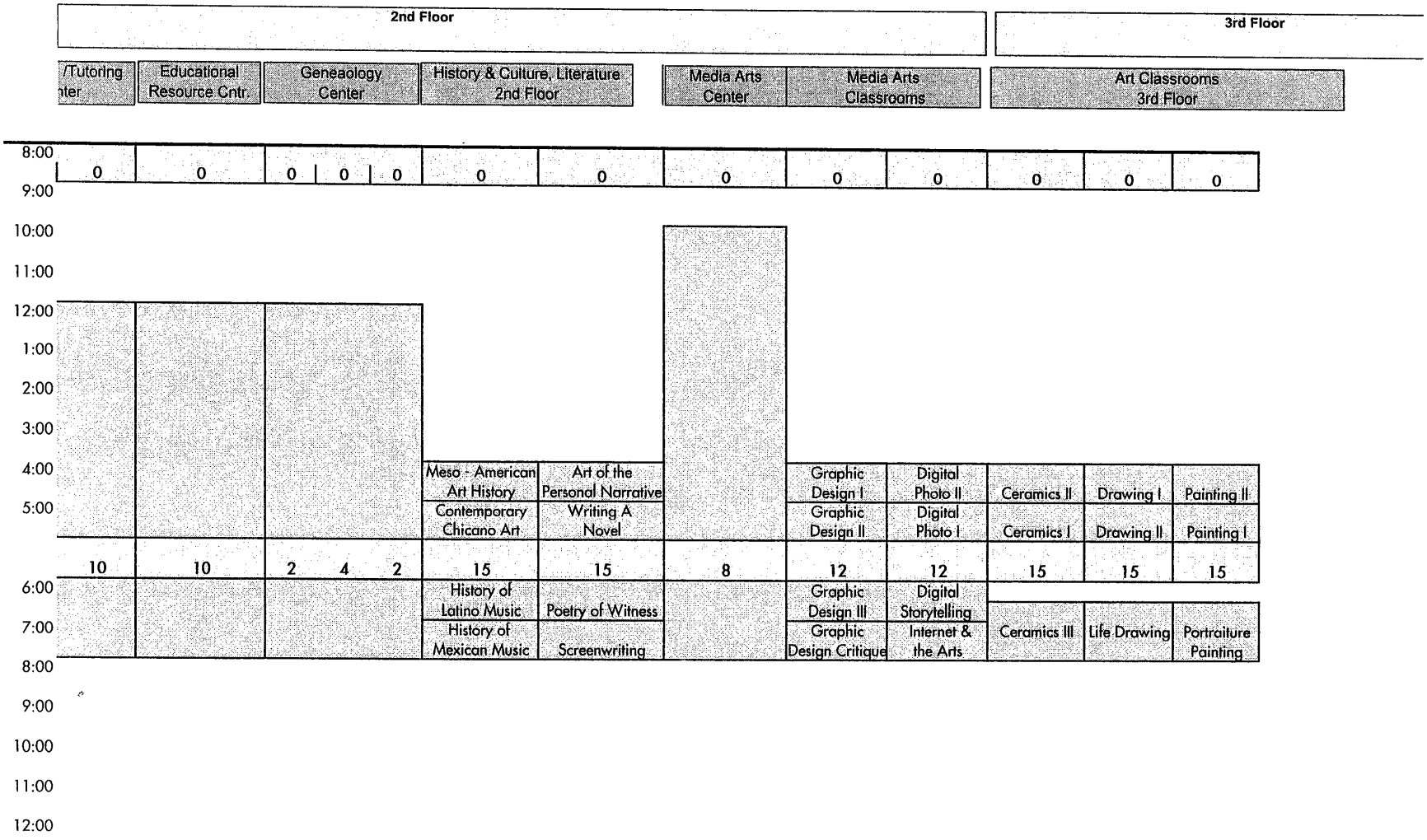
Rush Hours' Weekday Occupancy - Alternative A - Fall

Vickrey Brunswig Bldg.
Plaza House
New Construction



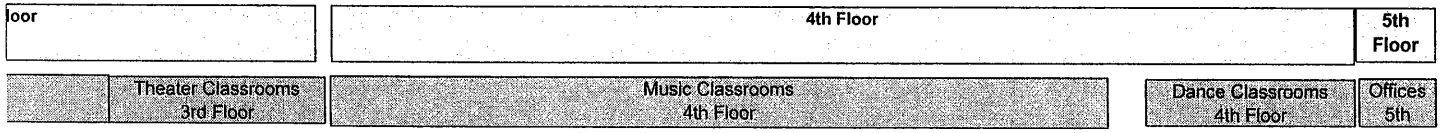
Rush Hours' Weekday Occupancy - Alternative A - Fall

Vickrey Brunswig Bldg.
Plaza House
New Construction



Rush Hours' Weekday Occupancy - Alternative A - Fall

Vickrey Brunswig Bldg.
Plaza House
New Construction



8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL # OF PEOPLE 0
9:00														
10:00														
11:00														
12:00														
1:00														
2:00														
3:00														
4:00	Mural Part I	Acting II	Voice I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet		Point	Hip Hop I		
5:00	Mural Part II	Acting I	Voice II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet		Ballet Ii	Hip Hop II		
	15	20	20	8	10	15	22	2	2	3	10	27	10	TOTAL # OF PEOPLE 427
6:00		The One-Person Show	Play Production	Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz I	Folklorico III		
7:00	Landscape Painting	Performing Your Writing	Play Production	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello		Jazz II	Folklorico Ensemble		
8:00														
9:00														
10:00														
11:00														
12:00														

PLAZA DE CULTURA Y ARTE
ALTERNATIVE B – SUMMARY OF THE BUILT ENVIRONMENT

This alternative adaptively reuses all three existing buildings – the Plaza House, Vickrey Brunswig Building and Vickery Brunswig Annex. As in Alternative A, new construction includes a 99-seat Theater, a large Multipurpose Room and auxiliary components.

Programming – All programming is identical to Alternative A, however, theater classrooms are omitted due to lack of space and therefore omitted in La Escuelita's programming. The loss of the two theater classrooms eliminates as well rehearsal space and after-hour meeting rooms, which these rooms would have accommodated. In order for theater classes to be maintained, the dance classes would have to be reduced to share space with them or production in the 99 seat theater would be curtailed to allow for class to be conducted therein. Either way presents compromising situations for other programming.

Plaza House

1st Floor
- Bookstore / Café
- Discovery Center

2nd Floor
- Plaza de Cultura y Arte Administrative Offices

Vickrey Brunswig Building

1st Floor
- Exhibition Gallery

2nd Floor
- Parenting / Tutoring Center
- Genealogy Center
- Educational Resource Center
- (2) History & Culture classrooms
- (2) Media Arts classrooms
- Media Arts Center

3rd Floor
- (4) Visual Arts classrooms
- (2) Dance classrooms

4th Floor
- (4) Music classrooms
- (2) Music Practice and Private Lesson rooms
- Music Composing Lab

PLAZA DE CULTURA Y ARTE
ALTERNATIVE B – SUMMARY OF THE BUILT ENVIRONMENT
Continued

5th Floor
- Rental Offices

New Construction

Basement
- Kitchen

1st Floor
- Entry Lobby
- Black Box 99-seat Theater
- Theater Back of House
- Multipurpose Room

Alternative B

Yearly Calendar

Exhibition Calendar

Prepared by Community Arts Resources
September 22, 2003

Stable Year

Winter

Public Events	Jan. 2 - Mar. 30
Exhibtions	Jan. 6 - Mar. 16
Class Session	Jan. 6 - Mar. 16
School Break	Mar. 17 - 23
Registration	Mar. 24 - 28

Spring

Public Events	Mar. 31 - Jun. 29
Exhibtions	Mar. 31 - Jun. 8
Class Session	Mar. 31 - Jun. 8
School Break	Jun. 9 - 15
Registration	Jun. 16 - 20

Summer

Public Events	Jun. 30 - Sept. 28
Exhibtions	Jun. 23 - Aug. 31
Class Session	Jun. 23 - Aug. 31
School Break	Sept. 1 - 7
Registration	Sept. 8 - 12

Fall

Public Events	Sept. 29 - Dec. 21
Exhibtions	Sept. 15 - Nov. 23
Class Session	Sept. 15 - Nov. 23
School Break	Nov. 24 - Dec. 7
Registration	Dec. 8 - 12

Exhibitions

Permanent Exhibitions
- History of Latinos in LA - PdeCyA Lobby
- El Pueblo Discovery Center

Winter Temporary Exhibitions
- Azteca: Pre-Columbian Art & Artifacts

Spring Temporary Exhibitions
- Diane Gamboa Retrospective
- Click - 10 Us Latino Photographers in Contemporary LA

Summer Temporary Exhibitions
- Tezcatlipoca: Emerging Artists in Aztlan
- Codices to Zines: Latino Book Art

Fall Temporary Exhibitions
- Dia de los Muertos Altars

Alternative B

Public Events Calendars

Prepared by Community Arts Resources
September 22, 2003

January	Theater	Multipurpose Room
1	Closed New Year's Day	
2		
3		
4		Rental - Wedding
5		
6	Dia De Los Reyes Celebration	
7		
8		
9		
10		
11		Rental - Engagement Party
12	Poetry for the People	
13	Rental - LA County Arts Commission	
14		
15	Latino Film Series	
16		
17		
18		Rental - Wedding
19		Rental - Bon Voyage Party
20		
21	*Theater - Dry & Wet Tech Teatro de los Ninos*	
22	*Theater - Dry & Wet Tech Teatro de los Ninos*	
23	*Theater - Dry & Wet Tech Teatro de los Ninos*	
24	*Theater - Dry & Wet Tech Teatro de los Ninos*	Music - Mariachi Las Adelitas
25	Theater - Teatro de los Ninos	Rental - XV Anos
26	Theater - Teatro de los Ninos	Rental - Children's Book Fund Fundraiser
27		
28		Rental - Latino Buisness Council Meeting
29		
30		Salon Literario - Sandra Cisneros
31	Dance - Flamenco	

February	Theater	Multipurpose Room
1	Dance - Flamenco	Rental - Wedding
2	Poesia en Espanol	
3		
4	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference
5	Rental - Latino Computer Science Association Conference	Rental - Latino Computer Science Association Conference
6		
7		Music Series - Friday Nights at the Plaza
8	Film & Panel - Chicano	Rental - Para Los Ninos Fundraiser
9	Salon Literario	Comedy - Latino Comedy Extraveganza
10		
11	Rental - Latino Arts Network Board Meeting	
12	Latino Film Series	
13		
14	Music - "Feelin" Romantic Music of Cuba	Rental - Wedding
15	Festival - Carnaval (Mardi Gras)	Festival - Carnaval (Mardi Gras)
16	*Theater - Dry & Wet Tech - Teatro Mexicano*	Rental - Wedding
17	*Theater - Dry & Wet Tech - Teatro Mexicano*	
18	*Theater - Dry & Wet Tech - Teatro Mexicano*	Rental - Mothers of East Los Angeles Luncheon
19	*Theater - Dry & Wet Tech - Teatro Mexicano*	
20	Theater - Teatro Mexicano	
21	Theater - Teatro Mexicano	Music Series - Friday Nights at the Plaza
22	Theater - Teatro Mexicano	Rental - XV Anos
23	Theater - Teatro Mexicano	Rental - Lopez Family Reunion
24		
25		Rental - Downtown Central City Association Luncheon
26		
27	Theater - Teatro Mexicano	
28	Theater - Teatro Mexicano	Music - Viver Brasil Dance Co. / Ballet Folclorico do Brasil

March	Theater	Multipurpose Room
1	Theater - Teatro Mexicano	Multi-media Event - International Woman's Day Celebration
2	Theater - Teatro Mexicano	
3		
4		Rental - Youth Empowerment Project Career Day
5	Rental - Casting Call	
6		
7		
8		Rental - Wedding
9	Student Music Recital	Rental - Baptism
10		
11	Rental - LA Conservancy	Rental - Women's Health Network Meeting
12	Latino Film Series	Rental - Women's Health Network Meeting
13		
14		
15	Music - Cancion Nortena	Rental - XV Anos
16	Student Dance Recital	Film & Music - Enamorada Latin American Cinemateca
17		Rental - Community Meeting
18		
19	Rental - Latino Student Coalition Against Hunger Meeting	
20		
21		
22	Rental - Latina Breast Cancer Research Fundraiser	Music & Dance - Los Munequitos de Matanzas
23	Rental - Adelante Mujer Latina Conference	Rental - Adelante Mujer Latina Conference
24		
25		
26	*Dry & Wet Tech Teatro de la Gente*	
27	*Dry & Wet Tech Teatro de la Gente*	
28	Teatro de la Gente	Salon Literario - Carlos Fuentes
29	Teatro de la Gente	Rental - Baptism / First Holy Communion
30	Teatro de la Gente	
31		

April	Theater	Multi-purpose Room
1	Rental - Business Meeting	
2		
3		
4		Music Series - Friday Nights at the Plaza
5	Music & Dance - Peru Negro	Rental - XV Anos
6	Poetry - Made in Califas	Rental - Wedding
7		
8		Rental - Asociacion Zacatecana Dinner
9	Latino Film Series	
10		
11	Music - Tribute to Carlos Gardell	
12	*Theater - Dry & Wet Tech - About Productions*	Dance - Tango!
13	*Theater - Dry & Wet Tech - About Productions*	Blessing of the Animals
14	*Theater - Dry & Wet Tech - About Productions*	
15	*Theater - Dry & Wet Tech - About Productions*	Rental - Latina Breast Cancer Org. Luncheon
16	*Theater - Dry & Wet Tech - About Productions*	
17	*Theater - Dry & Wet Tech - About Productions*	
18	Theater - By the Hand of the Father - About Productions	Panel & Music - Inca: Music of the Andes
19	Theater - By the Hand of the Father - About Productions	Rental - XV Anos
20	Theater - By the Hand of the Father - About Productions	Easter Sunday
21		
22		
23		Rental - Business Meeting
24	Rental - El Congreso Board Meeting	
25		
26	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
27	Fiesta Broadway (Dark)	Fiesta Broadway (Dark)
28		
29	Rental - Mecha National Conference	Rental - Mecha National Conference
30	Rental - Mecha National Conference	Rental - Mecha National Conference

May	Theater	Multi-purpose Room
1	Rental - Mecha National Conference	Rental - Mecha National Conference
2	Rental - Mecha National Conference	Rental - Mecha National Conference
3	Rental - Arkestra Clandestina CD Release Party	Mariachi Gala
4	Music: Mariachi Festival	Music: Mariachi Festival
5		
6		Rental - Casting Call
7		Rental - Casting Call
8		
9	Dance - Limon Dance Co.	
10	Dance - Limon Dance Co.	Music - Orishas: Cuban Hip Hop
11	*Theater - Dry & Wet - Latino Theater Initiative*	Dia de las Madres Celebration
12	*Theater - Dry & Wet - Latino Theater Initiative*	
13	*Theater - Dry & Wet - Latino Theater Initiative*	Rental - Chicano Moratorium Coalition Meeting
14	*Theater - Dry & Wet - Latino Theater Initiative*	
15	Theater - Black Butterfly - Latino Theater Initiative	
16	Theater - Black Butterfly - Latino Theater Initiative	
17	Theater - Black Butterfly - Latino Theater Initiative	Rental - Campaign Fundraiser
18	Theater - Black Butterfly - Latino Theater Initiative	Rental - Wedding
19		
20		Rental - Business Meeting
21	Latino Film Series	
22		
23	Spoken Word - Latino Poetry Slam Championship	Music - Lila Downs
24	The Fifth Sun - Multi Media Event	Music - Lila Downs
25	Salon Literario	Rental - Bridal Shower
26		
27	Rental - Local Advisory Arts Council Meeting	
28		
29		
30		Music - La Cumbia de Colombia
31	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - Graduation Party

June		Multi-purpose Room
1	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Student Dance Recital
2	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	
3	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	Rental - California Foundation Luncheon
4	*Theater - Dry & Wet Tech - Teatro Campesino's Zoot Suit*	
5	Panel - The Zoot Suit Riots	
6	Theater - Teatro Campesino's Zoot Suit	
7	Theater - Teatro Campesino's Zoot Suit	Rental - XV Anos
8	Theater - Teatro Campesino's Zoot Suit	Student Music Recital
9		
10		
11		Rental - Hermandad Mexicana Dinner & Meeting
12		Rental - Hermandad Mexicana Meeting
13	Theater - Teatro Campesino's Zoot Suit	Music - Ozomatli
14	Theater - Teatro Campesino's Zoot Suit	Rental - Wedding
15	Theater - Teatro Campesino's Zoot Suit	Dia Del Padre Celebration
16		
17		Rental - Edward J. Olmos Foundation Meeting
18	Latino Film Series	
19		
20	Theater - Teatro Campesino's Zoot Suit	
21	Theater - Teatro Campesino's Zoot Suit	Cafe Caliente - Mulit-media Event
22	Theater - Teatro Campesino's Zoot Suit	Rental - Perez Family Reunion
23		
24		Rental - Business Luncheon
25	Rental - Latino Journalists Convention	Rental - Latino Journalists Convention
26		
27		Music - Los Pleneros de la 21
28	Rental - Film Wrap Party	Music - Plena Libre
29	Salon Literario	Rental - Engagement Party
30		

July	Theater	Multi-purpose Room
1		
2		
3		
4	**Closed 4th of July**	
5	Music - Sacred Music of the Americas	Rental - Wedding
6		Tardeada
7		
8	Rental - Hermandad Centro Americana Conference	Rental - Hermandad Centro Americana Conference
9		
10		
11		Rental - Student Coalition for Human Rights Fundraiser
12	Fashion Show - Latino Designers in LA	Music - The Battle of the East LA Bands
13	Rental - Through the Eyes of Youth - Student Conference	Rental - Through the Eyes of Youth - Student Conference
14	Rental - Latino Philanthropists	Rental - Latino Philanthropists
15	Rental - Latino Philanthropists	Rental - Latino Philanthropists
16	Latino Film Series	
17		
18	Rental - Fundraiser for Latina Business Support Network	Music - Poncho Sanchez
19	Art Speaks	Rental - XV Anos
20	Summer Solstice Celebration	Rental - Wedding
21		
22		
23		
24		
25	Rental - Domingo Siete - CD Release Party	Salon Literario - Elena Poniatowska
26	Rental - Casting Call	Music & Dance - Oaxaca Tradiciones y Canciones
27	Rental - Casting Call	Rental - Wedding
28		
29		
30	Festival - International Latino Film Festival	Festival - International Latino Film Festival GALA
31	Festival - International Latino Film Festival	Festival - International Latino Film Festival

August	Theater	Multi-purpose Room
1	Festival - International Latino Film Festival	Festival - International Latino Film Festival
2	Festival - International Latino Film Festival	Rental - Wedding
3	Cine LA - Student Film Screening	Rental - Wedding
4		
5	Rental - Arts Meeting	
6		
7		Rental - Business Luncheon
8	Music & Panel - Son Jarocho de Veracruz	Music - El Vez
9	Music & Panel - Son Jarocho de Veracruz	Music - El Vez
10	Salon Literario	Rental - 50th Wedding Anniversary Party
11	*Theater - Dry & Wet Tech - Culture Clash*	
12	*Theater - Dry & Wet Tech - Culture Clash*	Rental - Local UFW Meeting
13	*Theater - Dry & Wet Tech - Culture Clash*	
14	*Theater - Dry & Wet Tech - Culture Clash*	
15	Theater - Culture Clash	Music - World Drum Celebration
16	Theater - Culture Clash	Rental - XV Anos
17	Theater - Culture Clash	Rental - Baptism
18		
19		Rental - CD Release Party
20	Theater - Culture Clash	Rental - Community Meeting
21	Theater - Culture Clash	
22	Theater - Culture Clash	Music - Claudia Acuna
23	Theater - Culture Clash	Music - Quarteto Latino Americano
24	Student Dance Recital	Rental - Baptism
25		
26	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference
27	Rental - Latino Non-Profit Conference	Rental - Latino Non-Profit Conference
28		
29	Rental - Film Shoot	Dance - Raices Profundas de Cuba
30	Rental - Film Shoot	Music - Son Mayor, Machete
31	Student Music Recital	Rental - Wedding

September	Theater	Multi-purpose Room
1		
2		Rental - Comite Por La Justicia Mundial Meeting
3		Rental - Student Organization Meeting
4	Birthday of Los Angeles - Pobladores Walk & Reception	Birthday of Los Angeles - Pobladores Walk & Reception
5	Film & Panel - History of Chicano/a Music	
6	Poetry - The Last Word: Youth Spoken Word	Music - Tribute to Lalo Guerrero
7		Rental - Wedding
8		Rental - Business Meeting
9	Rental - Casting Call	
10	Rental - Casting Call	
11		Dance - Ballet Folklorico del Pacifico
12	Rental - CD Release - Los Obreros del Norte	Dance - Ballet Folklorico del Pacifico
13	Art Speaks - Against Censorship	Dance - Ballet Folklorico del Pacifico
14	Salon Literario	Dance - Ballet Folklorico del Pacifico
15		
16	Festival - Mexican independence Day	Mexican independence Day
17	Latino Film Series	
18		
19	Music - Recuerdos del Ayer Bolero Festival	
20	Music - Recuerdos del Ayer Bolero Festival	Rental - XV Anos
21	Music - Recuerdos del Ayer Bolero Festival	Rental - Sanchez Family Reunion
22		
23	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	Rental - Latino Arts Network Meeting
24	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	
25	*Theater - Dry & Wet Tech - 4 Latino Solo Theater Artists*	
26	Theater - 4 Latino Solo Theater Artists	
27	Theater - 4 Latino Solo Theater Artists	Rental - Poster & Art Auction Fundraiser
28	Theater - 4 Latino Solo Theater Artists	Rental - Wedding Shower
29		
30	*Theater - Dry & Wet Tech Teatro Chusma*	

October	Theater	Multi-purpose Room
1	*Theater - Dry & Wet Tech Teatro Chusma*	
2	*Theater - Dry & Wet Tech Teatro Chusma*	
3	Theater - Teatro Chusma in Carpa LA	Music - Garifuna - Music of Black Honduras
4	Theater - Teatro Chusma in Carpa LA	Music - Calypso
5	Theater - Teatro Chusma in Carpa LA	Rental - Wedding
6		
7	Latino Film Series	Rental - Salsa Congress Organizing Committee
8		
9		
10	Music & Dance - La Pena - A Celebration of Folk Traditions	Music - Nortec Collective
11	Rental - Book Release Party	Film & Music - Los Olvidados - Latin American Cinemateca
12	Salon Literario	Rental - Retirement Party
13	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
14	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	Rental -Sports League Awards Dinner
15	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
16	*Theater - Dry & Wet Tech Cherri Moraga's Watsonville*	
17	Theater - Cherri Moraga's Watsonville	
18	Theater - Cherri Moraga's Watsonville	Rental - XV Anos
19	Theater - Cherri Moraga's Watsonville	Rental - 30th Wedding Anniversary Party
20		
21	Rental - Salsa Congress	Rental - Salsa Congress
22	Rental - Salsa Congress	Rental - Salsa Congress
23	Rental - Salsa Congress	Rental - Salsa Congress
24		Dance - Ballet Nacional de Panama
25	Music & Dance - La Pena - A Celebration of Folk Traditions	Dance - Ballet Nacional de Panama
26	Rental - Folk & Traditional Arts Presenters Conference	Rental - Folk & Traditional Arts Presenters Conference
27		
28		Rental - Business Lunceon
29		Rental - Community Meeting
30		
31	Panel - The Origins of Dia de los Muertos	

November	Theater	Multi-purpose Room
1	Festival - Dia de los Muertos	Festival - Dia de los Muertos
2	Festival - Dia de los Muertos	Festival - Dia de los Muertos
3	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	
4	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	Rental - Community Meeting
5	*Theater - Dry & Wet Tech - Teatro Synergia - Frida*	
6	Theater - Teatro Synergia - Frida	
7	Theater - Teatro Synergia - Frida	Rental - LA Freewaves
8	Theater - Teatro Synergia - Frida	Rental - XV Anos
9	Theater - Teatro Synergia - Frida	Rental - Engagement Party
10		
11		
12	Latino Film Series	Rental - Business Luncheon
13		
14	Fundraiser - for Luchador (Film)	Music - Tijuana Symphony Orchestra
15	Student Music Recital	Music - Tijuana Symphony Orchestra
16	Rental - LA Freewaves	Rental - Wedding
17		Rental - Film Shoot
18		Rental - Film Shoot
19	Rental - Non-Profit Meeting	Rental - Film Shoot
20		
21		Music - Noche Venezolana
22	Music & Poetry - Mujer y Canto	Rental - Wedding
23	Student Dance Recital	Multi-media Event - Mujeres de Maiz
24		
25		
26		
27		
28		
29		
30		

December	Theater	Multi-purpose Room
1		
2		
3		
4		
5	Music - Trio Xoxocapa, Musica Huasteca	Chicano Music Awards
6	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Wedding
7	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party
8	*Theater - Dry & Wet Tech - La Pastorela*	
9	*Theater - Dry & Wet Tech - La Pastorela*	
10	*Theater - Dry & Wet Tech - La Pastorela*	Rental - Private Christmas Party
11	Theater - La Pastorela	Rental - Private Christmas Party
12	Theater - La Pastorela	Rental - Private Christmas Party
13	Theater - La Pastorela	Posadas
14	Theater - La Pastorela	Posadas
15		
16	Dia de la Virgen de Guadalupe	Dia de la Virgen de Guadalupe
17		
18	Theater - La Pastorela	Rental - Private Christmas Party
19	Theater - La Pastorela	Rental - Private Christmas Party
20	Theater - La Pastorela	Posadas
21	Theater - La Pastorela	Posadas
22		
23		
24	Christmas Season	
25	Closed	
26		
27		
28		
29		
30		

Alternative B

La Escuelita
Yearly Calendar

Schedule of Classes

Prepared by Community Arts Resources

Visual Arts

Creative Expression
Creative Expression II
Drawing
Charcoal & Pencil
Painting I
Painting II
Life Drawing
Still Life
Portraiture
Landscape
Mural / Grand Scale
Oil
Acrylic
Watercolor
Found Objects
Mask-making
Book Art
Altar-Making
Collage
Sculpture
Ceramics
Metal
Fiberglass
Casting
Migajon
Jaleteria
Weaving
Jewelry Making
Performance Art
Concepts in Art
Theory & Critique
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	4	12	12	12	36
Spring	4	12	12	12	36
Summer	4	24	24	24	72
Fall	4	12	12	12	36

Digital Media Arts

Keyboard I
Keyboard II
Graphic Design I
Graphic Design I I
Web Design I
Web Design II
Internet & the Arts
Digital Photography
Digital Storytelling
Digital Mural
Film Production - Filming & Directing I
Film Production - Filming & Directing II
Film Production - Producing & Editing I
Film Production - Producing & Editing II
Master Classes - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Literature

Poetry Workshop
Fiction Workshop
Non-Fiction Workshop
Screen Writing Workshop
Experimental Writing Workshop
Writing for Performance
Writing Lab

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

History & Culture

Spanish Language I
Spanish Language II

Spanish Language III
Art Docent Class - History of El Pueblo
History - Latino Music
History - Latino Theater
History - Latino Dance
History - Latino Art
Various Subjects in Parenting
Various Subjects in Geneology

Culinary Institute

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	1	3	3	0	6
Spring	1	3	3	0	6
Summer	1	6	6	0	12
Fall	1	3	3	0	6

Food of the Americas
Tortilla -Making
Fiesta - Food for Special Occasions
101 Moles - Cooking Mole from Scratch
Salsas y Mas
Panadero - Latino Baking
Southwest Cuisine
Nuevo Latino Cuisine
Just Like Mama Used to Make - Traditional Recipes

Music

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	6	24	24	24	72
Spring	6	24	24	24	72
Summer	6	48	48	48	144
Fall	6	24	24	24	72

Private Lessons
Guitar
Guitar
Violin
Violin
Percussion
Percussion
Piano
Piano
Trumpet
Trumpet
Flute
Bass
Sax
Cello
Clarinet
Vocal Training

Acoustic Guitar I
Acoustic Gutar II
Acoustic Guitar III
Bass I
Bass II
Electric Guitar & Bass I
Electric Guitar & Bass II
Primer Piano
Primer Piano
Piano I
Piano II
Piano III
Wind Instruments I
Wind Instruments II
Wind Instruments III
World Percussion I
World Percussion II
World Percussion III
Drum Set I
Drum Set II
Drum Set III
Strings for Mariachi I
Strings for Mariachi II
Wind Instruments for Mariachi I

Wind Instruments for Mariachi II
Latin Jazz / Salsa Ensemble I
Latin Jazz / Salsa Ensemble II
Latin Jazz / Salsa Ensemble III
Mariachi Ensemble I
Mariachi Ensemble II
Mariachi Ensemble III
Pre & Post Columbian Music Exploration II
Pre & Post Columbian Music Exploration II
Chorus I
Chorus II
Sight Reading & Ear Training I
Sight Reading & Ear Training II
Improvisation I
Improvisation II
Singing I
Singing II
Singing III
Music Theory & Composition I
Music Theory & Composition II
Arranging for Mariachi Ensemble
Arranging for Latin Jazz / Salsa Ensemble
Performance Workshop
Composition Workshop
Master Class - Various Subjects
Master Class - Various Subjects

Dance

Pre-Ballet
Ballet I
Ballet II
Ballet III
Point I
Point II
Modern Dance I
Modern Dance II
Modern Dance III
Aztec Dance I
Aztec Dance II
Aztec Dance III
Hip Hop I
Hip Hop II
Hip Hop III
Jazz I
Jazz II
Jazz III
Salsa I
Salsa II
Salsa III
Flamenco I
Flamenco II
Flamenco III
Ballet Folklorico I
Ballet Folklorico II
Ballet Folklorico III
Ballet Folklorico Ensemble
Zapateado Jarocho I
Zapateado Jarocho II
Capoeira I
Capoeira II
Capoeira III
Afro Cuban Dance I
Afro Cuban Dance II
Afro Cuban Dance III
Tango I
Tango II
Tango III
Master Class - Various Subjects
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

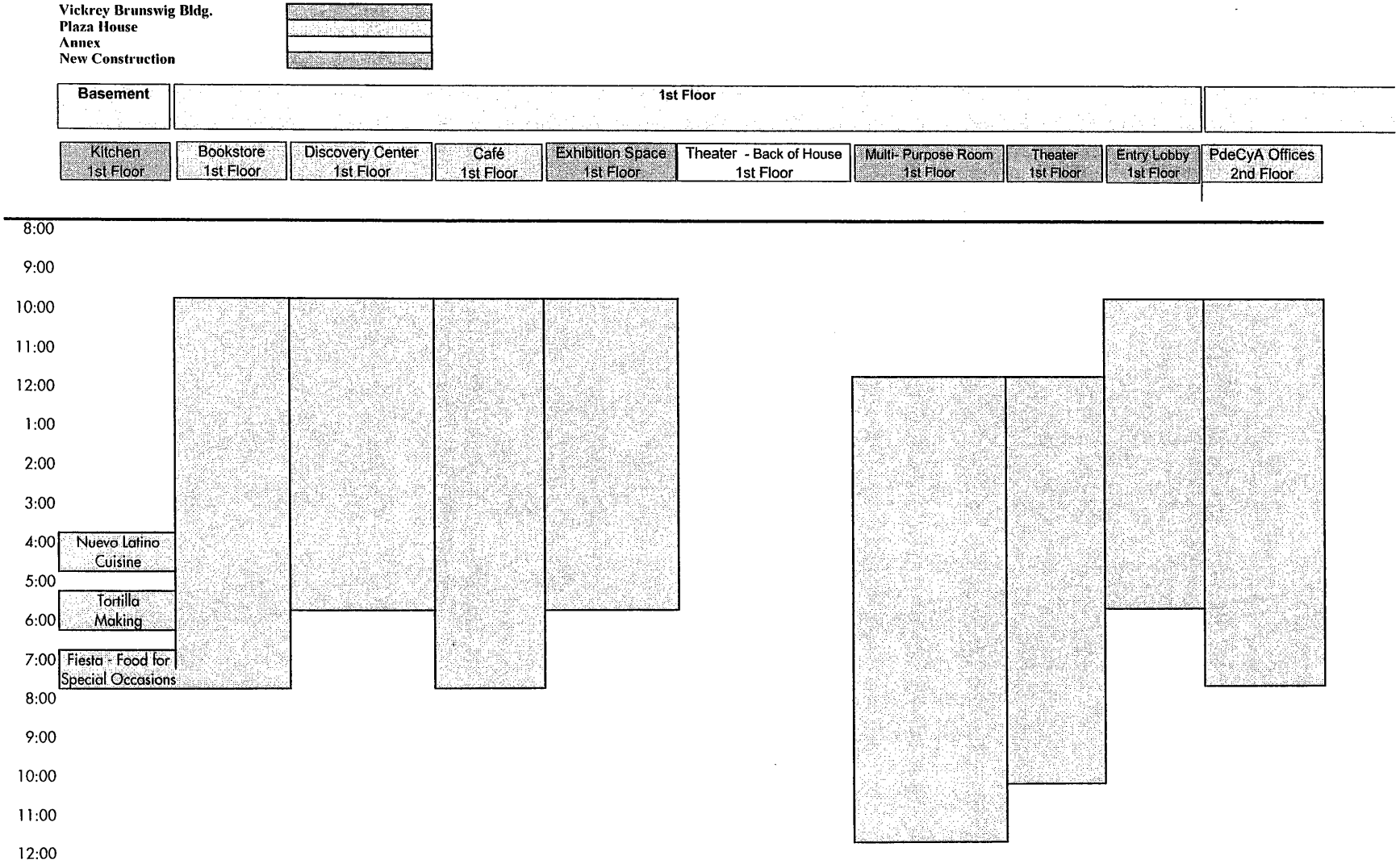
September 22, 2003

Alternative B

Sample Schedule of Weekday Occupancy
Tuesday and Thursday

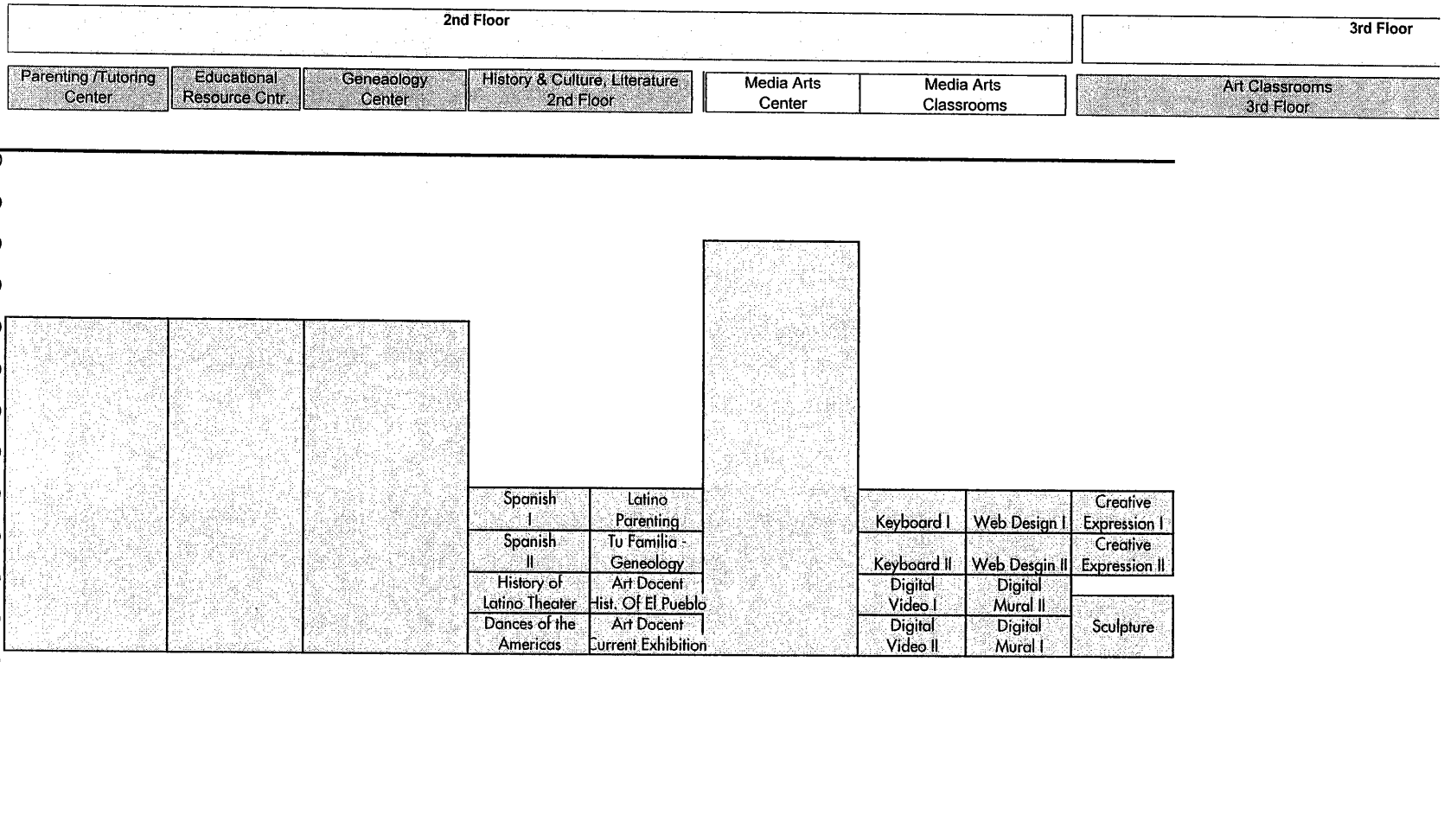
Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Alternative B - Tuesday & Thursday



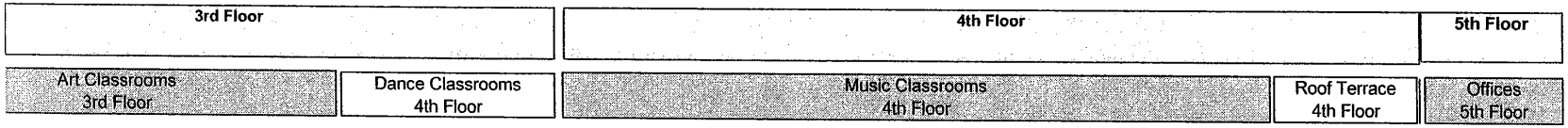
Weekday Occupancy - Alternative B - Tuesday & Thursday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



Weekday Occupancy - Alternative B - Tuesday & Thursday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



8:00											
9:00											
10:00											
11:00											
12:00											
1:00											
2:00											
3:00											
4:00	Mask Making II	Water Color	Collage	Pre- Ballet	Folklorico II	Piano Primer	Acoustic Guitar & Bass	Wind Instruments II	Drum Set I	Private Guitar	Private Piano
5:00	Mask Making I	Acrylic Technique	Book Art	Ballet I	Folklorico I	Piano Primer	Acoustic Guitar & Bass	Wind Instruments I	Drum Set II	Private Guitar	Private Piano
6:00				Modern I	Flamenco II	Piano I	Acoustic Guitar & Bass I	Singing II	World Percussion I	Private Guitar	Private Piano
7:00	Art Theory & Critique	Oil Painting	Concepts in Art	Modern II	Flamenco I	Piano I	Acoustic Guitar & Bass I	Singing I	World Percussion II	Private Guitar	Private Piano
8:00											
9:00											
10:00											
11:00											
12:00											

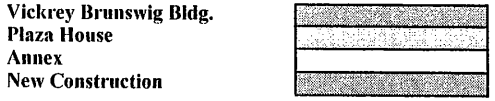
Alternative B

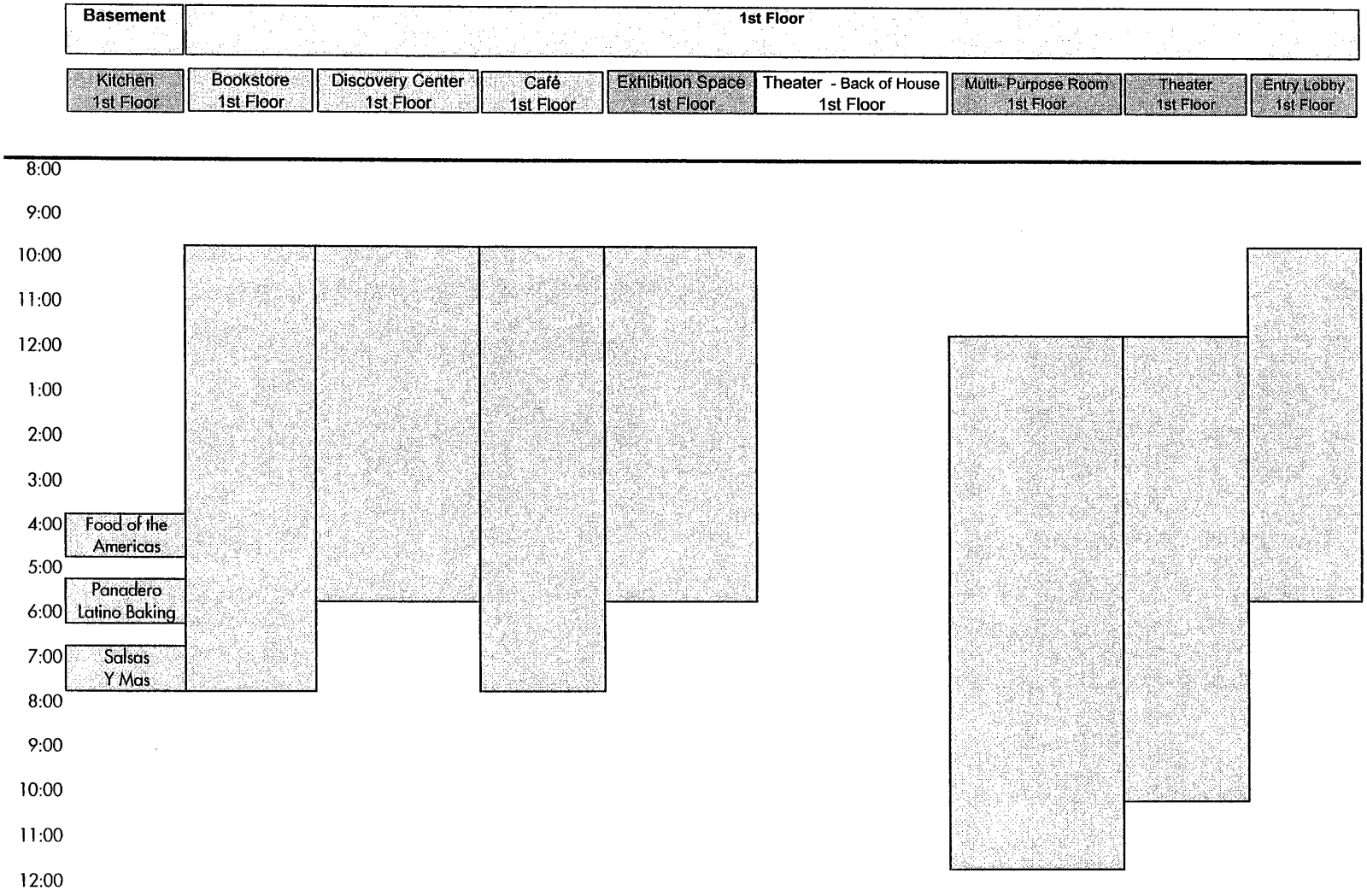
Sample Schedule of Weekday Occupancy
Wednesday and Friday

Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Alternative B - Wednesday & Friday

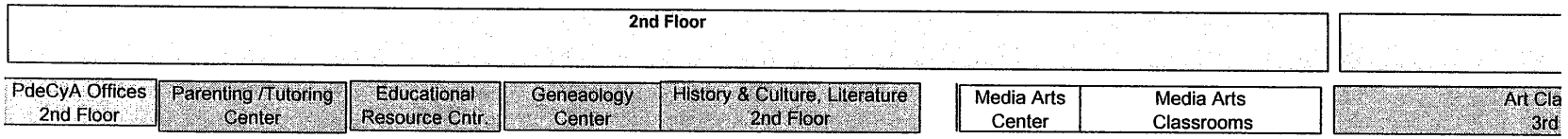
Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

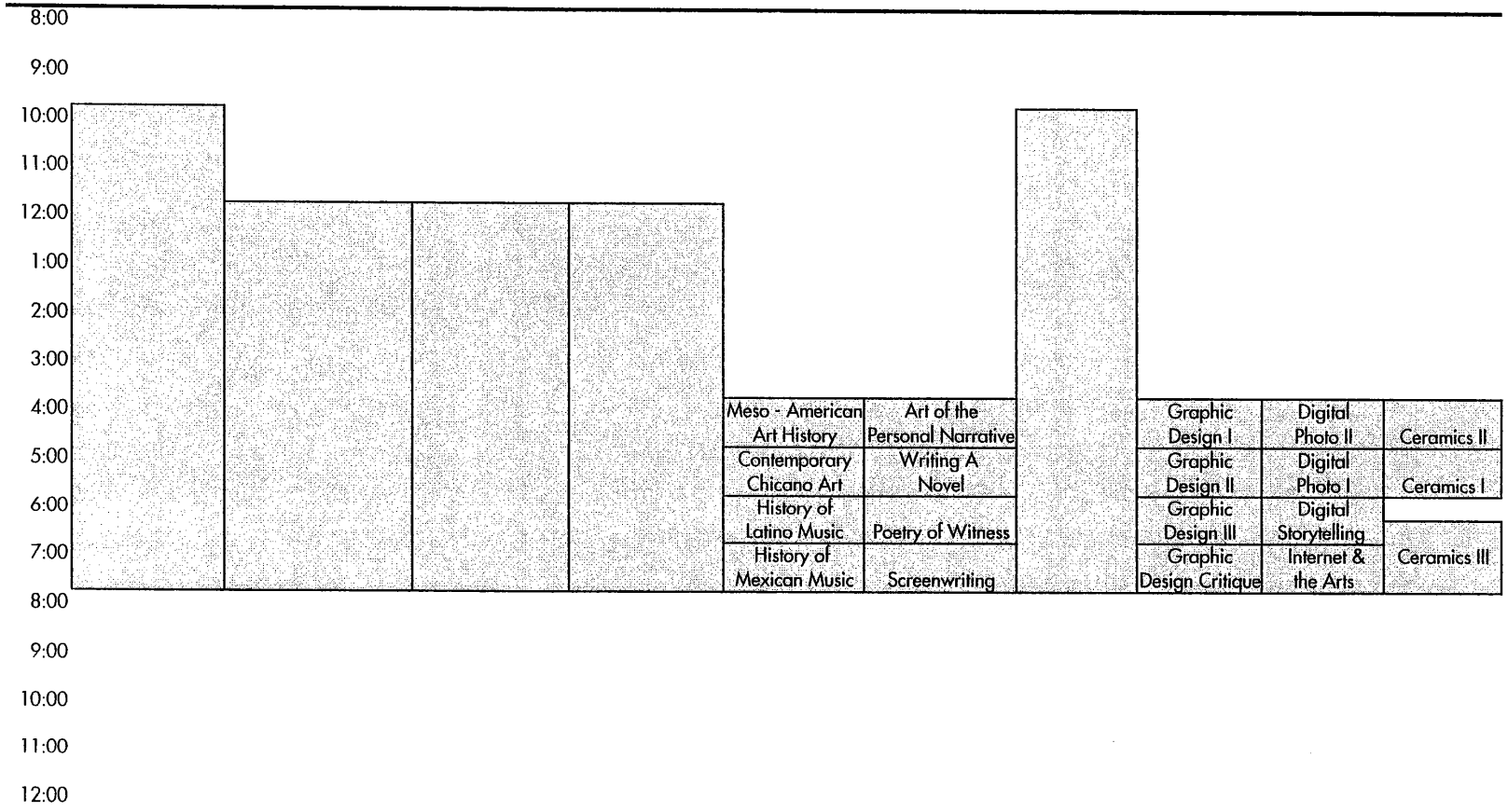




Weekday Occupancy - Alternative B - Wednesday & Friday

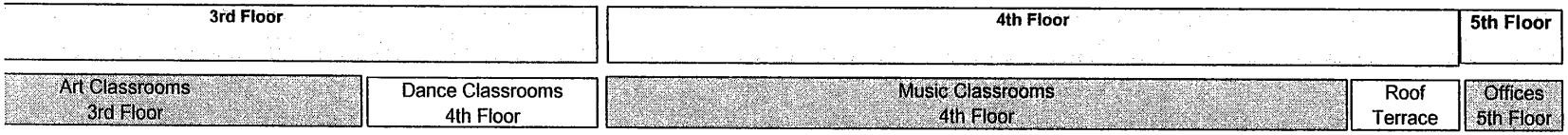
Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction





Weekday Occupancy - Alternative B - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



8:00											
9:00											
10:00											
11:00											
12:00											
1:00											
2:00											
3:00											
4:00	Drawing I	Painting II	Mural Part I	Point	Hip Hop I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet
5:00	Drawing II	Painting I	Mural Part II	Ballet II	Hip Hop II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet
6:00				Jazz I	Folklorico III	Music Theory & Composition	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello
7:00	Life Drawing	Portraiture Painting	Landscape Painting	Jazz II	Folklorico Ensemble	Music Theory & Composition	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello
8:00											
9:00											
10:00											
11:00											
12:00											

Alternative B

Sample Schedule of Weekday Occupancy
Saturday and Sunday

Prepared by Community Arts Resources
September 22, 2003

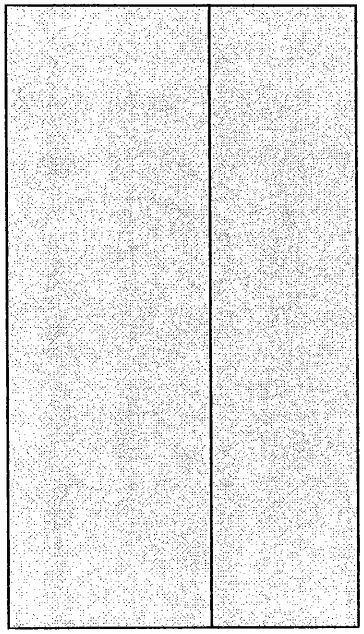
Weekday Occupancy - Alternative B - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

Basement	1st Floor

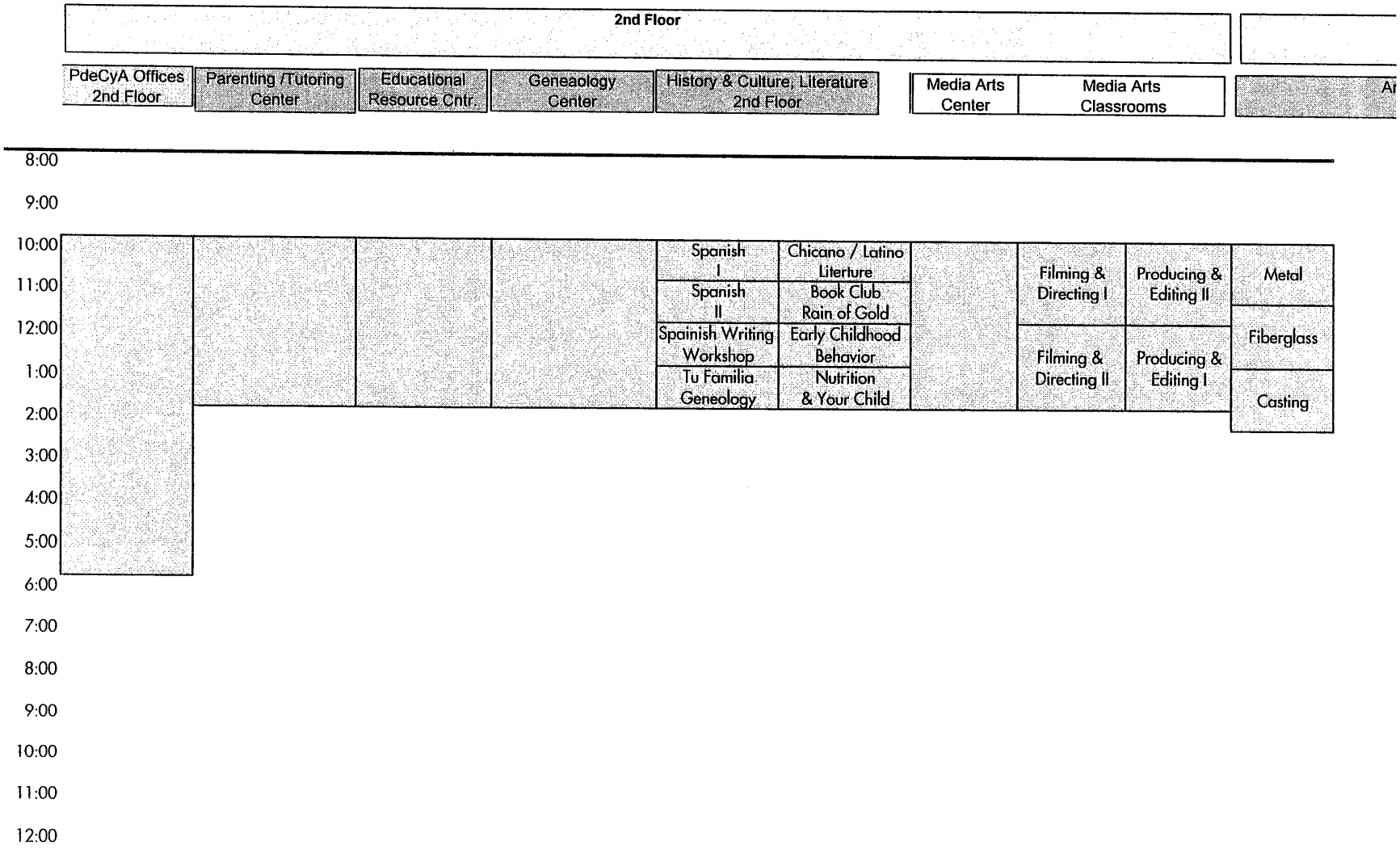
Kitchen 1st Floor	Bookstore 1st Floor	Discovery Center 1st Floor	Café 1st Floor	Exhibition Space 1st Floor	Theater - Back of House 1st Floor	Multi- Purpose Room 1st Floor	Theater 1st Floor	Entry Lobby 1st Floor

8:00
9:00
10:00
11:00
12:00
1:00
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00



Weekday Occupancy - Alternative B - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



Weekday Occupancy - Alternative B - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

3rd Floor	4th Floor	5th Floor
Art Classrooms 3rd Floor	Dance Classrooms 4th Floor	Music Classrooms 4th Floor
		Roof Terrace
		Offices 5th Floor

8:00											
9:00											
10:00	Migajon	Weaving	Etching	Capoeira II	Salsa I	Sight Reading & Ear Training	Jazz & Blues Guitar	Jazz & Salsa for Winds	Jazz & Salsa Percussion	Private Clarinet	Private Bass
11:00				Capoeira I	Salsa II	Arranging I	Improv Guitar	Improv Winds	Improv Percussion	Private Flute	Private Bass
12:00	Jaleteria	Still Life Drawing	Installation	Aztec II	Afro-Cuban I	Arranging For Latin Jazz	Improv Bass	Improv Vocal	Performance Workshop II	Private Flute	Private Sax
1:00	Jewelry	Life Drawing	Book Art	Aztec I	Afro-Cuban II	Arranging For Mariachi	Original Comp Ensemble	Community Chorus	Performance Workshop I	Private Clarinet	Private Sax
2:00											
3:00											
4:00											
5:00											
6:00											
7:00											
8:00											
9:00											
10:00											
11:00											
12:00											

Alternative B

Hour By Hour Friday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Friday Occupancy - Alternative B

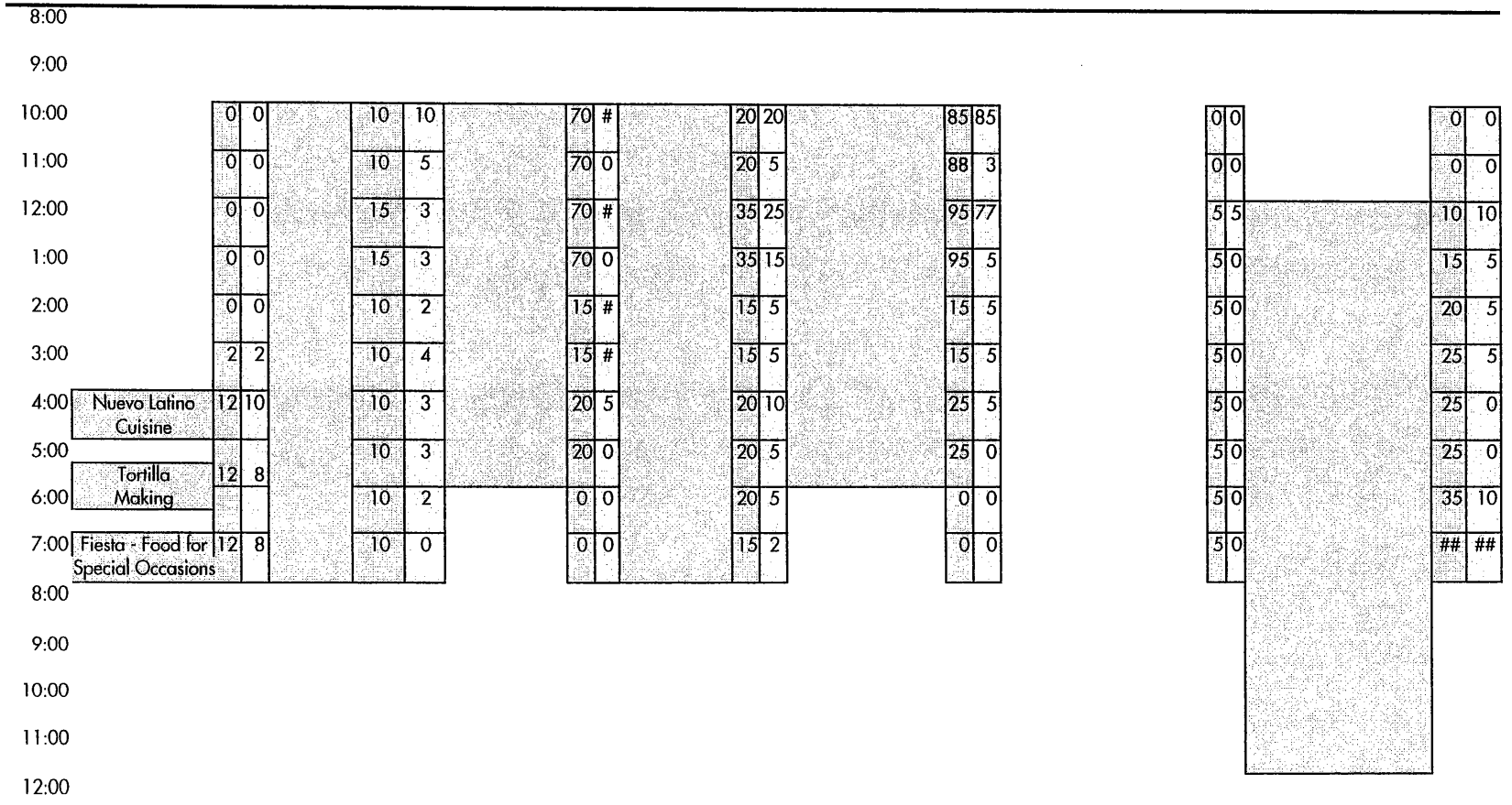
Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

# of People in the Building
# of People Arriving

Basement

1st Floor

Kitchen 1st Floor | Bookstore | Discovery Center | Café 1st Floor | Exhibition Space 1st Floor | Theater - Back of House 1st Floor | Multi- Purpose Room 1st Floor



Hour by Hour - Friday Occupancy - Alternative B

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

# of People in the Building
# of People Arriving

2nd Floor

Theater 1st Floor	Entry Lobby 1st Floor	PdeCyA Offices 2nd Floor	Parenting /Tutoring Center	Educational Resource Cntr.	Geneaology Center	History & Culture, Literature 2nd Floor		
8:00								
9:00								
10:00	0	0	25	25	0	0	0	0
11:00	0	0	25	0	0	0	0	0
12:00	5	5	25	0	5	5	5	5	0	0
1:00	5	0	5	0	10	5	5	0	5	5	0	0
2:00	5	0	25	20	15	5	10	5	6	1	0	0
3:00	8	3	30	5	15	0	10	0	7	1	0	0
4:00	8	0	30	0	15	5	5	0	8	1	Spanish I	16	16
5:00	8	0	30	0	15	5	10	5	8	1	Spanish II	15	5
6:00	15	7	5	0	15	0	10	0	8	0	History of Latino Theater	12	5
7:00	99	84	5	0	10		10	0	6	0	Dances of the Americas	12	5
8:00													
9:00													
10:00													
11:00													
12:00													

Hour by Hour - Friday Occupancy - Alternative B

Vickrey Brunswig Bld
Plaza House
Annex
New Construction

\# of People in the Building
\# of People Arriving

3rd Floor

Time	iterature			Media Arts Center			Media Arts Classrooms						Art Classrooms 3rd Floor										
8:00																							
9:00																							
10:00		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0
11:00		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0
12:00		0	0		0	0		0	0		0	0		35	0		35	0		35	0		35
1:00		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0
2:00		0	0		0	0		0	0		0	0		35	0		35	0		35	0		35
3:00		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0
4:00	Latino Parenting	16	16		9	9	Keyboard I	13	13	Web Design I	13	13	Creative Expression I	16	16	Mask Making II	16	16	Water Color	16	16	Collage	16
5:00	Tu Familia - Geneology	15	5		8	3	Keyboard II	12	5	Web Desgin II	12	5	Creative Expression II	15	5	Mask Making I	15	5	Acrylic Technique	15	5	Book Art	15
6:00	Art Docent Hist. Of El Pueblo	12	5		7	3	Digital Video I	11	3	Digital Mural II	11	3		14	5		14	5		14	5		14
7:00	Art Docent Current Exhibition	12	5		7	3	Digital Video II	11	3	Digital Mural I	11	3	Sculpture			Art Theory & Critique			Oil Painting			Concepts in Art	
8:00																							
9:00																							
10:00																							
11:00																							
12:00																							

Hour by Hour - Friday Occupancy - Alternative B

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

# of People in the Building
# of People Arriving

4th Floor

Dance Classrooms 4th Floor

Music Classrooms 4th Floor

8:00																																					
9:00																																				
10:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
11:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
12:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
1:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
2:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
3:00	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0		0	0					
4:00	16	Pre- Ballet	20	20	Folklorico II	20	20	Piano Primer	8	8	Acoustic Guitar & Bass I	12	12	Wind Instruments II	16	16	Drum Set I	8	8	Private Guitar	2	2	Private Piano	2	2												
5:00	5	Ballet I	15	5	Folklorico I	27	5	Piano Primer	8	3	Acoustic Guitar & Bass I	10	3	Wind Instruments I	15	5	Drum Set II	8	3	Private Guitar	2	1	Private Piano	2	1												
6:00	5	Modern I	13	3	Flamenco II	15	3	Piano I	8	3	Acoustic Guitar & Bass II	9	3	Singing II	14	5	World Percussion I	7	3	Private Guitar	2	1	Private Piano	2	1												
7:00		Modern II	10	2	Flamenco I	13	2	Piano I	8	3	Acoustic Guitar & Bass II	8	3	Singing I	13	3	World Percussion II	6	2	Private Guitar	2	1	Private Piano	2	1												
8:00																																				
9:00																																				
10:00																																				
11:00																																				
12:00																																				

Hour by Hour - Friday Occupancy - Alternative B

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

# of People in the Building
# of People Arriving

5th Floor

Roof Terrace 4th Floor

Offices 5th Floor

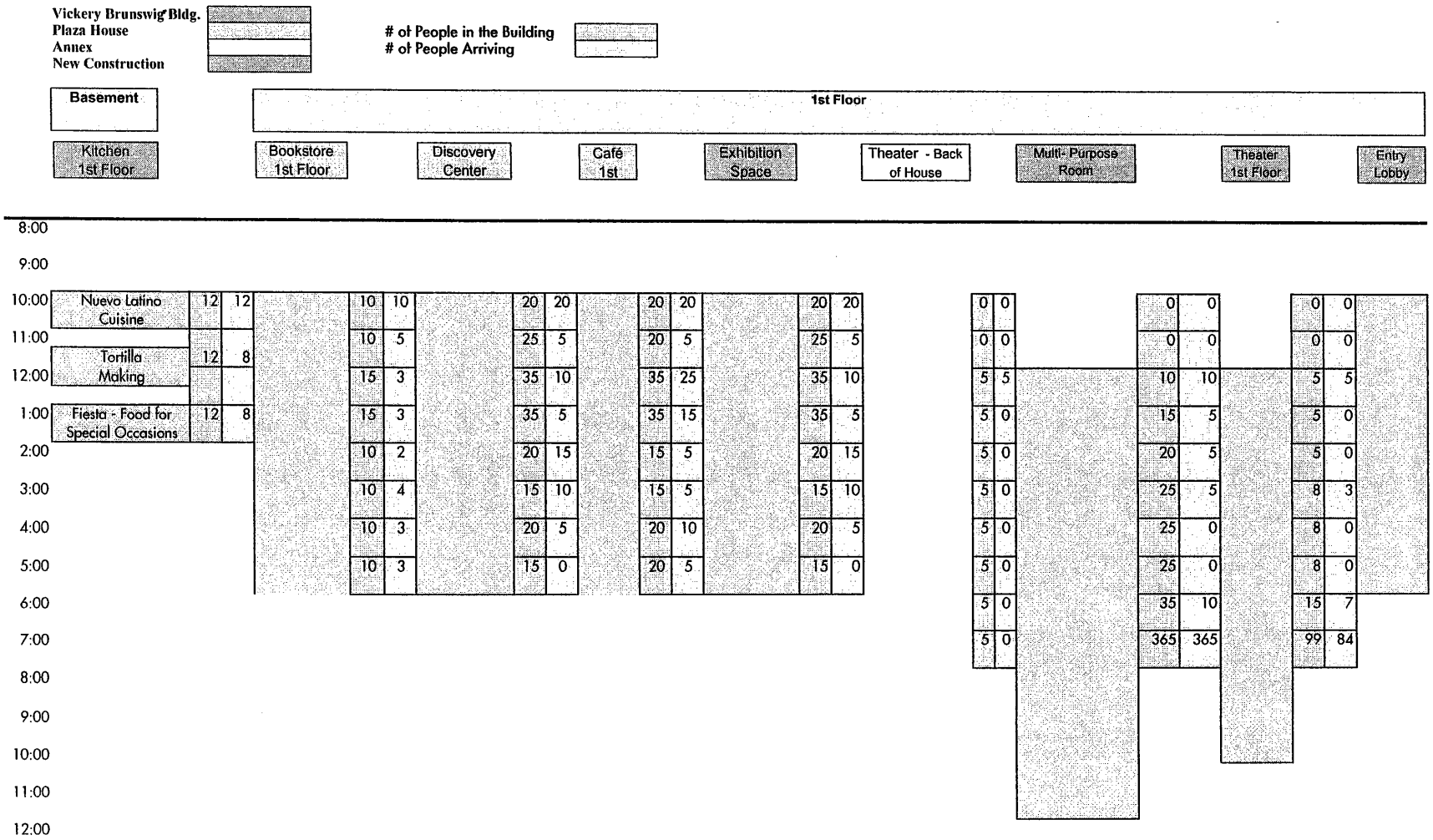
			Total in Bldg.	Total Arriving
8:00				
9:00				
10:00	0	0	225	225
11:00	0	0	226	13
12:00	0	0	423	210
1:00	0	0	280	45
2:00	0	0	295	61
3:00	0	0	170	37
4:00	4	4	419	262
5:00	3	1	410	97
6:00	2	1	312	86
7:00	2	0	657	495
8:00	15	15	3417	1531
9:00	13	0		
10:00	8	0		
11:00	15	7		
12:00	14	3		
	13	2		
	13	0		
	10	0		
	8	0		
	3	0		

Alternative B

Hour By Hour Saturday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Saturday Occupancy for Alternative B



Hour by Hour - Saturday Occupancy for Alternative B

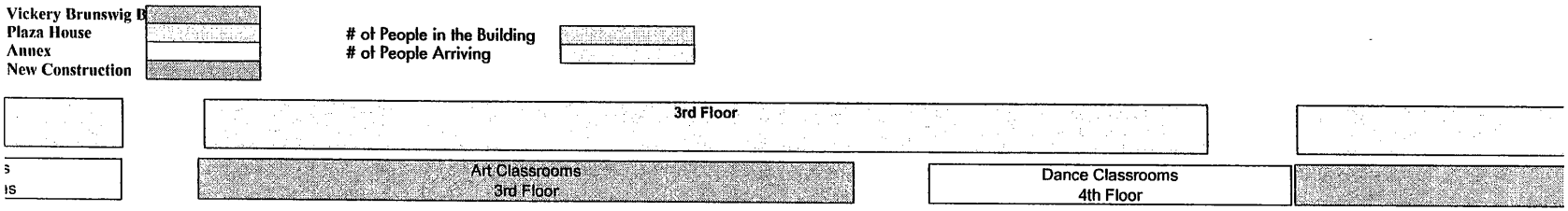
Vickery Bruns
Plaza House
Annex
New Construc

# of People in the Building
# of People Arriving

2nd Floor

PdeCyA Offices	Parenting /Tutoring Center	Educational Resource Cntr.	Geneaology Center	History & Culture, Literature 2nd Floor	Media Arts Center	Media Arts Classrooms
8:00						
9:00						
10:00	15 15	5 5	5 5	5 5 Spanish I 16 16 Latino Parenting 16 16		9 9 Keyboard I 13 13
11:00	15 0	10 5	5 0	5 5 Spanish II 15 5 Tu Familia - Geneology 15 5		8 3 Keyboard II 12 5
12:00	15 0	15 5	10 5	6 1 History of Latino Theater 12 5 Art Docent Hist. Of El Pueblo 12 5		7 3 Digital Video I 11 3
1:00	15 0	15 0	10 0	7 1 Dances of the Americas 12 5 Art Docent Current Exhibition 12 5		7 3 Digital Video II 11 3
2:00	5 0	15 5	5 0	8 1		
3:00	5 0	15 5	10 5	8 1		
4:00	5 0	15 0	10 0	8 0		
5:00	5 0	10	10 0	6 0		
6:00						
7:00						
8:00						
9:00						
10:00						
11:00						
12:00						

Hour by Hour - Saturday Occupancy for Alternative B



8:00																								
9:00																								
10:00	Web Design I	13	13	Creative Expression I	16	16	Mask Making II	16	16	Water Color	16	16	Collage	16	16	Pre- Ballet	20	20	Folklorico II	20	20	Piano Primer	8	8
11:00	Web Desgin II	12	5	Creative Expression II	15	5	Mask Making I	15	5	Acrylic Technique	15	5	Book Art	15	5	Ballet I	15	5	Folklorico I	27	5	Piano Primer	8	3
12:00	Digital Mural II	11	3														13	3		15	3	Piano I	8	3
1:00	Digital Mural I	11	3	Sculpture	14	5	Art Theory & Critique	14	5	Oil Painting	14	5	Concepts in Art	14	5	Modern I	10	2	Flamenco II	13	2	Piano I	8	3
2:00																Modern II			Flamenco I					
3:00																								
4:00																								
5:00																								
6:00																								
7:00																								
8:00																								
9:00																								
10:00																								
11:00																								
12:00																								

Hour by Hour - Saturday Occupancy for Alternative B

Key	
Vickery Brunswig Bl[d]	
Plaza House	
Annex	
New Construction	

Key	
# of People in the Building	
# of People Arriving	

	4th Floor																	5th Floor				
	Music Classrooms 4th Floor																Roof Terrace 4th Floor	Offices 5th Floor				
8:00																						
9:00																						
10:00	Acoustic Guitar & Bass I	12	12	Wind Instruments II	16	16	Drum Set I	8	8	Private Guitar	2	2	Private Piano	2	2		0	0		15	15	346	346
11:00	Acoustic Guitar & Bass I	10	3	Wind Instruments I	15	5	Drum Set II	8	3	Private Guitar	2	1	Private Piano	2	1		4	4		14	3	342	106
12:00	Acoustic Guitar & Bass II	9	3	Singing II	14	5	World Percussion I	7	3	Private Guitar	2	1	Private Piano	2	1		3	1		13	2	381	143
1:00	Acoustic Guitar & Bass II	8	3	Singing I	13	3	World Percussion II	6	2	Private Guitar	2	1	Private Piano	2	1		2	1		13	0	334	79
2:00																				10	0	138	48
3:00																				8	0	139	48
4:00																				3	0	149	23
5:00																						129	8
6:00																						55	17
7:00																						469	449
8:00																						2482	1267
9:00																							
10:00																							
11:00																							
12:00																							

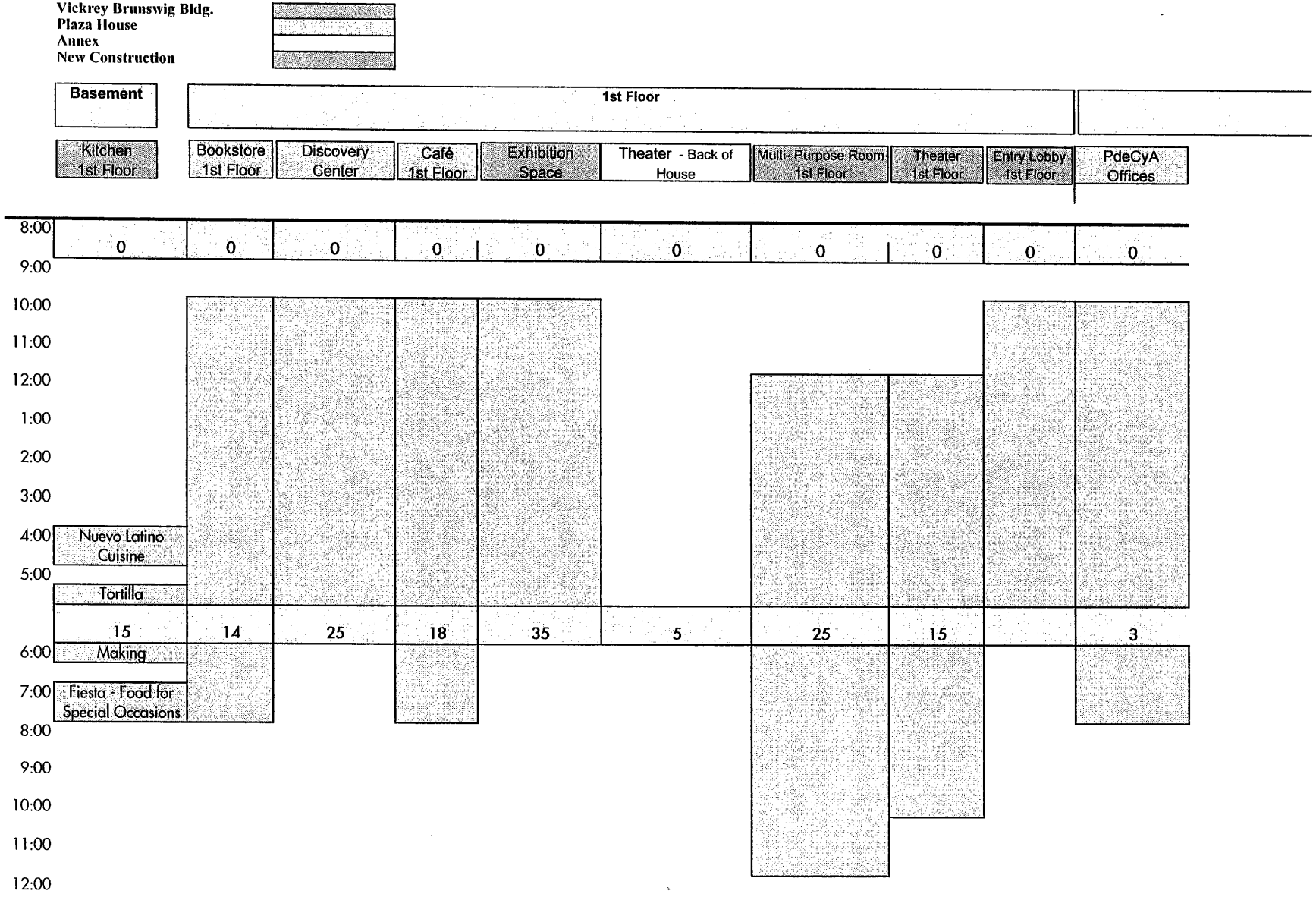
Alternative B

Summer Traffic Report

Prepared by Community Arts Resources

September 22, 2003

Rush Hours' Weekday Occupancy of Alternative B - Summer



Rush Hours' Weekday Occupancy of Alternative B - Summer

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

2nd Floor	3rd Floor

Parenting /Tutoring Center	Educational Resource	Geneaology	History & Culture, Literature 2nd Floor		Media Arts	Media Arts Classrooms		Art Classrooms 3rd Floor			
8:00											
0	0	0	0	0	0	0	0	0	0	0	0
9:00											
10:00			Meso - American Art History	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II	Mural Part I
11:00			Contemporary Chicano Art	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I	Mural Part II
12:00			History of Latino Music	Poetry of Witness		Graphic Design III	Digital Storytelling				
1:00			History of Mexican Music	Screenwriting		Graphic Design Critiqu	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting
2:00											
3:00											
4:00			Spanish I	Latino Parenting		Keyboard I	Web Design	Creative Expression	Mask Making II	Water Color	Collage
5:00			Spanish II	Tu Familia - Geneology		Keyboard II	Web Desgin	Creative Expression I	Mask Making I	Acrylic Technique	Book Art
19	10	10	16	17	10	12	12	18	19	18	18
6:00			History of Latino Theater	Art Docent Hist. Of El Pueblo		Digital Video I	Digital Mural II				
7:00			Dances of the Americas	Art Docent Current Exhibition		Digital Video II	Digital Mural I	Sculpture	Art Theory & Critique	Oil Painting	Concepts in Art
8:00											
9:00											
10:00											
11:00											
12:00											

Rush Hours' Weekday Occupancy of Alternative B - Summer

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction

	4th Floor									5th Floor	
Dance Classrooms 4th Floor	Music Classrooms 4th Floor								Roof Terrace 4th Floor	Offices 5th Floor	
8:00	0	0	0	0	0	0	0	0	0	0	0	Total 0
9:00												
10:00	Point	Hip Hop I	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet				
11:00	Ballet II	Hip Hop II	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet				
12:00	Jazz I	Folklorico III	Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello				
1:00	Jazz II	Folklorico Ensemble	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello				
2:00												
3:00												
4:00	Pre- Ballet	Folklorico II	Piano Primer	Acoustic Guitar & Bass I	Wind Instruments II	Drum Set I	Private Guitar	Private Piano				
5:00	Ballet I	Folklorico I	Piano Primer	Acoustic Guitar & Bass I	Wind Instruments I	Drum Set II	Private Guitar	Private Piano				
	13	27	8	14	18	25	2	2	3		10	Total 456
6:00	Modern I	Flamenco II	Piano I	Acoustic Guitar & Bass II	Singing II	World Percussion I	Private Guitar	Private Piano				
7:00	Modern II	Flamenco I	Piano I	Acoustic Guitar & Bass II	Singing I	World Percussion II	Private Guitar	Private Piano				
8:00												
9:00												
10:00												
11:00												
12:00												

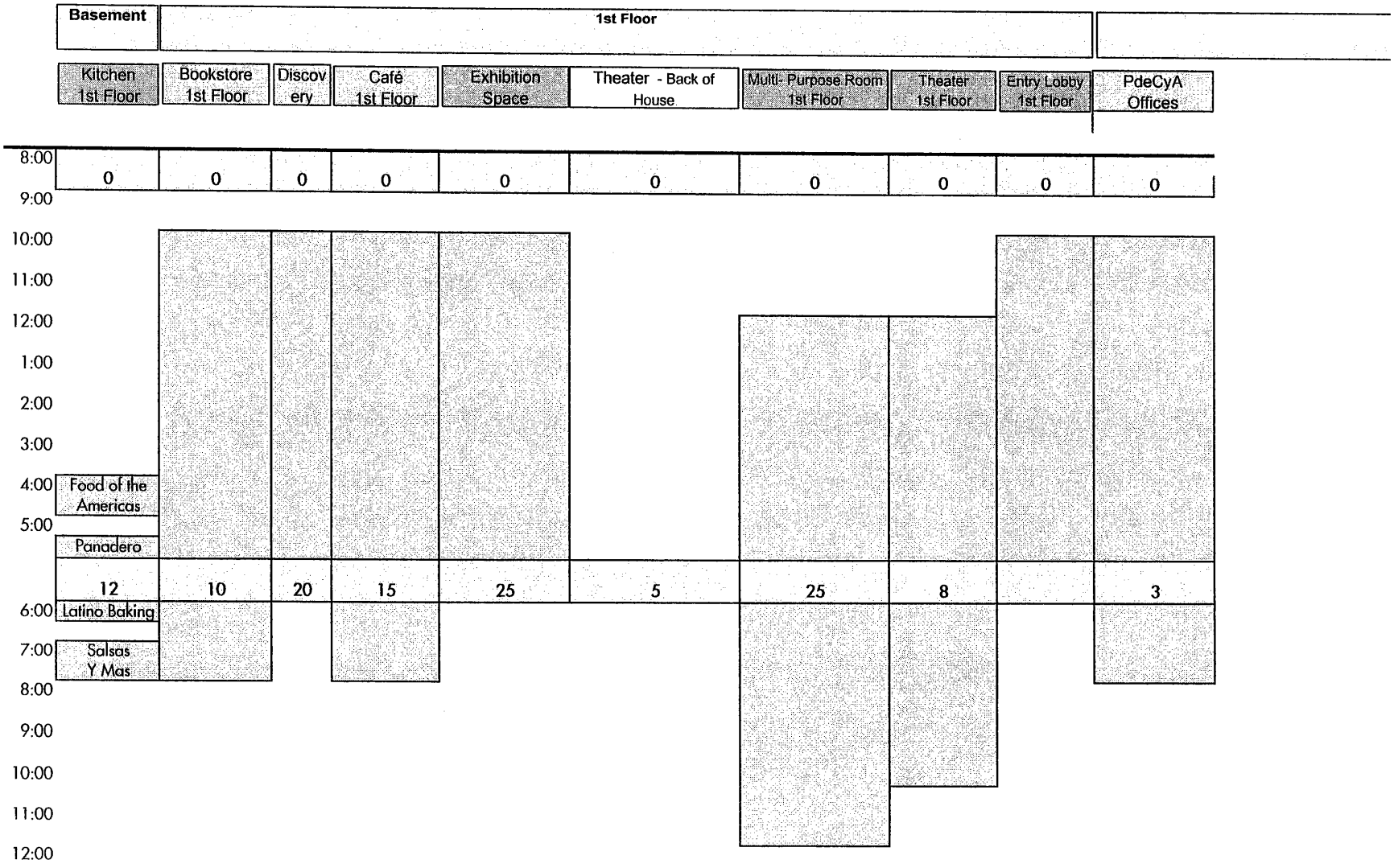
Alternative B

Fall Traffic Report

Prepared by Community Arts Resources
September 22, 2003

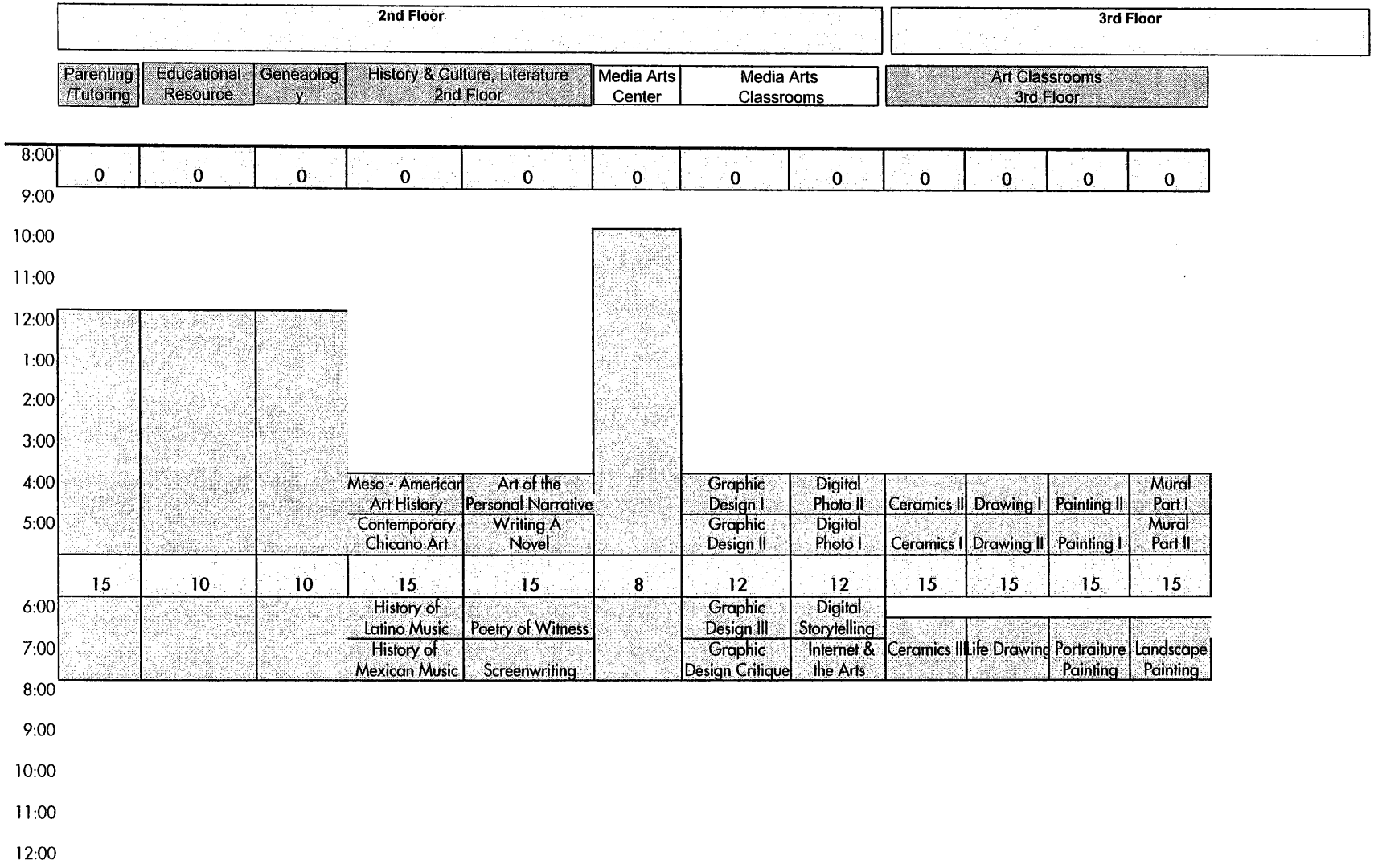
Rush Hours' Weekday Occupancy - Alternative B - Fall

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



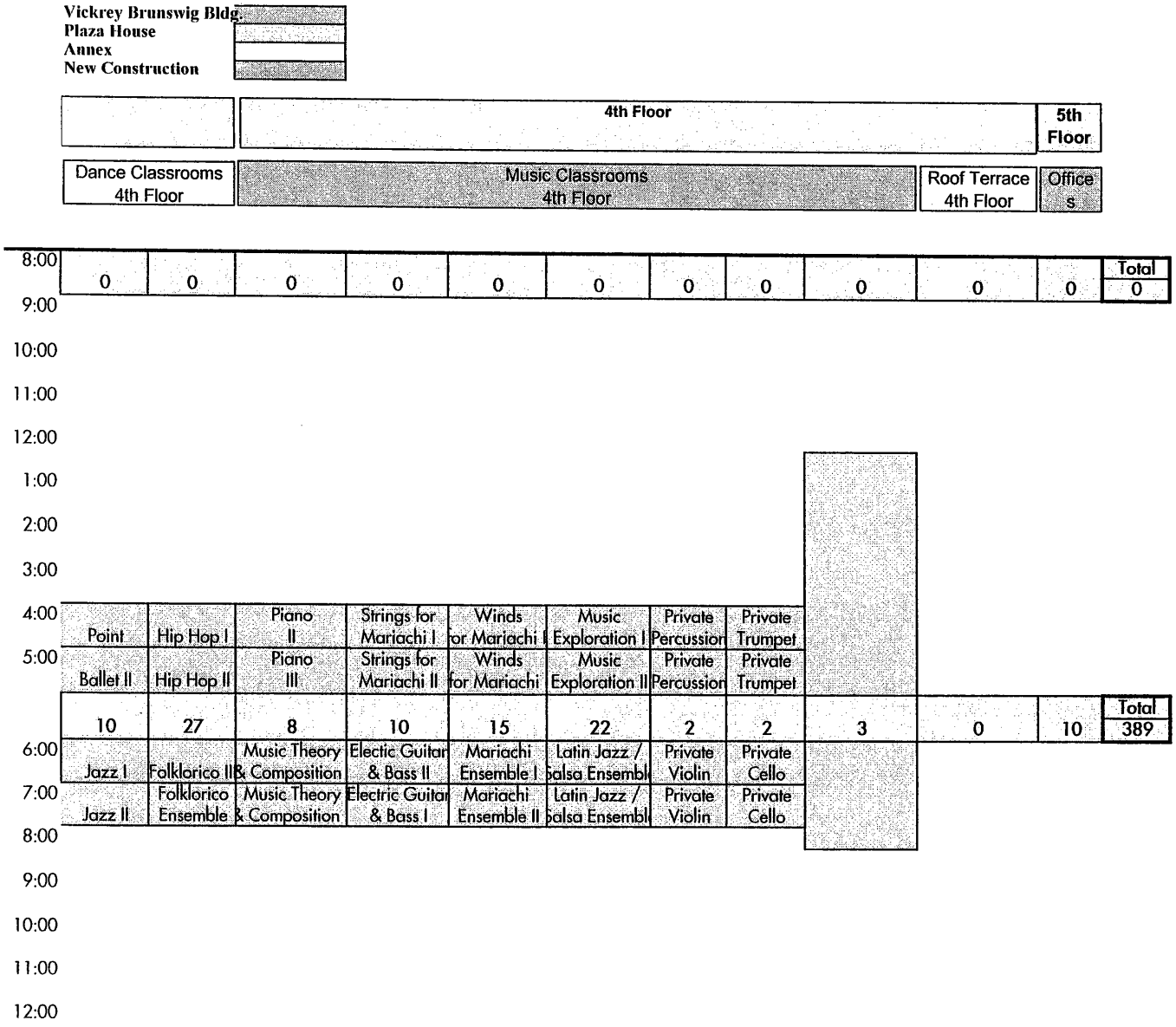
Rush Hours' Weekday Occupancy - Alternative B - Fall

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



Rush Hours' Weekday Occupancy - Alternative B - Fall

Vickrey Brunswig Bldg.
Plaza House
Annex
New Construction



PLAZA DE CULTURA Y ARTE
ALTERNATIVE C – SUMMARY OF THE BUILT ENVIRONMENT

This alternative adaptively reuses all three existing buildings – the Plaza House, Vickrey Brunswig Building and Brunswig Annex. The Brunswig Annex is converted into additional exhibition space, media arts space, visual arts classrooms. There is no new construction added to the facility – it omits the 99-seat Theater, Multipurpose Room and auxiliary components found in the Proposed Project and Alternatives A and B.

Programming – Alternative C has a larger capacity for exhibitions than Alternatives A & B because of the addition of the exhibition space in the adaptively reused Brunswig Annex. Either larger scale exhibitions or more, smaller exhibitions are required to fill such a large exhibition area.

Since there is no Theater or Multipurpose Room, this programming is also omitted. Due to the structural limitations of the space, dance and theater classrooms are unable to be built and therefore these métiers are omitted from La Escuelita's programming. In their place, four visual arts classrooms are added. Consequently, Alternative C focuses on the visual arts proportionally more than any other scheme.

The loss of any theater space as well as the omission of the multipurpose room renders this scheme much less compelling programmatically and financially. The earned income and community aspect of the multipurpose room are lost and the multi-disciplinary, cross-genre events that drive the other schemas has been drastically reduced if not completely eliminated here.

PLAZA DE CULTURA Y ARTE
ALTERNATIVE C – SUMMARY OF THE BUILT ENVIRONMENT

Plaza House

1st Floor

- Bookstore / Café
- Discovery Center

2nd Floor

- Plaza de Cultura y Arte Administrative Offices

PLAZA DE CULTURA Y ARTE
ALTERNATIVE C – SUMMARY OF THE BUILT ENVIRONMENT
Continued

Vickrey Brunswig Building

1st Floor
- Exhibition Gallery

2nd Floor
- Parenting / Tutoring Center
- Genealogy Center
- Educational Resource Center
- (2) History & Culture classrooms
- Media Arts classroom
- Media Arts Center

3rd Floor
- (8) Visual Arts classrooms

4th Floor
- (4) Music classrooms
- (2) Music Practice and Private Lesson rooms
- Music Composing Lab

5th Floor
- Rental Offices

Brunswig Annex

1st Floor
- Exhibition Gallery

2nd Foor
- Media Arts Center
- Media Arts Classrooms

3rd Floor
- Visual Arts Classrooms

Alternative C

Yearly Calendar

Exhibition Calendar

Prepared by Community Arts Resources
September 22, 2003

Stable Year

Winter

Public Events	Jan. 2 - Mar. 30
Exhibtions	Jan. 6 - Mar. 16
Class Session	Jan. 6 - Mar. 16
School Break	Mar. 17 - 23
Registration	Mar. 24 - 28

Summer

Public Events	Jun. 30 - Sept. 28
Exhibtions	Jun. 23 - Aug. 31
Class Session	Jun. 23 - Aug. 31
School Break	Sept. 1 - 7
Registration	Sept. 8 - 12

Spring

Public Events	Mar. 31 - Jun. 29
Exhibtions	Mar. 31 - Jun. 8
Class Session	Mar. 31 - Jun. 8
School Break	Jun. 9 - 15
Registration	Jun. 16 - 20

Fall

Public Events	Sept. 29 - Dec. 21
Exhibtions	Sept. 15 - Nov. 23
Class Session	Sept. 15 - Nov. 23
School Break	Nov. 24 - Dec. 7
Registration	Dec. 8 - 12

Exhibitions

Permanent Exhibitions
- History of Latinos in LA - PdeCyA Lobby
- El Pueblo Discovery Center

Winter Temporary Exhibitions
- Chicano Visions / Chicano Now
- Azteca: Pre-Columbian Art & Artifacts

Spring Temporary Exhibitions
- The Fabric of Dance: Costumes From Latin America's Folkloric Traditions
- Diane Gamboa Retrospective
- Click - 10 Us Latino Photographers in Contemporary LA

Summer Temporary Exhibitions
- John Valadez Retrospective
- Tezcatlipoca: Emerging Artists in Aztlan
- Codices to Zines: Latino Book Art

Fall Temporary Exhibitions
- Nacimientos y Otros Santos de East LA
- Dia de los Muertos Altars

Alternative C

La Escuelita
Yearly Calendar

Schedule of Classes

Prepared by Community Arts Resources
September 22, 2003

Visual Arts

Creative Expression
Creative Expression II
Drawing
Charcoal & Pencil
Painting I
Painting II
Life Drawing
Still Life
Portraiture
Landscape
Mural / Grand Scale
Oil
Acrylic
Watercolor
Found Objects
Mask-making
Book Art
Altar-Making
Collage
Sculpture
Ceramics
Metal
Fiberglass
Casting
Migajon
Jaleteria
Weaving
Jewelry Making
Performance Art
Concepts in Art
Theory & Critique
Master Class - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	8	24	24	24	72
Spring	8	24	24	24	36
Summer	8	48	48	48	144
Fall	8	24	24	24	36

Digital Media Arts

Keyboard I
Keyboard II
Graphic Design I
Graphic Design I I
Web Design I
Web Design II
Internet & the Arts
Digital Photography
Digital Storytelling
Digital Mural
Film Production - Filming & Directing I
Film Production - Filming & Directing II
Film Production - Producing & Editing I
Film Production - Producing & Editing II
Master Classes - Various Subjects

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

Literature

Poetry Workshop
Fiction Workshop
Non-Fiction Workshop
Screen Writing Workshop
Experimental Writing Workshop
Writing for Performance
Writing Lab

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	2	8	8	8	24
Spring	2	8	8	8	24
Summer	2	16	16	16	48
Fall	2	8	8	8	24

History & Culture

Spanish Language I
Spanish Language II
Spanish Language III
Art Docent Class - History of El Pueblo
History - Latino Music
History - Latino Theater
History - Latino Dance
History - Latino Art
Various Subjects in Parenting
Various Subjects in Geneology

Music

Private Lessons
Guitar
Guitar
Violin
Violin
Percussion
Percussion
Piano
Piano
Trumpet
Trumpet
Flute
Bass
Sax
Cello
Clarinet
Vocal Training

Season	# Classrooms	W, F Classes	T, Th Classes	S, Sun. Classes	Total
Winter	6	24	24	24	72
Spring	6	24	24	24	72
Summer	6	48	48	48	144
Fall	6	24	24	24	72

Acoustic Guitar I
Acoustic Gutar II
Acoustic Guitar III
Bass I
Bass II
Electric Guitar & Bass I
Electric Guitar & Bass II
Primer Piano
Primer Piano
Piano I
Piano II
Piano III
Wind Instruments I
Wind Instruments II
Wind Instruments III
World Percussion I
World Percussion II
World Percussion III
Drum Set I
Drum Set II
Drum Set III
Strings for Mariachi I
Strings for Mariachi II

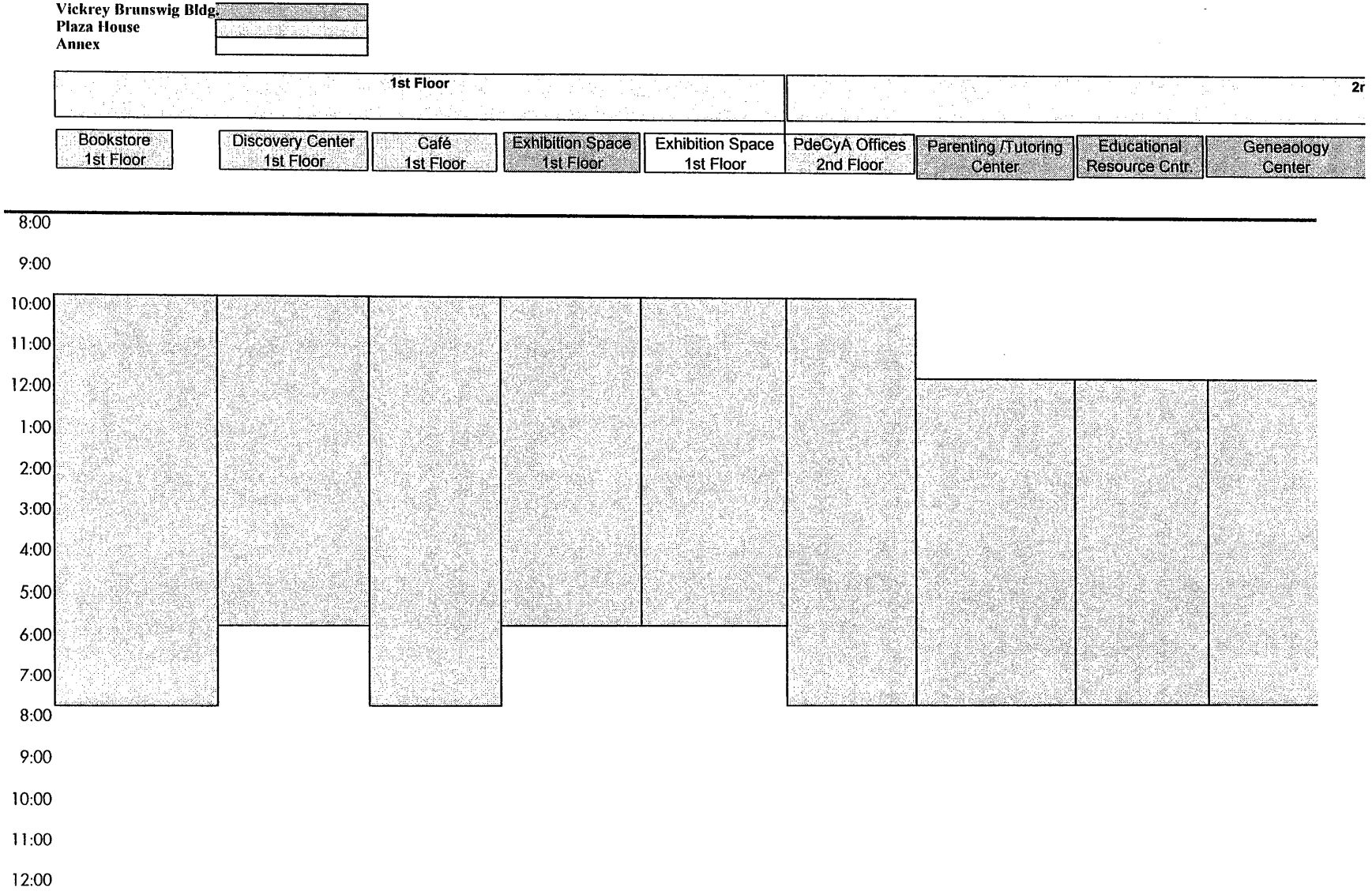
Wind Instruments for Mariachi I
Wind Instruments for Mariachi II
Latin Jazz / Salsa Ensemble I
Latin Jazz / Salsa Ensemble II
Latin Jazz / Salsa Ensemble III
Mariachi Ensemble I
Mariachi Ensemble II
Mariachi Ensemble III
Pre & Post Columbian Music Exploration II
Pre & Post Columbian Music Exploration II
Chorus I
Chorus II
Sight Reading & Ear Training I
Sight Reading & Ear Training II
Improvisation I
Improvisation II
Singing I
Singing II
Singing III
Music Theory & Composition I
Music Theory & Composition II
Arranging for Mariachi Ensemble
Arranging for Latin Jazz / Salsa Ensemble
Performance Workshop
Composition Workshop
Master Class - Various Subjects
Master Class - Various Subjects

Alternative C

Sample Schedule of Weekday Occupancy
Tuesday and Thursday

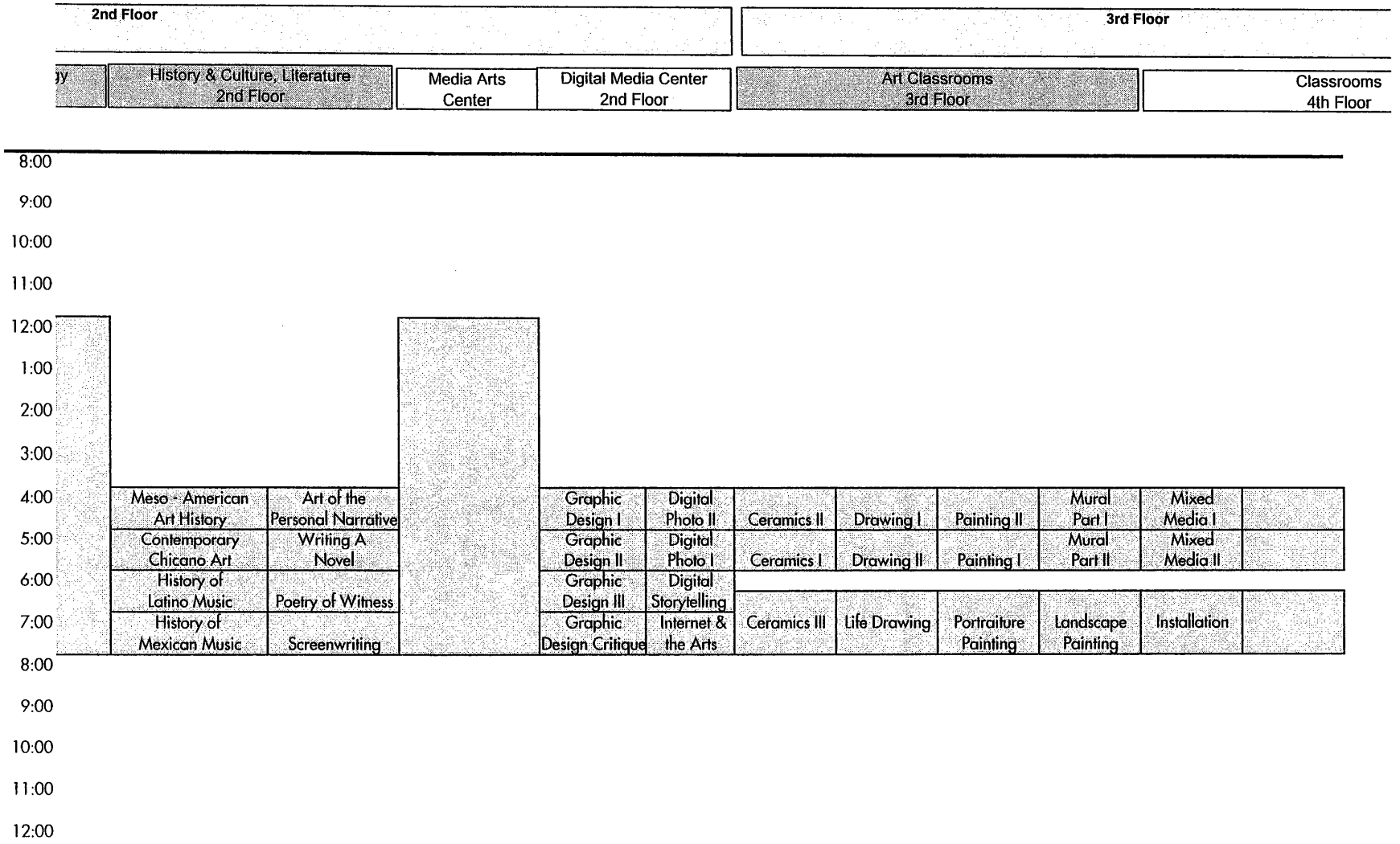
Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Alternative C - Tuesday & Thursday

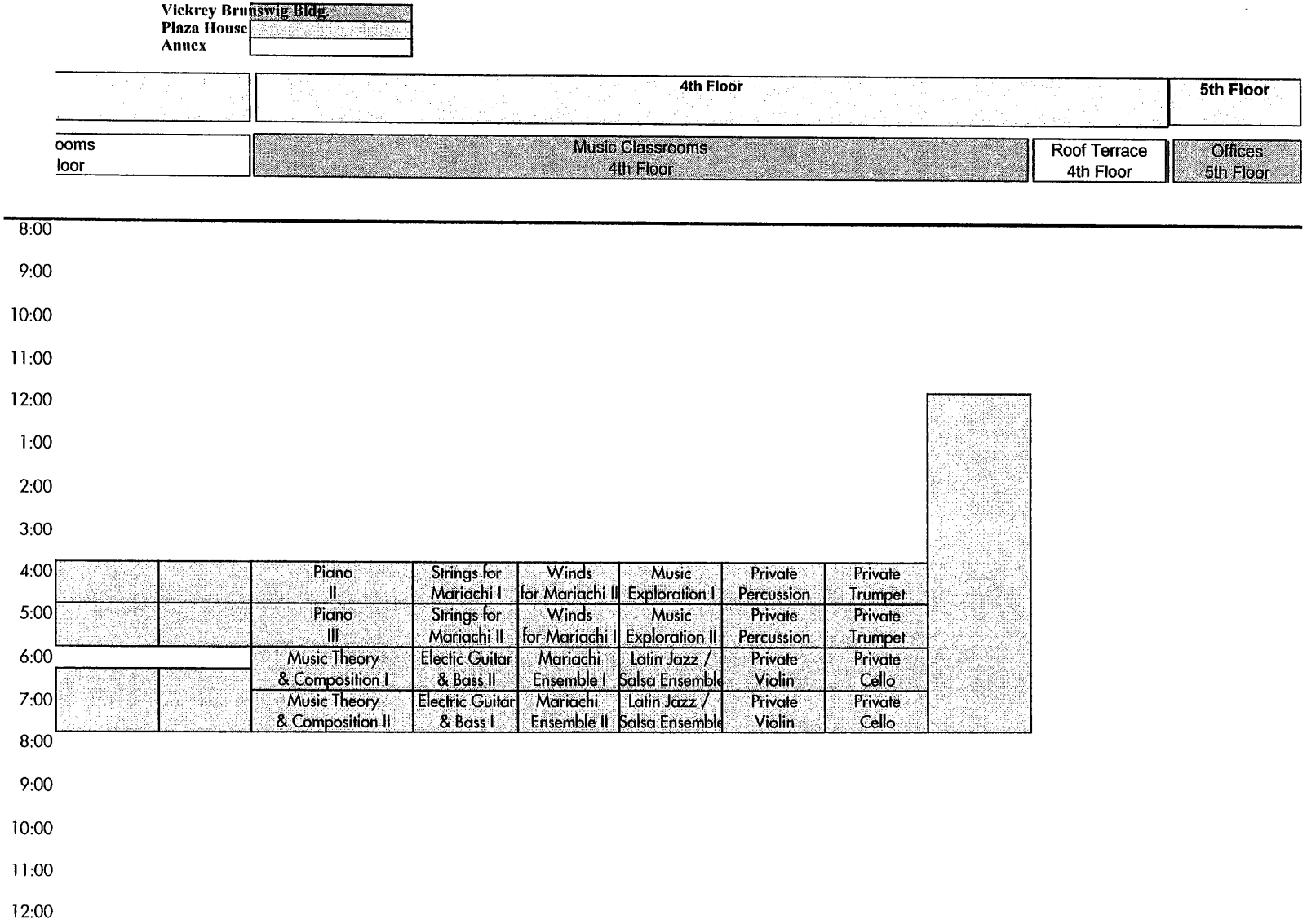


Weekday Occupancy - Alternative C - Tuesday & Thursday

Vickrey Brunswig Bldg.
Plaza House
Annex



Weekday Occupancy - Alternative C - Tuesday & Thursday



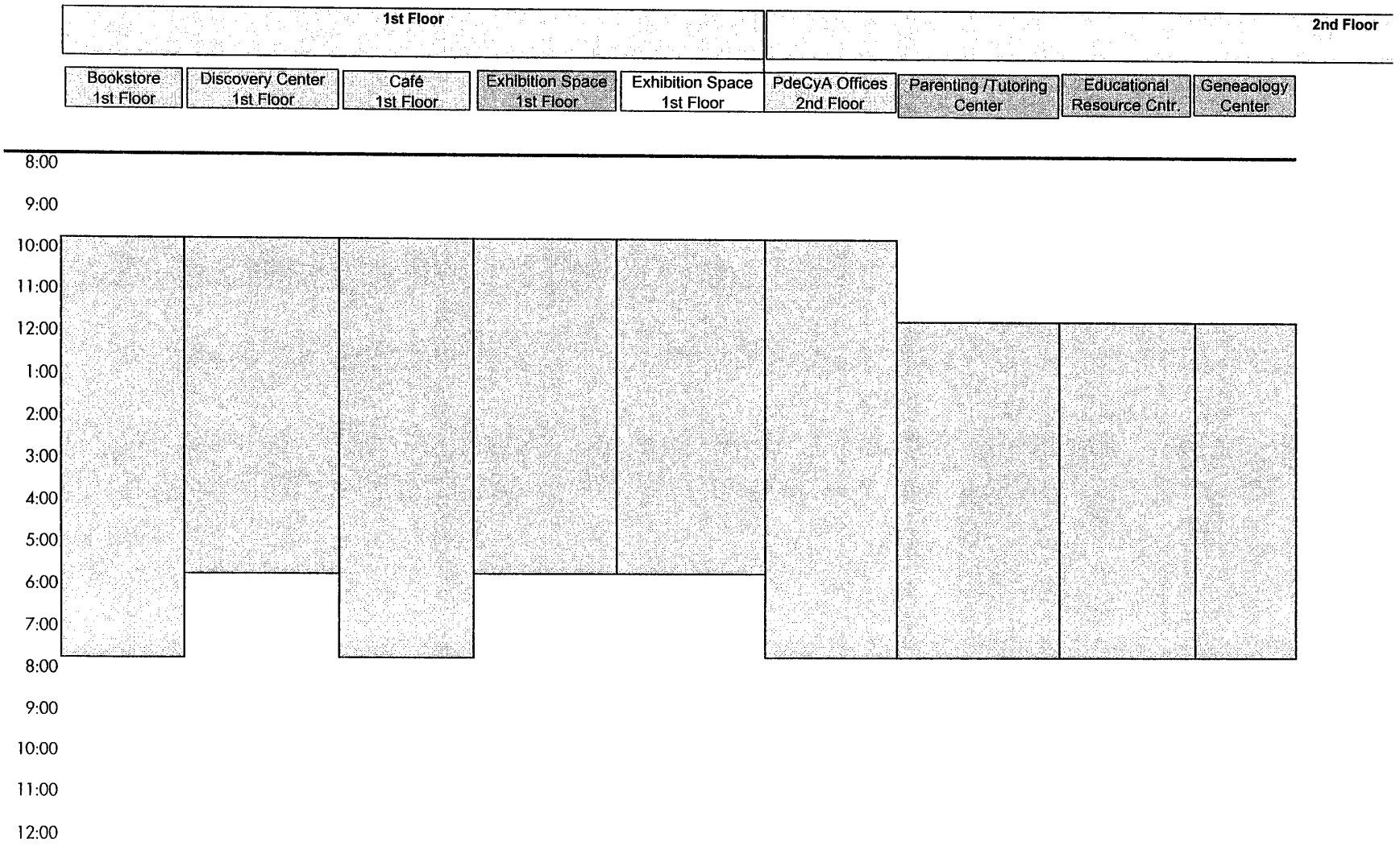
Alternative C

Sample Schedule of Weekday Occupancy
Wednesday and Friday

Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Alternative C - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
Annex



Weekday Occupancy - Alternative C - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
Annex

2nd Floor | **3rd Floor**

History & Culture, Literature 2nd Floor	Media Arts Center	Digital Media Center 2nd Floor	Art Classrooms 3rd Floor	Classrooms 4th Floor
8:00				
9:00				
10:00				
11:00				
12:00				
1:00				
2:00				
3:00				
4:00 Meso - American Art History	Art of the Personal Narrative	Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II	Mural Part I	Mixed Media I	Metal
5:00 Contemporary Chicano Art	Writing A Novel	Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I	Mural Part II	Mixed Media II	Fiberglass
6:00 History of Latino Music	Poetry of Witness	Graphic Design III	Digital Storytelling						
7:00 History of Mexican Music	Screenwriting	Graphic Design Critique	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting	Installation	Casting
8:00									
9:00									
10:00									
11:00									
12:00									

Weekday Occupancy - Alternative C - Wednesday & Friday

Vickrey Brunswig Bldg.
Plaza House
Annex

	4th Floor	5th Floor
rooms Floor	Music Classrooms 4th Floor	Roof Terrace 4th Floor	Offices 5th Floor

8:00								
9:00								
10:00								
11:00								
12:00								
1:00								
2:00								
3:00								
4:00	Migajon	Etching	Piano II	Strings for Mariachi I	Winds for Mariachi II	Music Exploration I	Private Percussion	Private Trumpet
5:00	Jaleteria	Jewelry	Piano III	Strings for Mariachi II	Winds for Mariachi I	Music Exploration II	Private Percussion	Private Trumpet
6:00			Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello
7:00	Still Life Drawing	Life Drawing	Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensemble	Private Violin	Private Cello
8:00								
9:00								
10:00								
11:00								
12:00								

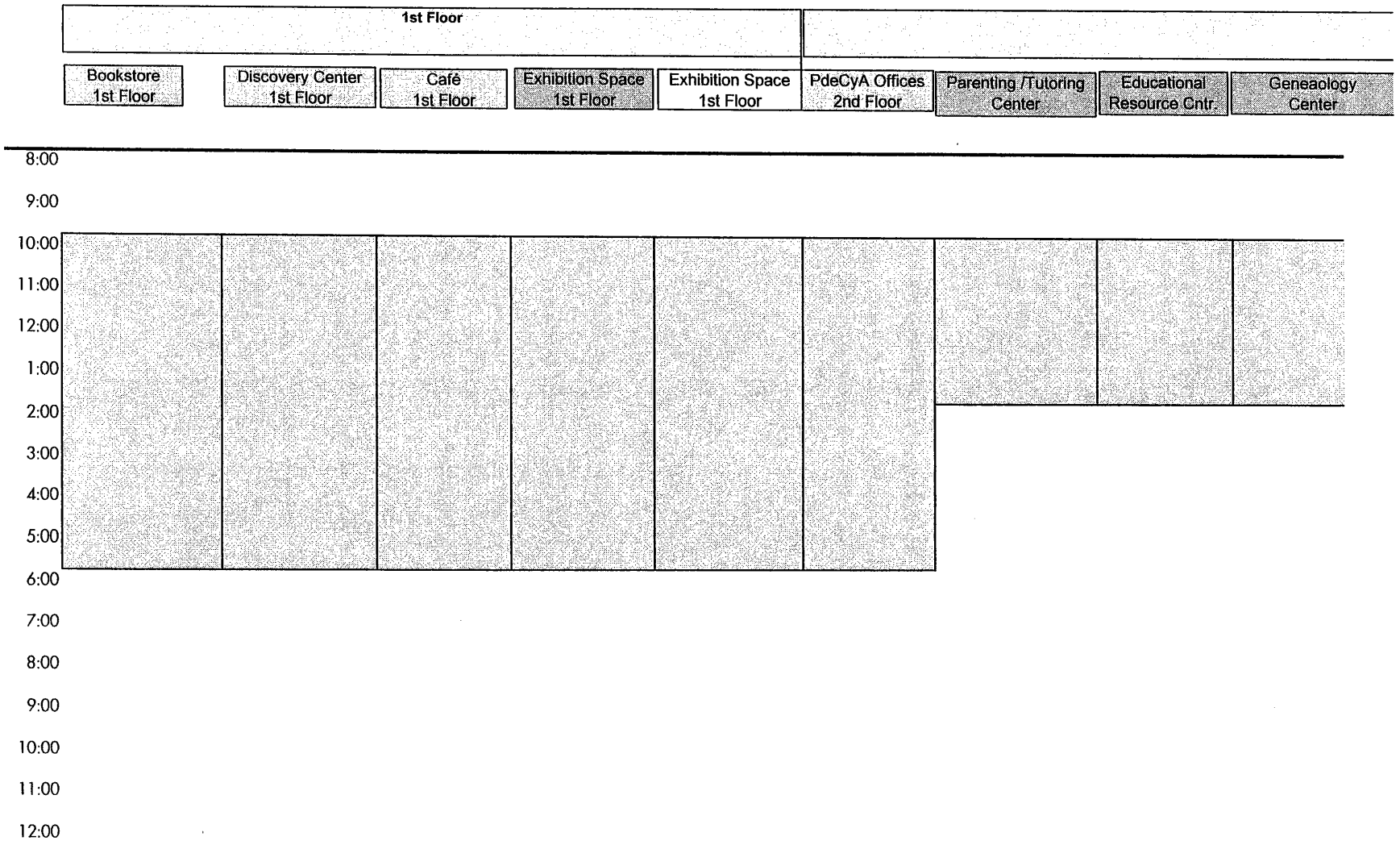
Alternative C

Sample Schedule of Weekday Occupancy
Saturday and Sunday

Prepared by Community Arts Resources
September 22, 2003

Weekday Occupancy - Alternative C - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex



Weekday Occupancy - Alternative C - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex

2nd Floor | **3rd Floor**

	History & Culture, Literature 2nd Floor	Media Arts Center	Digital Media Center 2nd Floor	Art Classrooms 3rd Floor	
8:00					
9:00					
10:00	Spanish I	Chicano / Latino Literture	Filming & Directing I	Producing & Editing II	Metal	Migajon	Weaving	Etching
11:00	Spanish II	Book Club Rain of Gold			
12:00	Spainish Writing Workshop	Early Childhood Behavior	Filming & Directing II	Producing & Editing I	Fiberglass	Jaleteria	Still Life Drawing	Installation
1:00	Tu Familia Geneology	Nutrition & Your Child			Casting	Jewelry	Life Drawing	Book Art
2:00					
3:00					
4:00					
5:00					
6:00					
7:00					
8:00					
9:00					
10:00					
11:00					
12:00					

Weekday Occupancy - Alternative C - Saturday & Sunday

Vickrey Brunswig Bldg.
Plaza House
Annex

	4th Floor	5th Floor
Classrooms 4th Floor	Music Classrooms 4th Floor	Roof Terrace / Offices 5th Floor

8:00							
9:00							
10:00	Sight Reading & Ear Training	Jazz & Blues Guitar	Jazz & Salsa for Winds	Jazz & Salsa Percussion	Private Clarinet	Private Bass	
11:00	Arranging I	Improv Guitar	Improv Winds	Improv Percussion	Private Flute	Private Bass	
12:00	Arranging For Latin Jazz	Improv Bass	Improv Vocal	Performance Workshop II	Private Flute	Private Sax	
1:00	Arranging For Mariachi	Original Comp Ensemble	Community Chorus	Performance Workshop I	Private Clarinet	Private Sax	
2:00							
3:00							
4:00							
5:00							
6:00							
7:00							
8:00							
9:00							
10:00							
11:00							
12:00							

Alternative C

Hour By Hour Friday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Friday Occupancy - Alternative C

Vickrey Brunswig Bldg
Plaza House
Annex

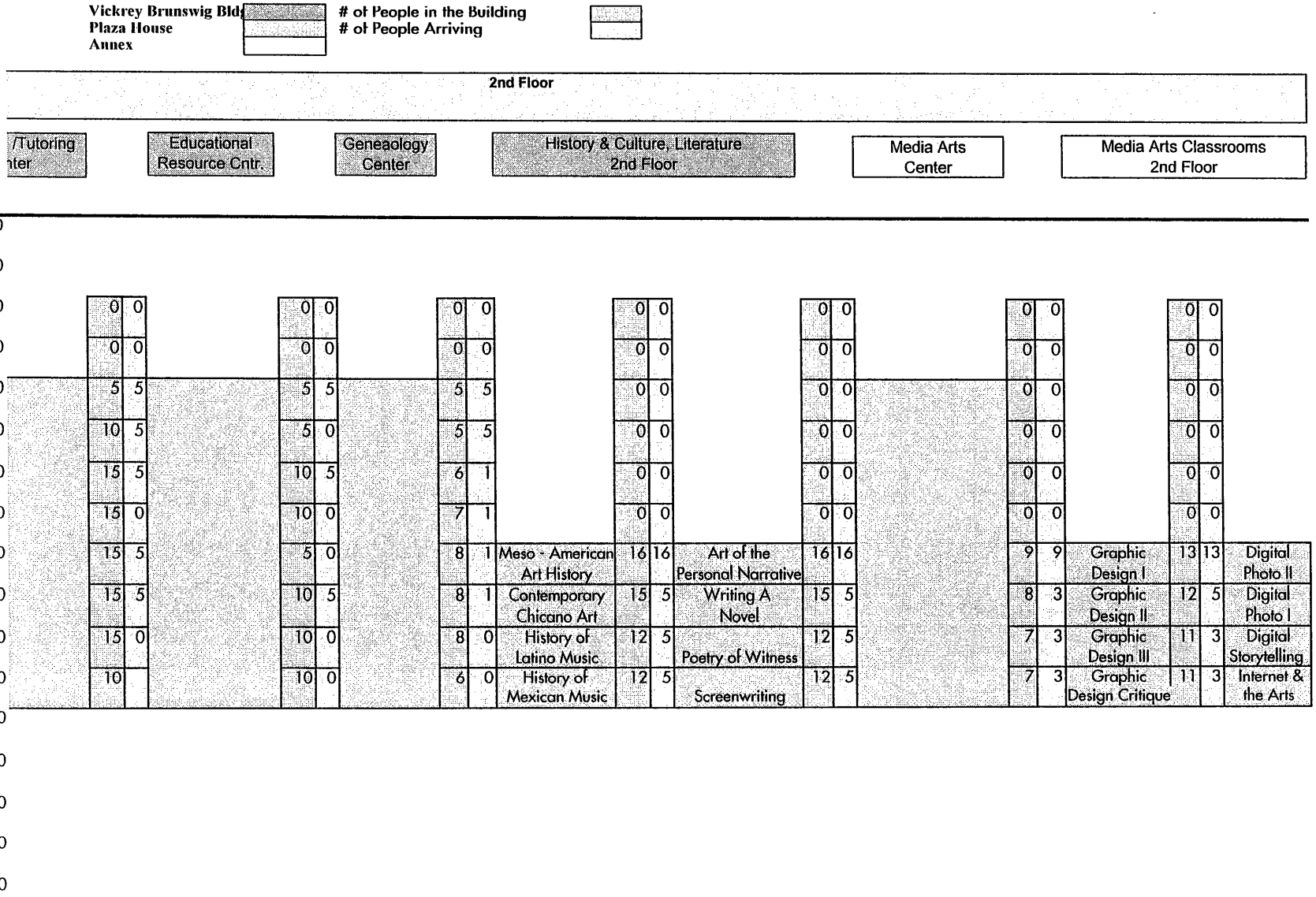
# of People in the Building
# of People Arriving

1st Floor

Bookstore 1st Floor	Discovery Center 1st Floor	Café 1st Floor	Exhibition Space 1st Floor	Exhibition Space 1st Floor	PdeCyA Offices 2nd Floor	Parenting /Tutoring Center
10 10	70 70	20 20	85 85	85 85	25 25	
10 5	70 0	20 5	88 3	88 3	25 0	
15 3	70 70	35 25	95 77	95 77	25 0	
15 3	70 0	35 15	95 5	95 5	5 0	
10 2	15 15	15 5	15 5	15 5	25 20	
10 4	15 10	15 5	15 5	15 5	30 5	
10 3	20 5	20 10	25 5	25 5	30 0	
10 3	20 0	20 5	25 0	25 0	30 0	
10 2	0 0	20 5	0 0	0 0	5 0	
10 0	0 0	15 2	0 0	0 0	5 0	

8:00
9:00
10:00
11:00
12:00
1:00
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00

Hour by Hour - Friday Occupancy - Alternative C



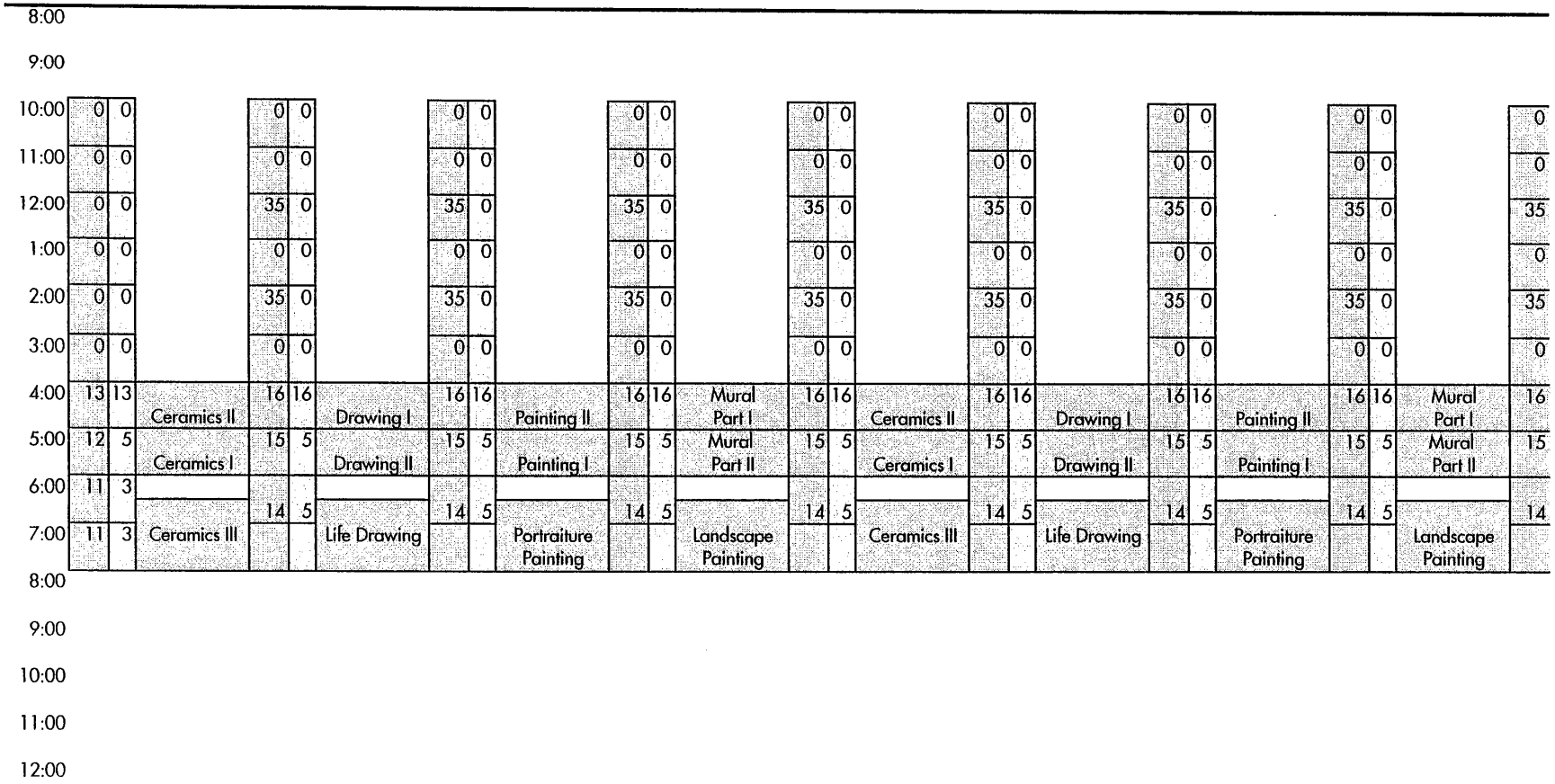
Hour by Hour - Friday Occupancy - Alternative C

Vickrey Brunswig Bldg
Plaza House
Annex

# of People in the Building
# of People Arriving

3rd Floor

Art Classrooms
3rd Floor



Hour by Hour - Friday Occupancy - Alternative C

Vickrey Brunswig Bldg
Plaza House
Annex

# of People in the Building
# of People Arriving

4th Floor

Music Classrooms
4th Floor

Roof Terrace
4th Floor

8:00																																					
9:00																																				
10:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
11:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
12:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
1:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
2:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
3:00	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			0	0			
4:00	16	Piano Primer		8	8	Acoustic Guitar & Bass I		12	12	Wind Instruments II		16	16	Drum Set I		8	8	Private Guitar		2	2	Private Piano		2	2			4	4								
5:00	5	Piano Primer		8	3	Acoustic Guitar & Bass I		10	3	Wind Instruments I		15	5	Drum Set II		8	3	Private Guitar		2	1	Private Piano		2	1			3	1								
6:00	5	Piano I		8	3	Acoustic Guitar & Bass II		9	3	Singing II		14	5	World Percussion I		7	3	Private Guitar		2	1	Private Piano		2	1			2	1								
7:00		Piano I		8	3	Acoustic Guitar & Bass II		8	3	Singing I		13	3	World Percussion II		6	2	Private Guitar		2	1	Private Piano		2	1			2	0								
8:00																																				
9:00																																				
10:00																																				
11:00																																				
12:00																																				

Hour by Hour - Friday Occupancy - Alternative C

Vickrey Brunswig Bldg
Plaza House
Annex

# of People in the Building
# of People Arriving

5th Floor

Offices 5th Floor

			Total in Bldg.	Total Arriving
8:00				
9:00				
10:00	15	15	310	310
11:00	13	0	314	16
12:00	8	0	638	267
1:00	15	7	350	45
2:00	14	3	420	66
3:00	13	2	145	37
4:00	13	0	418	281
5:00	10	0	403	99
6:00	8	0	285	83
7:00	3	0	153	34
8:00			3436	1238
9:00				
10:00				
11:00				
12:00				

Alternative C

Hour By Hour Saturday Occupancy

Prepared by Community Arts Resources
September 22, 2003

Hour by Hour - Saturday Occupancy for Alternative C

Vickrey Brunswig Bld
Plaza House
Annex

\# of People in the Building
\# of People Arriving

1st Floor

Bookstore 1st Floor		Discovery Center		Café 1st Floor		Exhibition Space		Exhibition Space 1st Floor		PdeCyA Offices 2nd Floor		Parenting /Tutoring Center	
8:00													
9:00													
10:00	10	10	20	20	20	20	20	20	20	20	15	15	5	5
11:00	10	5	25	5	20	5	25	5	25	5	15	0	10	5
12:00	15	3	35	10	35	25	35	10	35	10	15	0	15	5
1:00	15	3	35	5	35	15	35	5	35	5	15	0	15	0
2:00	10	2	20	15	15	5	20	15	20	15	5	0	15	5
3:00	10	4	15	10	15	5	15	10	15	10	5	0	15	5
4:00	10	3	20	5	20	10	20	5	20	5	5	0	15	0
5:00	10	3	15	0	20	5	15	0	15	0	5	0	10	
6:00														
7:00														
8:00														
9:00														
10:00														
11:00														
12:00														

Hour by Hour - Saturday Occupancy for Alternative C

Vickrey Brunswig Bldg.
Plaza House
Annex

# of People in the Building
# of People Arriving

2nd Floor

Educational Resource Cntr.	Geneaology Center	History & Culture, Literature 2nd Floor	Media Arts	Media Arts Classrooms 2nd Floor

8:00																								
9:00																								
10:00			5	5			5	5	Meso - American Art History	16	16	Art of the Personal Narrative	16	16		9	9	Graphic Design I	13	13	Digital Photo II	13	13
11:00			5	0			5	5	Contemporary Chicano Art	15	5	Writing A Novel	15	5		8	3	Graphic Design II	12	5	Digital Photo I	12	5
12:00			10	5			6	1	History of Latino Music	12	5	Poetry of Witness	12	5		7	3	Graphic Design III	11	3	Digital Storytelling	11	3
1:00			10	0			7	1	History of Mexican Music	12	5	Screenwriting	12	5		7	3	Graphic Design Critique	11	3	Internet & the Arts	11	3
2:00			5	0			8	1																
3:00			10	5			8	1																
4:00			10	0			8	0																
5:00			10	0			6	0																
6:00																								
7:00																								
8:00																								
9:00																								
10:00																								
11:00																								
12:00																								

Hour by Hour - Saturday Occupancy for Alternative C

Vickrey Brunswig Bldg.
Plaza House
Annex

# of People in the Building
# of People Arriving

3rd Floor

Art Classrooms
3rd Floor

8:00																							
9:00																							
10:00	Ceramics II	16	16	Drawing I	16	16	Painting II	16	16	Mural Part I	16	16	Ceramics II	16	16	Drawing I	16	16	Painting II	16	16		
11:00	Ceramics I	15	5	Drawing II	15	5	Painting I	15	5	Mural Part II	15	5	Ceramics I	15	5	Drawing II	15	5	Painting I	15	5		
12:00																							
1:00	Ceramics III	14	5	Life Drawing	14	5	Portraiture Painting	14	5	Landscape Painting	14	5	Ceramics III	14	5	Life Drawing	14	5	Portraiture Painting	14	5		
2:00																							
3:00																							
4:00																							
5:00																							
6:00																							
7:00																							
8:00																							
9:00																							
10:00																							
11:00																							
12:00																							

Hour by Hour - Saturday Occupancy for Alternative C

Vickrey Brunswig Bldg.
Plaza House
Annex

# of People in the Building
# of People Arriving

4th Floor

Music Classrooms
4th Floor

8:00																										
9:00																										
10:00	Mural Part I	16	16	Piano Primer	8	8	Acoustic Guitar & Bass I	12	12	Wind Instruments II	16	16	Drum Set I	8	8	Private Guitar	2	2	Private Piano	2	2		4	4
11:00	Mural Part II	15	5	Piano Primer	8	3	Acoustic Guitar & Bass I	10	3	Wind Instruments I	15	5	Drum Set II	8	3	Private Guitar	2	1	Private Piano	2	1		3	1
12:00		14	5	Piano I	8	3	Acoustic Guitar & Bass II	9	3	Singing II	14	5	World Percussion I	7	3	Private Guitar	2	1	Private Piano	2	1		2	1
1:00	Landscape Painting			Piano I	8	3	Acoustic Guitar & Bass II	8	3	Singing I	13	3	World Percussion II	6	2	Private Guitar	2	1	Private Piano	2	1		2	0
2:00																										
3:00																										
4:00																										
5:00																										
6:00																										
7:00																										
8:00																										
9:00																										
10:00																										
11:00																										
12:00																										

Hour by Hour - Saturday Occupancy for Alternative C

Vickrey Brunswig Bldg.
Plaza House
Annex

# of People in the Building
# of People Arriving

	5th Floor
Roof Terrace 4th Floor	Offices 5th Floor

	Total in Bldg.	Total Arriving
8:00		
9:00		
10:00	382	382
11:00	384	118
12:00	423	147
1:00	309	66
2:00	128	58
3:00	116	50
4:00	131	28
5:00	106	8
6:00	0	0
7:00	0	0
8:00	1979	857
9:00		
10:00		
11:00		
12:00		

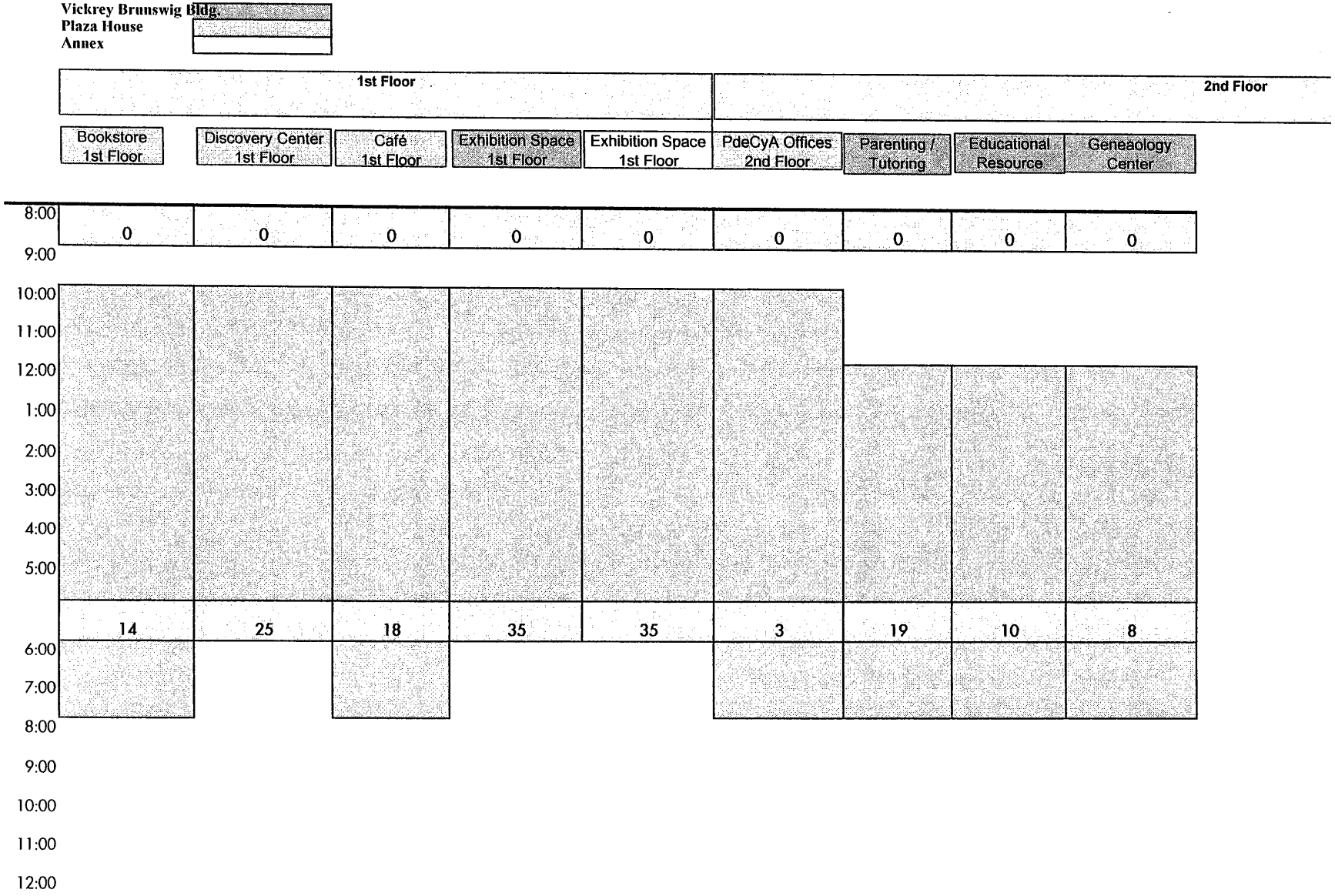
Roof Terrace 4th Floor	Offices 5th Floor
15	15
14	3
13	2
13	0
10	0
8	0
3	0

Alternative C

Summer Traffic Report

Prepared by Community Arts Resources
September 22, 2003

Rush Hours' Weekday Occupancy of Alternative C - Summer



Rush Hours' Weekday Occupancy of Alternative C - Summer

Vickrey Brunswig Bldg.
Plaza House
Annex

2nd Floor					3rd Floor							
History & Culture, Literature 2nd Floor		Media Arts Center	Digital Media Classrooms 2nd Floor		Art Classrooms 3rd Floor							
0	0	0	0	0	0	0	0	0	0	0	0	0
Meso - American Art History	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II	Mural Part I	Mixed Media I	Metal	Migajon	Etching
Contemporary Chicano Art	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I	Mural Part II	Mixed Media II	Fiberglass	Jaleteria	Jewelry
History of Latino Music	Poetry of Witness		Graphic Design III	Digital Storytelling								
History of Mexican Music	Screenwriting		Graphic Design Critique	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting	Installation	Casting	Still Life Drawing	Life Drawing
Meso - American Art History	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II	Mural Part I	Mixed Media I	Metal	Migajon	Etching
Contemporary Chicano Art	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I	Mural Part II	Mixed Media II	Fiberglass	Jaleteria	Jewelry
16	17	8	12	12	18	19	18	19	18	18	19	18
History of Latino Music	Poetry of Witness		Graphic Design III	Digital Storytelling								
History of Mexican Music	Screenwriting		Graphic Design Critique	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting	Installation	Casting	Still Life Drawing	Life Drawing

Rush Hours' Weekday Occupancy of Alternative C - Summer

Vickrey Brunswig Bldg.
Plaza House
Annex

4th Floor	5th Floor
Music Classrooms 4th Floor	Roof Terrace 4th Floor / Offices 5th Floor

									Total
0	0	0	0	0	0	0	0	0	0

Piano II	Strings for Mariachi I	Winds for Mariachi I	Music Exploration I	Private Percussion	Private Trumpet				
Piano III	Strings for Mariachi II	Winds for Mariachi	Music Exploration II	Private Percussion	Private Trumpet				
Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				
Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				
Piano II	Strings for Mariachi I	Winds for Mariachi I	Music Exploration I	Private Percussion	Private Trumpet				
Piano III	Strings for Mariachi II	Winds for Mariachi	Music Exploration II	Private Percussion	Private Trumpet				
8	14	18	25	2	2	5		10	Total 463
Music Theory & Composition I	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				
Music Theory & Composition II	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				

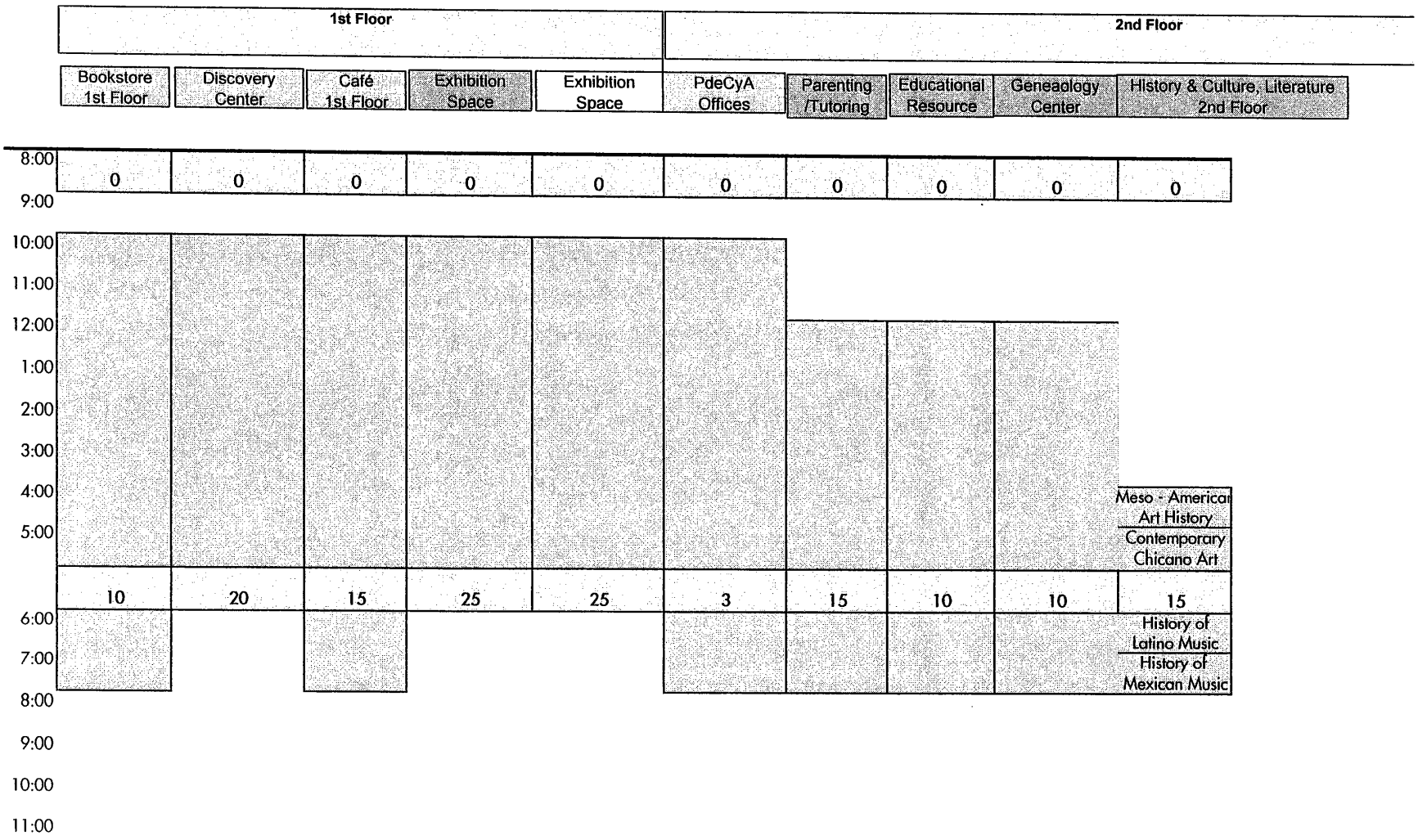
Alternative C

Fall Traffic Report

Prepared by Community Arts Resources
September 22, 2003

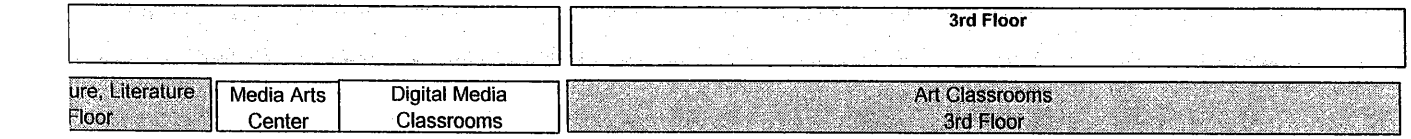
Rush Hours' Weekday Occupancy - Alternative C - Fall

Vickrey Brunswig Bldg.
Plaza House
Annex



Rush Hours' Weekday Occupancy - Alternative C - Fall

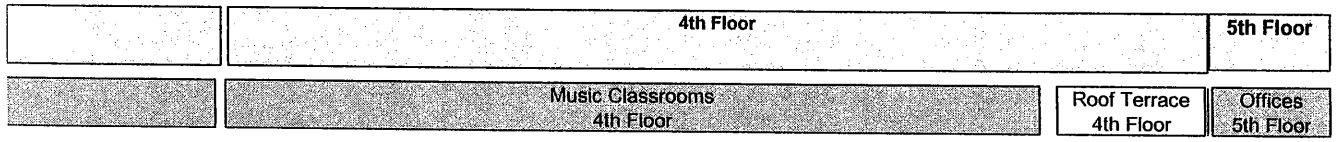
Vickrey Brunswig Bldg.
Plaza House
Annex



	ure, Literature Floor	Media Arts Center	Digital Media Classrooms		Art Glassrooms 3rd Floor					
8:00	0	0	0	0	0	0	0	0	0	0
9:00										
10:00										
11:00										
12:00										
1:00										
2:00										
3:00										
4:00	Art of the Personal Narrative		Graphic Design I	Digital Photo II	Ceramics II	Drawing I	Painting II	Mural Part I	Mixed Media I	Metal
5:00	Writing A Novel		Graphic Design II	Digital Photo I	Ceramics I	Drawing II	Painting I	Mural Part II	Mixed Media II	Fiberglass
	15	8	12	12	15	15	15	15	15	15
6:00	Poetry of Witness		Graphic Design III	Digital Storytelling						
7:00	Screenwriting		Graphic Design Critiqu	Internet & the Arts	Ceramics III	Life Drawing	Portraiture Painting	Landscape Painting	Installation	Casting
8:00										
9:00										
10:00										
11:00										

Rush Hours' Weekday Occupancy - Alternative C - Fall

Vickrey Brunswig Bldg.
Plaza House
Annex



8:00	0	0	0	0	0	0	0	0	0	0	0	Total 0
9:00												
10:00												
11:00												
12:00												
1:00												
2:00												
3:00												
4:00	Migajon	Etching	Piano II	Strings for Mariachi I	Winds for Mariachi I	Music Exploration I	Private Percussion	Private Trumpet				
5:00	Jaleteria	Jewelry	Piano III	Strings for Mariachi II	Winds for Mariachi	Music Exploration II	Private Percussion	Private Trumpet				
	15	15	8	10	15	22	2	2	3		10	Total 387
6:00			Music Theory & Composition	Electic Guitar & Bass II	Mariachi Ensemble I	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				
7:00	Still Life Drawing	Life Drawing	Music Theory & Composition	Electric Guitar & Bass I	Mariachi Ensemble II	Latin Jazz / Salsa Ensembl	Private Violin	Private Cello				
8:00												
9:00												
10:00												
11:00												

The Proposed Project

5-year Budget

Prepared by Community Arts Resources
September 22, 2003

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
EXPENSES						
STAFFING						
Executive Staff						
President/CEO	150,000					
Executive Assistant	40,000					
Subtotal Executive Staff		**$190,000**	**$195,700**	**$201,571**	**$207,618**	**$213,847**
Programs						
Director of Programs	80,000					
Assistant	30,000					
Exhibitions						
Gallery Director	65,000					
Childrens Discovery Center Coordinator	35,000					
Volunteer Docent Staff						
Performing Arts & Festivals						
Performing Arts Director	65,000					
Tech Specialist	30,000					
Tech Assistant	28,000					
A/V Assistant	24,000					
Education						
Director of Education	80,000					
Assistant	30,000					
Community Resources & Services						
Librarian	60,000					
Genealogy, Parenting & Educational Resources Coord	35,000					
Assistant to Community Resources & Services	20,000					
La Escuelita						
3 School Coordinator (p/t)	54,000					
Media Arts Technicians	54,000					
Subtotal School	**333,000**					
Subtotal Programs		**$690,000**	**$710,700**	**$732,021**	**$753,982**	**$776,601**
Finance						
Chief Financial Officer	100,000					
Accounts Payable Manager	55,000					
Payroll & Receivables Manager	55,000					
Subtotal Finance		**$210,000**	**$216,300**	**$222,789**	**$229,473**	**$236,357**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Development						
Development Director	90,000					
Assistant	30,000					
Development Associate	40,000					
Director of Major Gifts	65,000					
Director of Found. & Corp. Giving	65,000					
Corporate Sponsorhips (p/t)	40,000					
Subtotal Development		**$330,000**	**$339,900**	**$350,097**	**$360,600**	**$371,418**
Marketing & Communications						
Marketing & Communcations Director	80,000					
Assistant	30,000					
Writer/Editor	40,000					
Art Director	50,000					
Web Master	40,000					
Subtotal Marketing & Comm.		**$240,000**	**$247,200**	**$254,616**	**$262,254**	**$270,122**
Community Liaison & Special Events						
Community Liaison Director	80,000					
Assistant	30,000					
Special Events Manager	65,000					
Assistant to Special Events	30,000					
Catering Manager	50,000					
Volunteer Coordinator	50,000					
Subtotal Comm. Liaison		**$305,000**	**$314,150**	**$323,575**	**$333,282**	**$343,280**
Operations						
Director of Operations	80,000					
Assistant	30,000					
Cash Control/Ticketing (2 ft empl. @ $25k each)	50,000					
Security (3 f/t employees @ $25k each)	75,000					
Facility Manager	50,000					
Electrical Engineer	45,000					
Bookstore & Café Manager	35,000					
Subtotal Operations		**$365,000**	**$375,950**	**$387,229**	**$398,845**	**$410,811**
Staff Benefits (18%)		**$419,400**	**$431,982**	**$444,941**	**$458,290**	**$472,038**
TOTAL STAFFING		**$2,749,400**	**$2,831,882**	**$2,916,838**	**$3,004,344**	**$3,094,474**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
PROGRAMMING COSTS						
Exhibitions						
Outside Curators	96,000					
Preparators	67,200					
Temporary Exhibitions (12) average $25k per show	300,000					
Installation Costs	180,000					
Subtotal Exhibitions		**$643,200**	**$662,496**	**$682,371**	**$702,842**	**$723,927**
Performing Arts & Festivals						
Theater (capacity 500)						
90 Events ($3500 per show)	315,000					
(based upon ERA's 5/02 Report "Proposed Perf. Art Theater @ El Pueblo")						
Subtotal Theater		**$315,000**	**$324,450**	**$334,184**	**$344,209**	**$354,535**
Multipurpose Room (capacity 500)						
Small Productions (5) ($2000 per event)	10,000					
Medium Budget Productions (7) ($3000 per event)	21,000					
Large Scale Productions (21) ($6000 per event)	126,000					
Subtotal Multipurpose Room		**$157,000**	**$161,710**	**$166,561**	**$171,558**	**$176,705**
Outdoor Classroom Concerts						
Late Afternoon Concerts (40 events @ $750 each)	30,000					
Summer Nights (10 @ $2000 each)	20,000					
Subtotal Outdoor Classroom Concerts		**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**
Festivals						
Medium Festival (1)	10,000					
Large Festivals (8)	160,000					
Subtotal Festivals		**$170,000**	**$175,100**	**$180,353**	**$185,764**	**$191,336**
Subtotal Performing Arts & Festivals		**$692,000**	**$712,760**	**$734,143**	**$756,167**	**$778,852**
Education: Cost of Instruction ($30 per hour of class time)						
Each class meets for 10 weeks, twice a week, an hour per session						
Visual Arts Classes (270)	$162,000					
Digital Media Arts Classes (120)	$72,000					
Literature, History & Culture Classes (120)	$72,000					
Culinary Institute Classes (30)	$18,000					
Music Classes (360)	$216,000					
Dance Classes (120)	$72,000					
Theater Classes (120)	$72,000					
Subtotal Cost of Instruction		**$684,000**	**$704,520**	**$725,656**	**$747,425**	**$769,848**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Material Costs						
Visual Arts Classes (270) ($2 per student per class)	$108,000					
Digital Media Arts Classes (120) (50¢ per stud per class)	$12,000					
Literature, History & Culture Classes (120) ($1 per stud per class)	$24,000					
Culinary Institute Classes (30) ($5 per stud per class)	$30,000					
Music Classes (360) ($2 per stud per class)	$144,000					
Dance Classes (120) ($1 per stud per class)	$24,000					
Theater Classes (120) ($1 per stud per class)	$24,000					
Subtotal Material Costs		**$366,000**	**$376,980**	**$388,289**	**$399,938**	**$411,936**
Community Resources & Services (materials, equipment update, subscriptions)						
Geneaology	15,000					
Parenting Resources	15,000					
Educational Resources	15,000					
Subtotal Comm. Resources		**$45,000**	**$46,350**	**$47,741**	**$49,173**	**$50,648**
Media Arts						
Computer Upkeep	50,000					
Subtotal Media Arts		**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**
Community Liaison & Special Events						
Multipurpose Room Rentals Staffing						
Average 1 worker per 10 guests, $18/hr						
Small (26 events, average 75 people, 50% use catering, 4 hr call)	7,020					
Medium (32 events, average 150 people, 50% use catering, 4 hr call)	17,280					
Large (55 events, average 250 people, 100% use catering, 6 hr call)	148,500					
Subtotal Multipurpose Room Rentals		**$172,800**	**$177,984**	**$183,324**	**$188,823**	**$194,488**
Theater Rentals Staffing						
Educational Rentals (55 events) (2 staff, $20/hr, 2 hr call)	4,400					
$80 Per Event Cost						
Small Productions (18) (3 staff, $20/hr, 4 hr call)	4,320					
$240 Per Event Cost						
Medium Budget Productions (17) (5 staff, $20/hr, 6 hr call)	10,200					
$600 Per Event Cost						
Large Scale Productions (21) (6 staff, $20/hr, 8 hr call)	20,160					
$960 Per Event Cost						
Subtotal Theater		**$39,080**	**$40,252**	**$41,460**	**$42,704**	**$43,985**
Subtotal Community Liaison & Special Events		**$211,880**	**$218,236**	**$224,783**	**$231,527**	**$238,473**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Marketing Costs						
Newsletter/Mailings	100,000					
Postage	25,000					
Website	7,500					
Advertising	150,000					
Total Marketing Costs		**$282,500**	**$290,975**	**$299,704**	**$308,695**	**$317,956**
TOTAL PROGRAMMING COSTS		**$2,974,580**	**$3,063,817**	**$3,155,732**	**$3,250,404**	**$3,347,916**
OPERATIONS						
Maintenance & Repair ($2 per sf) (approx 4% of total expense budget)	189,600					
Utilities ($2 per sf)	189,600					
Insurance (75 cents per sf)	71,100					
Office Supplies	50,000					
Office Equipment	10,000					
Office Furniture	5,000					
Postage/Couriers	20,000					
Parking/MTA Passes	30,000					
Print/Copy	12,000					
R & D	6,000					
TOTAL OPERATIONS		**$583,300**	**$600,799**	**$618,823**	**$637,388**	**$656,509**
TOTAL EXPENSES		**$6,307,280**	**$6,496,498**	**$6,691,393**	**$6,892,135**	**$7,098,899**
INCOME						
EARNED INCOME						
Exhibitions						
Exhibition Admissions ($3 average per person suggested donation)		**240,000**	**$247,200**	**$254,616**	**$262,254**	**$270,122**
Tour Income ($1 per student)		**30,000**	**$30,900**	**$31,827**	**$32,782**	**$33,765**
Performing Arts & Festivals						
Theater (capacity 500)						
90 Events (av. ticket price $15, 50% paid occupancy)	337,500					
Subtotal Theater		**$337,500**	**$347,625**	**$358,054**	**$368,795**	**$379,859**
Multipurpose Room (capacity 375)						
Small Productions (5) (av. ticket price $10, 50% paid occupancy)	9,375					
Medium Budget Productions (7) (av. ticket price $15, 50% pd occ.)	19,688					
Large Scale Productions (21) (av. ticket price $20, 50% pd occ)	78,750					
Subtotal Multipurpose Room		**$107,813**	**$111,047**	**$114,378**	**$117,810**	**$121,344**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Festivals						
Medium Festivals	0					
Large Festivals	0					
Subtotal Festivals		**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Performing Arts		**$445,313**	**$458,672**	**$472,432**	**$486,605**	**$501,203**
Education (10 students per class, average $1 fee per class, twice weekly)						
Each class meets for 10 weeks, twice a week, an hour per session						
Per cap charge, based upon scholarships given out and fees paid						
Visual Arts Classes (270)	$54,000					
Digital Media Arts Classes (120)	$24,000					
Literature, History & Culture Classes (120)	$24,000					
Culinary Institute Classes (30)	$6,000					
Music Classes (360)	$72,000					
Dance Classes (120)	$24,000					
Theater Classes (120)	$24,000					
Subtotal Education		**$228,000**	**$234,840**	**$241,885**	**$249,142**	**$256,616**
Community Liaison & Special Events						
Multipurpose Room Rentals						
Small (26) (average 75 people, 50% use catering)						
$10 per person w/out caterring, $25 w/catering	34,125					
Medium (32) (average 150 people, 50% use catering)						
$10 per person w/out caterring, $30 w/catering	96,000					
Large (55) (average 250 people, 100% use catering)						
$40 per person w/ catering	550,000					
Alcohol Sales $2 profit per person	41,000					
Subtotal Multipurpose Room Rentals		**$721,125**	**$742,759**	**$765,042**	**$787,993**	**$811,633**
Outdoor Classroom Rentals (25)	12,500	**$12,500**	**$12,875**	**$13,261**	**$13,659**	**$14,069**
Theater Rentals						
Education Rentals (55) ($400/rental - ±5x's tech staff cost)	22,000					
Small Productions (18) ($1000/rental - ±5x's tech staff cost)	18,000					
Medium Budget Productions (17) ($2500/rental - ±5x's staff cost)	42,500					
Large Scale Productions (21) ($5000/rental - ±5x's staff cost)	105,000					
Subtotal Theater Rentals		**$187,500**	**$193,125**	**$198,919**	**$204,886**	**$211,033**
Business & Convention Meetings ($1000 per event)		**$10,000**				
Movie & TV Shoots ($1000 per event)		**$6,000**				
Café & Bookstore Sales (NET, $9.50 per sf per month, 1300 sf)		**$136,800**	**$140,904**	**$145,131**	**$149,485**	**$153,970**
Total Earned Income		**$2,017,238**	**$2,077,755**	**$2,140,087**	**$2,204,290**	**$2,270,419**

Plaza de Cultura y Arte
Budget: The Proposed Project

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Unearned Income						
Government						
Federal	$350,000					
State	$175,000					
County	$2,000,000					
City	$75,000					
Subtotal Government		$2,600,000	$2,678,000	$2,758,340	$2,841,090	$2,926,323
Foundations	$500,000					
Corporations	$300,000					
Corporate Sponsorships (partnerships)	$500,000					
Individuals	$300,000					
Memberships	$90,050					
Total Unearned Income		$4,290,050	$4,418,752	$4,551,314	$4,687,853	$4,828,489
Grand Total Income		$6,307,288	$6,496,506	$6,691,401	$6,892,143	$7,098,908
Income less Expenses		$8	$8	$8	$8	$8

Alternative A

5-year Budget

Prepared by Community Arts Resources
September 22, 2003

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
EXPENSES						
STAFFING						
Executive Staff						
President/CEO	150,000					
Executive Assistant	40,000					
Subtotal Executive Staff		**$190,000**	**$195,700**	**$201,571**	**$207,618**	**$213,847**
Programs						
Director of Programs	80,000					
Assistant	30,000					
Exhibitions						
Gallery Director	45,000					
Childrens Discovery Center Coordinator	35,000					
Volunteer Docent Staff						
Performing Arts & Festivals						
Performing Arts Director	65,000					
Tech Specialist	30,000					
Tech Assistant	28,000					
A/V Assistant	24,000					
Education						
Director of Education	80,000					
Assistant	30,000					
Community Resources & Services						
Librarian	60,000					
Genealogy, Parenting & Educational Resources Coord	35,000					
Assistant to Community Resources & Services	20,000					
La Escuelita						
3 School Coordinator (p/t)	54,000					
Media Arts Technicians	54,000					
Subtotal School	**333,000**					
Subtotal Programs		**$670,000**	**$690,100**	**$710,803**	**$732,127**	**$754,091**
Finance						
Chief Financial Officer	100,000					
Accounts Payable Manager	55,000					
Payroll & Receivables Manager	55,000					
Subtotal Finance		**$210,000**	**$216,300**	**$222,789**	**$229,473**	**$236,357**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Development						
Development Director	90,000					
Assistant	30,000					
Development Associate	40,000					
Director of Major Gifts	65,000					
Director of Found. & Corp. Giving	65,000					
Corporate Sponsorhips (p/t)	40,000					
Subtotal Development		**$330,000**	**$339,900**	**$350,097**	**$360,600**	**$371,418**
Marketing & Communications						
Marketing & Communcations Director	80,000					
Assistant	30,000					
Writer/Editor	40,000					
Art Director	50,000					
Web Master	40,000					
Subtotal Marketing & Comm.		**$240,000**	**$247,200**	**$254,616**	**$262,254**	**$270,122**
Community Liaison & Special Events						
Community Liaison Director	80,000					
Assistant	30,000					
Special Events Manager	65,000					
Assistant to Special Events	30,000					
Catering Manager	50,000					
Volunteer Coordinator	50,000					
Subtotal Comm. Liaison		**$305,000**	**$314,150**	**$323,575**	**$333,282**	**$343,280**
Operations						
Director of Operations	80,000					
Assistant	30,000					
Cash Control/Ticketing (1.5 ft empl. @ $25k each)	37,500					
Security (2.5 f/t employees @ $25k each)	62,500					
Facility Manager	50,000					
Electrical Engineer	45,000					
Bookstore & Café Manager	35,000					
Subtotal Operations		**$340,000**	**$350,200**	**$360,706**	**$371,527**	**$382,673**
Staff Benefits (18%)		**$411,300**	**$423,639**	**$436,348**	**$449,439**	**$462,922**
TOTAL STAFFING		**$2,696,300**	**$2,777,189**	**$2,860,505**	**$2,946,320**	**$3,034,709**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
PROGRAMMING COSTS						
Exhibitions						
Outside Curators	48,000					
Preparators	33,600					
Temporary Exhibitions (6) average $25k per show	150,000					
Installation Costs	100,000					
Subtotal Exhibitions		**$331,600**	**$341,548**	**$351,794**	**$362,348**	**$373,219**
Performing Arts & Festivals						
Theater						
Small Productions (25) ($500 per show)	12,500					
Medium Budget Productions (16) ($1500 per show)	24,000					
Large Scale Productions (73) ($2000 per show)	146,000					
Subtotal Theater		**$182,500**	**$187,975**	**$193,614**	**$199,423**	**$205,405**
Multipurpose Room						
Small Productions (3) ($2000 per event)	6,000					
Medium Budget Productions (19) ($3000 per event)	57,000					
Large Scale Productions (44) ($6000 per event)	264,000					
Subtotal Multipurpose Room		**$327,000**	**$336,810**	**$346,914**	**$357,322**	**$368,041**
Festivals						
Medium Festival (1)	10,000					
Large Festivals (7)	140,000					
Subtotal Festivals		**$150,000**	**$154,500**	**$159,135**	**$163,909**	**$168,826**
Subtotal Performing Arts & Festivals		**$659,500**	**$679,285**	**$699,664**	**$720,653**	**$742,273**
Education: Cost of Instruction ($30 per hour of class time)						
Each class meets for 10 weeks, twice a week, an hour per session						
Visual Arts Classes (180)	$108,000					
Digital Media Arts Classes (120)	$72,000					
Literature, History & Culture Classes (120)	$72,000					
Culinary Institute Classes (30)	$18,000					
Music Classes (360)	$216,000					
Dance Classes (120)	$72,000					
Theater Classes (120)	$72,000					
Subtotal Cost of Instruction		**$630,000**	**$648,900**	**$668,367**	**$688,418**	**$709,071**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Material Costs						
Visual Arts Classes (180) ($2 per student per class)	$72,000					
Digital Media Arts Classes (120) (50¢ per stud per class)	$12,000					
Literature, History & Culture Classes (120) ($1 per stud per class)	$24,000					
Culinary Institute Classes (30) ($5 per stud per class)	$30,000					
Music Classes(360) ($2 per stud per class)	$144,000					
Dance Classes (120) ($1 per stud per class)	$24,000					
Theater Classes (120) ($1 per stud per class)	$24,000					
Subtotal Material Costs		**$330,000**	**$339,900**	**$350,097**	**$360,600**	**$371,418**
Community Resources & Services (materials, equipment update, subscriptions)						
Geneaology	15,000					
Parenting Resources	15,000					
Educational Resources	15,000					
Subtotal Comm. Resources		**$45,000**	**$46,350**	**$47,741**	**$49,173**	**$50,648**
Media Arts						
Computer Upkeep	50,000					
Subtotal Media Arts		**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**
Community Liaison & Special Events						
Multipurpose Room Rentals Staffing						
Average 1 worker per 10 guests, $18/hr						
Small (25 events, average 75 people, 50% use catering, 4 hr call)	6,750					
Medium (32 events, average 150 people, 50% use catering, 4 hr call)	17,280					
Large (46 events, average 250 people, 100% use catering, 6 hr call)	124,200					
Subtotal Multipurpose Room Rentals		**$148,230**	**$152,677**	**$157,257**	**$161,975**	**$166,834**
Theater Rentals Staffing						
Small Productions (9) (2 staff, $20/hr, 4 hr call)	1,440					
$58 Per Event Cost						
Medium Budget Productions (7) (3 staff, $20/hr, 6 hr call)	2,520					
$158 Per Event Cost						
Large Scale Productions (28) (4 staff, $20/hr, 8 hr call)	17,920					
$245 Per Event Cost						
Subtotal Theater		**$21,880**	**$22,536**	**$23,212**	**$23,909**	**$24,626**
Subtotal Community Liaison & Special Events		**$170,110**	**$175,213**	**$180,470**	**$185,884**	**$191,460**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Marketing Costs						
Newsletter/Mailings	100,000					
Postage	25,000					
Website	7,500					
Advertising	150,000					
Total Marketing Costs		**$282,500**	**$290,975**	**$299,704**	**$308,695**	**$317,956**
TOTAL PROGRAMMING COSTS		**$2,498,710**	**$2,573,671**	**$2,650,881**	**$2,730,408**	**$2,812,320**
OPERATIONS						
Maintenance & Repair ($2 per sf) (approx 4% of total expense budget)	173,600					
Utilities ($2 per sf)	173,600					
Insurance (75 cents per sf)	65,100					
Office Supplies	50,000					
Office Equipment	10,000					
Office Furniture	5,000					
Postage/Couriers	20,000					
Parking/MTA Passes	30,000					
Print/Copy	12,000					
R & D	6,000					
TOTAL OPERATIONS		**$545,300**	**$561,659**	**$578,509**	**$595,864**	**$613,740**
TOTAL EXPENSES		**$5,740,310**	**$5,912,519**	**$6,089,895**	**$6,272,592**	**$6,460,769**
INCOME						
EARNED INCOME						
Exhibitions						
Exhibition Admissions ($3 average per person suggested donation)		**150,000**	**$154,500**	**$159,135**	**$163,909**	**$168,826**
Tour Income ($1 per student)		**30,000**	**$30,900**	**$31,827**	**$32,782**	**$33,765**
Performing Arts & Festivals						
Theater (capacity 99)						
Small Productions (25) (average ticket price $5, 50% pd occupancy)	6,188					
Medium Productions (16) (av. ticket price $7, 50% pd occupancy)	5,544					
Large Scale Productions (73) (av. ticket price $10, 50% pd occup)	36,135					
Subtotal Theater		**$47,867**	**$49,302**	**$50,782**	**$52,305**	**$53,874**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Multipurpose Room (capacity 500)						
Small Productions (3) (av. ticket price $10) (50% paid occupancy)	7,500					
Medium Productions (19) (av. ticket price $15, 50% pd occupancy)	71,250					
Large Scale Productions (44) (av. ticket price $20, 50% pd occup)	220,000					
Subtotal Multipurpose Room		**$298,750**	**$307,713**	**$316,944**	**$326,452**	**$336,246**
Festivals						
Medium Festivals	0					
Large Festivals	0					
Subtotal Festivals		**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Performing Arts		**$526,617**	**$542,415**	**$558,687**	**$575,448**	**$592,712**
Education (10 students per class, average $1 fee per class, twice weekly)						
Each class meets for 10 weeks, twice a week, an hour per session						
Per cap charge, based upon scholarships given out and fees paid						
Visual Arts Classes (180)	$36,000					
Digital Media Arts Classes (120)	$24,000					
Literature, History & Culture Classes (120)	$24,000					
Culinary Institute Classes (30)	$6,000					
Music Classes(360)	$72,000					
Dance Classes (120)	$24,000					
Theater Classes (120)	$24,000					
Subtotal Education		**$210,000**	**$216,300**	**$222,789**	**$229,473**	**$236,357**
Community Liaison & Special Events						
Multipurpose Room Rentals						
Small (25) (average 75 people, 50% use catering)						
$10 per person w/out caterring, $25 w/catering	32,813					
Medium (32) (average 150 people, 50% use catering)						
$10 per person w/out caterring, $30 w/catering	96,000					
Large (46) (average 250 people, 100% use catering)						
$40 per person w/ catering	460,000					
Alcohol Sales $2 profit per person	36,350					
Subtotal Multipurpose Room Rentals		**$625,163**	**$643,917**	**$663,235**	**$683,132**	**$703,626**
Theater Rentals						
Small Productions (9) ($250/rental - ±5x's tech staff cost)	2,250					
Medium Budget Productions (7) ($750/rental - ±5x's staff cost)	5,250					
Large Scale Productions (28) ($1250/rental - ±5x's staff cost)	35,000					
Subtotal Theater		**$42,500**	**$43,775**	**$45,088**	**$46,441**	**$47,834**

Plaza de Cultura y Arte
Budget: Alternative A

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Tenant Offices ($1.25 per sf, 4700 sf)		$70,500	$72,615	$74,793	$77,037	$79,348
Café & Bookstore Sales (NET, $9 per sf per month, 1000 sf)		$108,000	$111,240	$114,577	$118,015	$121,555
Total Earned Income		$1,762,779	$1,815,662	$1,870,132	$1,926,236	$1,984,023
Unearned Income						
Government						
Federal	$350,000					
State	$175,000					
County	$2,000,000					
City	$75,000					
Subtotal Government		$2,600,000	$2,678,000	$2,758,340	$2,841,090	$2,926,323
Foundations	$450,000					
Corporations	$250,000					
Corporate Sponsorships (partnerships)	$395,000					
Individuals	$250,000					
Memberships	$35,000					
Total Unearned Income		$3,980,000	$4,099,400	$4,222,382	$4,349,053	$4,479,525
Grand Total Income		$5,742,779	$5,915,062	$6,092,514	$6,275,290	$6,463,548
Income less Expenses		$2,469	$2,543	$2,619	$2,698	$2,779

Alternative B

5-year Budget

Prepared by Community Arts Resources
September 22, 2003

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
EXPENSES						
STAFFING						
Executive Staff						
President/CEO	150,000					
Executive Assistant	40,000					
Subtotal Executive Staff		**$190,000**	**$195,700**	**$201,571**	**$207,618**	**$213,847**
Programs						
Director of Programs	80,000					
Assistant	30,000					
Exhibitions						
Gallery Director	45,000					
Childrens Discovery Center Coordinator	35,000					
Volunteer Docent Staff						
Performing Arts & Festivals						
Performing Arts Director	65,000					
Tech Specialist	30,000					
Tech Assistant	28,000					
A/V Assistant	24,000					
Education						
Director of Education	80,000					
Assistant	30,000					
Community Resources & Services						
Librarian	60,000					
Genealogy, Parenting & Educational Resources Coord	35,000					
Assistant to Community Resources & Services	20,000					
La Escuelita						
3 School Coordinator (p/t)	54,000					
Media Arts Technicians	54,000					
Subtotal School	**333,000**					
Subtotal Programs		**$670,000**	**$690,100**	**$710,803**	**$732,127**	**$754,091**
Finance						
Chief Financial Officer	100,000					
Accounts Payable Manager	55,000					
Payroll & Receivables Manager	55,000					
Subtotal Finance		**$210,000**	**$216,300**	**$222,789**	**$229,473**	**$236,357**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Development						
Development Director	90,000					
Assistant	30,000					
Development Associate	40,000					
Director of Major Gifts	65,000					
Director of Found. & Corp. Giving	65,000					
Corporate Sponsorhips (p/t)	40,000					
Subtotal Development		**$330,000**	**$339,900**	**$350,097**	**$360,600**	**$371,418**
Marketing & Communications						
Marketing & Communcations Director	80,000					
Assistant	30,000					
Writer/Editor	40,000					
Art Director	50,000					
Web Master	40,000					
Subtotal Marketing & Comm.		**$240,000**	**$247,200**	**$254,616**	**$262,254**	**$270,122**
Community Liaison & Special Events						
Community Liaison Director	80,000					
Assistant	30,000					
Special Events Manager	65,000					
Assistant to Special Events	30,000					
Catering Manager	50,000					
Volunteer Coordinator	50,000					
Subtotal Comm. Liaison		**$305,000**	**$314,150**	**$323,575**	**$333,282**	**$343,280**
Operations						
Director of Operations	80,000					
Assistant	30,000					
Cash Control/Ticketing (1.5 ft empl. @ $25k each)	37,500					
Security (2.5 f/t employees @ $25k each)	62,500					
Facility Manager	50,000					
Electrical Engineer	45,000					
Bookstore & Cafe Manager	35,000					
Subtotal Operations		**$340,000**	**$350,200**	**$360,706**	**$371,527**	**$382,673**
Staff Benefits (18%)		**$411,300**	**$423,639**	**$436,348**	**$449,439**	**$462,922**
TOTAL STAFFING		**$2,696,300**	**$2,777,189**	**$2,860,505**	**$2,946,320**	**$3,034,709**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
PROGRAMMING COSTS						
Exhibitions						
Outside Curators	48,000					
Preparators	33,600					
Temporary Exhibitions (6) average $25k per show	150,000					
Installation Costs	100,000					
Subtotal Exhibitions		**$331,600**	**$341,548**	**$351,794**	**$362,348**	**$373,219**
Performing Arts & Festivals						
Theater						
Small Productions (25) ($500 per show)	12,500					
Medium Budget Productions (16) ($1500 per show)	24,000					
Large Scale Productions (73) ($2000 per show)	146,000					
Subtotal Theater		**$182,500**	**$187,975**	**$193,614**	**$199,423**	**$205,405**
Multipurpose Room						
Small Productions (3) ($2000 per event)	6,000					
Medium Budget Productions (19) ($3000 per event)	57,000					
Large Scale Productions (44) ($6000 per event)	264,000					
Subtotal Multipurpose Room		**$327,000**	**$336,810**	**$346,914**	**$357,322**	**$368,041**
Festivals						
Medium Festival (1)	10,000					
Large Festivals (7)	140,000					
Subtotal Festivals		**$150,000**	**$154,500**	**$159,135**	**$163,909**	**$168,826**
Subtotal Performing Arts & Festivals		**$659,500**	**$679,285**	**$699,664**	**$720,653**	**$742,273**
Education: Cost of Instruction ($30 per hour of class time)						
Each class meets for 10 weeks, twice a week, an hour per session						
Visual Arts Classes (180)	$108,000					
Digital Media Arts Classes (120)	$72,000					
Literature, History & Culture Classes (120)	$72,000					
Culinary Institute Classes (30)	$18,000					
Music Classes (360)	$216,000					
Dance Classes (120)	$72,000					
Subtotal Cost of Instruction		**$558,000**	**$574,740**	**$591,982**	**$609,742**	**$628,034**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Material Costs						
Visual Arts Classes (180) ($2 per student per class)	$72,000					
Digital Media Arts Classes (120) (50¢ per stud per class)	$12,000					
Literature, History & Culture Classes (120) ($1 per stud per class)	$24,000					
Culinary Institute Classes (30) ($5 per stud per class)	$30,000					
Music Classes(360) ($2 per stud per class)	$144,000					
Dance Classes (120) ($1 per stud per class)	$24,000					
Subtotal Material Costs		**$306,000**	**$315,180**	**$324,635**	**$334,374**	**$344,406**
Community Resources & Services (materials, equipment update, subscriptions)						
Geneaology	15,000					
Parenting Resources	15,000					
Educational Resources	15,000					
Subtotal Comm. Resources		**$45,000**	**$46,350**	**$47,741**	**$49,173**	**$50,648**
Media Arts						
Computer Upkeep	50,000					
Subtotal Media Arts		**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**
Community Liaison & Special Events						
Multipurpose Room Rentals Staffing						
Average 1 worker per 10 guests, $18/hr						
Small (25 events, average 75 people, 50% use catering, 4 hr call)	6,750					
Medium (32 events, average 150 people, 50% use catering, 4 hr call)	17,280					
Large (46 events, average 250 people, 100% use catering, 6 hr call)	124,200					
Subtotal Multipurpose Room Rentals		**$148,230**	**$152,677**	**$157,257**	**$161,975**	**$166,834**
Theater Rentals Staffing						
Small Productions (9) (2 staff, $20/hr, 4 hr call)	1,440					
$58 Per Event Cost						
Medium Budget Productions (7) (3 staff, $20/hr, 6 hr call)	2,520					
$158 Per Event Cost						
Large Scale Productions (28) (4 staff, $20/hr, 8 hr call)	17,920					
$245 Per Event Cost						
Subtotal Theater		**$21,880**	**$22,536**	**$23,212**	**$23,909**	**$24,626**
Subtotal Community Liaison & Special Events		**$170,110**	**$175,213**	**$180,470**	**$185,884**	**$191,460**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Marketing Costs						
Newsletter/Mailings	100,000					
Postage	25,000					
Website	7,500					
Advertising	150,000					
Total Marketing Costs		**$282,500**	**$290,975**	**$299,704**	**$308,695**	**$317,956**
TOTAL PROGRAMMING COSTS		**$2,402,710**	**$2,474,791**	**$2,549,035**	**$2,625,506**	**$2,704,271**
OPERATIONS						
Maintenance & Repair ($2 per sf) (approx 4% of total expense budget)	161,600					
Utilities ($2 per sf)	161,600					
Insurance (75 cents per sf)	60,600					
Office Supplies	50,000					
Office Equipment	10,000					
Office Furniture	5,000					
Postage/Couriers	20,000					
Parking/MTA Passes	30,000					
Print/Copy	12,000					
R & D	6,000					
TOTAL OPERATIONS		**$516,800**	**$532,304**	**$548,273**	**$564,721**	**$581,663**
TOTAL EXPENSES		**$5,615,810**	**$5,784,284**	**$5,957,813**	**$6,136,547**	**$6,320,644**
INCOME						
EARNED INCOME						
Exhibitions						
Exhibition Admissions ($3 average per person suggested donation)		**150,000**	**$154,500**	**$159,135**	**$163,909**	**$168,826**
Tour Income ($1 per student)		**30,000**	**$30,900**	**$31,827**	**$32,782**	**$33,765**
Performing Arts & Festivals						
Theater (capacity 99)						
Small Productions (25) (average ticket price $5, 50% pd occupancy)	6,188					
Medium Productions (16) (av. ticket price $7, 50% pd occupancy)	5,544					
Large Scale Productions (73) (av. ticket price $10, 50% pd occup)	36,135					
Subtotal Theater		**$47,867**	**$49,302**	**$50,782**	**$52,305**	**$53,874**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Multipurpose Room (capacity 500)						
Small Productions (3) (av. ticket price $10) (50% paid occupancy)	7,500					
Medium Productions (19) (av. ticket price $15, 50% pd occupancy)	71,250					
Large Scale Productions (44) (av. ticket price $20, 50% pd occup)	220,000					
Subtotal Multipurpose Room		**$298,750**	**$307,713**	**$316,944**	**$326,452**	**$336,246**
Festivals						
Medium Festivals	0					
Large Festivals	0					
Subtotal Festivals		**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Performing Arts		**$346,617**	**$357,015**	**$367,725**	**$378,757**	**$390,120**
Education (10 students per class, average $1 fee per class, twice weekly)						
Each class meets for 10 weeks, twice a week, an hour per session						
Per cap charge, based upon scholarships given out and fees paid						
Visual Arts Classes (180)	$36,000					
Digital Media Arts Classes (120)	$24,000					
Literature, History & Culture Classes (120)	$24,000					
Culinary Institute Classes (30)	$6,000					
Music Classes(360)	$72,000					
Dance Classes (120)	$24,000					
Subtotal Education		**$186,000**	**$191,580**	**$197,327**	**$203,247**	**$209,345**
Community Liaison & Special Events						
Multipurpose Room Rentals						
Small (25) (average 75 people, 50% use catering)						
$10 per person w/out caterring, $25 w/catering	32,813					
Medium (32) (average 150 people, 50% use catering)						
$10 per person w/out caterring, $30 w/catering	96,000					
Large (46) (average 250 people, 100% use catering)						
$40 per person w/ catering	460,000					
Alcohol Sales $2 profit per person	36,350					
Subtotal Multipurpose Room Rentals		**$625,163**	**$643,917**	**$663,235**	**$683,132**	**$703,626**
Theater Rentals						
Small Productions (9) ($250/rental - ±5x's tech staff cost)	2,250					
Medium Budget Productions (7) ($750/rental - ±5x's staff cost)	5,250					
Large Scale Productions (28) ($1250/rental - ±5x's staff cost)	35,000					
Subtotal Theater		**$42,500**	**$43,775**	**$45,088**	**$46,441**	**$47,834**

Plaza de Cultura y Arte
Budget: Alternative B

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Tenant Offices ($1.25 per sf, 4700 sf)		$70,500	$72,615	$74,793	$77,037	$79,348
Café & Bookstore Sales (NET, $8.50 per sf per month, 1000 sf)		$102,000	$105,060	$108,212	$111,458	$114,802
Total Earned Income		$1,552,779	$1,599,362	$1,647,343	$1,696,764	$1,747,666
Unearned Income						
Government						
Federal	$350,000					
State	$175,000					
County	$2,000,000					
City	$75,000					
Subtotal Government		$2,600,000	$2,678,000	$2,758,340	$2,841,090	$2,926,323
Foundations	$500,000					
Corporations	$250,000					
Corporate Sponsorships (partnerships)	$450,000					
Individuals	$230,000					
Memberships	$35,000					
Total Unearned Income		$4,065,000	$4,186,950	$4,312,559	$4,441,935	$4,575,193
Grand Total Income		$5,617,779	$5,786,312	$5,959,902	$6,138,699	$6,322,860
Income less Expenses		$1,969	$2,028	$2,089	$2,152	$2,216

Alternative C

5-year Budget

Prepared by Community Arts Resources
September 22, 2003

Plaza de Cultura y Arte
Budget: Alternative C

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
EXPENSES						
STAFFING						
Executive Staff						
President/CEO	125,000					
Executive Assistant	40,000					
Subtotal Executive Staff		**$165,000**	**$169,950**	**$175,049**	**$180,300**	**$185,709**
Programs						
Exhibitions						
Gallery Director	80,000					
Assistant	30,000					
Childrens Discovery Center Coordinator	35,000					
Volunteer Docent Staff						
Education						
Director of Education	80,000					
Assistant	30,000					
Community Resources & Services						
Librarian	60,000					
Genealogy, Parenting & Educational Resources Coord	35,000					
Assistant to Community Resources & Services	20,000					
La Escuelita						
3 School Coordinator (p/t)	54,000					
Media Arts Technicians	54,000					
Subtotal School	**333,000**					
Subtotal Programs		**$478,000**	**$492,340**	**$507,110**	**$522,324**	**$537,993**
Finance						
Chief Financial Officer	80,000					
Accounts Manager	45,000					
Subtotal Finance		**$125,000**	**$128,750**	**$132,613**	**$136,591**	**$140,689**

Plaza de Cultura y Arte
Budget: Alternative C

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Development						
Development Director	90,000					
Assistant	30,000					
Director of Major Gifts	65,000					
Director of Found. & Corp. Giving	65,000					
Corporate Sponsorhips (p/t)	40,000					
Subtotal Development		**$290,000**	**$298,700**	**$307,661**	**$316,891**	**$326,398**
Marketing & Communications						
Marketing & Communcations Director	80,000					
Assistant	30,000					
Art Director (p/t)	30,000					
Web Master	20,000					
Subtotal Marketing & Comm.		**$160,000**	**$164,800**	**$169,744**	**$174,836**	**$180,081**
Operations						
Director of Operations	80,000					
Assistant	30,000					
Volunteer Coordinator	50,000					
Security (2.5 f/t employees @ $25k each)	62,500					
Bookstore & Café Manager	35,000					
Subtotal Operations		**$257,500**	**$265,225**	**$273,182**	**$281,377**	**$289,819**
Staff Benefits (18%)		**$265,590**	**$273,558**	**$281,764**	**$290,217**	**$298,924**
TOTAL STAFFING		**$1,741,090**	**$1,793,323**	**$1,847,122**	**$1,902,536**	**$1,959,612**
PROGRAMMING COSTS						
Exhibitions						
Outside Curators	80,000					
Preparators	56,000					
Temporary Exhibitions (10) average $25k per show	250,000					
Installation Costs	175,000					
Subtotal Exhibitions		**$561,000**	**$577,830**	**$595,165**	**$613,020**	**$631,410**

Plaza de Cultura y Arte
Budget: Alternative C

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Education: Cost of Instruction ($30 per hour of class time)						
Each class meets for 10 weeks, twice a week, an hour per session						
Visual Arts Classes (288)	$172,800					
Digital Media Arts Classes (120)	$72,000					
Literature, History & Culture Classes (120)	$72,000					
Music Classes (360)	$216,000					
Subtotal Cost of Instruction		**$532,800**	**$548,784**	**$565,248**	**$582,205**	**$599,671**
Material Costs						
Visual Arts Classes (288) ($2 per student per class)	$115,200					
Digital Media Arts Classes (120) (50¢ per stud per class)	$12,000					
Literature, History & Culture Classes (120) ($1 per stud per class)	$24,000					
Music Classes (360) ($2 per stud per class)	$144,000					
Subtotal Material Costs		**$295,200**	**$304,056**	**$313,178**	**$322,573**	**$332,250**
Community Resources & Services (materials, equipment update, subscriptions)						
Geneaology	15,000					
Parenting Resources	15,000					
Educational Resources	15,000					
Subtotal Comm. Resources		**$45,000**	**$46,350**	**$47,741**	**$49,173**	**$50,648**
Media Arts						
Computer Upkeep	50,000					
Subtotal Media Arts		**$50,000**	**$51,500**	**$53,045**	**$54,636**	**$56,275**
Marketing Costs						
Newsletter/Mailings	75,000					
Postage	15,000					
Website	5,000					
Advertising	75,000					
Total Marketing Costs		**$170,000**	**$175,100**	**$180,353**	**$185,764**	**$191,336**
TOTAL PROGRAMMING COSTS		**$1,654,000**	**$1,703,620**	**$1,754,729**	**$1,807,370**	**$1,861,592**

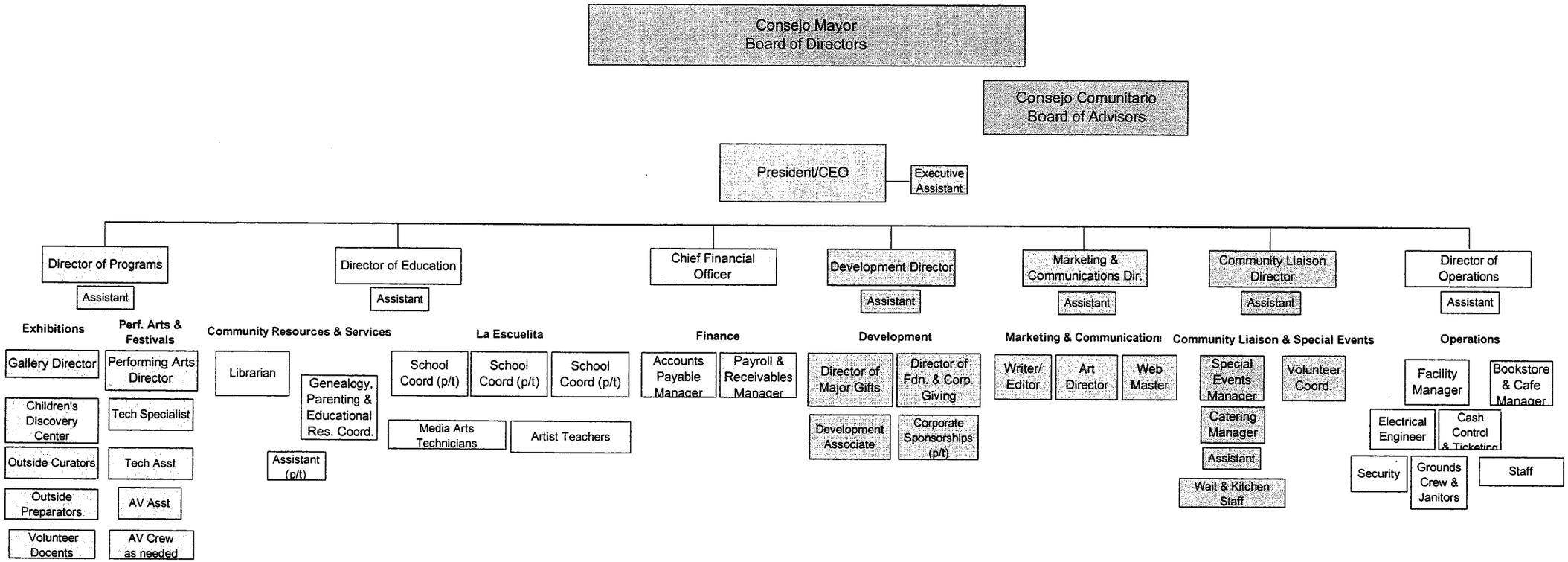
Plaza de Cultura y Arte
Budget: Alternative C

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
OPERATIONS						
Maintenance & Repair ($2 per sf) (approx 4% of total expense budget)	112,600					
Utilities ($2 per sf)	112,600					
Insurance (75 cents per sf)	42,225					
Office Supplies	30,000					
Office Equipment	5,000					
Office Furniture	5,000					
Postage/Couriers	15,000					
Parking/MTA Passes	15,000					
Print/Copy	12,000					
R & D	6,000					
TOTAL OPERATIONS		**$355,425**	**$366,088**	**$377,070**	**$388,382**	**$400,034**
TOTAL EXPENSES		**$3,750,515**	**$3,863,030**	**$3,978,921**	**$4,098,289**	**$4,221,238**
INCOME						
EARNED INCOME						
Exhibitions						
Exhibition Admissions ($3 average per person suggested donation)		**150,000**	**$154,500**	**$159,135**	**$163,909**	**$168,826**
Tour Income ($1 per student)		**30,000**	**$30,900**	**$31,827**	**$32,782**	**$33,765**
Performing Arts & Festivals						
Festivals						
Medium Festivals	0					
Large Festivals	0					
Subtotal Festivals		**$0**	**$0**	**$0**	**$0**	**$0**
Subtotal Performing Arts		**$0**	**$0**	**$0**	**$0**	**$0**

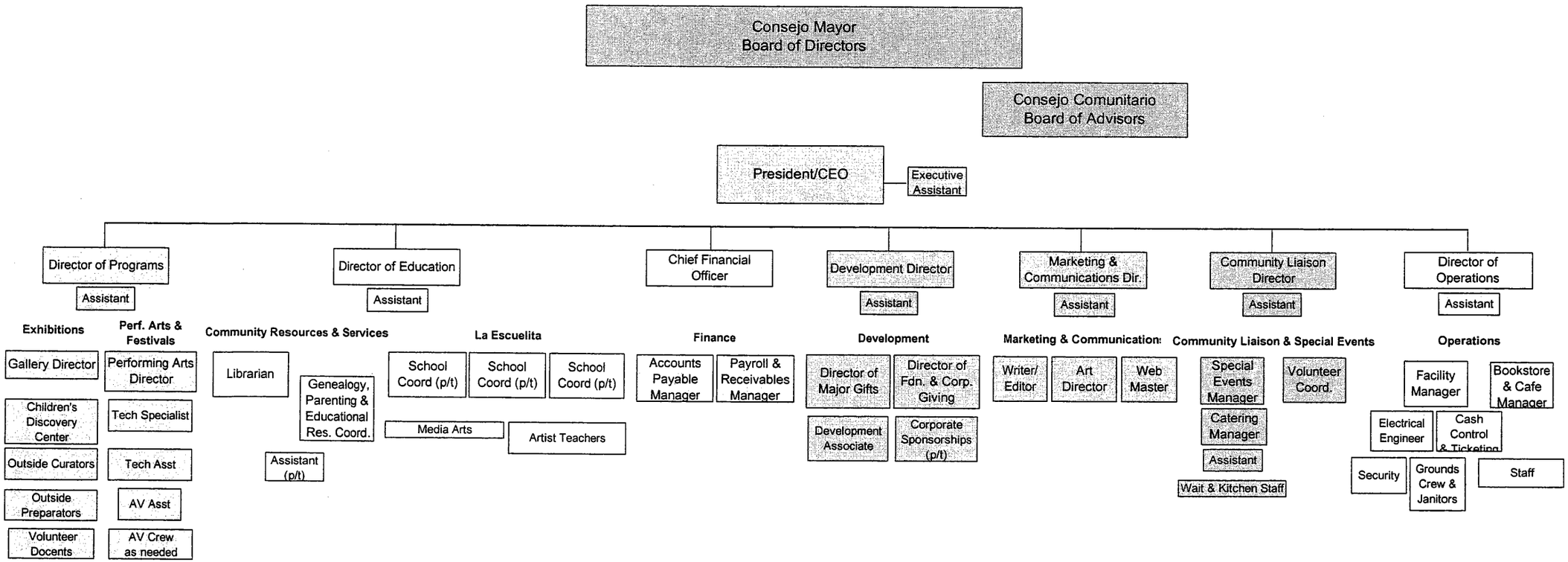
Plaza de Cultura y Arte
Budget: Alternative C

		Stable Year	3% Projected Growth Per Year			
			Year 2	Year 3	Year 4	Year 5
Education (10 students per class, average $1 fee per class, twice weekly)						
Each class meets for 10 weeks, twice a week, an hour per session						
Per cap charge, based upon scholarships given out and fees paid						
Visual Arts Classes (288)	$57,600					
Digital Media Arts Classes (120)	$24,000					
Literature, History & Culture Classes (120)	$24,000					
Music Classes (360)	$72,000					
Subtotal Education		**$177,600**	**$182,928**	**$188,416**	**$194,068**	**$199,890**
Tenant Offices ($8 per sf, 4700 sf)		**70500**	**$72,615**	**$74,793**	**$77,037**	**$79,348**
Café & Bookstore Sales (NET, $1 per sf per month, 1000 sf)		**96000**	**$98,880**	**$101,846**	**$104,902**	**$108,049**
Total Earned Income		**$524,100**	**$539,823**	**$556,018**	**$572,698**	**$589,879**
Unearned Income						
Government						
Federal	$250,000					
State	$150,000					
County	$2,000,000					
City	$50,000					
Subtotal Government		**$2,450,000**	**$2,523,500**	**$2,599,205**	**$2,677,181**	**$2,757,497**
Foundations	$200,000					
Corporations	$200,000					
Corporate Sponsorships (partnerships)	$150,000					
Individuals	$200,000					
Memberships	$30,000					
Total Unearned Income		**$3,230,000**	**$3,326,900**	**$3,426,707**	**$3,529,508**	**$3,635,393**
Grand Total Income		**$3,754,100**	**$3,866,723**	**$3,982,725**	**$4,102,206**	**$4,225,273**
Income less Expenses		**$3,585**	**$3,693**	**$3,803**	**$3,917**	**$4,035**

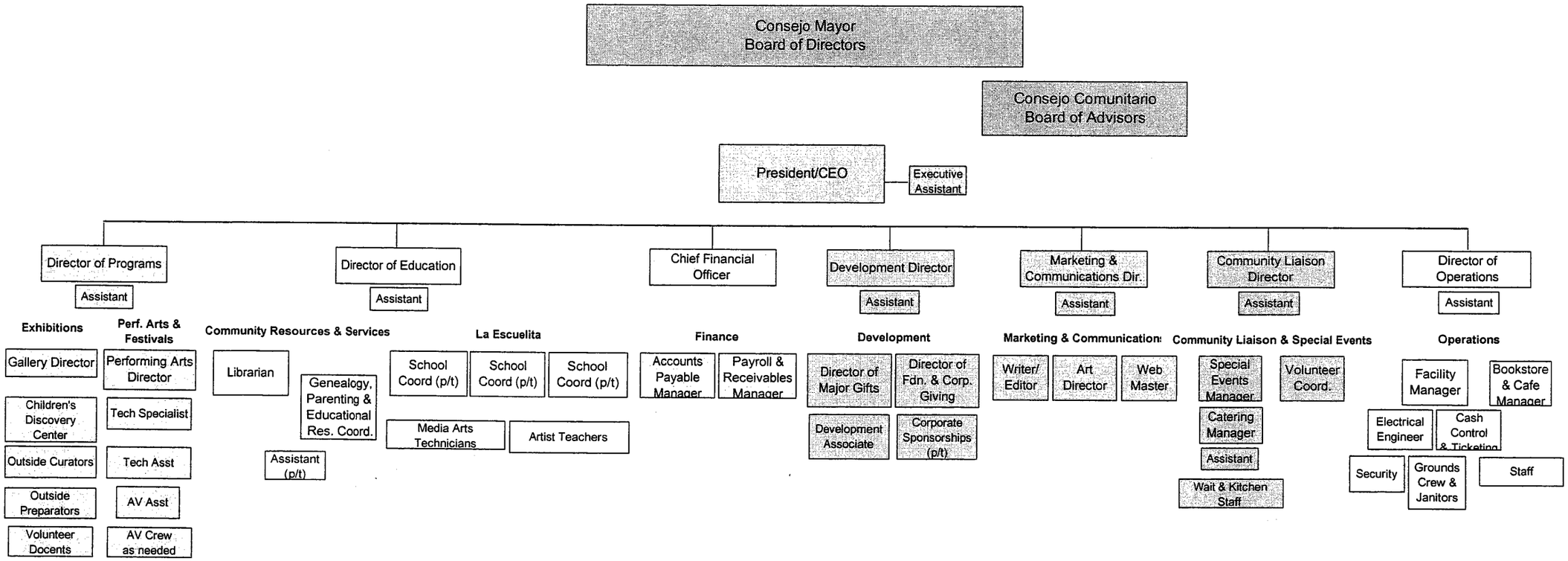
Plaza de Cultura y Arte
Organization Chart
The Proposed Project



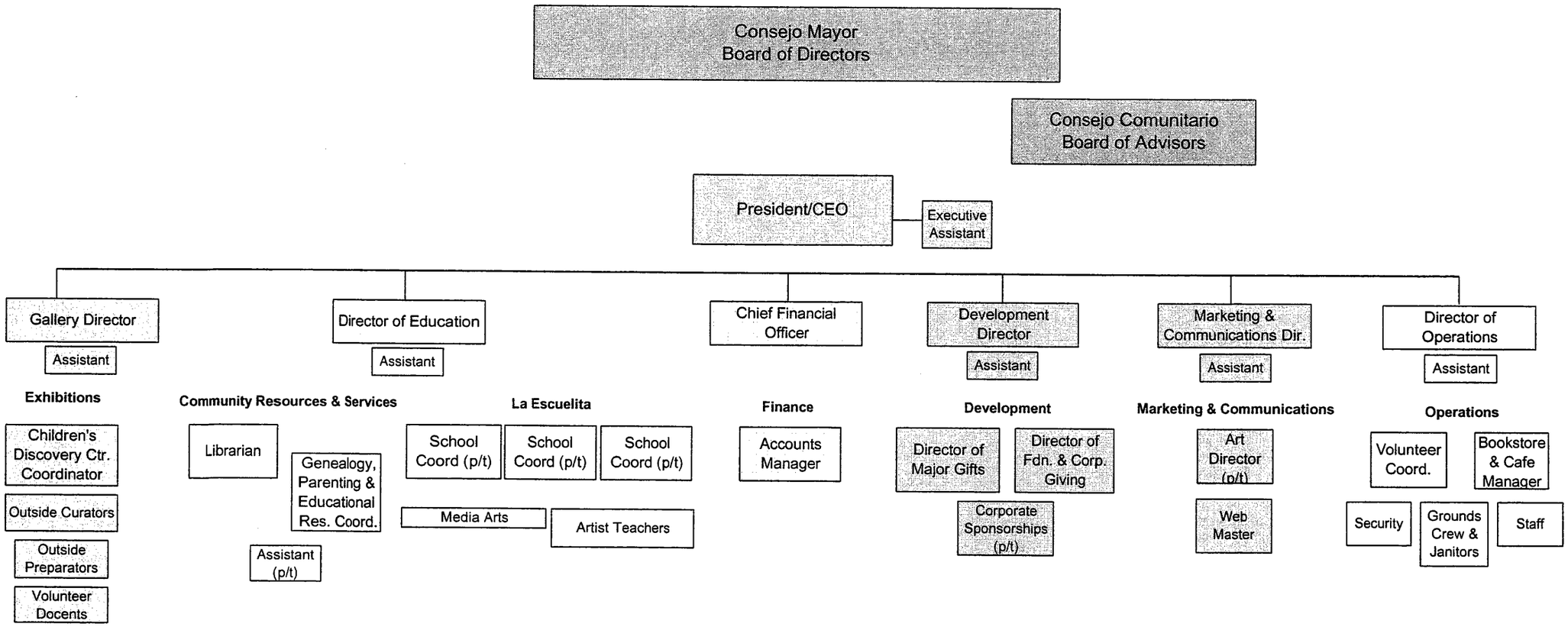
Plaza de Cultura y Arte
Organization Chart
Alternative A



Plaza de Cultura y Arte
Organization Chart
Alternative B



Plaza de Cultura y Arte
Organization Chart
Alternative C



PLAZA DE CULTURA Y ARTE ENVIRONMENTAL IMPACT REPORT
VOLUME IIB, DRAFT EIR
SCH NO. 2001101167

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OCTOBER 20, 2003

APPENDIX D
ECONOMIC STUDY

ERA

Economics Research Associates

Revised Draft Report

Plaza de Cultura y Arte
Market and Financial Analysis

Prepared for

Sapphos Environmental, Inc.

Prepared by

Economics Research Associates

June 2003

ERA Project No. 15020

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General Limiting Conditions

Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible, and they are believed to be reliable. This study is based on estimates, assumptions and other information reviewed and evaluated by Economics Research Associates from its consultations with the client and the client's representatives and within its general knowledge of the industry. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives or any other data source used in preparing or presenting this study.

This report is based on information that was current as of May 2003 or as noted in the report, and Economics Research Associates has not undertaken any update of its research effort since such date.

No warranty or representation is made by Economics Research Associates that any of the projected values or results contained in this study will actually be achieved.

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Section I. Project Overview

Introduction

Economics Research Associates (ERA) was retained by Sapphos Environmental, Inc. to conduct a market and financial analysis of the proposed Plaza de Cultura y Arte at the El Pueblo Historic Monument in Downtown Los Angeles.

The proposed project is envisioned to provide a multi-purpose community facility that celebrates, promotes, and preserves an understanding and appreciation of Latino culture and history through educational, cultural, and arts programming. The cultural center would serve local and regional residents especially targeting the Latino community as well as visitors to the region.

The project could contain several components including exhibition area, children's discovery center, classrooms, resource centers, theater/performing arts center, multipurpose events space, and offices. Four alternative development programs for the proposed cultural center were prepared, including one by Barrio Planners and subsequently revised by Goodell/Brackenbush ("Proposed Project") and three alternatives prepared by Levin & Associates.

ERA evaluated the alternative development programs and forecasted attendance and operating revenues and expenses for each alternative working with Community Arts Resources Inc. (CARS), who provided detailed programming and expenses based on a full capacity programming schedule. ERA refined inputs provided by CARS based on expected performance.

This report documents ERA's research and analysis of the proposed project including an evaluation of the site, concept, available markets, comparable and competitive facilities, and market and financial performance.

Site

El Pueblo

The cultural center is proposed for a site within the El Pueblo de Los Angeles State Historic Park in Downtown Los Angeles. El Pueblo is the oldest section of Los Angeles and is comprised of twenty-seven historic buildings clustered around a plaza. Olvera Street, the main artery of the district, is a colorful, historic Mexican marketplace filled with shops and restaurants. Festivals and live performances are also held in the plaza.

Of the historic buildings at El Pueblo de Los Angeles, four are restored as museums – the Avila Adobe, which is the oldest house in the City (open daily 9 a.m. to 5 p.m and 10 a.m. to 4 p.m. during the Winter), the Sepulveda House which also contains the El Pueblo Visitors Center (open 10 am to 3 p.m. Monday through Saturday), the Fire House Museum (open 10 a.m. to 3 p.m.) and the Masonic Hall (open 10 a.m. to 3 p.m.).

Las Angelitas, El Pueblo's docent organization, provides free tours to groups Tuesday through Saturday, each hour from 10 a.m. until 1 p.m. In addition, the Visitors Center offers a free 18-minute film that details the history and development of the City of Los Angeles.

Approximately 1.5 million people visit El Pueblo annually – of which approximately 25,000 to 35,000 are students in school tours, approximately 250,000-315,000 are visitors to the Avila Adobe, and approximately 35,000 are visitor center visitors. Some 75,000-80,000 visit art exhibitions, 320,000 to 423,000 attend festivals, 5,500 attend children's art workshops, and 7,000 to 12,500 go on historical tours.

Plaza de Cultura Y Arte Site

The cultural center is proposed for an approximate 3-acre site bounded by Spring, Main, and Arcadia Streets and the Plaza Catholic Church. The site is west of the El Pueblo plaza and Olvera Street. The majority of the site is owned by the County of Los Angeles, but the City of Los Angeles also owns a portion of the site. Existing uses within the project site include two parking lots (one City, one County), three adjacent buildings (Plaza House, Vickery-Brunswig and Brunswig Annex buildings), and vacant lots.

Overall, the site is excellent for the proposed cultural center in terms of market potential with the following strengths:

- Good regional accessibility as the regional transportation system converges on downtown Los Angeles including vehicular freeway access and public transportation access via rail, subway, and bus;
- Central location with good accessibility to close-in Latino communities;
- Good site visibility from El Pueblo and exposure to the 1.5 million estimated residents and tourists visiting El Pueblo and Olvera Street annually;
- Complementary surrounding uses and historic significance of El Pueblo;
- Ongoing development of Downtown as a commercial and cultural base with recent surge in residential, cultural, and entertainment development including Staples Center, the Cathedral of Los Angeles, and Disney Concert Hall to be completed in 2003.

Parking is a potential constraint based on existing capacity for both weekday and weekend visitation as surrounding lots are heavily utilized by surrounding government facilities as well as visitors to El Pueblo. A proposed parking structure near the site would be beneficial if developed.

Alternative Development Programs

There are four alternative development programs proposed for the project. The alternatives represent varying degrees of new construction and reuse of existing structures. Therefore the alternatives vary in size, capital cost, and program. Table I-1 at the end of this section summarizes the alternative programs.

All four alternatives retain and reuse the Plaza House building, and include development of the Campo Santo Memorial Garden. The following is a brief description of the programs, highlighting key programmatic differences.

Proposed Project (prepared by Barrio Planners and Goodell/Brackenbush)

The first development program, referred to as the "Proposed Project" in this report, represents the most new construction, and is the largest in building area. This scheme demolishes both the Brunswig and Annex buildings while retaining the existing Plaza House building. The new buildings are sited on the two existing parking lots, and is therefore most limited in terms of parking.

The primary program variance in this plan compared to the alternatives is the inclusion of a 500-seat performing arts center (new construction). A second new building houses the community events center, resource center, and classrooms. A third new building will house additional classrooms and temporary exhibition area. Note that exhibit space is largest in this plan. The Plaza House building will be reused to house the Children's Discovery Center, bookstore, and offices. Additional gardens/courtyard will be developed in place of the demolished Brunswig and Annex buildings, including potential to develop an outdoor amphitheater.

Alternatives (prepared by Levin and Associates)

The three alternatives to the Proposed Project prepared by Levin & Associates are more conservative than the Proposed Project. They do not include any new buildings on the parking lots, but rather, reuse and/or build on the sites of the existing Brunswig and Annex buildings. None of the Levin Alternatives include a 500-seat performing arts center, but instead propose a smaller 99-seat black box theater (included in two of the three alternatives).

Alternative A demolishes the Annex building but reuses both the Brunswig and Plaza House buildings. New construction replaces the Annex building and provides additional space. This alternative provides newly built classrooms and thus accommodates the widest class curriculum in terms of types of classes offered. This Alternative includes a 99-seat theater.

Alternative B retains all three existing buildings but also includes new construction providing additional space. This alternative in both physical size and program is virtually identical to Alternative A, except in construction cost. Significant cost would be incurred to accommodate the envisioned program while

retaining the Brunswig building, specifically creating column free spaces for dance classrooms. Theater classrooms are excluded from this alternative.

Alternative C retains all three existing buidings but does not contain any new construction. As a result, programming is limited in this Alternative. Specifically, events facilities, the 99-seat theater, dance and theater classroom space are excluded from this alternative due to physical constraints. However, this alternative includes more visual arts classrooms and more exhibit space.

Table I-1. Summary Building Program Alternatives

	Proposed Project	Alt A	Alt B	Alt C
Vickery Brunswig	Demo	Reuse	Reuse	Reuse
Vickery Brunswig Annex	Demo	Demo	Reuse	Reuse
Plaza House	Reuse	Reuse	Reuse	Reuse
New Construction	3 new bldgs	Replace/ Expand Annex	Expand Annex	None
Open Year - Full Buildout	2010	2008	2009	2007
Area (SF)				
Exhibit	12,000	4,700	4,700	8,200
Childrens Discovery Center	3,030	3,200	3,200	3,200
Classroom and Classroom Support	8,400	17,400	12,900	12,900
Media Arts/Computer Center	1,600	4,000	3,500	3,500
Genealogy/Educational/Parenting Centers	8,000	4,700	4,700	4,700
Performance/Meeting	1,200	0	0	0
Theater	6,400	2,500	2,500	0
Theater BOH	7,800	4,000	3,500	0
Multipurpose	6,000	8,000	8,000	0
Retail	1,200	1,000	1,000	1,000
Food and Beverage	*	500	500	500
Offices – Leasable	0	4,700	4,700	4,700
Visitor Support	19,710	14,000	14,000	0
Offices – Admin	7,030	4,700	4,700	4,700
Building Support	12,430	13,400	12,900	12,900
Total	**94,800**	**86,800**	**80,800**	**56,300**
Outdoor Area				
Campo Santo Memorial Garden	Yes	Yes	Yes	Yes
Entry/Plaza Drop Off	Yes	Yes	Yes	Yes
Gardens and Courtyard**	Yes			

*Can be accommodated; **Could include 200-400 seat amphitheater
Source: Goodell/Brackenbush and Levin Associates

Section II. Available Markets

Much of the potential success of any cultural attraction is a function of the markets available to serve it, as well as the relative drawing power of the proposed development. The proposed project could draw from both residents of the region and visitors to the area. ERA reviewed the characteristics of each of these markets to evaluate the potential of the proposed cultural center.

Resident Market

Regional Market

ERA defined the regional resident market as a 15-mile radius around the site. The regional resident market is segmented into a primary market consisting of residents living within 5 miles of the site, a secondary market within 5 to 10 miles, and a tertiary market within 10 to 15 miles. Table II-1 presents demographic data for these markets.

Several demographic factors are typically evaluated to assess a market population's propensity to attend a cultural attraction: age, income and education levels. In this particular case, the ethnic/racial distribution of the population is also relevant given the cultural theme of the proposed project. The following are summary characteristics:

- Market area population is very large. In 2001, 5.2 million people resided within 15 miles of the site, of which 18% resided in the primary market totaling just under 1 million residents.
- Market area population is expected to grow at an average annual rate of 1.0% slightly slower than the US growth rate (1.2%).
- Average household size in the primary market is 3.2 in 2001; household size declines in the secondary market (3.0) and further declines in the tertiary market (2.9). All three markets have larger households than the US as a whole (2.6).
- The primary market population is young with a higher percentage of those under 44 than in the remainder of the resident market or the US.
- The primary market is predominantly Hispanic – 71.4% of the population in the primary market is of Hispanic origin. The Hispanic population in the secondary and tertiary market is also large – 51% and 43%, respectively. In contrast, less than 12% of the US population are of Latino or Hispanic origin.
- Income levels increase significantly in the secondary and tertiary markets. Median household income in the primary market is modest at roughly $27,700, while the median in the secondary market is $35,500. Median household income in the tertiary market is $45,900, slightly higher than the US, median of $44,000.

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Table II-1. Resident Market Demographic Profile

	0-5 miles	5-10 miles	10-15 miles	USA
Population				
2001	958,932	2,055,928	2,198,865	281,334,952
2006	989,753	2,154,920	2,335,593	297,928,788
CAGR 2001-2006	0.6%	0.9%	1.2%	1.2%
Households*				
2001	283,304	676,302	740,201	105,343,517
2006	292,834	699,850	773,113	111,917,542
CAGR 2001-2006	0.7%	0.7%	0.9%	1.2%
Families*				
2001	190,693	446,197	494,170	71,734,889
2006	196,013	461,191	514,616	75,592,728
CAGR 2001-2006	0.6%	0.7%	0.8%	1.05%
Average Household Size				
2001	3.2	3.0	2.9	2.6
2006	3.2	3.0	3.0	2.6
Population by Age (2001)				
0 to 14 Years	25.0%	24.3%	23.2%	21.3%
15 to 24 Years	17.5%	14.8%	14.5%	14.0%
25 to 34 Years	18.8%	17.3%	16.6%	13.9%
35 to 44 Years	20.4%	15.2%	15.7%	15.9%
45 to 54 Years	8.0%	11.5%	12.4%	13.8%
55 to 64 Years	4.8%	7.0%	7.5%	8.7%
65 to 74 Years	3.6%	5.1%	5.2%	6.4%
75 and over	2.0%	4.8%	4.9%	6.0%
Median Age				
2001	29.0	31.3	32.7	35.9
2006	29.4	31.8	33.3	36.7
Race (2001)				
White	32.5%	37.9%	46.6%	67.5%
Black	5.9%	17.0%	12.7%	11.2%
Amer. Indian, Eskimo, Aleut	1.2%	0.8%	0.8%	0.8%
Asian or Pacific Islander	13.5%	11.0%	12.2%	3.5%
Other	41.2%	27.8%	22.3%	5.2%
Hispanic Origin (Any race)*	71.4%	51.0%	43.0%	11.8%

(Continued)

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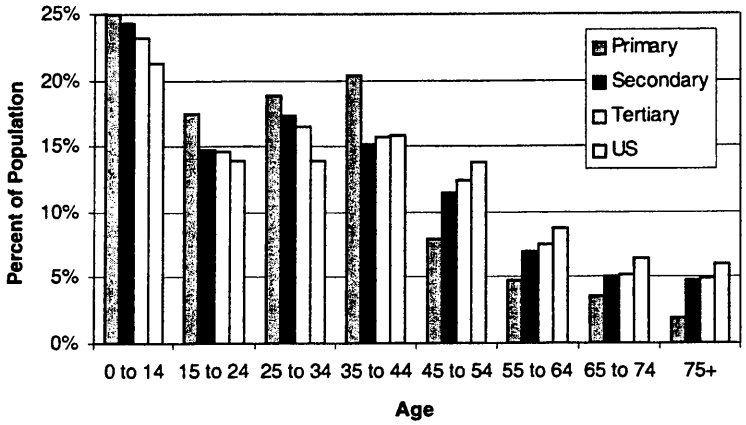
Table II-1. Resident Market Demographic Profile (Continued)

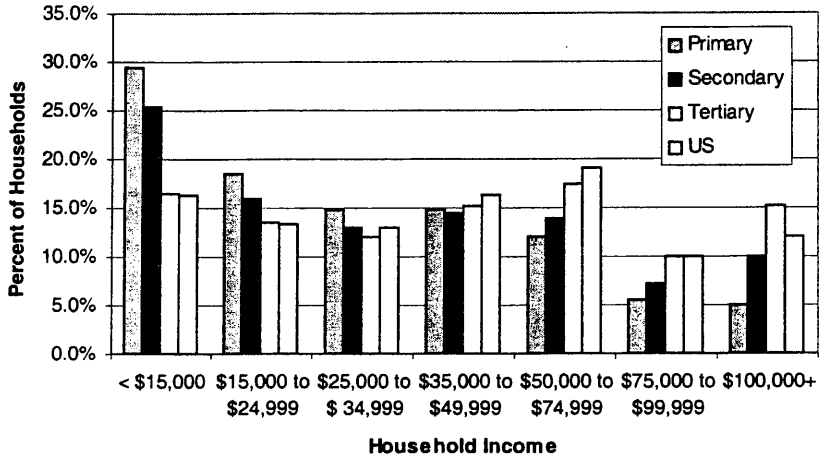
	0-5 miles	5-10 miles	10-15 miles	USA
Income				
Median Household Income				
2001	$27,749	$35,525	$45,860	$44,007
2006	$33,886	$41,756	$52,454	$49,550
Average Household Income				
2001	$37,287	$48,152	$61,695	$55,970
2006	$44,488	$56,721	$72,211	$65,603
Median Family Income				
2001	$31,462	$38,506	$50,241	$51,561
2006	$38,691	$46,761	$60,139	$58,118
Average Family Income				
2001	$39,745	$49,855	$64,584	$63,449
2006	$48,515	$60,332	$78,076	$73,836
Per Capita Income				
2001	$11,286	$15,999	$20,949	$21,161
2006	$13,458	$18,593	$24,095	$24,861
Household Income Distribution (2001)				
< $15,000	29.4%	25.3%	16.5%	16.3%
$15,000 to $24,999	18.4%	16.0%	13.5%	13.4%
$25,000 to $ 34,999	14.9%	13.0%	12.1%	12.9%
$35,000 to $49,999	14.8%	14.4%	15.2%	16.3%
$50,000 to $74,999	12.0%	13.9%	17.5%	19.1%
$75,000 to $99,999	5.5%	7.3%	10.0%	10.0%
$100,000+	5.0%	10.1%	15.3%	12.1%

*A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.
Source: ESRI and Economics Research Associates

Population Age Distribution



Household Income Distribution



Persons of Hispanic or Latino Origin

ERA further evaluated the population of persons of Hispanic or Latino origin in Los Angeles County based on 2000 Census data.

- The population of persons of Hispanic or Latino origin was 3.3 million in 2000 in the County, accounting for 38% of the County's population.
- Between 1990 and 2000, the County's population grew only 0.7% annually, while the Hispanic/Latino population grew by 2.4% annually.
- There are roughly 1 million Hispanic/Latino households in the County, with an average household size of 4 persons, larger than average household sizes in both the County (3.0) and the US (2.6).
- The median age of the Hispanic/Latino population in the County was 25.6, substantially lower than the median age of the County overall (32) and the US (35) years.
- The majority of Latinos in the County are of Mexican descent (72%).
- Household income characteristics of the Hispanic/Latino population are significantly lower than the County as a whole. In the County, 52% of the Hispanic/Latino households have household incomes of less than $35,000, as compared to 42% of all County households. Median household income of Hispanic/Latino households ($33,800) is significantly lower than the County's overall median household income ($42,200).
- Fifty-eight percent of persons of Hispanic/Latino origin over the age of 25 have less than a high school education, as compared to 16% of the overall population of the County.

Table II-2. County of Los Angeles, Educational Attainment, 2000

Educational Attainment, 2000	Hispanic	County
Less than 9th grade	36%	16%
9th to 12th grade, no diploma	22%	14%
High school graduate (including equivalency)	18%	19%
Some college, no degree	14%	20%
Associate degree	4%	6%
Bachelor's degree	5%	16%
Graduate or professional degree	2%	9%

Source: U.S. Census Bureau and Economics Research Associates

Summary

Overall, the resident market demographic profile is generally favorable for attendance potential of the proposed cultural center. The large percentage of

school-aged children and the young family population in the resident market and in Los Angeles County in general is favorable. The Latino population in the resident market currently comprises the largest segment of the total population- over 70% of the primary market, 51% of the secondary market and 43% of the tertiary market.

Although lower income and education characteristics are generally unfavorable, the proposed center as envisioned would be specifically targeted to serve the needs of the local and regional Latino population, and would have special appeal to this segment of the population.

Tourist Market

While it is our view that the majority of the support for the proposed facility will come from area residents, some support will come from tourists. Below, we have briefly reviewed the characteristics of area tourists.

Los Angeles Tourist Market

Los Angeles is one of the top domestic and international tourist markets. According to the Travel Industry Association of America (TIA), Los Angeles is the fourth largest leisure travel destination in the United States, preceded only by Las Vegas, Orlando and Chicago.

In 2002, overnight visitation to Los Angeles County totaled 24.6 million according to the Los Angeles Convention and Visitors Bureau (LACVB), slightly less than peak visitation in the late 1980s which reached 25 million. Visitation over the last decade was negatively impacted by the recession in the early 1990s, the Los Angeles riots in 1992, and earthquake in 1994, and terrorist attacks on September 11, 2003 among other factors. Overall, visitation has grown an average of less than 1% annually since 1980.

The split between domestic and international visitors has averaged approximately 77 percent domestic and 23 percent international since 1995, however, the visitor mix changed in 2001 to 80 percent domestic and 20 percent international. In 2002, the international visitor market share is expected to decline further to 18 percent of total overnight visitation to Los Angeles. Visitation by domestic overnight visitors, in particular the visiting friends and relatives (VFR) segment, should compensate for the declines in long-haul domestic and international tourism in 2002. The LACVB projects declines in visitor spending driven primarily by economic factors, coupled with reductions in average travel party size, somewhat shorter lengths of stay and an increase in VFR visitation. Domestic visitor spending is projected to decline by 0.6 percent in 2002 and international spending by almost 11 percent.

Selected characteristics of Los Angeles tourists include:

- The domestic visitor market has a higher share of business visitors (27-30 percent) versus the international visitor market of approximately 13-15 percent, according to visitor surveys conducted by the LACVB in 2000. The

combined pleasure-oriented (non-business) visitor market accounts for approximately 76 percent of the total overnight market.

- The average party size was 2.1 persons with an average length of stay at 3.5 days for domestic visitors. International visitors tend to have a slightly smaller travel party compared to domestic visitors (1.6 versus 2.1 persons) and longer length of stay (6.4 days versus 3.5 days).
- The five main domestic visitor origin markets include: San Francisco/Bay area (13 percent), San Diego (12 percent), Sacramento (6 percent), Fresno (4 percent), and Las Vegas (4 percent).
- Regarding the international visitor market, the top origin market is Mexico (28 percent) followed by Japan (12 percent), Canada (8 percent), the United Kingdom (8 percent) and South Korea (4 percent).
- The average visitor experiences roughly 3.6 areas of Los Angeles County and visits approximately 5.8 attractions during their stay.

Downtown Los Angeles Tourist Market

The LACVB does not currently track visitation to submarkets within Los Angeles, but did report that downtown hotels accounted for 11% of occupied roomnights in all of LA County last year, consistent with historical LACVB data reporting that 11% of all overnight visitors stay downtown. However, visitation to downtown would also include visitors staying elsewhere in the County. Downtown attractions include MOCA, the new Cathedral, California Science Center, as well as ethnic districts of Little Tokyo, Chinatown, and El Pueblo.

Section III. Comparable Cultural Facilities

ERA surveyed and analyzed a series of cultural facilities in Los Angeles and California to help evaluate the potential of the proposed project. Comparable facilities included local arts education and ethnic cultural centers and Latino oriented cultural centers in California. The physical and operating characteristics of these facilities is shown in Table III-1 at the end of this section. The following are descriptions of each facility

Local Arts Education and Cultural Centers

California African American Museum

The California African American Museum (CAAM) is located in Exposition Park near downtown Los Angeles. CAAM researches, collects, preserves and interprets the art, history and culture of African Americans with an emphasis on California and the Western United States.

CAAM is a department of the State of California, established in 1977 as part of the Consumer Services Agency. The museum is one of only four State museums in California. The museum originally opened in 1981 and closed in 2001 for an 18-month renovation, during which the museum renovated its gallery space and re-worked its lighting, air conditioning systems and replaced its roof. The museum re-opened on March 22, 2003.

The museum's exhibits and collections strive to reflect African-American culture and include fine art, sculpture, prints, photographs, costumes, decorative arts, documents, books, manuscripts, audio-visual materials and Pan-African art, implements, instruments and artifacts. CAAM sponsors lectures, films and symposia. The museum sponsors several education programs, including an Insights for Educators program which provides teacher in-service training, outreach programs, weekends at the museum and classes in art and design. The museum also houses a Print and Visual Research Center containing primary and secondary research materials that can be used by students and scholars.

The museum provides nearly 30,000 square feet of exhibition space in a 44,000 square foot building. The balance of 10,000 square feet is dedicated to a library, a meeting room which can be used as a theater seating 99 people (approximately 2,000 SF), a multipurpose room which can hold 157 people (approximately 3,000 SF), and office space (3,000 square feet). Later in 2003, a new 2,000-car garage will be opened for shared use by CAAM and the California Science Center.

Due to recent California State budget cuts, the museum's hours have been reduced to Wednesday through Friday, 10am to 4pm. Museum admission is free but tours are $3 for adults ($2.00 for students). Tours generally last 45 to 60 minutes. The museum offers a membership program, which costs $35 for individuals and $50 for families.

The museum's Interim Executive Director estimates that annual attendance ranges from 140,000 to 200,000, approximately 50-55% of which is comprised of African-American visitors. Latino individuals and families comprise another large component of the visitor base – an estimated 30-35% of visitors.

The museum's budget is $2.1 million – 90% of which is funded by the state and 10% of which is funded by foundations and private contributions.

Japanese American Cultural and Community Center

Established in 1980, the Japanese American Cultural and Community Center (JACCC) is located in Little Tokyo in Downtown Los Angeles and presents performing, visual, literary and community events. The center is a nonprofit organization with an annual operating budget of $3.2 million, 40 professional staff members (12 artistic staff and 29 administrative staff) and is guided by a 36-member volunteer Board of Directors and Board of Governors comprised of Japanese, Japanese American and American corporate and civic leaders.

JACCC developed and owns its facilities, which include a 5-story 73,200 square foot (s.f.) center building housing the George J. Doizaki Gallery, the Franklin D. Murphy Library, meeting and conference rooms, and non-profit community tenant offices; the 880-seat George & Sakaye Aratani/Japan America Theatre; the one-acre JACCC Plaza and the James Irving Japanese Garden. The center's facilities also include a retail shop that carries books, arts and crafts and a Memorial Court honoring veterans of World War II, the Korean and Vietnam Wars. The center was constructed with funds raised from the Japanese American community, the federal government, U.S. foundations and US and Japanese corporations.

JACCC presents a wide variety of programs, events and performances in its facilities. In the 2001/2002 fiscal year, JACCC hosted more than 100 events, including 37 performing arts events, 5 festivals, 10 exhibitions, 3 fundraising events and 25 educational workshops. The center also hosts film screenings and school tours. The center does not sponsor any classes.

Established programs of the center include the J-Town Beat Series which provides mainstage opportunities for established performing artists and the Fresh Track series, which focuses on experimental work by emerging artists. JACCC also hosts Grand Kabuki performances, exhibitions from the Kasuga Shrine, the Celebrate California! series which highlights the multi-cultural diversity of California, and an ongoing AJA series of exhibitions. JACCC also provides information and technical assistance to artists and presenters through its Japan-U.S. Performing Arts Collaborations Project. JACCC's Community Programs presents annual events celebrating traditional Japanese holidays. The Center also sponsors year-round events such as arts and crafts fairs and Japanese drumming (Taiko) and calligraphy events.

The center's hours are Tuesday to Friday, 12 p.m. to 5 p.m. and Weekends from 11 a.m. to 4 p.m. In 2001/2002, the center had a total of 355 activity days[1] and 22 arts education days. The center serves the Japanese American community throughout the Southern California region. Up to 80% of total attendance at certain events are drawn from the Japanese American community, but this varies significantly based on the type of event. In the 2001/2002 fiscal year, JACCC served a ticketed audience of 15,027, a non-ticketed audience of 90,973, 14,900 K-12 children and 4,000 families. Total attendance in the year was 108,000. JACCC has established a membership program – individual memberships cost $25 and family memberships cost $60.

JACCC receives funding from the federal government, U.S. foundations and corporations, Japanese business and industry in the U.S. and Japan and private contributions. Funding sources include the National Endowment for the Arts, the California Arts Council, the Los Angeles City Cultural Affairs Department, the Lila Wallace Reader's Digest Fund, the James Irvine Foundation and the Japan Foundation.

In the 2001/2002 fiscal year, funding for the center came from 1,180 individual contributors, 105 institutional contributors and 1,074 members.

According to the museum's management, continuing to obtain funding for the center presents a big challenge – it is difficult to draw support from only the Japanese American community.

Japanese American National Museum

The Japanese American National Museum (JANM), opened in 1992, is located in the Little Tokyo neighborhood of Los Angeles. The museum provides 18,300 square feet of exhibition space. The exhibitions of the museum are dedicated to sharing the experience of Japanese Americans in order to improve the understanding and appreciation of the United States' diverse ethnic and cultural heritage. The museum houses a rich collection of Japanese American material culture, including photographs, art, furniture, clothing, personal items, documents, life histories and moving images. The permanent exhibition, called "Common Ground: The Heart of the Community" incorporates hundreds of objects, documents, and photographs and chronicles 130 years of Japanese American History, beginning with the early days of the Issei pioneers through the World War II incarceration to the present. Past exhibitions include "More Than a Game: Sport in the Japanese American Community", an exhibition that tells how sport influenced and impacted the evolution of the Japanese American community through objects, photos, and video interviews, and "Allen Say's Journey: The Art and Words of a Children's Book Author", a retrospective on the art of Alley Say, an award-winning children's book author and illustrator.

[1] Total number of days the center provided any type of arts activities, performances, exhibitions, classes, workshops, etc.

The museum has an active collection development and curatorial research department that identifies historically and culturally significant collections to be included in the museum.

In the 2000/2001 fiscal year, the museum hosted 36 panel discussions, lecture presentations and book parties; 34 performances, play readings and video screenings; 19 family programs; 12 cultural and educational programs and 30 cultural arts and crafts classes. The museum's facilities are available for rental and have been used by a diverse list of corporate and nonprofit organizations. In 2000/2001, the facilities were rented for more than 160 events including meetings, conferences, receptions, corporate holiday parties, and social events. The site's Pavilion and Historic Building has been rented by film production crews for filming of commercials, television shows, feature films and print advertisements – in 2000/2001 the site was used for 28 location rentals.

The museum's store sells a variety of gifts, books, arts and crafts. The museum's store has developed a Gifts and Publications catalog and has launched a website.

Admission to the Japanese American National Museum is $6.00 for adults, $5.00 for seniors, and $3.00 for students and children between the ages of six and seventeen. Memberships are $35.00 for individual memberships and $50.00 for family memberships. Other membership categories can cost up to $1,000. The Museum has approximately 30,000 members nationally.

The museum receives a variety of grants from foundations, corporations and the public sector. In the 2000/2001 fiscal year, the museum received a $1.5 million endowment from the Ford Foundation as part of a multi-year grant. JANM also received $525,000 from the James Irvine Foundation (Cornerstone Arts Organization) for organizational advancement and $112,500 for general operating support from the Institute of Museum and Library Services. The museum's total operating budget is $9.4 million.

The Japanese American National Museum receives approximately 100,000-120,000 visitors, of which 75 percent was paid. The Museum targets the Japanese American community, which represent an estimated 40-45 percent of visitation. In the past three years, the Museum has undertaken a program to attract a larger number of school groups by providing free transportation and admission, which it funds through a foundation grant. School groups now comprise 20 percent of total visitation and other groups comprise 15 percent of total visitation. The Museum also receives visitors from the tourist market, which represent 40 percent of total attendance. Approximately 65 percent of total visitation is from first time visitors. The Museum has been marketing its programs to Japanese tourist and travel organizations to increase its tourist market. The average length of stay is estimated at one hour and 40 minutes. The museum is open Tuesday through Sunday and summer and holidays are the busiest times for the Museum.

Management reported that the museum has been focusing on increasing the number of school groups that visit JANM over the past three years. Attendance by school

groups has increased after JANM began offering free bus transportation and admission, which it finances with foundation underwriting. The museum initially offered just free admission to school groups and decided to include free bus transportation as well after determining that schools did not have the funds to provide transportation for the students to the museum.

Korean Cultural Center Los Angeles

The Korean Cultural Center Los Angeles (KCCLA) is operated by the Korean government's Ministry of Culture and Tourism. The center's mission is to expand knowledge about Korea. The center presents performing, visual and literary arts and community events. The museum was established in the Miracle Mile area of Los Angeles in 1980.

KCCLA's facilities are comprised of over 35,000 square feet of exhibition, office, library and theater space. The center's facilities include 11,200 square feet of exhibition space, a 7,000 square foot theater, and 18,333 square feet of office space. The center's first floor gallery displays full-scale replicas of several of the wall friezes in the Seokguram Buddhist Grotto Temple. The center's second floor gallery hosts exhibitions throughout the year including an annual juried competition for emerging artists. In its theater, KCCLA hosts Korean feature films and special performance exhibitions. The center's library contains more than 17,000 books, videotapes, DVDs, and CDs in both English and Korean dealing with Korea's art, literature, folklore, philosophy, history, science and contemporary affairs. The library's audio-visual section contains equipment for using the various available multimedia resources. The center also offers educational programs including Korean language classes, Korean classical music and Korean tea ceremony.

KCCLA's management estimates annual attendance to be 60,000. Of its visitorship, 60% are estimated to be individuals, 30% are school groups and 10% are families who usually frequent the center's library on the weekends. The center's language classes are its most demanded program.

The center is open Monday through Friday, 9 a.m. to 5 p.m. and Saturday from 10 a.m. to 1 p.m.

Skirball Cultural Center

The Skirball Cultural Center is a non-profit Jewish cultural center located in West Los Angeles. It is the largest cultural center surveyed and was established in 1996. The facility has been constructed in phases, the first of which contained 150,000 s.f. and expanded by 23,500 s.f.. A third phase is currently under construction totaling 52,000 s.f.

The facility features a permanent museum housing *Visions and Values: Jewish Life from Antiquity to America* tracing the experiences and accomplishments of Jewish people over four thousand years. In addition to its 16,000 s.f. permanent exhibit, the facility contains 6,100 s.f. of temporary exhibition space. The new addition

under construction will house additional permanent exhibit areas focused on children's exhibits totaling 6,000 s.f. and additional changing galleries of 6,000 s.f.

The Skirball has significant events and meeting space totaling approximately 50,000 s.f. (indoor and outdoor) including two theaters (350 and 515 seats), ballrooms, conference and classroom space. The expansion under construction will also include a conference room and outdoor amphitheater of 36,000 s.f. A 2,600 s.f. library and computer center, a 1,600 s.f. retail store and 1,785 s.f. café provide additional visitor amenities.

Rough estimates of annual attendance total 400,000 per year including 60,000-120,000 for the museum and exhibitions, 80,000-100,000 for programs which range from performing arts shows, literary, film, and lecture series, family programs, and classes and workshops in visual and performing arts and food. Museum management reported that although the focus of the Skirball's programs initially was the museum and exhibition program, other programs have grown significantly in importance. Events and meetings attendance is also very significant. School group visitation total 30,000 annually.

Museum admission is normally $8 for adults and free to children, and temporary exhibits are generally free. However, since December 2002, promotional pricing for the museum is free to all and will extend until June 2003. Program costs range from free to $15 for films and lectures, $12-$42 for performances, and classes ranged from $40 to $175. It should also be noted that the Skirball's programs are very broad in terms of topic and appeal rather than focusing solely on Jewish topics.

Memberships are price at $60 for basic membership (two adults) and $80 for families. Some 5,500-6,000 households are members of the Skirball, and the membership director noted that a large share of current memberships joined at facility opening.

The Skirball's annual operating budget is currently approximately $11.6 million. Management indicated that roughly 40% of revenues are earned including special event rentals which account for 25% of total revenues. The remaining 60% of revenues are support revenues which are virtually all from private sources.

Self Help Graphics and Art

Self Help Graphics and Art is a non-profit visual arts center located in East Los Angeles. The center was incorporated in 1973 with the mission of fostering and encouraging the empowerment of local Chicano artists, presenting Chicano art to all audiences through programs and services and promoting the cultural heritage and contributions of Chicano art and artists. Self Help Graphics and Art has become a community landmark for Chicano art in Los Angeles.

Artistic programming at the center includes youth art programs, an Exhibition Print Program, a Professional Artists Workshop Program and a Printmaking Atelier,

which offers resources for local artists to create and produce unique silkscreen prints. Classes are generally $10 although some require lab fees up to $50.

The on-site, 1,200 square foot Galeria Otra Vez serves as the center's main exhibition facility and provides a community resource as one of the few artistic venues in East Los Angeles. The Gallery Director estimates annual attendance at the center to be between 15,000 and 20,000. The majority of the center's audience are Chicano/Mexicano working class residents and children and youth from the ten vicinity schools who take regular walking field trips to the gallery. While the visitor market has traditionally been the Eastside community, the center's market has been expanding to the Westside, San Fernando Valley, San Diego and Northern California. The center has become a "cultural tourism" site as art enthusiasts and tourists from outside the area make a point of visiting the site.

The center also has an on-site retail store, Tienda Colores, which offers artist made jewelry, cards, gifts and other items.

The Galeria is open Tuesday through Saturday from 10 a.m. to 4 p.m. and on Sundays from 12 p.m. to 4 p.m. There is no admission price charged.

Musuem of Latin American Art

The Museum of Latin American Art (MOLAA), opened in 1996, is located in the former Hippodrome skating rink in the East Village Arts District of downtown Long Beach. The museum comprises part of a complex which includes a restaurant, VIVA, and a park featuring a trompe l'oeil mural entitled *Casa Alamitos*. The museum's facility includes 30,000 square feet of exhibition, education and entertainment space, as well as the recently acquired Balboa Studio, a historic stage for silent films, which will provide 10,000 square feet for future expansion.

The mission of the Museum of Latin American Art is to collect, exhibit and document contemporary art of the Americas. In support of this mission, the museum's collection focus on the works of artists who have lived and worked in Latin America since 1945, especially those artists who interpret the culture and indigenous themes of the countries in which they live. In addition to this collection, the museum houses galleries for temporary exhibitions, a research library and Artists' Registry, and areas to accommodate lectures (6-10 held per year with attendance varying from 50-700), Sunday film series (attended by 20-50 people), performances (10-14 per year attended by 100-400 people) and classes. The museum also has a retail store and gallery which sell contemporary Latin American art, folk and decorative arts, and books.

Attendance to the museum totals 50,000 visitors per year, of which 45% are Hispanic, 40% are Non-Hispanic White, and 4% are African-American. The museum reports that 40% of its visitors are from LA County and 17% are from Orange County. The museum has a membership base of 3,000 membership households, which have the following age profile: 66% are ages 50+, 23% are 36-

49, and 8% are 19-35. Admission to museum is $5.00 for adults and $3.00 for seniors and students. The museum has an annual budget of $2.5 million.

MOLAA is planning a major renovation and expansion of its facilities. The new facility will total some 52,000 s.f. including 38,000 interior s.f. and a 14,000 s.f. garden.

Plaza de la Raza

Plaza de la Raza located in Lincoln Park in East Los Angeles was founded in response to plans by the Los Angeles Parks and Recreation Commission to demolish Lincoln Park's historic boathouse. Efforts by community leaders seeking to find an alternative to demolition of the building led to the establishment of Plaza de la Raza as a non-profit California corporation in 1970. Plaza de la Raza now serves as cultural arts and education center.

Plaza de la Raza occupies six buildings including the boathouse building containing gallery space; art building containing art classrooms, the La Tienda gift shop, and a new computer lab; music building with a hard-shoe dance classroom, music classroom, and a piano lab; ballet studio building; and theater building containing a 200-seat theater; and an administration building with seven offices used by Plaza de la Raza staff. The facility also has a 300-seat outdoor stage area. The land is leased from Los Angeles Parks and Recreation, but the buildings were constructed by Plaza de la Raza.

The primary activity of Plaza de La Raza are after-school classes in visual arts, music, dance, and theater. The center offers 120-125 classes in four 10-week sessions per year. Some 600 students enroll each session. Classes are offered for children ranging in age from 5-17, adults and seniors, although the largest group of participants are between 11-17. Most of the classes are City-funded after school programs with requirements to serve a quota of low-income families. Program fees are waived for these households. Classes are priced between $20 and $50.

In addition to classes, Plaza de la Raza holds a summer concert series, exhibitions, and theater shows when funding allows. Admission for summer concert series when presented is $20 per person and exhibitions are free. Management roughly estimated that theater shows average 200 attendees per show including six Cal Arts shows, and two to three other theater shows when presented. Exhibition attendance was estimated at 800 to 1,000 per show when presented (2-3 times a year if funding allows).

The facility has recently added a computer lab with 16 computers to open in the fall session, and is currently renovating the music building and ballet studio. The facility employs 8 full-time employees and 45 part time employees, including teachers. The operating budget in fiscal year 2001 totaled $640,000.

Los Angeles Music and Art School

The Los Angeles Music and Art School (LAMAS) is a non profit arts education organization that offers year-round, on-site instruction for children between the ages of 5 and 18. LAMAS is located in East Los Angeles and was established in 1945. LAMAS is open for instruction weekdays from 2:30 p.m. to 8:30 p.m. and on Saturdays from 8 a.m. to 5 p.m. The school employs 47 people.

The school's mission is to provide equal access to affordable arts education for all children and young adults, regardless of their economic condition, age, artistic ability or ethnic origin.

The school's 10,000 square feet facilities include a computer lab, studios, and dance and art rooms. According to the School's Executive Director, the school enrolls an estimated 10,800 students annually (900 enrolled per month), of which 85% are Hispanic, 10% Asian, 2.5% Caucasian and 2.5% Black.

The school provides private instruction for musical instruments and voice development. The school offers group instruction in music theory, art, dance, drama, graphic design, chorus, pre-school music and mariachi. The school provides an eight-week, multi-arts program for children during the summer. The camp LAMAS program exposes students to a variety of arts disciplines, including mural painting, costume design, mask making, water color, sketching, art shows, dance production, singing, music history and appreciation, musical instruments, dramatic and comedy skits, monologues and ensemble work. Programs in the highest demand are the group dance and art classes and private music lessons.

LAMAS has several community service programs. Its Outreach Program, which it established in 1982, sends music, art, dance and drama instructors offering free arts education to LAUSD elementary schools, community centers, shelters and to centers for at-risk youth. In the first 10 years of its existence, LAMAS estimates that it has served 10,000 children through this program. LAMAS also participates in the Creative Communities program established in partnership between the National Endowment for the Arts and the U.S. Department of Housing and Urban Development. The 3-year program provides funds for community arts education to young people residing in public housing communities. Through this program, LAMAS provides visual arts, folklorico dance instruction and early childhood music to residents of the Estrada Courts Public Housing Development in East Los Angeles.

LAMAS sponsors musical recitals twice a month at the Montebello High School and participates in the annual KTLA Kid's Day LA at Griffith Park and in city-wide arts competitions and exhibits. The school also sponsors spring dance festivals and summer music recitals at local schools, retirement homes and community organizations. The school sponsors an annual student art competition in conjunction with La Opinion Spanish language newspaper. LAMAS also sponsors an annual benefit concert, Stars for the Arts, in which the school's students perform alongside professional performers such as Poncho Sanchez and Bobby Rodriguez.

LAMAS' operating budget is $572,500. Earned revenue accounts for roughly 60% of total revenues.

The Colburn School of Performing Arts

The Colburn School began in 1950 as the Preparatory Division to USC's School of Music. In 1980, it became an independent non-profit institution and was renamed in honor of Richard Colburn, a major patron and Board founder. The school is located in Downtown Los Angeles and provides performing arts educational programs to children of all backgrounds, offering merit-based and need-based scholarships. The conservatory-breadth curriculum includes open enrollment classes in brass instruments, chamber music, chorus, dance, drama, early childhood development, guitar, jazz, media technology, mime, music, music theory, orchestra, percussion, piano, string, tap dance, voice, wind and woodwind study. The school's faculty includes 70 performers of national and international repute.

The School operates on an after-school and weekend basis to children between the ages of 2 ½ to 18 and is the only pre-college, non-degree granting school in California accredited by the National Association of Schools of Music. Pricing for the school's curriculum vary based on class type and subject and range from $200 to $1,000 for a 16 week semester.

In addition to its performing arts classes, the school also sponsors a variety of programs. In the Herbert Zipper Concert Hall, the school hosts up to 50 free school concerts and performances by visiting performers and ensembles for which the school receives free tickets for students and families. The school also hosts its Distinguished Faculty Recital Series, which includes a season of free Sunday afternoon concerts at the school. Other programs offered by the school include a Learning from Performers Program which allows students to learn from world-renowned professional performers, an Opera Club, and Master Classes and Workshops with visiting artists. The school also provides community outreach programs through its Musical Encounter program, which brings young performers into inner city L.A. public schools for performances and the Summer Musical Encounter programs which brings 4th and 5th graders to the school for a two-week period for lessons in 10 different disciplines.

The school's Early Childhood Curriculum, which introduces young children to the performing arts, are particularly in demand at the school – the school currently has a waiting list of parents who would like to participate in the program.

In 1998, the school completed construction on a new 55,000 s.f., 3-story facility including teaching studios, practice rooms, 2 dance studios, multi-purpose classrooms, a music library with listening stations, a large ensemble rehearsal room, a 100-seat, 1,600 square foot recital hall and a 416-seat, 1,000 square foot concert hall. The building also houses a 94-car garage and the reconstructed historic Jascha Heifetz Studio, designed by Lloyd Wright in 1947. The facilities also include a landscaped bridge that connects the school to the Museum of

Contemporary Art and the California Plaza courtyards. The area provides an outdoor venue for performances and receptions.

1,300 students are enrolled at the Colburn School – 50-60% of which are enrolled in music-related programs. Students at the school come from throughout the greater Los Angeles region, Orange County, Santa Barbara and San Diego. The school also sponsors free community outreach programs which impact over 20,000 elementary school children a year, particularly in inner-city public schools in Los Angeles.

Attendees of the school's concerts and recitals are drawn from students and their families, interested parties who sign up for the school's mailing list, and residents of the Angeles Plaza – the largest senior community in the nation. The school sends direct mailings to the Angeles Plaza residents and provides a bus for residents to attend the school's events.

The annual operating budget of the Colburn School totals $4.3 million. Roughly 25% of revenues are earned.

Other California Latino Cultural Centers and Museums

La Pena Cultural Center

La Pena Cultural Center, a multicultural performing arts center and restaurant, was founded in Berkeley, California in 1975 by a non profit organization. The Center presents music, theater, dance, film and visual arts programming and provides educational arts programs.

The Center's 7,000 square foot facility includes a 175-seat, 1,200 square foot theater, approximately 600 square feet of classroom space, 1,100 square feet of office space and a 1,100 square foot restaurant.

The Center provides for fee and free classes in Latin American music and dance. The Center organizes an Artists-in-the-Schools program to bring musicians into public schools for workshops and assemblies and provides multicultural programs for children on Saturday mornings.

The Center serves an estimated 24,000 to 26,000 people per year, 75% of which use the facility to attend performances. Approximately 35-40 percent of the visitors are of Latino descent.

Of the Center's annual budget of $600,000, approximately 50% is earned and 50% is funded through contributions from foundations, the National Endowment, the California Arts Council, local arts councils and commissions and individual donors. La Pena's financial condition may be compromised by federal, state and local fiscal crises. The California Arts Council will be decreasing its grants to the venue by 20 percent. The center's ticket sales have also been decreasing – which may make the prospect of raising ticket prices to offset funding reductions less tenable.

MACLA

Located in downtown San Jose, MACLA (Movimiento de Artes Y Cultura Latina Americana), formerly the San Jose Center for Latino Arts, is a multi-disciplinary art center that "promotes and creates new visual, literary, and performance art by Latino artists." Managed and programmed entirely by the MACLA non-profit organization the center primarily offers visual art exhibits, literary art and humanity performances, and youth education programs to the local community.

The building was established in 1992 and is owned by the City of San Jose Redevelopment Agency. The facility features: a main gallery that is equipped with a stage and a flexible seating capacity of 100 people; a classroom; a darkroom; and other general support spaces. The San Jose Center for Latino Arts facility contains approximately 5,000 square feet in total space.

The center draws a steady flow of attendance during the year, as new exhibitions are continuously programmed year-round. On average, the center hosts approximately 15 performances and 6-8 exhibitions per year, with performances generally being one-night engagements and exhibits running 6-8 weeks per show. According to the management, the San Jose Center for Latino Arts' total draws 16,000 people annually, of which 13-20 percent represent fee-based attendance. The gallery is open from Wednesday to Saturday 12 PM to 7 PM. Exhibit admission fees range from $3-$5 per person.

The majority of visitors typically originate from the local area (70 percent). While it was difficult for the center's management to estimate its visitor's income profile, it was mentioned that its annual author literary series tend to attract college graduates and professionals.

In addition to its internally programmed gallery exhibits, the center also generates revenue through rental services and other workshop programs. Rental space is priced according to user group categories. For non-profit organizations, the rental rates are $50 per half-day and $100 per full-day rental. For corporations and other for-profit organizations, the rental rates are $150 per half-day and $200 per full-day rental. The facility contains a retail store, but was recently closed as it was not viable.

The annual operating budget for the facility totals $575,000. Since the majority of the center's annual attendance does not generate revenues due to free-of-charge programming, MACLA relies heavily on private and government contributions to help subsidize its high operating costs. Approximately 80% of revenues are support revenues of which 84% are private funds.

Mission Cultural Center for Latino Arts

The Mission Cultural Center for Latino Arts, established in 1977, is located in San Francisco, California. The center was designed to promote, preserve and develop the arts and cultures of the Chicano, Central and South American, and Caribbean people. The center offers 6,000 square feet of exhibition space, a 200-seat theater,

performing and visual arts studios, and a screenprint facility. The center's galleries offer both local and international exhibitions of Latin American art throughout the year. The center receives funding for its exhibits and programs from the National Endowment for the Arts, the California Arts Council, the Zellerbach Family Foundation, and other foundations. Each year over 42,000 people utilize the centers facilities, attending classes, performances, exhibitions and educational programs. Admission to the art exhibitions is $2.00.

Mexican Heritage Plaza

In September 1999, the Mexican Heritage Plaza was opened through a partnership between the City of San Jose's Redevelopment Agency and the Mexican Heritage Corporation, a group founded by Mexican-American community leaders, in the Mayfair/Alum Rock area of San Jose. The center sits on 6.2 acres and features a 500 seat state-of-the-art theatre, a 3,500 square foot gallery affiliated with the Smithsonian Institution, two classrooms including an art and technology lab, a conference room, public gardens, a multi-use pavilion and a large central plaza for public gatherings and performances. The Plaza is owned by the City of San Jose and was funded and developed in partnership with the City's Redevelopment Agency and the Mexican Heritage Corporation. The MHC operates the facility.

The Plaza hosts multi-disciplinary programming and provides educational and arts enrichment opportunities aimed at: creating a gateway to East San Jose and enhancing the surrounding business district; establishing a landmark gathering place; providing a center for learning about history and culture; creating an arts workshop environment that invites artists, students and audiences to actively participate in the visual, performing and literary arts; and complementing neighboring schools by providing educational opportunities.

The Plaza's programming includes a variety of cultural and educational events. The Plaza hosts an annual 4-day International Mariachi Festival and Conference which serves an estimated 75,000 people and has become one of the largest such festivals in the state. MHC administers a Heritage Arts Education program, which includes a Mariachi Youth Program, Arts in the Schools program, a Culture Camp, Explorer Post and School Readiness programs. The Heritage Arts Education program serves approximately 40,000 people per year. MHC also sponsors its MHC Presents program, which provides an in-depth exploration of Latino music through concerts, educational panels, workshops and audience participatory events. MHC also sponsors community celebrations and special events programming at the Plaza, including an annual gala honoring Latino artists and celebrations for Dia de los Muertos, Cesar Chavez Day and Cinco de Mayo. In 2001, the Plaza served over 165,000 people through its gallery exhibits, performing arts and educational programming.

The Plaza's gate hours are 9am to 9pm and the gallery hours are Tuesday through Friday, 3:30 p.m. to 6 p.m. and Weekends from 12 p.m. to 5 p.m. Pricing varies by performance venue and class.

The plaza's $31 million capital cost was fully funded before construction - $31 million was provided by the Redevelopment Agency and $3 million was raised by the MHC. The Plaza's annual operations and program budget of $2.7 million is funded through public and private partnerships with the State, County and City agencies, foundations, corporations and through individual contributions.

The Mexican Museum

The Mexican Museum, founded in 1975, is located at Fort Mason Center in San Francisco, California. The museum collects and exhibits Mexican, Latino Modern and Contemporary and Chicano fine arts. The museum is a non profit, 501 (c) 3 corporation employing 9 people.

The museum's current facility is 10,000 square feet with 2,500 square feet of exhibition space. Its facilities also include 3,500 square feet of office space and a 500 square foot retail space, La Tienda, which sells Mexican crafts, jewelry and bilingual books.

In its exhibition space, the museum rotates exhibitions on Mexican art and culture and selected items from the museum's permanent collection. The museum's permanent collection encompasses over 12,000 objects (paintings, sculpture, ceramics, textiles, prints, photographs, mixed-media works). The museum collects objects in the areas of Pre-Conquest, Colonial, Popular, Modern and Contemporary Mexican and Latino, and Chicano Art. The museum also has a rare book collection and a growing collection of Latin American art.

In addition to its visual arts exhibitions, the museum also sponsors educational and community programs. The museum provides public lectures and symposia and develops educational curriculum guides for teachers. It also sponsors an after school artist in residency program which provides on-going workshops, called Street SmArt and the Horace Mann After-School Art Program for middle school students in Mission district. The museum also sponsors a Family Sundays program which introduces families to a range of Latino art forms and artists. According to the museum's Director of Communications, its Family Sundays program is its most popular.

Currently, the museum is constructing a new building in San Francisco's Yerba Buena Arts district scheduled to open in 2004. At completion, the new building will provide 20,000 square feet of exhibition space on two floors. The museum also plans to expand its education and public programs. To finance its new facility, the museum is undertaking a $34 million capital endowment campaign. It has raised over $24.7 million from community, corporate and governmental funds (including California Arts Council and San Francisco Redevelopment agency funds).

While the building is under construction, the museum has closed its exhibitions but continues to offer its educational and community program. The following information refers to its last year in operation in 2000 at the Fort Mason location.

At its old location, the museum had an annual operating expense of $1.2 million. The funding sources included corporate contributions, private foundations, individuals and government grants, as well as earned funds from membership, the museum gift shop (La Tienda) and special events. The museum has a membership program with 350 members; individual memberships cost $40 and family memberships cost $50.

The museum's attendance is approximately 20,000 visitors, of which 77 percent were local residents, 20 percent were out of state visitors and 3 percent were international visitors. The majority of the museum's visitors, approximately 55%, come for exhibitions, 30% come for programs, 10% for educational programs and 5% for events and meetings. Visitor origin is estimated to be 35% Hispanic, 40% non-Hispanic White, 10% Asian and 15% Black. Individual visitors comprise 60% of the museum's attendance; families comprise 30% and school groups 10%. The majority of the museum's visitors are adults – 75%; 10% are children and 15% are seniors.

The museum estimates that at its new location in Yerba Buena, attendance will increase substantially with tourists making up 60 percent of visitors to the facility. The remaining 40 percent would be made up of local residents and workers, school groups, and others. A 5,000-square-foot gift shop is planned on the first floor of the 7-story, 63,000 square foot new facility. The gift shop will sell books, museum catalogs, and other goods.

At the Fort Mason site, the museum's hours were Wednesday through Saturday from 11 a.m. to 5 p.m.; general admission was $3 and student/senior admission was $2.

Other Latino Cultural Centers

The following are descriptions of other Latino Cultural Centers in the US. Although operating data was not available for these centers, descriptions are included here for informational purposes.

National Hispanic Cultural Center of New Mexico

The National Hispanic Cultural Center of New Mexico (NHCC) presents Hispanic arts and humanities in 225,000 square feet of facilities located on 28 acres in Albuquerque, New Mexico. NHCC is the largest cultural center of its kind in the United States. The cultural center presents Hispanic arts and humanities in many forms, including visual arts, drama, traditional and contemporary music, dance, literary arts, film, culinary arts, library and genealogy research.

The center maintains a Visual Arts Complex that contains gallery space, a gift shop, a broadcast studio and the center's administrative offices. The center also features a Research and Literary Arts Center, which include a research library, a special collections area, an oral history listening room, a ballroom and an indoor/outdoor restaurant. Adjacent to the Visual Arts Complex is a 100-seat lecture hall for visiting artists and scholars. In a subsequent phase, the center will

also construct a 2,000-seat outdoor amphitheater and a Performing Arts Complex, which will consist of a 700-seat proscenium theatre, a 300-seat film/video theatre, a large rehearsal space, and a large reception area. The center also features outdoor plazas and landscaped areas.

The cultural center sponsors a variety of programs and events. Its Performing Arts division presents sponsors, produces and commissions traditional and contemporary theatrical, musical, dance, and multidisciplinary performing arts events. Its Visual Arts division collects, preserves, researches, exhibits and interprets Hispanic works of art from throughout the world. Its Research and Literary Arts Program documents Hispanic culture and provides informational services for the research center's family history and genealogy research center. The center provides books, periodicals, manuscripts and electronic collections for family history research. The cultural center will be home to a multimedia production and learning center which will provide capabilities to create both live and pre-produced audio and video programs. The culinary arts program will provide culinary classes in the center's teaching kitchen.

International Latino Cultural Center, Chicago

In 1987, the Chicago Latino Cinema was founded as a nonprofit organization committed to promoting Latino culture and fostering an understanding between Latinos and other Americans; the organization achieved these goals primarily through its production of the Chicago Latino Film Festival. In 1999, the organization changed its name to the International Latino Cultural Center (ILCC) to depict more accurately the organization's widening mission – developing, promoting and increasing awareness of Latino cultures through film and video events, education and other art forms.

ILCC's administrative office are currently housed in the Columbia College in Chicago, however ILCC is currently exploring plans to develop a new 130,000 – 140,000 square foot facility that will include: permanent and temporary exhibition space, 10 classrooms, 4 theaters (1000-seat, 300-seat, 400-seat and 200-seat in size), a 500-video library, a gift shop, coffee shop, and parking for 150 cars. ILCC plans to begin a capital campaign and determine the site for its new center sometime in the near future.

ILCC is most recognized for its production of the Chicago Latino Film Festival, through which it has screened more than 900 films and videos, including many award-winning entries and through which it has also sponsored workshops and discussions with over 500 visiting filmmakers. The annual festival is attended by 30,000 moviegoers and 100 international filmmakers. ILCC also produces, directly and in cooperation with other organizations, more than 25 cultural events including comedy, dance, music, poetry, theater and visual arts exhibitions. Total attendance at the center's programs is estimated to be 40,000, 75% of which is Hispanic, 23% is non-Hispanic White, 1% is Asian and 1% is Black. Current attendance is estimated by ILCC's management to be 30% families, 55% individuals, 10% school groups and 5% other groups.

ILCC maintains a staff of 5 full-time professional employees and 5 student interns. The center also maintains an active roster of 100 volunteers and 300 members.

ILCC is open Monday through Friday, 9am to 5pm.

ILCC operates on a $1 million budget that is funded by corporations, foundations, government agencies, the Columbia College Chicago and ILCC members. ILCC membership prices range from $50-$75 for individuals and $125-$175 for families.

Latino Cultural Center/Centro Cultural de Dallas, Dallas

The Latino Cultural Center/Centro Cultural de Dallas has been under construction since January 2002 and is currently scheduled to open in the Fall of 2003. The Latino Cultural Center will preserve, develop and promote Latino and Hispanic arts and culture in Dallas by providing visual, literary, media and traditional arts. The cultural center will also provide educational programs and workspace for artists.

The cultural center will be centrally located in Downtown Dallas within walking distance of the central business district and near to the arts district.

Phase 1 of the cultural center's development will include a 300-seat theater with dressing rooms, an art gallery, an interactive space, artists' workspace, office space, a covered colonnade, a 65-foot sculpture tower, multipurpose room for rentals, conferences, workshops, rehearsals, and parking for 75 vehicles. The total cost of Phase I's 27,250 square feet development, including an outdoor plaza, is $9.7 million.

Phase 2 of the development will add significantly more gallery space, practice rooms, classrooms and a black box theater.

The development is funded 60% by the city (through capital bond programs) and 40% by the private sector. The cultural center will be a part of the Dallas Cultural Affairs Department; the center's operating budget will be primarily city funded.

Table III-1. SELECTED OPERATING CHARACTERISTICS OF CULTURAL FACILITIES

Facility	California African American Museum	Japanese American Cultural & Community Center (JACCC)	Japanese American National Museum (JANM)	Korean Cultural Center Los Angeles (KCCLA)	Skirball Cultural Center
Location	Exposition Park	Little Tokyo	Little Tokyo	Miracle Mile District	West Los Angeles
Year Established	1981; reopened March 2003	1980	1996	1980	1996
Ownership/Management	State of California	JACCC (non profit org.)	non profit org.	Korean Govt's Ministry of Culture and Tourism	Skirball Foundation (non profit org.)
Programs	Visual & multimedia exhibits, lecture series, symposia, film events, workshops and special events, research library	Performing, visual, and literary arts and community events	Exhibiton, oral histories, lecture series, films, family programs, educational programs	Visual arts exhibitions, Korean feature films, Korean language, classical music and tea ceremony classes.	Visual Arts, Music, Dance, Theater/Drama, Literary, Lecture, Comedy, Film, Food, Family, Educational
Hours	Wed-Sat 10am-4pm	Tues-Fri 12pm-5pm Sat/Sun 11am-4pm	Tues-Sun 10am-5pm Thurs 10am-8pm	Mon-Fri 9am-5pm Sat 10am-1pm	Tues-Sat 12pm-5pm Sun 11am-5pm
Pricing Museum	Free	Free	Adults $6, Seniors $5, Students and Children $3	Free	Free Dec 2002-June 2003; Normally $8 Adults, $6 Seniors, Free Children and Students under 16
Classes	Free	None	Free	$30	$40-$175
Other Programs	Free	Varies	Varies	Free	Lectures, Films: Free-$15 Performance: $12-$42
Size and Capacity Total SF	44,000	Existing *(planned)* 73,200 plus 8,500 garden and 1-acre plaza *(24,000)*	83,836	35,000	Existing *(Under Constr)* 173,500 *(16,000)*
Exhibition Permanent Temporary	25,000	4,950 None 4,950	18,360 7,000 11,360	11,200	22,100 *(12,000)* 16,000 *(6,000)* 6,100 *(6,000)*
Classroom		1200 plus meeting rooms (below)	3,370		2,370 SF in 5 classrms, 3,550 conference rm *(conference rm)*
Theater/Auditorium	2,000 SF 99 seats (meeting room)	37,405 SF 880 seats	700	7,000	2 theater/auditoriums: 350-seat 3,910 SF & 515-seat 9,320 SF *(300-seat 36,000 SF outdoor amphitheater)*
Events/Meeting	multipurpose room 3000 SF (holds 157 people)	6,600 (multiple rooms, largest: 2,240 SF)	7,476		Approx. 50,000 SF total incl. indoor/outdoor areas
Library	2,000	1,480	3,365	1,154	2,600 SF Library and computer center
Retail	1,000 (unused)	1,080	1,158	None	1,600 SF store +500 SF storage
Food Service	None	None	1,000	None	1,785 SF café w/ 80 seats
Attendance	140,000-200,000	108,010	120,000	60,000	Approx. 300,000-400,000 incld. 60,000-120,000 exhibitions and 80,000-100,000 for programs
Visitor Ethnicity	50-55% african american; 30-35% latino families	80% Japanese Amer. for certain events	40-45% Japanese Amer.	Majority Korean Amer.	Not Available
School Groups	20-30%	15,000	17,500 students (350 tours)	30%	30,000
Memberships Fees Individual Family	15 $35 $50	1,586 $25 $60	30,000 $35 $50	None	5,500-6,000 $60 (Basic - 2 adults) $80
Annual Operating Budget Earned Support Govt Private	$2.1 million 5% 95% 90% State 10%	$3.1 million 33% 67%	$9.4 million 6% 94%	Not Available	$11.6 million 40% 60% 100%
Employees	26	43	97	11	134

Table III-1. SELECTED OPERATING CHARACTERISTICS OF CULTURAL FACILITIES

Facility	Museum of Latin American Art	Self Help Graphics	Plaza de la Raza	Los Angeles Music and Art School	Colburn School
Location	Long Beach	East Los Angeles	Lincoln Park, East Los Angeles	East Los Angeles	Downtown Los Angeles
Year Established	1996	1973	1970	1945	1950
Ownership/Management	Non profit	Non-profit organization	Non-profit organization	Non profit organization	Non profit organization
Programs	Museum of Contemporary Latin American Art; Visual Arts, Music, Film, & Family Programs	Printmaking Atelier; Exhibitions, Youth Art Program, Artist's Workshops	Primarily Afterschool Classes in Visual and Performing Arts; Temporary Exhibitions, Concert Series	Visual and Peforming Arts Education for youths ages 5-18	Performing Arts Education; Exhibition, Performance, Family Programs
Hours	Tues-Fri 11:30am-7pm Sat 11am-7pm Sun 11am-6pm	Tues-Sat 10am-4pm Sun 12pm-4pm	Mon-Fri 4pm-10pm Sat 9am-2pm	Mon-Fri 2:30pm-8:30pm Sat: 8am-5pm	Classes offered after school and during weekends
Pricing					
Museum	Adults $5, Seniors/ Students $3, Under 12 Free; Fridays Free	Free	Free	Not applicable	Free
Classes	$125-$150/week Art Camp	Varies; Adult art classes $10 per class, some classes free, some free with $50 lab fee.	$20-$50 per class plus $15 annual fee	$13-$14	$200-$295+/session
Programs	Free-$20		Concerts $20/person	Not applicable	Free
Size and Capacity					
Total SF	30,000	Not available	Not available	10,000	55,000
Exhibition	15,000	1,200	Yes, SF not avail	None	900
Classroom	600 SF Art workshop		art classrooms, hard shoe dance, ballet studio, music room, piano lab, computer lab to open	Computer lab, studios, dance rooms, art rooms: SF not available	25,000 (4 classrooms of 250 SF each and 2 dance studios of 12,000 SF each)
Theater/Auditorium (SF ar	1,245 SF (70 seats)	None	200 seats	None	Concert Hall: 416 seats, 5000 SF
Events/Meeting	5,900 SF multipurpose (350 banquet seating); 600 SF boardroom (20 person), 2000 SF lobby, 2,200 restaurant	Facility avail for rent	none	Not applicable	Recital Hall: 100 seats; Rehearsal Hall: 1,600 SF
Library	Yes	None	None	None	600
Retail	Yes	Not available	Yes, SF not avail	None	None
Food Service	800 SF interior, 1,400 SF exterior patio	None	None	None	None
Attendance	50,000	Approx. 15,000-20,000	600 enrolled/session; 1,500-3,000 exhibits, 1,000-1,500 shows, + concerts when presented	900 enrolled/month	1,300 enrolled, 50-60% in music programs
Visitor Ethnicity	45% Hispanic, 40% non-Hispanic White, 4% African American	Not available	90% Latino	85% Hispanic, 10% Asian, 2.5% Caucasian and 2.5% Black.	
Memberships	3,000	None	Not available	None	
Fees					
Individual	$40		$35		
Family	$60		$50		
Annual Operating Budget	$2.5 million	$410,000	$640,000	$572,500	$4.3 million
Earned		35%	45%	59%	25%
Support		65%	55%	41%	75%
Govt		33%	90%		
Private		67%	10%		
Employees	35	11	8 FT, 45 PT (varies)	47	70 faculty members

Table III-1. SELECTED OPERATING CHARACTERISTICS OF CULTURAL FACILITIES

Facility	La Pena Cultural Center	MACLA (Movimiento de Artes Y Cultura Latina Americana)	Mexican Heritage Plaza	Mexican Museum	Mission Cultural Center for Latino Arts
Location	Berkeley, CA	San Jose, CA	San Jose, CA	San Francisco, CA	San Francisco, CA
Year Established	1975	1992	1999	1975	1977
Ownership/Management	Non profit organization	Owner-City of San Jose Redevelopment Agency; Mgmt-MACLA (non-profit org.)	Mexican Heritage Plaza owned by City of San Jose; operated by Mexican Heritage Corp	Non profit organization	Non profit organization
Description	Multicultural performing arts center and restaurant presenting music, theater, dance, film and visual arts	Visual art exhibits, literary art/humanity performances and youth educational programs	Exhibition, music and dance programs, theater groups, performances, camps and classes	Museum of Mexican and Mexican American Art; Exhibitions, lectures, family programs, art classes, teacher education	Latino cultural arts center; Exhibitions, performances, lectures, films, visual and performing arts classes and workshops, poster and printmaking
Hours	Tues-Fri 10-5pm	Wed-Sat 12-7pm	Gate: 9am-9pm; Gallery: Tues-Fri 3:30pm-6pm Sat & Sun 12pm-5pm	Wed-Sat 11am-5pm	Tues & Sat 10am-4pm
Pricing					
Museum	Free	$3-$5	Free	General $3; Students/ Seniors $2	$2
Classes	Free to $20/day		Free		Free-$10/class
Other Programs	$4-$20	$5-$14	Varies; Ranges from free to $40 depending on venue; $35-75 for Mariachi performances		Free-$25 (Festival)
Size and Capacity					
Total SF	7,000	5,000	55,000	current *(future)* 10,000 *(63,000)*	
Exhibition	None	4,250	6,400	2,500 *(20,000)*	6,000
Permanent		None			
Temporary		4,250			
Classroom	610	250	Classroom 1: 805sf, Classroom 2: 768sf		
Theater/Auditorium (SF and seats)	175 seats (1200)	Gallery space used for performances	500 seat theater: 18,685sf		200 seats
Events/Meeting	275 SF (green room)		Pavillion, 3,600		dance/music studios
Library					
Retail		Closed		500 *(5,000)*	
Food Service	1,080				
Attendance	24,000-26,000 (75% for performances)	16,000	165,000 (6,400 exhibit, 63,250 programs, 33,250 education, 62,000 events) + up to 70,000 festival	20,000 (55% exhibition, 30% programs, 10% education, 5% events)	42,000
Visitor Ethnicity	35-40% Hispanic	70% Latino 30% non-Latino	60% Hispanic, 10% Non-Hispanic White, 25% Asian and 10% Black	35% Hispanic, 40% non Hisp. White, 10% Asian, 15% Black	
School Groups	10%	Not Available		10%	
Memberships	not applicable	200	not available	350	
Fees					
Individual	not applicable	$35	35	$40	
Family	not applicable		50	$50	
Annual Budget	$600,000	$575,000	$2.7 million	$1.8 million	$654,000
Earned	42%	20%	26%	2%	23%
Support	58%	80%	74%	98%	77%
Govt	26%	16%			
Private	74%	84%			
Employees		2 FT, 2 PT	7 full time, 3 part time	9	Full-time paid - 2, part-time paid - 5; part-time volunteers - 7.

ERA

Section IV. Attendance and Financial Analysis

ERA estimated attendance and financial performance for each of the four alternatives. ERA's analysis is based on the alternative development programs, our evaluation of the site, markets, and competitive factors, the performance of comparable facilities, and detailed programming calendars based on full capacity utilization of the facility. CARS also provided budgets based on their full programming calendar.

ERA projected earned revenues and operating expenses at the facility on a stable year basis and compared deficits between alternatives. The series of tables at the end of this section beginning with Table IV-13 present ERA's estimates of attendance, revenues and expenses by department. The following discusses key assumptions in the analysis by department.

Exhibition

Attendance

As shown in Table IV-14 at the end of this section, exhibition space in all four programs consists of a permanent Children's Discovery Center of roughly 3,000 to 3,200 s.f. and temporary exhibition space ranging from 4,700 s.f. to 12,000 s.f. Additional permanent exhibitry on the History of Latinos in L.A. will be located in the lobby area. CARS has programmed on an annual basis 6 temporary exhibitions in Alternatives A & B, 10 in Alternative C, and 12 for the Proposed Project. Temporary exhibition attendance varies widely based on the content and appeal of the exhibit. Therefore, ERA's attendance estimates are based on average attendance levels as exhibited by comparable facilities, which are largely permanent exhibition facilities. ERA assumes that the quality of exhibitions will range, but that most are of high quality and appeal as found in comparable museums.

ERA estimated stable year exhibition attendance based on two performance ratios: attendance per exhibit square foot and penetration rate of the metro area population.

Analysis 1

ERA reviewed attendance and exhibit area at comparable facilities discussed previously as well as other selected Latin American art museums nationwide for purposes of estimating attendance at the proposed facilitiy. As shown in the following table, the ratio of attendance to square foot ranges from 3 to 10 s.f. per attendee averaging 4 to 6 attendees per exhibit s.f. at comparables. The ratio was larger for permanent museum facilities and smaller for cultural centers in general.

ERA expects that larger exhibit area alternatives will yield slightly lower ratios. This is partly due to the assumption that programs with a greater number of exhibitions will have slightly lower attendance per exhibition. There is likely a

limited number of highly appealing exhibitions, and some of the additional exhibitions for the larger programs will be of lesser appeal.

Table IV-1. Attendance and Exhibit Area for Selected Comparable Museums and Cultural Centers

Museums and Cultural Centers	Attendance	Exhibit SF	Attendance/ Exhibit SF
California African American Museum *Los Angeles*	170,000	25,000	6.8
Skirball Cultural Center *Los Angeles*	90,000[1]	22,100	4.1
Japanese Amer Natl Museum *Los Angeles*	120,000	18,360	6.5
The Mexican Fine Arts Center Museum *Chicago*	94,000	18,000	5.2
Museum of Latin American Art *Long Beach (Los Angeles)*	50,000	15,000	3.3
Milicent Rogers Museum *Taos*	25,000	7,000	3.6
Florida Mus. of Hisp. & Latin Amer. Art *Coral Gables*	20,000	6,500	3.1
El Museo del Barrio *New York*	60,000	5,590	10.7
MACLA *San Jose*	12,000[1]	4,250	2.8
Museo de las Americas *Denver*	25,000	4,000	6.3
Mexican Heritage Corporation *San Jose*	6,400[1]	3,500	1.8
Mexican Museum *San Francisco*	11,000[1]	2,500	4.4
Self Help Graphics *Los Angeles*	2,000[1]	1,200	1.7
Average			4.6

[1] Exhibit attendance
Source: Individual Facilities and Economics Research Associates

Utilizing these average ratios (5 attendees per exhibit s.f. for alternatives with larger exhibit area and 6 attendees per exhibit s.f. for smaller exhibit area alternatives) yields attendance roughly ranging from 47,000 to 75,000 for the alternatives.

Analysis 2

Market penetration measures the propensity of available market segments to visit an attraction and is generally defined as the ratio of attendees from a market to total market size. As shown in the following table, metro area population penetration rates of comparables ranged from 0.5% to 1.3%, although facilities in metro areas with large populations achieve lower penetration rates. Also, penetration rates

generally increase with increasing exhibit square footage and content. ERA utilized varying rates based on the exhibit s.f. of each alternative. Resulting attendance estimates were similar to those utilizing the ratio of attendance to exhibit s.f.

Table IV-2. Market Penetration for Selected Comparable Museums and Cultural Centers

Museums and Cultural Centers	Attendance	Exhibit SF	Metro Area Population	Penetration Rate
California African American Museum *Los Angeles*	170,000	25,000	9,477,300	1.8%
Skirball Cultural Center *Los Angeles*	90,000[1]	22,100	9,477,300	0.9%
Japanese Amer Natl Museum *Los Angeles*	120,000	18,360	9,477,300	1.3%
The Mexican Fine Arts Center Museum *Chicago*	94,000	18,000	8,372,900	1.1%
Museum of Latin American Art *Long Beach (Los Angeles)*	55,000	12,000	9,477,300	0.6%
Florida Mus. of Hisp. & Latin Amer. Art *Coral Gables (Miami)*	20,000	6,500	2,297,800	0.9%
El Museo del Barrio *New York*	60,000	5,590	9,381,400	0.6%
MACLA *San Jose*	12,000[1]	4,250	1,740,100	0.7%
Museo de las Americas *Denver*	25,000	4,000	2,199,500	1.1%
Mexican Heritage Corporation *San Jose*	6,400[1]	3,500	1,740,100	0.4%
Mexican Museum *San Francisco*	11,000[1]	2,500	1,780,000	0.6%
Self Help Graphics *Los Angeles*	2,000[1]	1,200	9,477,300	0.0%
Average				0.8%

[1] Exhibit attendance
Source: Individual Facilities and Economics Research Associates

Attendance Estimates

Based on the analyses above, ERA estimates exhibition attendance of 76,000 for the Proposed Project, 48,000 in Alternative A and B, and 57,000 for Alternative C.

Admission Revenue

Pricing and Yield

Pricing at comparable facilities ranges from free to $8, but the majority are free to $6 as shown in the following table.

Table IV-3. Exhibition Pricing at Selected Comparable Facilities

	Adult	Child
California African American Museum	Free	Free
Japanese Amer. Cultural & Community Ctr.	Free	Free
Japanese Amer. National Museum	$6	$3
Korean Cultural Center Los Angeles	Free	Free
Skirball Cultural Center	Free/$8	Free
Self Help Graphics	Free	Free
Museum of Latin American Art	$5	Free
MACLA	$3-$5	$3-$5
La Pena Cultural Center	Free	Free
Mission Cultural Center	$2	$2
Mexican Heritage Corporation	Free	Free
Mexican Museum	$3	$2
Plaza de la Raza	Free	Free
Colburn School	Free	Free

Source: Individual Facilities

ERA utilizes a $3 average adult price per exhibition, although some exhibitions will likely be free while others will be priced higher, depending on the exhibit content.

A yield factor is applied to the average adult price to determine the average admissions revenue per capita. The yield factor accounts for discounting for children, seniors, students, groups, and complimentary admissions. Industry standards range from 50% to 70% for ticketed attractions. ERA utilizes a yield factor 60% for this analysis. The resulting estimated admission revenue per capita is $1.80.

Revenue

Applying the above per capita admissions revenue to total annual attendance yields revenues ranging from roughly $86,000 to $137,000.

Note that revenues for food and beverage generated by exhibition attendees is included in the Café and Store category, discussed in later sections.

Expenses

CARS has staffed the exhibitions department with two to three FTE positions including a gallery director and children's discovery center coordinator(s). ERA has utilized CARS' staffing and salaries for this department. ERA utilizes a 20% benefits ratio for all salaries. ERA also based program expenses on CARS provided expense ratios for outside curators, prep staff, exhibitions, and installation costs per show.

Total staffing and program expenses range from approximately $374,000 to $717,000 for the four alternatives.

Education

Enrollment

As shown in Table IV-15, ERA calculated capacity of each class programmed by CARS and estimated enrollment as a percentage of capacity (utilization). ERA believes a reasonable estimate of enrollment is 50% of capacity resulting in an average of roughly 12-14 students per class. Enrollment per session (winter, spring, and fall) ranges from 976 to 1,333 students for the 75 to 105 classes programmed each session. Classes and enrollment in the summer session is double the level in the remainder of sessions as students are out of school and classes can be held during the daytime.

As shown in the following table, estimated enrollment per session for the proposed project is greater than Plaza de la Raza, and approaches that of the Colburn School and LAMAS. The number of classes planned for the proposed cultural center is greater than Plaza de la Raza and LAMAS, and near the number offered by the Colburn School. The variety and type of classes planned for the proposed center is a broad ranging mix as found in local educational programs which range from after school programs to higher end music and performing arts schools.

Table IV-4. Enrollment and Classes at Comparable Facilities

	Enroll/ Session	Classes/ Session	Enroll/ Class
Plaza de la Raza	600	25	24.0
Los Angeles Music and Art School	900	68	13.2
Colburn School	1,300	99	13.1

Source: Individual Facilities and Economics Research Associates

Education Fee Revenues

The following table presents class fees at selected comparables. In general, fees range from free to $20 per class for most facilities. Class fees will vary at the proposed center based on the type of class offered. Some will be free and while others could reach $30 or more, most will likely be priced in the $10-$20 range in line with comparables and appropriate for the intended target market. ERA utilizes a $15 average fee per enrolled student (to account for the mix of classes, discounts and scholarships) resulting in annual education fee revenues ranging from $73,000 to $100,000.

Table IV-5. Class Fees at Selected Comparable Facilities

Facility	Class Fees
California African American Museum	Free
Japanese Amer. National Museum	Free
Korean Cultural Center Los Angeles	$30
Skirball Cultural Center	$40-$175
Self Help Graphics	$10
Plaza de la Raza	$20-$50
Los Angeles Music and Art School	$13-$14
Colburn School	$200-$295+
La Pena Cultural Center	Free-$20
Mission Cultural Center	Free-$10
Mexican Heritage Corporation	Free

Source: Individual Facilities

Expenses

Salaries/wages and benefits expense for the education department are based on proposed staffing prepared by CARS but appropriately scaled back to account for ERA's adjusted class enrollment. ERA's salaries/wages is based on 6.5 FTE's including a director of education, assistant, librarian, genealogy/parenting/ educational resources coordinator, school coordinators and media arts technicians.

Program expenses are based on instruction costs of $30 per class hour and materials costs ranging from $0.50 to $5 per student per class as provided by CARS. Estimated annual operating expenses for the community resource center and media arts center were also provided by CARS totaling $95,000.

Total program and staff costs for the education department ranges from $772,000 to $907,000 annually.

Performing Arts and Festivals

The Performing Arts and Festivals department operations consist of in-house productions held in the theater (500-seat theater in the Proposed Project and 99-seat theater in Alternatives A and B) and multipurpose room (375 theater-style seating in the Proposed Project and 500 seat in Alternatives A & B). Rentals of the theater and multipurpose room are included in the Community Liaison and Special Event Department. Note that alternative C does not have a theater or multipurpose room facilities.

Events and Attendance

Table IV-16 presents ERA's estimated events and attendance for this department. ERA based the theater and multipurpose event schedule on CARS' full capacity event program but adjusted the number of events down to target a 40%-45% utilization (productions and rentals combined). This ratio is based on average

utilization of theaters with seats between 400 and 600 in a national theater database published by the International Association of Assembly Managers (IAAM) as shown below. Although the smaller theaters post a very low capacity utilization, for purposes of this analysis, ERA assumes that the 99-seat theater in Alternative A and B will be programmed with a relatively full schedule of events and rentals.

Table IV-6. Theater Events and Attendance, IAAM Database

Seating Capacity	<500	400-599	600-1250
Average	368	477	880
Average Annual Number of Events	96	145	213
Event Capacity Utilization	26%	40%	58%
Average Annual Attendance	23,698	41,162	76,849
Average Attendance/Event	351	453	479
Attendance/Event Capacity Utilization	44%	44%	54%

Source: IAAM and Economics Research Associates

The number of production events held in the theater and multipurpose room totals 90 in the Proposed Project and 170 in Alternatives A & B, not including rental events discussed in the next section. Note that the Proposed Project theater is more heavily rental driven and the small theater in the Alternatives is more heavily production driven.

Annual attendance is based on estimated average attendees per event (variable by large, medium, and small events), targeting a capacity utilization of 40 to 48%, in line with the above standards. ERA estimates total annual attendance at production events could total approximately 22,000 across alternatives.

Note that ERA did not include attendance or revenues from the 8-9 festivals programmed for the facility. CARS has indicated that some festivals may be in conjunction with existing festivals at El Pueblo while others may be new, however, CARS does not envision ticketing for festivals.

Revenues

Revenues for theater and multipurpose productions are based on estimated revenues per attendee per production ranging from $5 to $16 depending on the production scale and theater size. These fees are based on program fees found at comparables as shown below.

Table IV-7. Program/Performance Pricing

Facility	Fees
California African American Museum	Free to $20
Japanese Amer. Cultural & Community Ctr.	Varies
Japanese Amer. National Museum	Varies
Korean Cultural Center Los Angeles	Free
Skirball Cultural Center	Free-$42
Museum of Latin American Art	Free-$20
Plaza de la Raza	$20
Colburn School	Free
La Pena Cultural Center	$4-$20
MACLA	$5-$14
Mission Cultural Center	Free-$25
Mexican Heritage Corporation	Free-$40

Source: Individual Facilities

Estimated revenues for the Performing Arts Department range from $256,000 to $279,000.

Expenses

ERA utilized staffing levels prepared by CARS for this department which totaled 4.0 FTE positions including a performing arts director, tech specialist and two assistants. Program expenses were roughly based on production costs per show by type provided by CARS ranging from $2,000 for small productions to $6,000 for large productions held in the 500-seat theater and the multipurpose room. Cost per productions held in the small theater ranged from $500 to $2,000 per show. CARS estimated festival expenses of $10,000 per small festival and $20,000 per large festival, which ERA utilized. Total staff and program expenses for the performing arts department are estimated at $721,000 to almost $800,000.

Community Liaison and Special Events

The Community Liaison and Special Event Department encompasses theater and multipurpose room rentals. Theater rentals are show driven while multipurpose room rentals include a wide variety of uses including catered events such as social events (weddings, parties, etc.) and meetings (corporate, association, etc.).

Events and Attendance

As discussed previously, ERA estimated events days and attendance for the theater and multipurpose room by event type targeting overall capacity utilization ratios within industry standards. Table IV-17 documents ERA's estimates of events and attendance for this department. Attendance for the Proposed Project totals roughly 31,000 for almost 200 events, and attendance in alternatives A & B totals just under 20,000 for 140 events.

Revenues

Theater revenues for this department were estimated by average rental revenues per event provided by CARS, but adjusted slightly based on previous work conducted by ERA on the proposed 500-seat theater.

Multipurpose room revenues were projected based on an estimated distribution of catered versus non-catered events, and revenues per attendee based on comparable event rental facilities in the Los Angeles area (Table IV-8). Rental revenue fees without catering range from $2 to roughly $18 at surveyed comparables and rental fees with catering range from $16 to $66. The proposed event facilities at Plaza de Cultura y Arte is envisioned to be slightly more upscale than most of the facilities surveyed, but likely less upscale than the two facilities with the highest fees. ERA utilizes an average rental fee per attendee of $10 without catering, and $30 with catering.

Based on these assumptions, estimated revenues total roughly $480,000 to $600,000.

Expenses

ERA utilized proposed staffing of this department provided by CARS totaling 6.0 FTE positions including a director, special events manager, catering manager, volunteer coordinator and two assistants. Program expenses include variable staffing costs per event provided by CARS and adjusted by ERA. For catered events, ERA estimates that cost of goods sold is 40% of catering revenues.

Total expenses for this department are estimated at $555,000 to $565,000.

Café and Store

Revenues

Café and Store revenues are based on estimated revenues per attendee (exhibition, productions, rentals, and enrolled students) as shown in Table IV-18. Revenues from food service are estimated to total $89,000 to $127,000 and revenues from retail sales are estimated between $70,000 to $104,000.

Note that ERA did not include revenues from walk-in visitors from El Pueblo (not attending an exhibition, event, or program at the proposed facility). Revenue generated from these visitors would be additive.

Expenses

ERA estimated 1 FTE staff position for the café and store operation each and cost of goods expenses of 35% on food sales and 45% on retail sales. Total expenses are roughly estimated between $73,000 to $89,000 for each operation. The Café is slightly profitable while the retail store is essentially a breakeven operation.

Table IV-8. Event Rental Facilities in the Los Angeles Area

	Salon de Fiesta	Maywood Park & Recreation Center	Self Help Graphics	Patriotic Hall	Las Trancas Restaurant & Banquet Hall	Luminarias Restaurant	Skirball Cultural Center
Location	Los Angeles (Florence & Graham)	Maywood	East Los Angeles	Los Angeles (Downtown)	Maywood	Monterey Park	West Los Angeles
Types of events	Weddings, Quincieras, birthdays, baptisms, Bar Mitzvahs, Christmas parties, anniversaires, luncheons.	All types	Community, cultural or social-activism events including school and non-profit organization fund raisers, cultural music group performances, poetry readings and book signings, and grass-roots political events. (No longer available for personal/family events)	All types	Weddings, Quincieras, Sweet 16s, showers, birthdays, baptisms, Bar Mitzvahs, Christmas parties, anniversaires, bachelorette parties, retirement parties, award ceremonies, luncheons, fundraisers.	All types	All types
Available Facilities	3 separate halls	Social Hall	Gallery	2 event halls 1 gymnasium	Banquet hall, restaurant patio	Several banquet halls	Theaters, ballroom, auditoriums, courtyards, boardrooms, gallery, conference rooms, terraces totaling approx. 50,000 SF
Facility Capacity (Persons)	200, 300 or 400	450	250-300	Event halls: 300 each Gymnasium: 150	Banquet Hall: 150+ Restaurant Patio: 30-50	80-800	30-780
Venue Pricing	$2,000, $2,500, or $3,000	$1,207	$300-$600	$1,295, $1,560, or $1,990		$33 and up/per person	$200-$4,500
Food Pricing	approx. $8-12/per person	n/a	n/a	n/a	Appetizer Tray: $36-60 (serves 10-15) Entrees: $13-14/person	Included in per person charge for venue	$9.50-$66
Length of Rental	7 hours (6pm-1am)	6 hours (6pm - midnight)	not set	not set	3 hours (min)	not set	5-hour period
Utilization	Booked 1 year in advance	Average 1 event per month	Average 2 events per month	Events in all three halls most weekends	Both venues booked every weekend most months	n/a	Booked 18 months in advance

Source: Individual Facilities and Economics Research Associates

Non-Profit Office

Rental Revenues

Office rents in Downtown Los Angeles are roughly $20 per square foot per year for office space in good locations. Office rents charged by JACCC for relatively new space ranges from $21 to $25.80 per square foot per year, including utilities. ERA estimates that the proposed facility's rehabilitated space could generate $15 per s.f. per year for the office space dedicated to non-profit offices in Alternatives A, B, & C at the El Pueblo location, given its location and the condition of the space. Rental revenues are therefore $67,000 per year in those alternatives assuming an occupancy of 95% (Table IV-19).

General Operations

Expenses

Facility and program wide expenses are included in the general operations category. Staff costs are a large portion of this expense category. ERA utilized staffing levels prepared by CARS but adjusted salary levels downward reflecting the scaled down operations analyzed by ERA and review of director salaries at comparables. General operations staffing includes the chief executive officer, programs director, chief financial officer and accounting staff, development director and staff, marketing director and staff, operations director and facilities staff. These positions total 26-27 FTE's in the Proposed project and Alternatives A & B, but only 18.5 positions in Alternative C due to reduced programming. Total salaries and wage expense including benefits range from $1.1 million to just under $1.6 million.

Other general and administrative (G&A) expenses include advertising and promotion, maintenance and repairs, utilities, insurance, and other G&A expenses (such as security, equipment, legal/accounting/consulting/professional fees, supplies, telephone/communication, postage/shipping, bank fees, taxes/licenses, memberships/subscriptions/dues, travel/conferences/meetings, and miscellaneous expenses). ERA based G&A expenses on comparables (following table) totaling $436,000 to $735,000.

Table IV-9. Other General and Administrative Expenses

	Advert./ Promotion per Attendee	Repairs/ Maint. per Total SF	Utilities per Total SF	Insurance per Total SF	Other G&A per Total SF
CA Afric. Amer. Museum		$2.52	$1.82	$0.37	$5.88
JACCC		$1.18	$2.59	$0.95	$8.72
Skirball Cultural Center	$0.57	$4.02	$2.42	$0.44	$9.03
MOLAA	$3.46			$1.81	
La Pena Cultural Center	$0.88	$0.38		$0.90	$7.65
Mexican Heritage Corp.	$1.21	$1.84	$3.24	$0.24	$7.50
Mexican Museum	$2.47	$5.37		$1.06	
Mission Cultural Center	$0.38	$3.57		$2.55	
LAMAS	$3.05	$1.14	$1.77	$1.85	$4.58
Colburn School				$1.71	$8.28

Source: Individual Facilities and Economics Research Associates

Summary

Attendance and Enrollment

The following summarizes attendance and enrollment for the four alternative development programs:

Table IV-10. Attendance and Enrollment Summary

	Proposed Project	Alt A	Alt B	Alt C
Attendance				
Exhibition	76,000	48,000	48,000	57,000
Performing Arts	21,700	21,925	21,925	None
Community Liaison & Special Events	31,150	19,850	19,850	None
Total	128,850	89,775	89,775	57,000
Class Enrollment				
Winter	976	1,333	1,158	1,272
Spring	976	1,333	1,158	1,272
Summer	1,952	2,666	2,316	2,544
Fall	976	1,333	1,158	1,272
Total	4,879	6,664	5,790	6,360

Source: Economics Research Associates

The Proposed Project scheme achieves the highest attendance potential as it includes the largest exhibition area and the largest theater. Attendance in Alternatives A and B are equal to each other as exhibit, theater, and events venues are the same in each alternative. Alternative C has the lowest attendance as it does not contain a theater or rental component.

Alternative A has the highest class enrollment as it accommodates the largest number of classes followed closely by Alternative C, although with a varying class program (no theater or dance, but more visual arts). Alternative B has slightly less enrollment potential as it has less classroom space than A or C. Note that the Proposed Project program has high classroom space but a lower number of classrooms and therefore lower enrollment potential.

Annual Operating Deficit

The following summarizes earned revenues, expenses, and support revenues required to offset the operating deficit (expenses over earned revenues).

Table IV-11. Earned Revenues and Expenses (Stable Year at Full Buildout)

	Proposed Project	Alt A	Alt B	Alt C
Earned Revenues	$1,316,607	$1,167,939	$1,148,705	$423,495
Expenses	$5,298,235	$5,030,381	$4,926,624	$3,237,273
Deficit	($3,981,628)	($3,862,441)	($3,777,919)	($2,813,778)

Source: Economics Research Associates

As a check on total operating expenses, ERA compared expenses per total SF of comparable facilities as shown below. The ratio roughly ranges from $40 to $85 averaging just under $60. ERA's forecasted expenses for the four alternative programs range from $56 to $61 per square foot, in line with comparables.

Table IV-12. Operating Expenses per SF of Selected Comparable Facilities

	Total SF	Total Expenses[1]	Expenses/SF
CA Afric. Amer. Museum	44,000	$2,154,171	$49
JACCC	73,200	$2,973,737	$41
Skirball Cultural Center	173,500	$9,097,978	$52
MOLAA	30,000	$2,475,120	$83
La Pena Cultural Center	7,000	$554,978	$79
Mexican Heritage Corp.	55,000	$2,692,074	$49
LAMAS	10,000	$554,096	$55
Colburn School	55,000	$3,551,426	$65
Average			$59

[1] Before interest, depreciation, and amortization.
Source: Individual Facilities, Guidestar, and Economics Research Associates

As shown, the Proposed Project, Alternatives A and B result in deficits ranging from $3.8 to $4.0 million annually. The Proposed Project generates the highest earned revenues, but also has the highest expense profile. Alternatives A and B

generate similar revenues and expenses, although the operating deficit in Alternative A is slightly higher. Alternative C which is the most limited in terms of program generates the lowest revenues but also has the lowest expense profile resulting in the smallest net deficit.

Note that in addition to the annual ongoing operating deficits, a key difference in the alternatives is in construction costs, not shown here.

Table IV-13. SUMMARY

	Proposed Project	Alt A	Alt B	Alt C
Attendance				
Exhibition	76,000	48,000	48,000	57,000
Performing Arts	21,700	21,925	21,925	None
Community Liaison & Special Events	31,150	19,850	19,850	None
Total	128,850	89,775	89,775	57,000
Class Enrollment				
Winter	976	1,333	1,158	1,272
Spring	976	1,333	1,158	1,272
Summer	1,952	2,666	2,316	2,544
Fall	976	1,333	1,158	1,272
Total	4,879	6,664	5,790	6,360
EARNED REVENUES				
Exhibit Admission	$136,800	$86,400	$86,400	$102,600
Education	73,189	99,964	86,850	95,400
Performing Arts	279,000	256,225	256,225	-
Communty Liaison & Special Events	596,500	482,100	482,100	-
Café	126,721	99,021	94,650	88,800
Retail	104,396	77,254	75,505	69,720
Office Rental	-	66,975	66,975	66,975
Total	$1,316,607	$1,167,939	$1,148,705	$423,495
EXPENSES				
Salaries/Wages & Benefits				
Exhibits	$110,000	$88,000	$88,000	$154,667
Education	288,000	288,000	288,000	288,000
Performing Arts & Festivals	176,400	176,400	176,400	-
Communty Liaison & Special Even	366,000	366,000	366,000	-
Café	42,000	42,000	42,000	42,000
Retail	42,000	42,000	42,000	42,000
General Operations	1,620,000	1,590,000	1,590,000	1,083,000
Subtotal	$2,644,400	$2,592,400	$2,592,400	$1,609,667
Program and Operations				
Exhibits	$667,200	$333,600	$333,600	$556,000
Education	483,944	619,449	564,510	572,827
Performing Arts & Festivals	545,000	620,000	620,000	-
Communty Liaison & Special Even	197,660	188,810	188,810	-
Food	44,353	34,658	33,128	31,080
Retail	46,978	34,764	33,977	31,374
General Operations	734,700	672,700	626,200	436,325
Subtotal	$2,719,835	$2,503,981	$2,400,224	$1,627,606
Total Expenses	$5,364,235	$5,096,381	$4,992,624	$3,237,273
NET SURPLUS/DEFICIT				
Exhibits	($640,400)	($335,200)	($335,200)	($608,067)
Education	($698,755)	($807,485)	($765,660)	($765,427)
Performing Arts & Festivals	($442,400)	($540,175)	($540,175)	$0
Communty Liaison & Special Events	$32,840	($72,710)	($72,710)	$0
Food	$40,369	$22,364	$19,523	$15,720
Retail	$15,418	$489	($472)	($3,654)
Office	$0	$66,975	$66,975	$66,975
General Operations	($2,354,700)	($2,262,700)	($2,216,200)	($1,519,325)
Total	($4,047,628)	($3,928,441)	($3,843,919)	($2,813,778)

Table IV-14. EXHIBITION

	Proposed Project	Alt A	Alt B	Alt C
Exhibition SF				
Permanent				
History of Latinos in LA	In Lobby	In Lobby	In Lobby	In Lobby
Children's Discovery	3,030	3,200	3,200	3,200
Temporary	12,000	4,700	4,700	8,200
Total	15,030	7,900	7,900	11,400
No. of Temp. Exhibitions/Yr	12	6	6	10
ATTENDANCE				
Analysis 1				
Attend/SF				
Temporary	5.0	6.0	6.0	5.0
Children's Discovery	5.0	6.0	6.0	5.0
Average	5.0	6.0	6.0	5.0
Attendance				
Temporary	60,000	28,200	28,200	41,000
Children's Discovery	15,150	19,200	19,200	16,000
Total	75,150	47,400	47,400	57,000
Analysis 2				
Market Population	9,477,300	9,477,300	9,477,300	9,477,300
Penetration Rate	0.80%	0.50%	0.50%	0.60%
Attendance	75,818	47,387	47,387	56,864
Estimated Attendance	76,000	48,000	48,000	57,000
EARNED REVENUES				
Admission Revenues				
Average Adult Pricing	$3.00	$3.00	$3.00	$3.00
Yield	60%	60%	60%	60%
Admissions Per Cap	$1.80	$1.80	$1.80	$1.80
Revenue	$136,800	$86,400	$86,400	$102,600
EXPENSES				
Salaries/Wages				
FTE	2.0	2.0	2.0	3.0
Salaries/Wages/FTE	$50,000	$40,000	$40,000	$48,333
Salaries/Wages	$100,000	$80,000	$80,000	$145,000
Benefits	10,000	8,000	8,000	9,667
Total	$110,000	$88,000	$88,000	$154,667
Program Expenses				
Per show				
Outside Curators	$8,000	$8,000	$8,000	$8,000
Prep Staff	5,600	5,600	5,600	5,600
Temporary Exhibition	25,000	25,000	25,000	25,000
Installation	17,000	17,000	17,000	17,000
Average	$55,600	$55,600	$55,600	$55,600
Expense				
Outside Curators	$96,000	$48,000	$48,000	$80,000
Prep Staff	67,200	33,600	33,600	56,000
Temporary Exhibition	300,000	150,000	150,000	250,000
Installation	204,000	102,000	102,000	170,000
Average	$667,200	$333,600	$333,600	$556,000
Total Expenses	$717,200	$373,600	$373,600	$604,333
SUMMARY				
Revenues	$136,800	$86,400	$86,400	$102,600
Salaries/Wages	110,000	88,000	88,000	154,667
Program Expenses	667,200	333,600	333,600	556,000
Net Surplus/Deficit	($640,400)	($335,200)	($335,200)	($608,067)

Table IV-15. EDUCATION

	Proposed Project	Alt A	Alt B	Alt C
Classrooms SF				
Art	2,000	2,400	2,400	4,800
Media Arts/Computer	600	1,000	1,000	2,000
Music	2,400	2,400	2,400	2,400
Music studios	-	100	100	100
Dance	2,000	2,000	1,960	-
Theater	2,000	2,000	-	-
History/Culture/Lit	-	1,200	1,200	1,200
Cooking	2,000	700	700	-
Total	11,000	11,800	9,760	10,500
Resource Centers				
Geneaology/Parenting/Education	8,000	4,700	4,700	4,700
No. of Classrooms				
Art	4	4	4	8
Media Arts/Computer	1	2	2	2
Music	4	4	4	4
Music studios	-	2	2	2
Dance	2	2	2	-
Theater	2	2	-	-
History/Culture/Lit	-	2	2	2
Cooking	1	1	1	-
Total	14	19	17	18
Classes/Year				
Art	90	90	90	144
Media Arts/Computer	30	60	60	60
Music	120	120	120	120
Music Private	-	60	60	60
Dance	60	60	60	-
Theater	60	60	-	-
History/Culture/Lit	-	60	60	60
Cooking	15	15	15	-
Total	375	525	465	444
Classes/Session				
Winter	75	105	93	89
Spring	75	105	93	89
Summer	150	210	186	178
Fall	75	105	93	89
Capacity per class				
Art	25	30	30	30
Media Arts/Computer	30	25	25	50
Music	24	24	24	24
Music Private	-	2	2	2
Dance	29	29	28	-
Theater	29	29	-	-
History/Culture/Lit	-	40	40	40
Cooking	20	20	20	-
Average	26	25	25	29
Enrollment Capacity				
Art	2,250	2,700	2,700	4,320
Media Arts/Computer	900	1,500	1,500	3,000
Music	2,880	2,880	2,880	2,880
Music Private	-	120	120	120
Dance	1,714	1,714	1,680	-
Theater	1,714	1,714	-	-
History/Culture/Lit	-	2,400	2,400	2,400
Cooking	300	300	300	-
Total	9,759	13,329	11,580	12,720
Percent Enrollment	50%	50%	50%	50%
Annual Enrollment	4,879	6,664	5,790	6,360
Per Session				
Winter	976	1,333	1,158	1,272
Spring	976	1,333	1,158	1,272
Summer	1,952	2,666	2,316	2,544
Fall	976	1,333	1,158	1,272
Average Students/Class	13.0	12.7	12.5	14.3

Table IV-15. EDUCATION

	Proposed Project	Alt A	Alt B	Alt C
EARNED REVENUES				
Fee Revenue				
Average Class Fees/Student/Session	$15.00	$15.00	$15.00	$15.00
Revenue	$73,189	$99,964	$86,850	$95,400
EXPENSES				
Salaries/Wages				
FTE	6.50	6.50	6.50	6.50
Salaries/Wages/FTE	$36,923	$36,923	$36,923	$36,923
Salaries/Wages	$240,000	$240,000	$240,000	$240,000
Benefits	48,000	48,000	48,000	48,000
Total	$288,000	$288,000	$288,000	$288,000
Instruction Cost				
Per Class Hour	$30.00	$30.00	$30.00	$30.00
Expense	$225,000	$315,000	$279,000	$266,400
Materials Cost				
Per Student/Class				
Art	$2.00	$2.00	$2.00	$2.00
Media Arts/Computer	$0.50	$0.50	$0.50	$0.50
Music	$2.00	$2.00	$2.00	$2.00
Music studios	$2.00	$2.00	$2.00	$2.00
Dance	$1.00	$1.00	$1.00	
Theater	$1.00	$1.00		
History/Culture/Lit	$1.00	$1.00	$1.00	$1.00
Cooking	$5.00	$5.00	$5.00	$5.00
Expense				
Art	$46,841	$45,698	$44,826	$82,508
Media Arts/Computer	3,903	7,616	7,471	8,595
Music	62,455	60,931	59,768	68,757
Music studios	-	30,465	29,884	34,378
Dance	15,614	15,233	14,942	-
Theater	15,614	15,233	-	-
History/Culture/Lit	-	15,233	14,942	17,189
Cooking	19,517	19,041	18,677	-
Total	$163,944	$209,449	$190,510	$211,427
Community Resources and Services				
Materials, equip. update, subscriptior	$45,000	$45,000	$45,000	$45,000
Media Arts				
Computer upkeep	$50,000	$50,000	$50,000	$50,000
Total Expenses	$771,944	$907,449	$852,510	$860,827
SUMMARY				
Revenue	$73,189	$99,964	$86,850	$95,400
Salaries/Wages/Benefits	288,000	288,000	288,000	288,000
Program Expenses	483,944	619,449	564,510	572,827
Net Surplus/Deficit	($698,755)	($807,485)	($765,660)	($765,427)

Table IV-16. PERFORMING ARTS & FESTIVALS

	Proposed Project	Alt A	Alt B	Alt C
Theater				
SF (excl BOH, lobby)	6,400	2,500	2,500	None
Seating Capacity	500	99	99	
Multipurpose				
SF	6,000	8,000	8,000	None
Seating Capacity				
Theater-Style	375	500	500	
Banquet Seating	225	300	300	
THEATER PRODUCTIONS				
No. of Events				
Large	20	70	70	
Medium	30	15	15	
Small	10	25	25	
Total	60	110	110	
Average Attendance/Event				
Large	300	50	50	
Medium	250	45	45	
Small	200	40	40	
Average	258	47	47	
Attendance				
Large	6,000	3,500	3,500	
Medium	7,500	675	675	
Small	2,000	1,000	1,000	
Total	15,500	5,175	5,175	
MULTIPURPOSE PRODUCTIONS				
No. of Events				
Large	20	40	40	
Med	5	15	15	
Small	5	5	5	
Total	30	60	60	
Average Attendance/Event				
Large	225	300	300	
Med	190	250	250	
Small	150	200	200	
Total	207	279	279	
Attendance				
Large	4,500	12,000	12,000	
Med	950	3,750	3,750	
Small	750	1,000	1,000	
Total	6,200	16,750	16,750	
FESTIVALS				
No. of Events				
Large	8	7	7	
Med	1	1	1	
Total	9	8	8	
SUMMARY				
Events				
Theater	60	110	110	
Multipurpose	30	60	60	
Total	90	170	170	
Festivals	9	8	8	
Attendance				
Theater	15,500	5,175	5,175	
Multipurpose	6,200	16,750	16,750	
Total	21,700	21,925	21,925	

Table IV-16. PERFORMING ARTS & FESTIVALS

	Proposed Project	Alt A	Alt B	Alt C
EARNED REVENUES				
THEATER				
Revenue per Attendee				
Large	$16.00	$10.00	$10.00	
Medium	$12.00	$7.00	$7.00	
Small	$8.00	$5.00	$5.00	
Average	$13.03	$8.64	$8.64	
Revenue				
Large	$96,000	$35,000	$35,000	
Medium	$90,000	$4,725	$4,725	
Small	$16,000	$5,000	$5,000	
Total	$202,000	$44,725	$44,725	
MULTIPURPOSE				
Revenue per Attendee				
Large	$14.00	$14.00	$14.00	
Medium	$10.00	$10.00	$10.00	
Small	$6.00	$6.00	$6.00	
Average	$12.42	$12.63	$12.63	
Revenue				
Large	$63,000	$168,000	$168,000	
Medium	$9,500	$37,500	$37,500	
Small	$4,500	$6,000	$6,000	
Total	$77,000	$211,500	$211,500	
Total Revenue	$279,000	$256,225	$256,225	

Table IV-16. PERFORMING ARTS & FESTIVALS

	Proposed Project	Alt A	Alt B	Alt C
EXPENSES				
Salaries/Wages				
FTE	4	4	4	
Salaries/Wages/FTE	36,750	36,750	36,750	
Salaries/Wages	147,000	147,000	147,000	
Benefits	29,400	29,400	29,400	
Total	176,400	176,400	176,400	
Theater				
Cost per Show				
Large	$6,000	$2,000	$2,000	
Medium	$3,000	$1,500	$1,500	
Small	$2,000	$500	$500	
Average	$3,833	$1,591	$1,591	
Cost				
Large	$120,000	$140,000	$140,000	
Medium	$90,000	$22,500	$22,500	
Small	$20,000	$12,500	$12,500	
Total	$230,000	$175,000	$175,000	
Multipurpose				
Cost per Show				
Large	$6,000	$6,000	$6,000	
Medium	$3,000	$3,000	$3,000	
Small	$2,000	$2,000	$2,000	
Cost				
Large	$120,000	$240,000	$240,000	
Medium	$15,000	$45,000	$45,000	
Small	$10,000	$10,000	$10,000	
	$145,000	$295,000	$295,000	
Festivals				
Cost per Festival				
Large	$20,000	$20,000	$20,000	
Medium	$10,000	$10,000	$10,000	
Cost				
Large	$160,000	$140,000	$140,000	
Medium	$10,000	$10,000	$10,000	
Total	$170,000	$150,000	$150,000	
Total Expenses	$721,400	$796,400	$796,400	
SUMMARY				
Revenue	$279,000	$256,225	$256,225	
Salaries/Wages/Benefits	$176,400	$176,400	$176,400	
Program Expenses	$545,000	$620,000	$620,000	
Net Surplus/Deficit	($442,400)	($540,175)	($540,175)	

Table IV-17. COMMUNITY LIAISON AND SPECIAL EVENTS

	Proposed Project	Alt A	Alt B	Alt C
Theater				
SF (excl BOH, lobby)	6,400	2,500	2,500	None
Seating Capacity	500	99	99	
Multipurpose				
SF	6,000	8,000	8,000	None
Seating Capacity				
Theater-Style	375	500	500	
Banquet Seating	225	300	300	
THEATER RENTALS				
# Events				
Large	15	25	25	
Medium	12	5	5	
Small	12	5	5	
Education	35			
Business/Convention/Mtg	7			
Movie/TV Shoots	4			
Subtotal Events	85	35	35	
Avg Attend/event				
Large	300	50	50	
Medium	250	45	45	
Small	200	40	40	
Education (20% at 150)	30			
Business/Convention/Mtg	350			
Movie/TV Shoots	-			
Average	158	48	48	
Attendance				
Large	4,500	1,250	1,250	
Medium	3,000	225	225	
Small	2,400	200	200	
Education	1,050			
Business/Convention/Mtg	2,450			
Movie/TV Shoots	-			
Total	13,400	1,675	1,675	
MULTIPURPOSE RENTALS				
# Events				
Large	55	46	46	
Med	32	32	32	
Small	26	25	25	
Total	113	103	103	
Avg Attend/Event				
Large	200	250	250	
Med	150	150	150	
Small	75	75	75	
Total	157	176	176	
Attendance				
Large	11,000	11,500	11,500	
Med	4,800	4,800	4,800	
Small	1,950	1,875	1,875	
Total	17,750	18,175	18,175	
SUMMARY				
Events				
Theater	85	35	35	
Multipurpose	113	103	103	
Total	198	138	138	
Attendance				
Theater	13,400	1,675	1,675	
Multipurpose	17,750	18,175	18,175	
Total	31,150	19,850	19,850	

Table IV-17. COMMUNITY LIAISON AND SPECIAL EVENTS

	Proposed Project	Alt A	Alt B	Alt C
EARNED REVENUES				
THEATER				
Revenue per Event				
Large	$5,000	$1,250	$1,250	
Medium	$2,500	$750	$750	
Small	$1,000	$250	$250	
Education	$400			
Business/Convention/Mtg	$1,000			
Movie/TV Shoots	$6,000			
Average	$1,906	$1,036	$1,036	
Revenue				
Large	$75,000	$31,250	$31,250	
Medium	30,000	3,750	3,750	
Small	12,000	1,250	1,250	
Education	14,000			
Business/Convention/Mtg	7,000			
Movie/TV Shoots	24,000			
Total	$162,000	$36,250	$36,250	
MULTIPURPOSE				
Rental Fees per Attendee				
Without Catering				
Large	$10.00	$10.00	$10.00	
Medium	$10.00	$10.00	$10.00	
Small	$10.00	$10.00	$10.00	
With Catering				
Large	$30.00	$30.00	$30.00	
Medium	$30.00	$30.00	$30.00	
Small	$30.00	$30.00	$30.00	
Catering Usage				
Large	70%	70%	70%	
Medium	50%	50%	50%	
Small	50%	50%	50%	
Alcohol Profit per Attendee	$2.00	$2.00	$2.00	
Avg. Revenue per Attendee				
Large	$24.00	$24.00	$24.00	
Medium	$20.00	$20.00	$20.00	
Small	$20.00	$20.00	$20.00	
Alcohol Profit	$2.00	$2.00	$2.00	
Average	$24.48	$24.53	$24.53	
Revenue				
Large	$264,000	$276,000	$276,000	
Medium	96,000	96,000	96,000	
Small	39,000	37,500	37,500	
Alcohol Profit	35,500	36,350	36,350	
Total	$434,500	$445,850	$445,850	
Total Revenue	$596,500	$482,100	$482,100	

Table IV-17. COMMUNITY LIAISON AND SPECIAL EVENTS

	Proposed Project	Alt A	Alt B	Alt C
EXPENSES				
Salaries/Wages				
FTE	6.0	6.0	6.0	
Salaries/Wages/FTE	50,833	50,833	50,833	
Salaries/Wages	305,000	305,000	305,000	
Benefits	61,000	61,000	61,000	
Total	366,000	366,000	366,000	
Theater				
Staffing per event				
Large	6.0	4.0	4.0	
Medium	5.0	3.0	3.0	
Small	3.0	2.0	2.0	
Education	2.0			
Business/Convention/Mtg	5.0			
Movie/TV Shoots	3.0			
Avg hourly rate	$20.00	$20.00	$20.00	
Hours				
Large	8.0	8.0	8.0	
Medium	6.0	6.0	6.0	
Small	4.0	4.0	4.0	
Education	2.0			
Business/Convention/Mtg	6.0			
Movie/TV Shoots	3.0			
Cost				
Large	$14,400	$16,000	$16,000	
Medium	$7,200	$1,800	$1,800	
Small	$2,880	$800	$800	
Education	$2,800			
Business/Convention/Mtg	$4,200			
Movie/TV Shoots	$720			
Total	$32,200	$18,600	$18,600	
Multipurpose				
Food Revenue				
Large	$154,000	$161,000	$161,000	
Medium	$48,000	$48,000	$48,000	
Small	$19,500	$18,750	$18,750	
Total	$221,500	$227,750	$227,750	
Cost of Goods %	40%	40%	40%	
Cost of Goods	$88,600	$91,100	$91,100	
Staff Cost per catered event				
Guest to Worker Ratio				
Large	15.0	15.0	15.0	
Medium	12.0	12.0	12.0	
Small	10.0	10.0	10.0	
Workers per event				
Large	13.3	16.7	16.7	
Medium	12.5	12.5	12.5	
Small	7.5	7.5	7.5	
Avg hourly rate	$18.00	$18.00	$18.00	
Hours				
Large	6.0	6.0	6.0	
Medium	4.0	4.0	4.0	
Small	4.0	4.0	4.0	
Cost				
Large	$55,440	$57,960	$57,960	
Medium	$14,400	$14,400	$14,400	
Small	$7,020	$6,750	$6,750	
Total	$76,860	$79,110	$79,110	
Total Expenses	$563,660	$554,810	$554,810	
SUMMARY				
Revenue	$596,500	$482,100	$482,100	
Salaries/Wages/Benefits	$366,000	$366,000	$366,000	
Program Expenses	$197,660	$188,810	$188,810	
Net Surplus/Deficit	$32,840	($72,710)	($72,710)	

Table IV-18. CAFÉ AND STORE

	Proposed Project	Alt A	Alt B	Alt C
Attendance				
Exhibition	76,000	48,000	48,000	57,000
Performing Arts and Festivals	21,700	21,925	21,925	-
Community Liaison (excl. multipurpose event rentals)	13,400	1,675	1,675	-
Total Community Liason	31,150	19,850	19,850	-
Class Enrollment				
Winter	976	1,333	1,158	1,272
Spring	976	1,333	1,158	1,272
Summer	1,952	2,666	2,316	2,544
Fall	976	1,333	1,158	1,272
Total	4,879	6,664	5,790	6,360
CAFÉ				
Café SF	500	500	500	500
EARNED REVENUES				
Revenue Per Capita				
Exhibition	$1.00	$1.00	$1.00	$1.00
Performing Arts	$0.75	$0.75	$0.75	
Community Liason	$0.75	$0.75	$0.75	
Education	$5.00	$5.00	$5.00	$5.00
Revenue				
Exhibition	$76,000	$48,000	$48,000	$57,000
Performing Arts	16,275	16,444	16,444	-
Community Liason	10,050	1,256	1,256	-
Education	24,396	33,321	28,950	31,800
Total	$126,721	$99,021	$94,650	$88,800
EXPENSES				
Salaries/Wages				
FTE	1.0	1.0	1.0	1.0
Salaries/Wages/FTE	$35,000	$35,000	$35,000	$35,000
Salaries/Wages	$35,000	$35,000	$35,000	$35,000
Benefits	$7,000	$7,000	$7,000	$7,000
Total	$42,000	$42,000	$42,000	$42,000
Cost of Goods				
Cost of Goods % of Sales	35%	35%	35%	35%
Cost of Goods Expense	$44,353	$34,658	$33,128	$31,080
Total Expenses	$86,353	$76,658	$75,128	$73,080
SUMMARY				
Revenues	$126,721	$99,021	$94,650	$88,800
Salaries/Wages	42,000	42,000	42,000	42,000
Program Expenses	44,353	34,658	33,128	31,080
Net Surplus/Deficit	$40,369	$22,364	$19,523	$15,720

Table IV-18. CAFÉ AND STORE

	Proposed Project	Alt A	Alt B	Alt C
Attendance				
Exhibition	76,000	48,000	48,000	57,000
Performing Arts and Festivals	21,700	21,925	21,925	-
Community Liaison (excl. multipurpose event rentals)	13,400	1,675	1,675	-
Total Community Liason	31,150	19,850	19,850	-
Class Enrollment				
Winter	976	1,333	1,158	1,272
Spring	976	1,333	1,158	1,272
Summer	1,952	2,666	2,316	2,544
Fall	976	1,333	1,158	1,272
Total	4,879	6,664	5,790	6,360
STORE				
Retail SF	1,200	1,000	1,000	1,000
REVENUES				
Revenue Per Capita				
Exhibition	$1.00	$1.00	$1.00	$1.00
Performing Arts	$0.50	$0.50	$0.50	
Community Liason	$0.25	$0.25	$0.25	
Education	$2.00	$2.00	$2.00	$2.00
Revenue				
Exhibition	$76,000	$48,000	$48,000	$57,000
Performing Arts	$10,850	$10,963	$10,963	$0
Community Liason	$7,788	$4,963	$4,963	$0
Education	$9,759	$13,329	$11,580	$12,720
Total Revenues	$104,396	$77,254	$75,505	$69,720
EXPENSES				
Salaries/Wages				
FTE	1.0	1.0	1.0	1.0
Salaries/Wages/FTE	$35,000	$35,000	$35,000	$35,000
Salaries/Wages	$35,000	$35,000	$35,000	$35,000
Benefits	$7,000	$7,000	$7,000	$7,000
Total	$42,000	$42,000	$42,000	$42,000
Cost of Goods				
Cost of Goods % of Sales	45%	45%	45%	45%
Cost of Goods Expense	$46,978	$34,764	$33,977	$31,374
Total Expenses	$88,978	$76,764	$75,977	$73,374
SUMMARY				
Revenues	$104,396	$77,254	$75,505	$69,720
Salaries/Wages	42,000	42,000	42,000	42,000
Program Expenses	46,978	34,764	33,977	31,374
Net Surplus/Deficit	$15,418	$489	($472)	($3,654)

Table IV-19. NON PROFIT OFFICE

	Proposed Project	Alt A	Alt B	Alt C
Office SF	-	4,700	4,700	4,700
EARNED REVENUES				
Occupancy Rate		95%	95%	95%
Rental Rate per SF per Year		$15.00	$15.00	$15.00
Rental Revenue		$66,975	$66,975	$66,975

Table IV-20. GENERAL OPERATIONS

			Proposed Project	Alt A	Alt B	Alt C
Total SF			94,800	86,800	80,800	56,300
Attendance			128,850	89,775	89,775	57,000
Enrollment			4,879	6,664	5,790	6,360
EXPENSES						
Salaries/Wages						
FTE			28.0	27.0	27.0	18.5
Salaries/Wages/FTE			$48,214	$49,074	$49,074	$48,784
Salaries/Wages			$1,350,000	$1,325,000	$1,325,000	$902,500
Benefits			$270,000	$265,000	$265,000	$180,500
Total			$1,620,000	$1,590,000	$1,590,000	$1,083,000
G&A Expenses						
Advertising/Promotion	$1.25	per attendee	$161,063	$112,219	$112,219	$71,250
Maintenance/Repairs	$2.00	per SF	189,600	173,600	161,600	112,600
Utilities	$2.00	per SF	189,600	173,600	161,600	112,600
Insurance	$0.75	per SF	71,100	65,100	60,600	42,225
Other General and Administrative	$5.00	per SF	474,000	434,000	404,000	281,500
Total			$734,700	$672,700	$626,200	$436,325
Total Expenses			$2,354,700	$2,262,700	$2,216,200	$1,519,325

APPENDIX E
CONSTRUCTION PHASING

PLAZA DE CULTURA Y ARTE

CONSTRUCTION SCENARIOS

Prepared For:

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133 Martin Alley
Pasadena, CA 91105

Prepared By:

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Stegeman and Kastner, Inc.
DEVELOPMENT, PROJECT AND CONSTRUCTION MANAGEMENT

September 8, 2003

SENIOR PRINCIPALS:
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Mr. Andre Anderson
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, CA 91105

RE: Plaza de Cultura y Arte
Construction Scenarios
Updates to Alternatives A - E

Dear Mr. Anderson:

Attached for your use are the construction scenarios for the proposed project and alternatives developed for the Plaza de Cultura y Arte in downtown Los Angeles updated to the current information we have received from your office. The Proposed Project is based on the Draft #7 provided by Goodell Brackenbush but incorporates the adaptive re-use of the historical buildings into Phase I. This will allow for public use of the Plaza and the historical buildings prior to completion of the new buildings in Phase II. The alternatives were developed based on input in regard to the programming needed for the Plaza to function as envisioned, but are also based on both potential time and cost restraints. Each construction scenario provides counts for both construction equipment and construction crew vehicles for each of the phases. Unless specifically noted, the equipment or vehicle is anticipated to be used on-site for the duration of the schedule.

The description of each phase of the Proposed Project is noted below.

Phase I:
The first phase of construction deals with the upgrade of the existing Campo Santo grounds, the closing of New High and Republic Streets to make a pedestrian paseo and turn-around, and the abatement, demolition, and rehabilitation of the three (3) existing historical buildings. Only the Plaza House is to be considered for adaptive re-use in the Proposed Project. The anticipated abatement period for the demolition and rehabilitation of the other two historical buildings is 110 days, with the balance of time noted on the schedule related to the structural upgrade of the existing Plaza House structure. The work around the Plaza entails upgrading the existing Campo Santo grounds, adding the new traffic turn-around at New High Street, and incorporating the outdoor classrooms. At the completion of this phase, the Campo Santo and Plaza grounds will be partially open for public use. The balance of the site is developed in Phase II. The line between Phase I and Phase II is the centerline of New High and Republic Streets.

Phase II:
This phase incorporates the new construction of the Community Events Center and the Educational Center onto the property. The work requires the vacation of Republic Street to allow for the construction of the Events Center. The Educational Performing Arts Center is located on the adjacent City parking lot. The construction schedule for this scenario is 18 months. It is assumed that the new construction will be built on-grade.

Phase III:
This phase covers the new construction of the Performing Arts Center. This 25,000 square foot structure is proposed to take 30 months to construct. The site for this structure is the adjacent County parking lot. For this phase, it is anticipated to use the north side of Arcadia Street for temporary trailers, material storage, and parking. There is little space for lay-down areas and spoils from excavations. Again, it is assumed that the structure will be built on-grade.

The following is a brief description explaining the differences in each of the scenarios presented:

- **Proposed project** – Phase I of the proposed project calls for the demolition of the Brunswig and Annex Buildings, while rehabilitating only the Plaza House for adaptive re-use. This reduces the amount of time for the work to 18 months. Concurrent with work on the buildings will be the upgrade of the Campo Santo and the re-working of New High Street for the turn-around. The phasing calls for the completion of the Plaza House with the Campo Santo and turn-around. Abatement is anticipated to take approximately 100 days to complete.

  Phase II incorporates the larger square foot layouts noted for the new Community Events Center and the Educational Center, both of which are new construction on-grade. Construction of these buildings would require the vacation of Republic Street. Both buildings are anticipated to be built concurrently. Portions of the pedestrian walkways and paseos would be completed to connect Phase I and Phase II.

  Phase III duration for the Performing Arts Center is noted at 30 months for the new construction. The site is currently the County owned parking lot adjacent to the site. The remaining portion of the pedestrian walkways and paseos around this area would be completed.

  The following Figure 1 is included to summarize the construction equipment anticipated to be used for the Proposed Project:

Equipment List Figure 1
Proposed Project

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	Graders/dozers for earthwork, demolition	8 months	1
2	Water trucks	9 months	1
	Concrete trucks – 220 trucks anticipated for buildings, walkways, etc.	9 months	6 trips per day
1	Hydraulic Crane	6 months	1

Equipment List Figure 1
Proposed Project

Quantity	Type	Days Used	Number of Trips
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	6 months	1
	Concrete trucks –almost 600 trucks anticipated for buildings, walkways, etc.	9 months	600+
1	Hydraulic crane	9 months	1 trip
	PHASE III		
3	Graders/dozers for building, site construction	9 months	1
1	Water truck	12 months	1
	Concrete trucks – 270 trucks anticipated for Performing Arts Center, walkways, etc.	8 months	6 trips per day
2	Hydraulic crane	12 months	1

- **Alternative A** – This alternative calls for the abatement and structural retrofit of both the Vickrey Brunswig and the Plaza House, along with the abatement and demolition of the Annex Building in Phase 1 of the scenario. The interior of the historical buildings will undergo seismic upgrading as well as modifications to the existing layout to accommodate the planned programming for each of the structures. The schedule for this phase is anticipated to be 15 months. The adaptive re-use now incorporates portions of the programming for the Community Events Center and Educational Arts Center into the historical buildings. In place of the Annex Building, portions of the programming called for in the Community Events and Educational Centers that could not fit into the historical buildings are now included in a new buildings on the old site. The Campo Santo, New High Street turn-around, portions of the pedestrian paseos and walkways around the Campo and the historical buildings are completed in Phase I. The adaptive re-use of the Vickrey-Brunswig Building and Plaza House is also anticipated to be completed concurrent with the completion of the Campo Santo.

  The new construction scheduled in Phase II consists of an estimated at 44,500 s.f. of new buildings. The anticipated schedule for construction of this phase is 15 months. These buildings would be located on the old footprint of the Annex Buildings, and extend west towards Spring Street. The remaining portions of the pedestrian walkways and paseos adjacent to the new construction would be completed at the end of Phase II.

  The following Figure 1.A is included to summarize the construction equipment anticipated to be used for the Alternative A:

Equipment List Figure 1.A
Alternative A

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	8 graders/dozers for earthwork, demolition	8 months	1
2	2 water trucks	9 months	1
	Concrete trucks – 210 trucks anticipated for buildings, walkways, etc.	9 months	6 trips per day
1	Hydraulic Crane	6 months	1
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	6 months	1
	Concrete trucks –almost 165 trucks anticipated for buildings, walkways, etc.	9 months	6 per day
3	Asphalt paving trucks	3 months	2 trips
1	Hydraulic crane	9 months	1

- **Alternative B** – This scope notes the same work for the site as shown in Alternative A, but includes the abatement and structural rehabilitation of all three historical buildings. The construction duration for Phase I is 21 months due to the structural retrofit required in all three existing buildings. The interior of the historical buildings will undergo seismic upgrading as well as modifications to the existing layout to accommodate the planned programming for each of the structures. Again, the programming original called out in the Proposed Project for the Community Events Center and the Educational Arts Center are included in Phase I adaptive re-use. Architectural elements deemed significant by the historical society will be protected and maintained through the course of construction. As with Alternative A, the adaptive re-use of the historical buildings is completed concurrent with the Campo Santo.

The estimated square foot of new construction in Phase II is 24,500. s.f., and incorporates the programming not included in the historical buildings. Again, the remaining portions of the pedestrian paseos and walkways are completed at the end of 15 month Phase II schedule.

The following Figure 1.B is included to summarize the construction equipment anticipated to be used for the Alternative B:

Equipment List Figure 1.B
Alternative B

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	Graders/dozers for earthwork, demolition	8 months	1
2	Water trucks	9 months	1
	Concrete trucks – 255 trucks anticipated for buildings, walkways, etc.	9 months	255
1	Hydraulic Crane	6 months	1

Equipment List Figure 1.B
Alternative B

Quantity	Type	Days Used	Number of Trips
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	6 months	1
	Concrete trucks –100 trucks anticipated for buildings, walkways, etc.	9 months	6 trips per day
3	Asphalt paving trucks	3 months	2 trips
1	Hydraulic crane	9 months	1

- **Alternative C** – This alternative incorporates the work to abate and rehabilitate all three historical buildings for adaptive re-use and upgrading of the Campo Santo grounds. No new construction is proposed as all programming required for the Community Events and Educational Centers are now incorporated into the adaptive re-use of the historical buildings. A small extension to the Plaza House is planned for access from the Plaza paseo. All buildings are turned over with the completion of the Campo.

  The small 1,200 s.f. extension to the Plaza House, along with the renovation of the City and County parking lots and remaining portions of the walkways and pedestrian paseos, are finished in a short 6 month Phase II schedule. No crane is required for construction in this alternative.

  The following Figure 1.C is included to summarize the construction equipment anticipated to be used for the Alternative C:

Equipment List Figure 1.C
Alternative C

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	Graders/dozers for earthwork, demolition	8 months	1
2	Water trucks	9 months	1
	Concrete trucks – 350 trucks anticipated for buildings, walkways, etc.	9 months	6 trips per day
1	Hydraulic Crane	6 months	1
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	2 months	1
3	Asphalt paving trucks	3 months	2 trips
	Concrete trucks –40 trucks anticipated for buildings, walkways, etc.	3 months	6 trips per day

- **Alternative D** – This alternative is similar to Alternative A, but maintains the Vickrey Brunswig structure only. The Plaza House and Annex Building are to be demolished and replaced with a new structure of the same programming originally called out for these structures. The new construction will be located on the site as the original buildings. The new Plaza House opens with the Campo Santo and portions of the pedestrian paseos and walkways completed as described in Alternative A.

  A total of 58,500 s.f. of new construction to replace the Vickrey and Annex, buildings is proposed in Phase II, The phase also includes the upgrades to the City and County parking lots, and completion of the pedestrian paseos and walkways.

  The following Figure 1.D is included to summarize the construction equipment anticipated to be used for the Alternative D:

Equipment List Figure 1.D
Alternative D

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	Graders/dozers for earthwork, demolition	8 months	1
2	Water trucks	9 months	1
	Concrete trucks – almost 270 trips anticipated for buildings, walkways, etc.	9 months	6 trips per day
1	Hydraulic Crane	6 months	1
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	2 months	1
	Concrete trucks –208 trucks anticipated for buildings, walkways, etc.	9 months	6 trips per day
3	Asphalt paving trucks	3 months	2 trips
1	Hydraulic crane	9 months	1

- **Alternative E** – This alternative calls for the demolition of the historical buildings, but provides for building all new structures in the same location. These structures will incorporate all necessary programming for the educational and arts requirements noted in the prior alternatives. The alternative increases the overall area of the Plaza and paseos because the new construction does not extend up towards Spring Street. The upgrade to the existing landscaping and New High turn-around for the Campo Santo and Plaza areas is included , and includes the new turn-around at New High Street. The new Plaza House opens with the Campo Santo in Phase I, and the replacements for the Vickrey and Annex, the parking lots and completion of the pedestrian paseos are finished in Phase II.

  The following Figure 1.E is included to summarize the construction equipment anticipated to be used for Alternative E:

Equipment List Figure 1.E

Quantity	Type	Days Used	Number of Trips
	PHASE I		
8	Graders/dozers for earthwork, demolition	8 months	1
2	Water trucks	9 months	1
	Concrete trucks – 220 trips anticipated for buildings, walkways, etc.	9 months	6 trips per day
1	Hydraulic Crane	6 months	1
	PHASE II		
5	Graders/dozers for earthwork	6 months	1
1	Water truck	6 months	1
	Concrete trucks –almost 600 trips anticipated for buildings, walkways, etc.	9 months	6 trips per day
3	Asphalt paving trucks	3 months	2 trips
1	Hydraulic crane	9 months	1

The following assumptions have been made in regard to the phasing of the construction:

- Phase I in Alternatives A - E includes the Campo Santo, a majority of the pedestrian paseos, the new turn-around, and the historical buildings as described above.
- Phase II in Alternatives A - E completes the building programming (new construction), parking lots, and the balance of the pedestrian paseos around this phase. This allows for a safety buffer between the public and construction areas.
- The General Contractor can use the County owned parking lot adjacent to the site for material storage, lay down areas, and parking for the first 2 phases. The lot is incorporated as the Performing Arts Center site, in Phase III of the Proposed Project.
- The General Contractor will take most of the west side street of Main Street fronting the project for temporary construction trailers, material storage, and deliveries during the first 2 phases of the Proposed Project. Phase III will require the spaces along Arcadia Street.

Please note the revisions above as they should address concerns that have been raised over past few weeks. Call me if you have any questions or comments.

Very truly yours,

David J. Hittelman
Project Manager

dh082703 – Plaza de Cultura revisions – alt D-E2

cc: File

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003 Q1	Q2	Q3	Q4	2004 Q1	Q2	Q3	Q4	2005 Q1	Q2	Q3	Q4	2006 Q1	Q2	Q3	Q4	2007 Q1	Q2	Q3	Q4	2008 Q1	Q2	Q3	Q4	2009 Q1	Q2	Q3	Q4	2010 Q1	Q2	Q3	Q4	Q1	Q2
Proposed Project	**66 month schedule**																																		
										Phase 1 - 18 month schedule																										
Pedestrian Paseos:																																			
New High turn-around										4200																									
Republic (demo and paving)										2300																									
Site paving										6800																									
Total square feet										13300																									
Graders/dozers	8 months									5																									
Water truck										1																									
Dump truck/compactor										55																									
Concrete trucks	12 months									175																									
Trade vehicles										75																									
Average Daily Vehicular Traffic:										62																									
Campo Santo Memorial Garden																																			
Total square feet of landscaping/paving:										15120																									
Graders/dozers	5 months									3																									
Water truck	9 months									1																									
Dump truck/compactor										45																									
Landscaping crews	9 months									25																									
Trade vehicles										75																									
Average Daily Vehicular Traffic:										30																									
Adaptive Re-Use:																																			
Plaza House										14100																									
Demo of Brunswig and Annex										45000																									
Total square feet buildings:										59100																									
										Phase Ia - Abatement																									
Containers										24																									
Consrtuction crews										35																									
Average Daily Construction Vehicles:										30																									
											Phase Ib - Rehabilitation and New Construction																								
New Construction:																																			
Graders/dozers	3 months										5																								
Water truck	3 months										1																								
Dump/debris trucks											97																								
Deliveries											102																								
Construction crews											100																								
Average Daily Construction Vehicles:											61																								
																		Phase II - 18 month schedule																
Community Events Center:																																			
Building																		32000																	
Graders/dozers	5 months																	3																	
Dump trucks/compactor																		274																	
Concrete truck/crews	9 months																	346																	
Crane	9 months																	1																	
Deliveries																		80																	
Construction vehicles																		370																	
Average Daily Construction Vehicles:																		179																	
Educational Center and Museum:																																			
Building																		23700																	
Graders/dozers	4 months																	5																	
Water truck	6 months																	1																	
Dump trucks/compactor																		200																	
Concrete truck/crews	9 months																	257																	
Crane	9 months																	2																	
Deliveries																		80																	
Construction vehicles																		274																	
Average Daily Construction Vehicles:																		117																	
																						Phase III - 30 month schedule												
Performing Arts Center:																																			
Building:																						25000													
Graders/dozers	9 months																					3													
Water truck	12 months																					1													
Dump trucks/compactor																						5													
Cranes	12 months																					2													
Concrete trucks/crews	8 months																					271													
Deliveries																						120													
Construction vehicles																						210													
Average Daily Construction Vehicles:																						87													
Average Daily Traffic by Quarter										85	100	125	175	130	100	100	130	175	210	210	185	130	100	55	110	135	175	175	200	175	140				

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003 Q1	Q2	Q3	Q4	2004 Q1	Q2	Q3	Q4	2005 Q1	Q2	Q3	Q4	2006 Q1	Q2	Q3	Q4	2007 Q1	Q2	Q3	Q4
Alternative A	**36 month schedule**																				
										Phase 1											
Paseos and Pedestrian Walkways 1																					
New High turn-around										4200											
Republic (demo and paving)										2300											
Site paving										6800											
Total square feet										13300											
Graders/dozers	8 months									5											
Water truck										1											
Dump truck/compactor										55											
Concrete trucks	9 months									175											
Trade vehicles										75											
Average Daily Vehicular Traffic:										62											
Campo Santo Memorial Garden																					
Total square feet of landscaping/paving:										15120											
Graders/dozers	8 months									3											
Water truck										1											
Dump truck/compactor										45											
Landscaping crews	9 months									25											
Trade vehicles										75											
Average Daily Vehicular Traffic:										30											
Historic Buildings																					
Plaza House										13500											
Vickery Brunswig										30000											
Demo of Annex Building										15000											
Total buildings:										58500											
										Abatement of all Buildings											
Containers										24											
Construction crews										35											
Average Daily Construction Vehicles:										30											
											Rehabilitation of Plaza House and Vickrey-Brunswig											
Graders/dozers	3 months										5										
Water truck	3 months										1										
Dump/debris trucks											24										
Concrete trucks and crew	6 months										42										
Crane	6 months										1										
Deliveries											50										
Construction crews											49										
Average Daily Construction Vehicles:											25										
														Phase II							
														New Construction							
New Construction																					
Project square foot of buildings														44500							
Graders/dozers	6 months													5							
Water truck	2 months													1							
Dump/debris trucks														80							
Concrete trucks and crew	7 months													138							
Crane	9 months													1							
Deliveries														50							
Construction crews														321							
Average Daily Construction Vehicles:														85							
																Paseos and Pedestrian Walkways II and Lot 25					
Paseos and Pedestrian Walkways 2 and Parking Lot 25																					
Republic																1300					
Parking Lots																4500					
Paseo paving																3000					
Total square feet																8800					
Graders/dozers	9 months															5					
Water truck	9 months															1					
Dump truck/compactor																20					
Concrete trucks and crew	3 months															27					
Paving trucks	2 months															3					
Trade vehicles																35					
Average Daily Vehicular Traffic:																15					
Average Daily Traffic by Quarter										110	145	195	250	285	75	125	185	185	125		

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003				2004				2005				2006				2007				2008			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Alternative B	**36 month schedule**																								
										Phase I															
Paseos and Pedestrian Walkways 1																									
New High turn-around										4200															
Republic (demo and paving)										2300															
Site paving										6800															
Total square feet										13300															
Graders/dozers	8 months									5															
Water truck										1															
Dump truck/compactor										55															
Concrete trucks	9 months									75															
Trade vehicles										175															
Average Daily Vehicular Traffic:										62															
Campo Santo Memorial Garden																									
Total square feet of landscaping/paving:										15120															
Graders/dozers	8 months									3															
Water truck										1															
Dump truck/compactor										45															
Landscaping crews	9 months									25															
Trade vehicles										75															
Average Daily Vehicular Traffic:										30															
Adaptive Re-Use:																									
Plaza House										13500															
Vickery Brunswig										30000															
Annex Building										15000															
Total buildings:										58500															
										Abatement of all Buildings															
Containers										24															
Construction crews										35															
Average Daily Consruction Vehicles:										30															
											Rehabilitation of Plaza House, Vickrey-Brunswig, and Brunswig Annex														
Graders/dozers	3 months										5														
Water truck	3 months										1														
Dump/debris trucks											106														
Concrete trucks and crew	6 months										181														
Crane	2 months										1														
Deliveries											165														
Construction crews											169														
Average Daily Construction Vehicles:											90														
																		Phase 2							
New Construction:																		**New Construction**							
Community Events Center and other programming																		24500							
Graders/dozers	3 months																	5							
Water truck	5 months																	1							
Dump/debris trucks																		44							
Concrete trucks and crew	6 months																	76							
Crane	6 months																	1							
Deliveries																		50							
Construction crews																		177							
Average Daily Construction Vehicles:																		51							
																			Pedestrian Paseos II						
Paseos and Pedestrian Walkways and Parking Lot 25																									
Republic																			1300						
Parking Lots																			4500						
Paseo paving																			3000						
Total square feet																			8800						
Graders/dozers	9 months																		5						
Water truck																			1						
Dump truck/compactor																			20						
Concrete trucks and crew	3 months																		27						
Paving trucks	2 months																		3						
Trade vehicles																			35						
Average Daily Vehicular Traffic:																			15						
Average Daily Traffic by Quarter										110	145	195	250	250	185	145	85	150	185	185	135				

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003 Q1	Q2	Q3	Q4	2004 Q1	Q2	Q3	Q4	2005 Q1	Q2	Q3	Q4	2006 Q1	Q2	Q3	Q4	2007 Q1	Q2	Q3	Q4	2008 Q1	Q2
Alternative C	**30 month schedule**																						
	Phase 1																						
Paseos and Pedestrian Walkways I																							
New High turn-around										4200													
Republic (demo and paving)										2300													
Site paving										6800													
Total square feet										13300													
Graders/dozers	8 months									5													
Water truck										1													
Dump truck/compactor										55													
Concrete trucks	9 months									175													
Trade vehicles										75													
Average Daily Vehicular Traffic:										62													
Campo Santo Memorial Garden																							
Total square feet of landscaping/paving:										15120													
Graders/dozers	8 months									3													
Water truck										1													
Dump truck/compactor										45													
Landscaping crews	9 months									25													
Trade vehicles										75													
Average Daily Vehicular Traffic:										30													
Plaza House										13500													
Vickery Brunswig										30000													
Annex Building										15000													
Total buildings:										58500													
Abatement																							
Containers										24													
Construction crews										35													
Average Daily Consruction Vehicles:										30													
Rehabilitation of Plaza House, Vickery Brunswig Building, and Brunswig Annex																							
Graders/dozers	3 months											5											
Water truck	3 months											1											
Dump/debris trucks												106											
Concrete trucks and crew	6 months											181											
Crane	6 months											1											
Deliveries												55											
Construction crews												169											
Average Daily Construction Vehicles:												74											
Phase II																							
Plaza House extension																							
New Construction:																							
Community Events Center and other programming																		1200					
Graders/dozers	1 months																	5					
Water truck	1 months																	1					
Dump/debris trucks																		2					
Concrete trucks and crew	1 months																	4					
Deliveries																		50					
Construction crews																		9					
Average Daily Construction Vehicles:																		12					
Pedestrian Paseos II																							
Paseos and Pedestrian Walkways 2/Parking Lot 25																							
Republic																		2000					
Parking Lots																		4500					
Paseo paving																		6500					
Total square feet																		13000					
Graders/dozers	6 months																	5					
Water truck																		1					
Dump truck/compactor																		20					
Concrete trucks and crew	3 months																	40					
Paving trucks	2 months																	3					
Trade vehicles																		35					
Average Daily Vehicular Traffic:																		17					
Average Daily Traffic by Quarter										110	175	250	250	285	85	135	195	35	35				

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003 Q1	Q2	Q3	Q4	2004 Q1	Q2	Q3	Q4	2005 Q1	Q2	Q3	Q4	2006 Q1	Q2	Q3	Q4	2007 Q1	Q2	Q3	Q4	2008 Q1	Q2
Alternative D	**36 month schedule**																						
										Phase 1													
Paseos and Pedestrian Walkways 1																							
New High turn-around										4200													
Republic (demo and paving)										2300													
Site paving										6800													
Total square feet										13300													
Graders/dozers	8 months									5													
Water truck										1													
Dump truck/compactor										55													
Concrete trucks	9 months									175													
Trade vehicles										75													
Average Daily Vehicular Traffic:										62													
Campo Santo Memorial Garden																							
Total square feet of landscaping/paving:										15120													
Graders/dozers	8 months									3													
Water truck										1													
Dump truck/compactor										45													
Landscaping crews	9 months									25													
Trade vehicles										75													
Average Daily Vehicular Traffic:										30													
Adaptive Re-Use:																							
Demo of Plaza House										13500													
Vickery Brunswig										30000													
Demo of Annex Building										15000													
Total buildings:										58500													
										Abatement and Demolition of All Buildings													
Containers										24													
Construction crews										35													
Average Daily Construction Vehicles:										30													
														Rehabilitation of Vickrey-Brunswig Building									
Graders/dozers	2 months													5									
Water truck	2 months													1									
Dump/debris trucks														54									
Concrete trucks and crew	5 months													93									
Crane	2 months													1									
Deliveries														165									
Construction crews														130									
Average Daily Construction Vehicles:														64									
																		Phase 2					
New Construction:																		**New Construction**					
Community Events Center and other programming																		58600					
Graders/dozers	6 months																	5					
Water truck	9 months																	1					
Dump/debris trucks																		106					
Concrete trucks and crew	8 months																	181					
Crane	9 months																	1					
Deliveries																		50					
Construction crews																		211					
Average Daily Construction Vehicles:																		79					
																					Pedestrian Paseos II		
Paseos and Pedestrian Walkways 2/Parking Lot 25																							
Republic																					1300		
Parking Lots																					4500		
Paseo paving																					3000		
Total square feet																					8800		
Graders/dozers	6 months																				5		
Water truck																					1		
Dump truck/compactor																					20		
Concrete trucks and crew	3 months																				27		
Paving trucks	2 months																				3		
Trade vehicles																					35		
Average Daily Vehicular Traffic:																					15		
Average Daily Traffic by Quarter										110	145	195	235	250	65	175	85	125	155	155	110		

Stegeman & Kastner, Inc.
Plaza de Cultural y Arte
Construction Scenarios
August 27, 2003

		2003 Q1	Q2	Q3	Q4	2004 Q1	Q2	Q3	Q4	2005 Q1	Q2	Q3	Q4	2006 Q1	Q2	Q3	Q4	2007 Q1	Q2	Q3	Q4	2008 Q1	Q2
Alternative E	**36 month schedule**																						
										Phase 1													
Paseos and Pedestrian Walkways 1																							
New High turn-around										4200													
Republic (demo and paving)										2300													
Site paving										6800													
Total square feet										13300													
Graders/dozers	8 months									5													
Water truck										1													
Dump truck/compactor										55													
Concrete trucks	9 months									175													
Trade vehicles										75													
Average Daily Vehicular Traffic:										62													
Campo Santo Memorial Garden																							
Total square feet of landscaping/paving:										15120													
Graders/dozers	8 months									3													
Water truck										1													
Dump truck/compactor										45													
Landscaping crews	9 months									25													
Trade vehicles										75													
Average Daily Vehicular Traffic:										30													
Adaptive Re-Use:																							
Demo of Plaza House										13500													
Demo of Vickery Brunswig										30000													
Demo of Annex Building										15000													
Total buildings:										58500													
										Abatement and Demolition of Buildings													
Containers										24													
Construction crews										75													
Average Daily Construction Vehicles:										50													
																Phase 2							
New Construction:																**New Construction**							
Community Events Center and other programming																86800							
Graders/dozers	8 months															5							
Water truck	9 months															1							
Dump/debris trucks																157							
Concrete trucks and crew	9 months															268							
Crane	9 months															1							
Deliveries																50							
Construction crews																626							
Average Daily Construction Vehicles:																158							
																					Paseos and Pedestrian Walkways 2		
Paseos and Pedestrian Walkways 2/Parking Lot 25																							
Republic																					1300		
Parking Lots																					4500		
Paseo paving																					3000		
Total square feet																					8800		
Graders/dozers	6 months																				5		
Water truck																					1		
Dump truck/compactor																					20		
Concrete trucks and crew	3 months																				27		
Paving trucks	2 months																				3		
Trade vehicles																					35		
Average Daily Vehicular Traffic:																					15		
Average Daily Traffic by Quarter										110	145	195	250	285	125	150	250	250	195	175	110		

APPENDIX F
CONSTRUCTION COSTS

FEASIBILITY STUDY
COST MODEL

for

Plaza de Cultura y Arte
Los Angeles, California

April 15, 2004
(Revised from October 8, 2003)

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Andre Anderson
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California

Plaza de Cultura y Arte
Los Angeles, California

Dear Andre:

In accordance with your instructions, we enclose our revised Feasibility Study Cost Model for the project referenced above.

This report incorporates comments from our meeting on April 8, 2004.

We would be pleased to discuss these costs further with you at your convenience.

Sincerely,

Rick Lloyd

DLA 0168-6962

Enclosures

FEASIBILITY STUDY COST MODEL

for

Plaza de Cultura y Arte
Los Angeles, California

Sapphos Environmental, Inc.
133 Martin Alley
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PROCESS

This Cost Report identifies construction and project costs for various proposed design schemes for the Plaza de Cultura y Arte project.

Construction costs have been developed in accordance with four specifications:

1. Measurement of approximate material quantities where design information has been developed (ie. seismic retrofit of existing buildings), and use of specific unit pricing from pricing database.

2. Measurement of approximate areas of site development (ie. site plans), and use of general unit pricing for paving and landscaping work from historical price database.

3. Cost data from comparable projects for new construction elements of the project.

4. Allowances for certain items where no design information is available (ie. site utility work, water feature), based on experience from other relevant projects.

5. Allowance for rising costs (escalation or inflation) to account for cost of labor and materials at time of construction, based on market analysis and opinion of economic trends.

Project costs have been developed based on cost data from comparable projects and input from the design team and owner's representatives.

BASIS OF COST MODEL

Cost Model Prepared From	Dated	Received
Proposed Project Site Plan	04/22/03	04/24/03
Alternatives Site Plan	04/30/03	05/05/03
Preliminary Plans (Alternatives A, B, C)	04/01/03	04/10/03
Preliminary Plans (Alternative D)	Undated	08/06/03
Section 2, Proposed Project - 2.4.3 Programming	Undated	09/23/03
Alternatives A1.2, B1.1 and B1.2 Programs and Narratives	Feb 2004	02/19/04
Construction Schedule (All Alternatives)	04/15/03	04/16/03
Restoration Scope Description	05/01/03	05/01/03
Site Work Description (Alternatives A and B)	05/06/03	05/06/03
Final Structural Evaluation of Existing Buildings	August 2003	09/16/03

Discussions with the Project Architects and Structural Engineers

Assumed Conditions of Construction

The pricing is based on five general conditions of construction:

The general contract will be competitively bid with qualified general and main subcontractors;

There will not be small business set aside requirements;

The contractor will be required to pay prevailing wages;

There are phasing requirements;

The general contractor will have full access to the site during normal working hours.

INCLUSIONS

The project consists of an adaptive reuse study for an existing site in Los Angeles which includes three vacant buildings which are identified as contributing elements to the El Pueblo de Los Angeles Historic District (District). The District is listed on the National Register of Historic Places and the California Register of Historic Resources. This report identifies costs for the proposed project and five alternative projects (ie. alternatives to the proposed project), which include a combination of rehabilitation and new construction.

In the proposed project and all alternatives the program is similar and includes performing arts; art; music and dance classrooms; exhibition space; and storage and administrative space.

With regards to the existing building renovation, it is assumed that major seismic upgrade work will be required, together with restoration of historic facades, and selected rehabilitation of interior historic fabric.

Within this Cost Model reference is made to "components" - see pages 12-14, items 1-16. The following descriptions define what is included in these "components" :

1. Foundations - new concrete footings to support new structural columns and walls, including breaking out of existing floor slabs and earthwork excavation for placement of concrete.

2. Vertical structure - new structural steel columns and concrete walls to increase seismic resistance of existing structures.

3. Floor and roof structure - new concrete floor slab around new steel columns and walls, new suspended floor and roof structures.

4. Exterior cladding - restoration of existing exterior wall systems including brick veneer and windows.

5. Roofing and waterproofing - new roofing, insulation and flashings.

6. Interior partitions - new interior walls, doors and glazing.

7. Floor, wall and ceiling finishes - new interior finishes.

8. Function equipment and specialties - new building accessories including toilet partitions and fixed bathroom accessories, code and directional signage, markerboards and tackboards, fire extinguishers, window blinds, fixed storage shelving, and built-in cabinets and countertops.

9. Stairs and vertical transportation - interior stairs and elevators.

INCLUSIONS

10. Plumbing - new sanitary fixtures and associated pipework, hot and cold domestic water pipework, water heating equipment, roof drainage systems.

11. HVAC - new heating, ventilation and air conditioning systems, including air handling units, ductwork, registers and diffusers, building controls, and exhaust fans.

12. Electrical - new power and distribution systems, power receptacles, lighting, telephone/data conduit, security conduit, and fire alarm system.

13. Fire protection - new automatic wet sprinkler system.

14. Site preparation and demolition - selective building demolition work, including sand blasting of all existing timber framing within the existing buildings.

15. Not used.

16. Not used.

INCLUSIONS

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors' overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit, and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon Adamson has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon Adamson's best judgement as a professional construction consultant familiar with the construction industry. However, Davis Langdon Adamson cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by prospective contractors.

EXCLUSIONS

The following items are excluded from the construction costs, and are assumed to be included within the project soft costs identified on page 5 of this report:

Design, testing, inspection or construction management fees

Architectural and design fees

Scope change and post contract contingencies (change orders and/or claims)

Environmental impact mitigation

Land and easement acquisition

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Security equipment and devices

Audio visual equipment

Theatrical equipment and lighting

Telephone/data equipment and cabling

Off-site work including utility connections (except parking lot repaving)

The following items are specifically excluded from the project cost:

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Assessments, taxes, finance, legal and development charges

Cost escalation beyond the specified construction midpoints

LEED certification

Feasibility Study Cost Model

COMPARISON SUMMARY - PROPOSED PROJECT/ALTERNATIVES

		Proposed Project	Alternative A	Alternative A1.2	Alternative B	Alternative B1.1	Alternative B1.2	Alternative C	Alternative D	Alternative E
Proposed Gross Floor Areas		94,800 SF	86,800 SF	106,500 SF	80,800 SF	114,500 SF	114,500 SF	57,500 SF	86,800 SF	86,800 SF
		$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000	$ x 1,000
New Building Construction		24,485	11,228	18,946	6,348	17,431	17,431	360	14,492	21,023
Existing Building Renovation		4,647	13,695	13,695	18,508	18,509	18,509	18,509	9,048	N/A
Existing Building Demolition		571	181	181	N/A	N/A	N/A	N/A	363	727
Sitework		4,211	4,621	5,093	4,451	5,112	4,863	4,850	4,621	4,330
Hazardous Material Abatement		1,108	1,775	1,775	1,987	1,987	1,987	1,787	1,452	786
Soil Remediation		545	228	228	189	189	189	121	279	331
Historical Materials Salvage & Retrieval		125	250	250	375	375	375	375	125	N/A
Allowance for Rising Costs		6,425	6,236	7,833	6,212	8,503	8,454	2,730	5,924	5,303
TOTAL Building & Sitework, to Construction Midpoint		***42,116***	***38,213***	***48,000***	***38,071***	***52,105***	***51,808***	***28,732***	***36,304***	***32,500***
Construction Contingency										
New Buildings and Sitework	10.0%	3,747	2,452	3,431	1,956	3,360	3,330	1,022	2,726	3,250
Existing Buildings	20.0%	929	2,739	2,739	3,702	3,702	3,702	3,702	1,810	N/A
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency		***46,793***	***43,403***	***54,169***	***43,729***	***59,167***	***58,840***	***33,456***	***40,839***	***35,750***
Project Soft Costs										
Land Acquisition - City Parking Lot		985	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Architectural / Engineering Fees	15.0%	6,317	5,732	7,200	5,711	7,816	7,771	4,310	5,446	4,875
Construction Management Fees	5.0%	2,106	1,911	2,400	1,904	2,605	2,590	1,437	1,815	1,625
Permits and Plan Check Fees	1.0%	421	382	480	381	521	518	287	363	325
Testing and Inspection	1.0%	421	382	480	381	521	518	287	363	325
Furniture and Equipment	5.0%	2,106	1,911	2,400	1,904	2,605	2,590	1,437	1,815	1,625
Traffic Mitigation and Caltrans Fees		205	205	205	205	205	205	205	205	205
Gas / Methane Monitoring		400	400	400	400	400	400	400	400	400
Soft Cost Contingency (10%)		1,296	1,092	1,356	1,088	1,467	1,459	836	1,041	938
TOTAL Project Cost		***61,050***	***55,418***	***69,091***	***55,702***	***75,308***	***74,892***	***42,654***	***52,286***	***46,068***

Feasibility Study Cost Model
OVERALL SUMMARY - PROPOSED PROJECT

		Gross Floor Area	$ / SF	$x1,000
New Construction				
Community Events Center		32,000 SF	250.00	8,000
Educational Performing Arts Center		23,700 SF	300.00	7,110
Performing Arts Center		25,000 SF	375.00	9,375
	Subtotal	80,700 SF	303.41	24,485
Existing Building Renovation				
Plaza House		14,100 SF	329.57	4,647
Existing Building Demolition				
Brunswig Building		30,200 SF	12.92	390
Brunswig Annex		14,000 SF	12.92	181
Sitework - Onsite				
Site Clearing and Grading		150,000 SF	3.23	484
Campo Santo Memorial Garden		16,000 SF	38.75	620
Water Feature		1 LS		129
Entry / Plaza Drop-Off		14,000 SF	25.83	362
Gardens and Courtyard		65,000 SF	32.29	2,099
Site Utilities - New		1 LS		323
Site Utilities - Relocation of existing		1 LS		194
Hazardous Material Abatement		1 LS		1,108
Soil Remediation		1 LS		545
Historical Materials Salvage & Retrieval		1 LS		125
TOTAL Building & Sitework		***April 2004***		***35,692***
Allowance for Rising Costs @ 4.5% per annum		18.00%		6,425
TOTAL Building & Sitework, to Construction Midpoint		***September 2007***		***42,116***

Feasibility Study Cost Model
OVERALL SUMMARY - PROPOSED PROJECT

Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	3,747
Existing Buildings	20.00%	929
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***September 2007***	***46,793***
Project Soft Costs		
Land Acquisition - City Parking Lot		985
Architectural / Engineering Fees	15.0%	6,317
Construction Management Fees	5.0%	2,106
Permits and Plan Check Fees	1.0%	421
Testing and Inspection	1.0%	421
Furniture and Equipment	5.0%	2,106
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,296
TOTAL Project Cost	***September 2007***	***61,050***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE A

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Visitor Entry / Lobby	2,500 SF	300.00	750
Multi-purpose Community Room	7,000 SF	275.00	1,925
Other Interior Spaces (kitchen, toilets, storage)	15,500 SF	225.00	3,488
Theater (99 seat)	3,500 SF	350.00	1,225
Theater Support / Classrooms	16,000 SF	240.00	3,840
Subtotal	44,500 SF	252.30	11,228
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Existing Building Demolition			
Brunswig Annex	14,000 SF	12.92	181
Sitework - Onsite			
Site Clearing and Grading	85,600 SF	3.23	276
Hard and Soft Landscaping	67,500 SF	45.21	3,052
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Repave and restripe parking lot	24,350 SF	6.46	157
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Hazardous Material Abatement	1 LS		1,775
Soil Remediation	1 LS		228
Historical Materials Salvage & Retrieval	1 LS		250
TOTAL Building & Sitework	***April 2004***		***31,977***
Allowance for Rising Costs @ 4.5% per annum	19.50%		6,236
TOTAL Building & Sitework	***January 2008***		***38,213***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE A

Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	2,452
Existing Buildings	20.00%	2,739
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***43,403***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	5,732
Construction Management Fees	5.0%	1,911
Permits and Plan Check Fees	1.0%	382
Testing and Inspection	1.0%	382
Furniture and Equipment	5.0%	1,911
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,092
TOTAL Project Cost	***January 2008***	***55,418***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE A1.2

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Visitor Entry / Lobby	2,500 SF	300.00	750
Multi-purpose Community Room	7,000 SF	275.00	1,925
Other Interior Spaces (kitchen, toilets, storage)	15,500 SF	225.00	3,488
Theater Support / Classrooms	14,200 SF	240.00	3,408
Subtotal	39,200 SF	244.15	9,571
New Theater Performing Arts Center	25,000 SF	375.00	9,375
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Existing Building Demolition			
Brunswig Annex	14,000 SF	12.92	181
Sitework - Onsite			
Site Clearing and Grading	85,600 SF	3.23	276
Hard and Soft Landscaping	67,500 SF	45.21	3,052
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Repave and restripe El Pueblo City Lot 1	19,251 SF	6.46	124
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Repave and restripe County Parking Lot 15	49,573 SF	6.46	320
Republic Street Modifications	9,550 SF	19.38	185
Hazardous Material Abatement	1 LS		1,775
Soil Remediation	1 LS		228
Historical Materials Salvage & Retrieval	1 LS		250
TOTAL Building & Sitework	***April 2004***		***40,167***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE A1.2

Allowance for Rising Costs @ 4.5% per annum	19.50%	7,833
TOTAL Building & Sitework	***January 2008***	***48,000***
Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	3,431
Existing Buildings	20.00%	2,739
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***54,169***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	7,200
Construction Management Fees	5.0%	2,400
Permits and Plan Check Fees	1.0%	480
Testing and Inspection	1.0%	480
Furniture and Equipment	5.0%	2,400
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,356
TOTAL Project Cost	***January 2008***	***69,091***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Multi-purpose Community Room	9,200 SF	275.00	2,530
Other Interior Spaces (kitchen, toilets, storage)	12,300 SF	225.00	2,768
Theater (99 seat)	3,000 SF	350.00	1,050
Subtotal	24,500 SF	259.08	6,348
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Brunswig Annex	14,000 SF	343.87	4,814
Sitework - Onsite			
Site Clearing and Grading	82,100 SF	3.23	265
Hard and Soft Landscaping	64,000 SF	45.21	2,893
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Repave and restripe parking lot	24,350 SF	6.46	157
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Hazardous Material Abatement	1 LS		1,987
Soil Remediation	1 LS		189
Historical Materials Salvage & Retrieval	1 LS		375
TOTAL Building & Sitework	***April 2004***		***31,859***
Allowance for Rising Costs @ 4.5% per annum	19.50%		6,212
TOTAL Building & Sitework	***January 2008***		***38,071***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B

Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	1,956
Existing Buildings	20.00%	3,702
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***43,729***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	5,711
Construction Management Fees	5.0%	1,904
Permits and Plan Check Fees	1.0%	381
Testing and Inspection	1.0%	381
Furniture and Equipment	5.0%	1,904
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,088
TOTAL Project Cost	***January 2008***	***55,702***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B1.1

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Multi-purpose Community Room	9,200 SF	275.00	2,530
Other Interior Spaces (kitchen, toilets, storage)	12,300 SF	225.00	2,768
Classrooms	6,700 SF	240.00	1,608
Offices	5,000 SF	230.00	1,150
Subtotal	33,200 SF	242.64	8,056
New Theater Performing Arts Center	25,000 SF	375.00	9,375
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Brunswig Annex	14,000 SF	343.87	4,814
Sitework - Onsite			
Site Clearing and Grading	82,100 SF	3.23	265
Hard and Soft Landscaping	64,000 SF	45.21	2,893
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Modify El Pueblo City Lot 1 for outdoor classroom space	19,251 SF	19.38	373
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Repave and restripe County Parking Lot 15	49,573 SF	6.46	320
Republic Street Modifications	6,450 SF	19.38	125
Hazardous Material Abatement	1 LS		1,987
Soil Remediation	1 LS		189
Historical Materials Salvage & Retrieval	1 LS		375
TOTAL Building & Sitework	***April 2004***		***43,603***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B1.1

Allowance for Rising Costs @ 4.5% per annum	19.50%	8,503
TOTAL Building & Sitework	***January 2008***	***52,105***
Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	3,360
Existing Buildings	20.00%	3,702
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***59,167***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	7,816
Construction Management Fees	5.0%	2,605
Permits and Plan Check Fees	1.0%	521
Testing and Inspection	1.0%	521
Furniture and Equipment	5.0%	2,605
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,467
TOTAL Project Cost	***January 2008***	***75,308***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B1.2

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Multi-purpose Community Room	9,200 SF	275.00	2,530
Other Interior Spaces (kitchen, toilets, storage)	12,300 SF	225.00	2,768
Classrooms	6,700 SF	240.00	1,608
Offices	5,000 SF	230.00	1,150
Subtotal	33,200 SF	242.64	8,056
New Theater Performing Arts Center	25,000 SF	375.00	9,375
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Brunswig Annex	14,000 SF	343.87	4,814
Sitework - Onsite			
Site Clearing and Grading	82,100 SF	3.23	265
Hard and Soft Landscaping	64,000 SF	45.21	2,893
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Repave and restripe El Pueblo City Lot 1	19,251 SF	6.46	124
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Repave and restripe County Parking Lot 15	49,573 SF	6.46	320
Republic Street Modifications	6,450 SF	19.38	125
Hazardous Material Abatement	1 LS		1,987
Soil Remediation	1 LS		189
Historical Materials Salvage & Retrieval	1 LS		375
TOTAL Building & Sitework	***April 2004***		***43,354***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE B1.2

Allowance for Rising Costs @ 4.5% per annum	19.50%	8,454
TOTAL Building & Sitework	***January 2008***	***51,808***
Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	3,330
Existing Buildings	20.00%	3,702
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***58,840***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	7,771
Construction Management Fees	5.0%	2,590
Permits and Plan Check Fees	1.0%	518
Testing and Inspection	1.0%	518
Furniture and Equipment	5.0%	2,590
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,459
TOTAL Project Cost	***January 2008***	***74,892***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE C

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Visitor Entry / Lobby	1,200 SF	300.00	360
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Plaza House	14,100 SF	329.57	4,647
Brunswig Annex	14,000 SF	343.87	4,814
Sitework - Onsite			
Site Clearing and Grading	82,100 SF	3.23	265
Hard and Soft Landscaping	82,100 SF	45.21	3,712
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Sitework - Offsite			
Repave and restripe parking lot	24,350 SF	6.46	157
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Hazardous Material Abatement	1 LS		1,787
Soil Remediation	1 LS		121
Historical Materials Salvage & Retrieval	1 LS		375
TOTAL Building & Sitework	***April 2004***		***26,002***
Allowance for Rising Costs @ 4.5% per annum	10.50%		2,730
TOTAL Building & Sitework	***January 2006***		***28,732***
Construction Contingency (change orders and claims)			
New Buildings and Sitework	10.00%		1,022
Existing Buildings	20.00%		3,702
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2006***		***33,456***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE C

Project Soft Costs

Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	4,310
Construction Management Fees	5.0%	1,437
Permits and Plan Check Fees	1.0%	287
Testing and Inspection	1.0%	287
Furniture and Equipment	5.0%	1,437
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		836
TOTAL Project Cost	***January 2006***	***42,654***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE D

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Visitor Entry / Lobby	2,500 SF	300.00	750
Multi-purpose Community Room	8,000 SF	275.00	2,200
Other Interior Spaces (kitchen, toilets, storage)	25,800 SF	225.00	5,805
Theater (99 seat)	3,500 SF	350.00	1,225
Theater Support / Classrooms	18,800 SF	240.00	4,512
Subtotal	58,600 SF	247.30	14,492
Existing Building Renovation			
Vickrey/Brunswig Building	28,200 SF	320.85	9,048
Existing Building Demolition			
Brunswig Annex	14,000 SF	12.92	181
Plaza House	14,100 SF	12.92	182
Sitework - Onsite			
Site Clearing and Grading	85,600 SF	3.23	276
Hard and Soft Landscaping	67,500 SF	45.21	3,052
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Pedestrian Bridge	150 LF	1,937.52	291
Sitework - Offsite			
Repave and restripe parking lot	24,350 SF	6.46	157
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Hazardous Material Abatement	1 LS		1,452
Soil Remediation	1 LS		279
Historical Materials Salvage & Retrieval	1 LS		125
TOTAL Building & Sitework	***April 2004***		***30,380***
Allowance for Rising Costs @ 4.5% per annum	19.50%		5,924
TOTAL Building & Sitework	***January 2008***		***36,304***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE D

Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	2,726
Existing Buildings	20.00%	1,810
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***40,839***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	5,446
Construction Management Fees	5.0%	1,815
Permits and Plan Check Fees	1.0%	363
Testing and Inspection	1.0%	363
Furniture and Equipment	5.0%	1,815
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		1,041
TOTAL Project Cost	***January 2008***	***52,286***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE E

	Gross Floor Area	$ / SF	$x1,000
New Construction			
Visitor Entry / Lobby	2,500 SF	300.00	750
Multi-purpose Community Room	8,000 SF	275.00	2,200
Other Interior Spaces (kitchen, toilets, storage)	34,300 SF	225.00	7,718
Theater (99 seat)	2,500 SF	350.00	875
Theater Support / Classrooms	39,500 SF	240.00	9,480
Subtotal	86,800 SF	242.19	21,023
Existing Building Demolition			
Brunswig Annex	14,000 SF	12.92	181
Plaza House	14,100 SF	12.92	182
Vickrey/Brunswig Building	28,200 SF	12.92	364
Sitework - Onsite			
Site Clearing and Grading	85,600 SF	3.23	276
Hard and Soft Landscaping	67,500 SF	45.21	3,052
Water Feature	1 LS		452
Site Utilities - New	1 LS		194
Site Utilities - Relocation of existing	1 LS		129
Sitework - Offsite			
Repave and restripe parking lot	24,350 SF	6.46	157
Site wall	520 SF	38.75	20
Landscaping	2,350 SF	12.92	30
Trees, 36" box	20 EA	968.76	19
Hazardous Material Abatement	1 LS		786
Soil Remediation	1 LS		331
Historical Materials Salvage & Retrieval	1 LS		N/A
TOTAL Building & Sitework	***April 2004***		***27,197***
Allowance for Rising Costs @ 4.5% per annum	19.50%		5,303
TOTAL Building & Sitework	***January 2008***		***32,500***

Feasibility Study Cost Model
OVERALL SUMMARY - ALTERNATIVE E

Construction Contingency (change orders and claims)		
New Buildings and Sitework	10.00%	3,250
Existing Buildings	20.00%	N/A
TOTAL Building & Sitework, to Construction Midpoint, with Construction Contingency	***January 2008***	***35,750***
Project Soft Costs		
Land Acquisition - City Parking Lot		N/A
Architectural / Engineering Fees	15.0%	4,875
Construction Management Fees	5.0%	1,625
Permits and Plan Check Fees	1.0%	325
Testing and Inspection	1.0%	325
Furniture and Equipment	5.0%	1,625
Traffic Mitigation and Caltrans Fees		205
Gas / Methane Monitoring		400
Soft Cost Contingency (10%)		938
TOTAL Project Cost	***January 2008***	***46,068***

Please refer to the Inclusions and Exclusions sections of this report

SF = Square Feet
LS = Lump Sum

Feasibility Study Cost Model

COMPONENT SUMMARY - VICKREY/BRUNSWIG BUILDING

		Gross Area:	**28,200 SF**
		$/SF	$x1,000
1. Foundations		9.79	276
2. Vertical Structure		53.01	1,495
3. Floor & Roof Structures		28.55	805
4. Exterior Cladding		40.17	1,133
5. Roofing & Waterproofing		5.67	160
Shell (1-5)		137.19	3,869
6. Interior Partitions, Doors & Glazing		15.64	441
7. Floor, Wall & Ceiling Finishes		18.21	513
Interiors (6-7)		33.84	954
8. Function Equipment & Specialties		8.05	227
9. Stairs & Vertical Transportation		8.05	227
Equipment & Vertical Transportation (8-9)		16.10	454
10. Plumbing Systems		3.45	97
11. Heating, Ventilating & Air Conditioning		34.50	973
12. Electric Lighting, Power & Communications		32.20	908
13. Fire Protection Systems		3.45	97
Mechanical & Electrical (10-13)		73.60	2,076
Total Building Construction (1-13)		**260.74**	**7,353**
14. Site Preparation & Demolition		7.52	212
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		**7.52**	**212**
TOTAL BUILDING & SITE (1-16)		**268.26**	**7,565**
General Conditions	15.00%	40.25	1,135
Contractor's Overhead & Profit or Fee	4.00%	12.34	348
PLANNED CONSTRUCTION COST	***April 2004***	**320.85**	**9,048**
RECOMMENDED BUDGET	***April 2004***	**320.85**	**9,048**

Feasibility Study Cost Model

COMPONENT SUMMARY - PLAZA HOUSE

Gross Area: 14,100 SF

		$/SF	$x1,000
1. Foundations		19.98	282
2. Vertical Structure		73.40	1,035
3. Floor & Roof Structures		16.31	230
4. Exterior Cladding		34.09	481
5. Roofing & Waterproofing		11.35	160
Shell (1-5)		155.14	2,187
6. Interior Partitions, Doors & Glazing		13.95	197
7. Floor, Wall & Ceiling Finishes		17.25	243
Interiors (6-7)		31.20	440
8. Function Equipment & Specialties		5.75	81
9. Stairs & Vertical Transportation		2.04	29
Equipment & Vertical Transportation (8-9)		7.79	110
10. Plumbing Systems		3.45	49
11. Heating, Ventilating & Air Conditioning		34.50	486
12. Electric Lighting, Power & Communications		32.20	454
13. Fire Protection Systems		3.45	49
Mechanical & Electrical (10-13)		73.60	1,038
Total Building Construction (1-13)		**267.72**	**3,775**
14. Site Preparation & Demolition		7.88	111
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		**7.88**	**111**
TOTAL BUILDING & SITE (1-16)		**275.60**	**3,886**
General Conditions	15.00%	41.35	583
Contractor's Overhead & Profit or Fee	4.00%	12.62	178
PLANNED CONSTRUCTION COST	***April 2004***	**329.57**	**4,647**
RECOMMENDED BUDGET	***April 2004***	**329.57**	**4,647**

Feasibility Study Cost Model

COMPONENT SUMMARY - BRUNSWIG ANNEX

Gross Area: 14,000 SF

		$/SF	$x1,000
1. Foundations		14.38	201
2. Vertical Structure		61.61	863
3. Floor & Roof Structures		34.91	489
4. Exterior Cladding		23.25	325
5. Roofing & Waterproofing		12.33	173
Shell (1-5)		146.47	2,051
6. Interior Partitions, Doors & Glazing		13.59	190
7. Floor, Wall & Ceiling Finishes		18.69	262
Interiors (6-7)		32.28	452
8. Function Equipment & Specialties		6.90	97
9. Stairs & Vertical Transportation		12.32	173
Equipment & Vertical Transportation (8-9)		19.22	269
10. Plumbing Systems		5.75	81
11. Heating, Ventilating & Air Conditioning		40.25	564
12. Electric Lighting, Power & Communications		32.20	451
13. Fire Protection Systems		3.45	48
Mechanical & Electrical (10-13)		81.65	1,143
Total Building Construction (1-13)		**279.62**	**3,915**
14. Site Preparation & Demolition		7.89	111
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		**7.89**	**111**
TOTAL BUILDING & SITE (1-16)		**287.52**	**4,025**
General Conditions	15.00%	43.14	604
Contractor's Overhead & Profit or Fee	4.00%	13.21	185
PLANNED CONSTRUCTION COST	***April 2004***	**343.87**	**4,814**
RECOMMENDED BUDGET	***April 2004***	**343.87**	**4,814**

APPENDIX G
AIR QUALITY REPORT

PLAZA DE CULTURA y ARTE

AIR QUALITY REPORT

August 2003

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PLAZA DE CULTURA Y ARTE
AIR QUALITY REPORT

THE PROJECT

The proposed project is a cultural and performing arts center to be located in the approximately 3-acre Antique Block (500 Block of North Main Street) within the El Pueblo de Los Angeles State Historic District in the City of Los Angeles. The project site is under the jurisdiction of the County of Los Angeles and is included in the City of Los Angeles Central City Community Plan, designated for public and semi-public facilities. The center would provide a 400-person Community Events Center, a 500-seat performing arts theater, a visitors center and display area, and a classroom building. These would be a combination of new construction and adaptive reuse of existing buildings, all situated in a park-like setting south of the Plaza Catholic Church with enhanced pedestrian connections between Spring Street and Main Street.

The proposed project site consists of the 3-acre southern portion of the Antique Block of the de Los Angeles State Historic District and additional existing streets and parking lots. The Antique Block, bounded by Cesar E. Chavez Avenue to the north, North Main Street to the east, Arcadia Street to the south, and Spring Street to the west, currently includes two fenced vacant lots, three historic vacant buildings (the Plaza House, Vickrey-Brunswig building, and Brunswig Annex building), one County of Los Angeles surface parking lot, one City of Los Angeles surface parking lot, and portions of two City of Los Angeles public streets, Republic Street and New High Street.

Parking solutions will consider use of existing parking lots west of the Antique Block known as County Parking Lots 15 and 21. The project would be constructed in three phases between 2004 and 2010. There are three alternatives to the preferred project, each based on a greater amount of rehabilitation and less new construction than the proposed project

ENVIRONMENTAL SETTING

The California Air Resources Board (CARB) divides the state into air Basins that share similar meteorological and topographical features. The City of Los Angeles is in the South Coast Air Basin (Basin), a 6,600 square mile area comprised of all of Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino counties. The Basin's climate and topography are highly conducive to the formation and transport of air pollution. Peak ozone concentrations in the Basin over the last two decades have occurred at the base of the mountains around Azusa and Glendora in Los Angeles County and at Crestline in the mountain area above the City of San Bernardino. Both peak ozone concentrations and the number of days the standards were exceeded decreased everywhere in the Basin throughout the 1990's. Carbon monoxide concentrations have also dropped significantly throughout the air Basin as a result of strict new emission controls and reformulated gasoline sold in winter months.

Regulatory and Planning Requirements

Regionally, the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) have responsibility under state law to prepare the Air Quality Management Plan (AQMP), which contains measures to meet state and federal requirements. When approved by CARB and the federal EPA, the AQMP becomes part of the State Implementation Plan (SIP).

Federal Attainment Status

The Basin was the nation's only "extreme" ozone (O_3) non-attainment area until the U.S. EPA "bumped up the San Joaquin Valley Air Basin from "severe" to "extreme" in 2001. Both air basins have until 2010 to achieve the Clean Air Act national 1-hour ozone deadlines for carbon monoxide (CO) and fine particulate matter (PM_{10}) attainment in the Basin are 2000 and 2005, respectively. EPA regulations specify that an air basin has attained the CO standard when there are two years of data with no more than one exceedance at any one monitoring station The Basin could not demonstrate attainment by the year 2000 deadline because the 8-hour federal standard was exceed twice in 2000 in South Central Los Angeles County. However, there were no exceedances of any CO standard anywhere in the Basin in 2001 and 2002.

The national nitrogen dioxide (NO_2) standard was regularly exceeded in Los Angeles County until 1992, and the Basin was the only area in the nation still designated an NO_2 non-attainment area in 1998 when it was redesignated "attainment" by the EPA.

State Standards

California standards are generally stricter than national standards, but have no penalty for non-attainment. California and national ambient air standards are shown on Table 1.

TABLE 1
AMBIENT AIR QUALITY STANDARDS

Air Pollutant	State Standard	National Standards		Health Effect
		Primary	Secondary	
Ozone (O_3)	0.09 ppm, 1-hr. avg.	0.12 ppm, 1-hr. avg. 0.08 ppm, 8-hr. avg.	0.12 ppm, 1-hr. avg. 0.08 ppm, 8-hr. avg.	Aggravation of respiratory and cardiovascular diseases; Impairment of cardiopulmonary function
Carbon Monoxide (CO)	9.0 ppm, 8-hr. avg. 20 ppm. 1-hr. avg.	9 ppm, 8-hr. avg. 35 ppm, 1-hr. avg.	None	Aggravation of respiratory diseases (asthma, emphysema)
Nitrogen Dioxide (NO_2)	0.25 ppm, 1-hr. avg.	0.0534 ppm, annual avg.	0.0534 ppm, annual avg.	Aggravation of respiratory illness
Sulfur Dioxide (SO_2)	.25 ppm 1-hr. 0.04 ppm, 24-hr. avg.	0.03 ppm, annual avg. 0.14 ppm, 24-hr. avg.	0.50 ppm, 3-hr. avg.	Aggravation of respiratory diseases (asthma, emphysema)
Respirable Particulate Matter (PM_{10})	50 $\mu g/m^3$, 24-hr. avg. 30 $\mu g/m^3$ AGM	150 $\mu g/m^3$, 24-hr. avg. 50 $\mu g/m^3$ AAM	150 $\mu g/m^3$, 24-hr avg.; 50 $\mu g/m^3$ AAM	Increased cough and chest discomfort; Reduced lung function; Aggravation of Respiratory and cardio-respiratory diseases
Fine Particulate Matter ($PM_{2.5}$)	No 24-hr. State std. 12 $\mu g/m^3$ AGM	65 $\mu g/m^3$, 24-hr. avg. 15 $\mu g/m^3$ AAM	65 $\mu g/m^3$, 24-hr.avg. 15 $\mu g/m^3$ AAM	
Sulfates (SO_4)	25$\mu g/m^3$, 24-hr. avg.			Increased morbidity and mortality in conjunction with other pollutants
Lead (Pb)	1.5 $\mu g/m^3$, monthly avg.	1.5 $\mu g/m^3$, calendar quarter	1.5 $\mu g/m^3$	Impaired blood and nerve function; Behavioral and hearing problems in children
Hydrogen Sulfide (H_2S)	0.03 ppm, 1-hr. avg.			Toxic at very high concentrations
Vinyl Chloride	0.010 ppm, 24-hr. avg.			Carcinogenic
Visibility-Reducing Particles	In sufficient amount to reduce prevailing visibility to less than 10 miles at relative humidity less than 70%, 1 observation			

Note: ppm = parts per million by volume
$\mu g/m^3$ = micrograms per cubic meter
AAM = annual arithmetic mean
AGM = annual geometric mean

Source: California Air Resources Board, January 2003

State Planning

The California Air Resources Board approves the regional plans for incorporation in the SIP. It also is responsible for preparing the portions of the plan related to mobile and many area source control measures.

Regional Planning to Meet Standards

Regionally, the SCAQMD and SCAG prepare the AQMP, which contains measures to meet state and federal requirements. When approved by CARB and the federal EPA, the AQMP becomes part of the SIP.

The agencies adopted new plans in 1989 to meet national standards and in 1991 to meet state standards. The SCAQMD revised these attainment plans in 1994 and 1997. The EPA approved the 1994 AQMP in 1996 as part of the SIP. The SCAQMD revised the 1997 AQMP in 1999 after the EPA had raised concerns. The revised plan, now known as the 1999 AQMP, was approved by the EPA on May 10, 2000 and replaced the 1994 AQMP as the federally enforceable ozone SIP for the air basin. However, the CO portion of the plan was not approved by the EPA and there is currently no approved CO attainment or maintenance SIP for the Basin. The 2003 Revision now undergoing public review demonstrates that the national CO standards have been attained, and the 2003 AQMP will serve as both the CO attainment and maintenance SIP when approved by the EPA.

EXISTING AIR QUALITY

In conjunction with the California Air Resources Board, the South Coast Air Quality Management District (SCAQMD) is responsible for monitoring air quality in the Basin and for adopting controls to improve air quality. The SCAQMD has divided the Basin into Source-Receptor Areas (SRAs), based on similar meteorological and topographical features. The proposed project would be located in SRA 1, Central Los Angeles. Air quality in this SRA is monitored at the SCAQMD's downtown Los Angeles monitoring station on Main Street.

Overall air quality has improved considerably throughout the Basin during the 1990's. In 1990, the peak ozone concentration in Central Los Angeles was 0.20 ppm and the state ozone standard was exceeded 32 times. In 2000, the peak reading at that same station was 0.14 ppm and the state standard was exceeded 8 times. These improvements have occurred despite extensive population growth in the Basin during the decade.

The U.S. EPA has adopted new standards for 8-hour ozone and particulate matter less than 2.5 microns ($PM_{2.5}$). Neither standard is operational in the Basin until the 1-hour ozone standard is completed and the EPA completes its database on existing $PM_{2.5}$ concentrations. The EPA expects to finalize the 8-hour ozone implementation procedures in 2003 and to designate non-attainment areas in late 2003 or early 2004. The agency expects to designate $PM_{2.5}$ non-attainment areas in 2004 or 2005.

In the interim, the SCAQMD is monitoring levels of both 8-hour concentrations of ozone and of $PM_{2.5}$. Where readings are available, the 8-hour ozone and the $PM_{2.5}$ concentrations are shown in Table 2 for information purposes.

Readings for SRA 1 for the past five years, together with the applicable state and national standards, are shown in Table 2.

TABLE 2
SUMMARY OF AIR QUALITY DATA
CENTRAL LOS ANGELES (SRA 1)
AIR MONITORING STATION

	1998	1999[b]	2000	2001	2002
Ozone (O_3)					
State standard (1-hr. avg. 0.09 ppm)					
National standard (1-hr avg.0.12 ppm)					
National standard (8-hr avg 0.08 ppm)					
Maximum 1-hr concentration (in ppm)	0.15	0.13	0.140	0.116	0.122
Maximum 8-hr concentration (in ppm)	0.11	0.11	0.105	0.099	0.078
Number of days state standard exceeded	17	13	8	8	8
Number of days national 1-hr standard exceeded	5	1	1	0	0
Number of days national 8-hr standard exceeded	9	2	4	1	0
Carbon Monoxide (CO)					
State standard (1-hr. avg. 20 ppm)					
National standard (1-hr avg. 35 ppm)					
State standard (8-hr. avg. 9.0 ppm)					
National standard (8-hr avg. 9 ppm)					
Maximum concentration 1-hr period (in ppm)[1]	8.0	7.0	7.0	6.0	5.0
Maximum concentration 8-hr period (in ppm)	6.1	6.3	6.0	4.57	4.0
Number of days state/nat'l 1-hr standard exceeded	0	0	0	0	0
Number of days state/nat'l 8-hr standard exceeded	0	0	0	0	0
Nitrogen Dioxide (NO_2)					
State standard (1-hr avg. 0.25 ppm)					
National standard (0.0534 AAM in ppm)					
Annual arithmetic mean (in ppm)	0.0398	0.0391	0.0404	0.0378	0.0327
Percent national standard exceeded	0	0	0	0	0
Maximum 1-hr concentration	0.17	0.21	0.16	0.14	0.14
Number of days state 1-hr standard exceeded	0	0	0	0	0
Suspended Particulates (PM_{10})					
State standard (24-hr. avg.50 $\mu g/m^3$)					
National standard (24-hr avg. 150 $\mu g/m^3$)					
Maximum 24-hr concentration	80	88	80	97	65.0
Percent of samples exceeding state standard[2]	16.9	33	25	33	14.5
Percent of samples exceeding national standards	0	0	0	0	0
Suspended Particulates ($PM_{2.5}$)					
National standard (24-hr avg. 65 $\mu g/m^3$)					
Maximum 24-hr concentration	ND	69.3	87.8	73.4	66.3
Percent samples exceeding national standard[2]		2.0	3.3	1.2	1
98th Percentile		52.0[1]	58.1[1]	58.1[1]	55.3[1]
3-Year 98th Percentile		ND	ND	ND	62[1]

Source: South Coast Air Quality Management District Air Quality Data, 1998-2002
[1] Source: California Air Resources Board annual data.-1999-2002.
[2] Samples are collected every 6 days
ND No Data: $PM_{2.5}$ monitoring began in 1999.

Summary of Existing Air Quality

Ozone concentrations in SRA 1 vary somewhat from year to year, but have remained relatively constant over the past five years. One-hour carbon monoxide concentrations are low, and 8-hour concentrations have declined over the five-year period. PM_{10} and $PM_{2.5}$ concentrations are affected by meteorology. The state 24-hour PM_{10} standard is exceeded on 25 to 33% of the days on which samples were taken, but the national 24-hour PM_{10} standard was not exceeded in the period.

SIGNIFICANCE THRESHOLDS

A project's air quality impacts can be separated into short-term impacts due to construction and long-term permanent impacts from project operations. Determination of significant impact is the responsibility of the lead agency, which is the County of Los Angeles.

The County relies on significance thresholds recommended by the SCAQMD in its CEQA Air Quality Handbook, as revised in November 1993 and approved by the SCAQMD's Board of Directors. The SCAQMD is currently in the process of preparing a new Air Quality Handbook, to be titled the "AQMD Air Quality Analysis Guidance Handbook." Chapters 2, 3 and 4 related to air quality background information and the roles of regulatory agencies are available on the SCAQMD's web page at www.aqmd.gov. Other chapters will be posted on the web page as they become available. Revisions at the time this analysis was prepared do not include new significance thresholds or analysis methodologies.

The SCAQMD's emission thresholds apply to all federally regulated air pollutants except lead, which is not exceeded in the Basin. Construction and operational emissions are considered by the SCAQMD to be significant if they exceed the thresholds shown in Table 3.

TABLE 3
EMISSION THRESHOLDS OF SIGNIFICANCE

Pollutant	Construction		Operations
	pounds/day	tons/quarter	pounds/day
Carbon Monoxide (CO)	550	24.75	550
Sulfur Oxides (SO_x)	150	6.75	150
Particulate Matter (PM10)	150	6.75	150
Nitrogen Oxides (NO_x)	100	2.5	55
Volatile Organic Compounds (VOC)	75	2.5	55

Source: South Coast Air Quality Handbook, 1993

Carbon monoxide concentrations in an area that already exceeds national or state CO standards are also considered significant if a project causes an increase that exceeds one part per million (ppm) averaged over one hour or 0.45 ppm averaged over eight hours.

In addition, the SCAQMD considers potential air quality impacts identified by the California Environmental Air Quality Act to also be significant. Appendix G to the Environmental Checklist Form

from the October 1998 CEQA Guidelines Revisions states that, where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to determine if the project would:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including release in emissions which exceed quantitative thresholds for ozone precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.

Ambient air standards are established to protect the average person from health effects associated with air pollution. The standards include an "adequate margin of safety." However, some people are particularly sensitive to some pollutants. These sensitive people include the elderly, children, and persons with respiratory illnesses or impaired lung function because of other illnesses. Facilities and structures where these sensitive people live or spend considerable amounts of time are known as sensitive receptors. Chapter 4 of the SCAQMD's new Air Quality Analysis Guidance Handbook, which replaces the SCAQMD's 1993 CEQA Air Quality Handbook as chapters are completed, defines land uses considered to be sensitive receptors as long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers and athletic facilities.

CONSTRUCTION IMPACTS

Air quality impacts of a project may occur during construction on both a regional and local scale. Construction impacts include airborne dust from demolition, grading, excavation and dirt hauling and gaseous emissions from the use of heavy equipment, delivery and dirt hauling trucks, employee vehicles, and paints and coatings. These impacts may affect regional pollutants, such as ozone, or pollutants where the impacts occur very close to the source, such as carbon monoxide or particulate matter (fugitive dust). Construction impacts were assessed in accordance with procedures contained in the SCAQMD CEQA Air Quality Handbook (1993), updated with current California Air Resources Board emission factors.

The project would be constructed in three phases.

Phase I would include partial development of the Campo Santo Memorial Garden in the fenced vacant lot east of New High Street immediately south of the Plaza Catholic Church. A 6,000-square-foot outdoor classroom would be developed immediately west of Plaza House and the remainder of the open space between Plaza House and the Plaza Catholic Church would be developed as a courtyard. Phase I would include adaptive reuse of the historic two-story Plaza House as a Visitors' Center. In addition, Phase I would include enhancement of pedestrian connections between Spring Street and North Main Street, demolition of the Vickrey-Brunswig Building and the Brunswig Annex, as well as vacation and demolition of Republic and New High Streets within the project site.

Phase II would consist of the construction of a new 32,000-square-foot Community Events Center and the construction of an approximately 23,200-square- foot Education Performing Arts Center. This phase would also include extending the gardens constructed in Phase I to connect to the Educational Performing Arts Center in the southeast corner of the project site.

Phase III would include the construction of a 25,000-square-foot Performing Arts Center at the existing location of the County Parking Lot at the southwest corner of the proposed project site and completion of the landscaping surrounding this facility.

The SCAQMD significance thresholds are for peak day and peak quarter (the 3-month, or 65-day, period in which the greatest amount of air emissions would occur). The project engineers have provided estimates of the schedule and equipment required for each phase. Based on these estimates, the peak construction quarter for potential air quality impacts would be the portions of Phase I that encompass demolition, grading and excavation of the Campo Santo Memorial Garden and Outdoor classroom, and all other Phase I grading. This period requires the most heavy-duty equipment and the greatest potential for fugitive dust exposure. Under this scenario, 22 days of the peak quarter would be demolition; grading and excavation would occur on the remaining 43 days of the quarter and would continue after the peak quarter. Estimates of daily trips by workers vary by quarter. Therefore, to represent a worst case, the analysis assumes the highest number of worker trips.

The greatest amount of volatile organic compound emissions would occur with the finishing of interiors and exteriors. The project will use natural and recycled materials, to the extent feasible, and will use only SCAQMD-compliant coatings where painting is required. Because of the schedule, emissions from coatings would be spread over an extended period and not be concentrated in any one quarter, thus reducing potential emissions from this source to less than significant.

Peak day emissions are shown in Table 4; peak quarter emissions in Table 5.

Demolition

The proposed project would require demolition of the Brunswig-Vickrey Building and the Brunswig Annex, as well as the existing surface streets, curbs and walkways within the project boundary not included in the project design. The two buildings would be demolished in Phase I to prevent maintaining an attractive nuisance on the sites pending completion of Phases II and III. The Project Engineer

estimates that demolition of the two buildings would require two months and that removal of the debris would occur over 90 working days. Truck emissions from debris removal are calculated under trucks. Fugitive dust emissions from demolition, based on square footage provided by the Project Engineer, are shown under the demolition heading in Tables 4 and 5.

Prior to demolition, the contractor would comply with requirements of SCAQMD Rule 1403 regarding asbestos control during demolition and renovation. This rule insures that if there is any asbestos present in the buildings scheduled for demolition, it is removed and encapsulated prior to demolition so that no asbestos fibers are released to the atmosphere. The SCAQMD Handbook states that asbestos emissions from a project are fully mitigated and not significant when the project is in compliance with Rule 1403. In addition, should any contamination be found to be present in the soils in the areas exposed after demolition, construction would stop and appropriate health and safety procedures and agency coordination undertaken prior to further work on the site.

Grading and Excavation

Soil may be disturbed during grading and excavation or while storing project-related equipment. Table A9-9 of the SCAQMD CEQA Handbook states that there would be 26.4 pounds of PM_{10} for each acre of graded surface. Based on the Project Engineer's schedule and estimates of the amount of grading required for Phase I, the analysis assumes there could be approximately 3 acres undergoing grading or exposed on the peak day.

Dirt Moving

All soil excavated for the Outdoor classroom and other Phase I projects will be balanced on site. It will be moved around the site to develop the Garden and other landscaping. The Project Engineer estimates that one dozer will be in operation each day to excavate the outdoor classroom. The air quality analysis assumes that the dozer will operate four hours each day of the 43 days in the peak quarter moving dirt and will be used to excavate soil the remaining four hours.

Debris Loading

Based on the Project Engineer's estimate, demolition would require two bulldozers operating for 110 days for all the demolition. Based on a formula contained in Table A9-9-F in the South Coast Air Quality Management District CEQA Handbook (1993), each loader or dozer generates 21.8 pounds of PM_{10} an hour. The air quality analysis assumes that one bulldozer operates for four hours per day over the 22 days allocated to demolition in the peak quarter. Emissions are assumed at 50% of the maximum potential emissions because much of the debris is inert and does not result in PM_{10} emissions when moved. No emissions are assumed for PM_{10} emissions lost in transport because the analysis assumes loads are fully mitigated by measures described in the Mitigation section

Equipment

The Project Engineer prepared estimates of equipment and trucks needed for each component of Phase I. Demolition equipment is calculated on the basis of 8/hours a day and 22 days of use. The Phase I construction equipment is calculated on the basis of 43 total workdays in the peak quarter. Water trucks are assumed to operate 4 hours per day and 2 water trucks are assumed to serve all concurrent operations during the peak quarter. All other equipment is assumed to operate 8 hours during days of operation. Emission estimates are derived from formulas contained in Tables A9-8-A and B in the South Coast Air Quality Management District CEQA Handbook (1993

Trucks

The project engineer estimates removal of demolition debris would require 5 dump trucks, each making 3 trips a day for 90 days. The analysis assumes 15 truckloads a day for 65 days. Each truck is assumed to be tightly covered or will be loaded to allow sufficient freeboard capacity to prevent overflow and fugitive dust emissions. In addition to debris removal, the Project Engineer estimates there would be up to 35 heavy duty truck round trips each day bringing materials and supplies. Trucks are assumed to travel 15 miles each way. There would also be 20 pick-up truck trips a day during this period. Truck emissions were calculated using the California Air Resources Board emission factors, EMFAC 2002.

Employee Vehicles

Different workers are on site at different phases of construction. The maximum number of employees expected during Phase I is 60. However, a maximum of 90 workers could be on the site during later phases; therefore, this analysis also assumes 90 workers during the peak construction period. Worker vehicle trips are assumed at the Los Angeles County average vehicle ridership (AVR) of 1.10 projected by SCAG 2000 and the average home-to-work trip length of 11.2 miles listed in the SCAQMD CEQA Handbook. Emission factors are from the CARB emission factors, EMFAC2002, for summertime. Calculation sheets are contained in the Air Quality Technical Appendix.

TABLE 4 MAXIMUM DAILY CONSTRUCTION EMISSIONS BEFORE MITIGATION (in pounds per day)					
Source Category	Pollutant				
	Carbon Monoxide (CO)	Volatile Organic Compounds (VOC)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)	Particulate Matter (PM10)
Demolition					26
Earthmoving/ Grading					79
Dirt Moving					87
Debris Loading					87
Diesel-Powered Equipment	33	10	139	13	9
Trucks	40	5	32	0	1
Employee Vehicles	27	6	2	0	0
PEAK DAILY CONSTRUCTION EMISSIONS	100	21	173	13	289
SCAQMD Significance Thresholds for Construction	550	75	100	150	150
Significant?	NO	NO	YES	NO	YES

TABLE 5 PEAK QUARTER CONSTRUCTION EMISSIONS BEFORE MITIGATION (in tons per qtr)					
Source Category	Pollutant				
	Carbon Monoxide (CO)	Volatile Organic Compounds (VOC)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)	Particulate Matter (PM_{10})
Demolition					0.26
Earthmoving/ Grading					2.57
Dirt Moving					1.87
Debris Loading					0.96
Diesel-Powered Equipment	0.67	0.17	2.51	0.26	0.17
Trucks	0.96	0.11	0.69	0.01	0.03
Employee Vehicles	0.87	0.21	0.07	0	0.01
PEAK QUARTER CONSTRUCTION EMISSIONS	2.5	0.49	3.27	0.27	5.87
SCAQMD Significance Thresholds for Construction	24.75	2.5	2.5	6.75	6.75
Significant?	NO	NO	YES	NO	NO

Summary of Construction Impacts

Without mitigation, NOx and PM_{10} emissions would be significant on the peak day and in the peak quarter. There are no known sources of odors on the site that would be released during construction.

CONSTRUCTION MITIGATION MEASURES

Fugitive Dust Emissions

The SCAQMD's Rule 403 regulates fugitive emissions from construction. "The SCAQMD prepared a Rule 403 Implementation Handbook to assist project applicants comply with the rule. Specific

requirements are contained on pages 2-26 and 2-27. At a minimum, persons conducting active operations within the boundaries of the South Coast Air Basin shall utilize one or more of the applicable best available control measures to minimize fugitive dust emissions from each fugitive dust source type which is part of the active operation. A person conducting such operations shall not cause or allow PM_{10} levels to exceed 50 micrograms per cubic meter when determined, by simultaneous sampling as the difference between upwind and downwind samples collected on high volume particulate matter samplers or other EPA-approved methods for sampling. Bulk material tracked onto paved public roadways should either be prevented or removed within one hour. One additional control measure should also be employed and visible roadway dust tracked-out upon public paved roadways as a result of active operations is to be removed at the conclusion of each workday."

The following control measures are recommended by the SCAQMD. They would reduce PM_{10} emissions by approximately 60%.

A. Moisten soil not more than 15 minutes prior to moving soil and three times a day, or four times a day under windy conditions, in order to maintain soil moisture of 12%.

B. On the last day of active operations prior to a weekend or holiday, apply water or a chemical stabilizer to maintain a stabilized surface.

C. Water excavated soil piles hourly or cover piles with temporary coverings.

D. Cease grading during periods when winds exceed 25 miles per hour.

E. Moisten excavated soil prior to loading on trucks.

F. Apply cover to any loads of dirt leaving the site or leave sufficient freeboard capacity in truck to prevent fugitive dust emissions en route to disposal site.

G. At end of each workday, clean adjacent streets of tracked dirt or install wheel-washing facilities on site.

Gaseous Emissions

The following measures would reduce gaseous emissions by more than 10%.

A. Reduce idling emissions by turning off equipment and truck engines when not in use for 5 minutes or more

B. Schedule construction activities to reduce concurrent use of multiple pieces of heavy equipment to the maximum extent feasible.

C. Use electric power instead of diesel to the extent feasible for heavy-duty equipment.

D. Encourage construction worker use of carpools and public transit.

TABLE 6
PEAK DAILY CONSTRUCTION EMISSIONS
AFTER MITIGATION
(in pounds per day)

Source Category	Pollutant				
	Carbon Monoxide (CO)	Volatile Organic Compounds (VOC)	Oxides of Nitrogen (NOx)	Oxides of Sulfur (SOx)	Particulate Matter (PM10)
Total Daily Emissions Before Mitigation	100	21	173	13	289
Demolition					16
Earthmoving/Grading					47
Dirt Moving					52
Debris Loading					52
Diesel-Powered Equipment	3	1	14	1	1
MAXIMUM DAILY CONSTRUCTION EMISSIONS AFTER MITIGATION	97	20	159	12	121
SCAQMD Significance Thresholds for Construction	550	75	100	150	150
Significant?	NO	NO	YES	NO	NO

TABLE 7
PEAK QUARTER CONSTRUCTION EMISSIONS
AFTER MITIGATION
(in tons per quarter)

Source Category	Pollutant				
	Carbon Monoxide (CO)	Volatile Organic Compounds (VOC)	Nitrogen Oxides (NOx)	Sulfur Oxides (SOx)	Particulate Matter (PM10)
Total Peak Quarter Emissions Before Mitigation	2.5	0.49	3.27	0.27	5.87
Demolition					0.16
Earthmoving/Grading					1.54
Dirt Moving					1.12
Debris Loading					0.58
Diesel-Powered Equipment	0.07	0.02	0.25	0.03	0.02
PEAK QUARTER EMISSIONS AFTER MITIGATION	2.43	0.47	3.02	0.24	2.45
SCAQMD Significance Thresholds for Construction	24.75	2.5	2.5	6.75	6.75
Significant?	NO	NO	YES	NO	NO

Construction Emissions After Mitigation

PM_{10} emissions would be reduced to less than significant on both the peak day and in the peak quarter. Emissions of NOx would remain significant on both the peak day and the peak quarter. However, since only 10% reductions from turning off equipment when not in use for more than 5 minutes were assumed, additional NOx reductions could be obtained if the contractors agreed to reduce truck idling, schedule operations to avoid simultaneous use of large numbers of heavy equipment, or use electric powered equipment. These additional controls could reduce all emissions to less than significant.

OPERATION IMPACTS

Regional

When the proposed project would be completed in 2010, it would total 157,000 square feet of community-serving building space, including the Visitors' Center, Community Events Center, Educational Performing Arts Center and the Performing Arts Center. These buildings are in addition to the Courtyard, entrance, landscaping, and the outdoor classroom.

The Traffic Consultant, Linscott, Law and Greenspan, examined the land uses to determine both the total traffic and peak hour traffic that could be generated by the project. The project's location near bus lines and provides unique opportunities for greater than average use of mass transit by visitors to the new facility, as well as by staff. Therefore, the traffic estimates have been reduced from traffic estimates that would have been generated by the same facilities in another location.

Using the project's square footage and the traffic estimates provided by the Traffic Consultant, the proposed project was analyzed with the CARB model URBEMIS 2002 to determine the potential amounts of air contaminants from area sources and trips that would be associated with project operation.

These results are shown in Table 8.

TABLE 8 OPERATIONAL EMISSIONS IN 2010 (pounds per day)					
Source Category	Pollutant				
	Carbon Monoxide (CO)	Volatile Organic Compounds (VOC)	Nitrogen Oxides (NOx)	Sulfur Oxides (SOx)	Particulate Matter (PM_{10})
Summer					
Traffic Emissions	106.68	8.76	9.89	0.08	12.41
Area Source Emissions	0.64	0.10	0.93	0	0
TOTAL SUMMER EMISSIONS	107.32	8.86	10.82	0.08	12.41
Winter					
Traffic Emissions	103.02	8.46	14.29	0.07	12.41
Area Source Emissions	0.37	0.07	0.92	0	0
SCAQMD Significance Thresholds for Operation	550	55	55	150	150
Significant Summer or Winter?	NO	NO	NO	NO	NO
Emissions calculated with URBEMIS 2002.					

Significance of Regional Impacts

Operation of the project would not result in significant emissions of any pollutant on a regional scale.

Local

Background

Carbon monoxide is a local, rather than regional, pollutant because the highest concentrations occur very near the source of CO emissions and concentrations dissipate with distance from the source. Almost all carbon monoxide in the ambient air comes directly from motor vehicle exhaust. The highest concentrations occur when two conditions are present: (1) heavy traffic congestion that results in significant vehicle idling and (2) cold weather when there is an inversion or stagnant air which holds vehicle exhaust close to the ground, allowing CO concentrations to build up.

CO concentrations in the SCAB have declined significantly in the past decade as vehicles with new stringent controls have replaced older vehicles and since the state has required the use of reformulated gasoline during winter months in counties with the potential for high concentrations of CO to occur. The SCAQMD has projected that this decline will continue to the year 2010. After that, concentrations would remain steady. The 2010 predicted 8-hour CO concentration at the downtown Los Angeles station on Main Street is 4.6 ppm, down from a predicted 6.00 ppm for the year 2000. However, concentrations have been declining more rapidly than predicted. In 2002 the concentration at this station was 4.0 ppm.

The state 8-hour CO standard is 9.0 ppm. The SCAQMD has determined that there is a significant adverse impact on air quality if the modeled combination of project-related traffic and other background traffic are sufficient to cause 8-hour CO concentrations to exceed 9.0 ppm when the monitored CO concentration from the nearest monitoring station is added to the modeled CO concentration. The SCAQMD requires the existing or projected background concentration to be added in order to account for any CO that might be in the ambient air. If this combination causes a predicted concentration of 9.0 ppm whether or not the project's traffic is added, the project's impact is considered significant if it would increase the predicted concentration by 0.45 ppm or more.

When a project produces a high volume of traffic and when there are high background concentrations in the vicinity, the local impact of project-related traffic at nearby intersections should be analyzed with the CARB computer model, Caline 4, updated with year 2002 emission factors. The model has become less sensitive to small changes in traffic as the per-vehicle emissions have declined. The SCAQMD's 1993 CEQA Handbook states that any intersection with a Level of Service (LOS) of C or better would not exceed any CO standard and need not be modeled.

Project Impacts

It is not necessary to use the model to determine that the impacts of the proposed project are less than significant. This finding is based on the following:

- The traffic analysis prepared by Linscott, Law and Greenspan shows that the project would cause only one intersection impacted by the project, North Broadway and E. Cesar Chavez Avenue, to have a significant impact on traffic in peak hours. That intersection would have an LOS of F in 2010 whether or not the project is constructed.

- The total increase with the project at that intersection is 21 vehicles out of a combined total of 1,759 vehicles. That number is too small for the model to reliably indicate any change and too small to cause an increase in the 8-hour CO concentration greater than 0.45 ppm, even if adding the background concentration of 4.6 ppm to the mix would result in a predicted concentration greater than 9.0 ppm.

- Project mitigation required to meet City of Los Angeles traffic requirements will result in a volume-to-capacity ratio after mitigation lower than the projected 2010 volume-to-capacity without the project.

Significance of Local Impacts

The project would result in a slight, but too small to be measured, beneficial impact on local air quality after the required mitigation is completed.

ALTERNATIVES

Description

No Project. The site would remain as it currently is and there would be no new construction, adaptive reuse or pedestrian plaza and garden.

Proposed Project. The center would provide a 400-person Community Events Center, a 500-seat performing arts theater, a visitors center and display area, and a classroom building. These would be housed in a combination of new construction and adaptive reuse of existing buildings. The project would be built on the southern portion of the Antique Block of the de Los Angeles State Historic District and on additional existing streets and parking lots.

In addition to the No Project Alternative, there are five other alternatives to the proposed project. Unlike the proposed project, which would build new facilities on two existing parking lots on the site, all of the five alternatives retain the two parking lots, City Parking Lot 1 and County Parking Lot 25) as they currently exist. Republic Street would remain open to serve Lot 25. All alternatives would generate approximately the same evening peak parking demand. The Visitors' Reception Area would be eliminated in all five alternatives and the Memorial Garden would be reduced in size.

Alternative A would consist of the pedestrian paseo; the Campo Santo Memorial Garden; adaptive reuse of two existing buildings (the Plaza House and the Vickrey-Brunswig building); demolition of the Brunswig Annex building, and 44,500 square feet of new construction for a 99-seat theatre, lobby, multi-purpose room, media arts center, arts classroom and kitchen.

Alternative B would consist of the pedestrian paseo; the Campo Santo Memorial Garden; adaptive reuse of the three existing buildings (Plaza House, Vickrey-Brunswig, and Brunswig Annex); 24,500 square feet of new construction for a 99-seat theatre, multi-purpose room, lobby and kitchen.

Alternative C would consist of the pedestrian paseo; the Campo Santo Memorial Garden; and the adaptive reuse of three buildings (the Plaza House, Vickrey-Brunswig, and Brunswig Annex). This alternative would have no new building construction

Alternative D would have the same allocation of space as Alternative A. Uses would be accommodated in two new buildings constructed on the same footprints as the Plaza House and Brunswig Annex, which would be demolished. The Vickrey-Brunswig Building would be adapted for reuse. Although the footprints would be approximately the same as those of existing buildings, there may be some variation in the height of the buildings.

Alternative E would have the same allocation of space as Alternative A. Uses would be accommodated in three new buildings constructed on the same footprints as the Plaza House, Brunswig Annex, and Vickrey-Brunswig Buildings, which would be demolished. Although the footprints would be approximately the same as those of existing buildings, there may be some variation in the height of the buildings.

Impacts Compared to Proposed Project

Air quality impacts from the three alternatives are compared to those of the proposed project in Table 9.

TABLE 9
AIR QUALITY IMPACTS OF ALTERNATIVES
COMPARED TO PROPOSED PROJECT

Alternative	Components	Impacts	
		Construction	Operation
Proposed Project	157,000 sq. feet new construction; rehab of 14,100 sq. ft. Plaza House; demolition of 42,200 sq. ft. Total acreage: 2.89 A	Greatest adverse impacts of 7 alternatives. Impact on NOx is Significant, but could be mitigated	Not Significant
No Project	No change. Existing old buildings, empty lot, streets and parking lots remain. Total acreage: 2.89 A	No Impact	No Impact
Alternative A	44,500 sq. feet new construction; rehab of 42,300 sq. ft. Demolition::of 14,000 sq. ft. of bldg space. Total acreage: 1.81 A	Less PM10 impact from demolition, new construc-tion, grading than proposed project. NOx can be mitigated..	Slightly more emissions than proposed project, but not signficant
Alternative B	24,500 sq. ft. new construction; rehab of 56,300 sq. ft. No bldg. demolition Total acreage: 1.81 A	Slightly lower impact than Proposed Project or Alternative A.	Slightly fewer emissions than proposed project
Alternative C	1,200 sq. ft. new construction; rehab of 56,300 sq. ft. No bldg. demolition. Total acreage: 1.81 A	Least impact. Not significant.	Fewest emissions of proposed project and Alts. B and C
Alternative D	58,600 sq. ft. new construction. Adaptive reuse: 28,200 sq. ft. Demolition: 28,100 sq. ft. Total acreage: 1.81 A	Fewer acres, more demo-lition than proposed project. Similar to proposed project.	Same as Alternative A within 5%. Same impact. Not significant
Alternative E	86,800 sq. ft. new construction on existing bldg. footprints. Demolition of 56,300 sq. ft. of bldg. space. Total acreage: 1.81 A	Total and peak quarter emissions less than proposed project, peak day similar. Can be mitigated	Same as Alternative A within 5%. Same impact. Not significant

Summary

The proposed project would have a significant impact on construction emissions unless equipment use is phased to reduce concurrent use or electric equipment is substituted. Operation emissions would be less than significant for the proposed project and all alternatives. Construction emissions for Alternatives A through E would be less than the proposed project, but may still be significant, depending on equipment required and the daily hours of use. Based on information provided by the traffic consultant, Alternative A would generate more daily trips than the proposed project and therefore would have slightly more total operation emissions, but these would still be less than significant. Alternative B would generate slightly fewer trips than the proposed project and Alternative C the fewest trips of all. Alternatives D and E would be the same as Alternative A. Local impacts are very similar for all alternatives and are not significant.

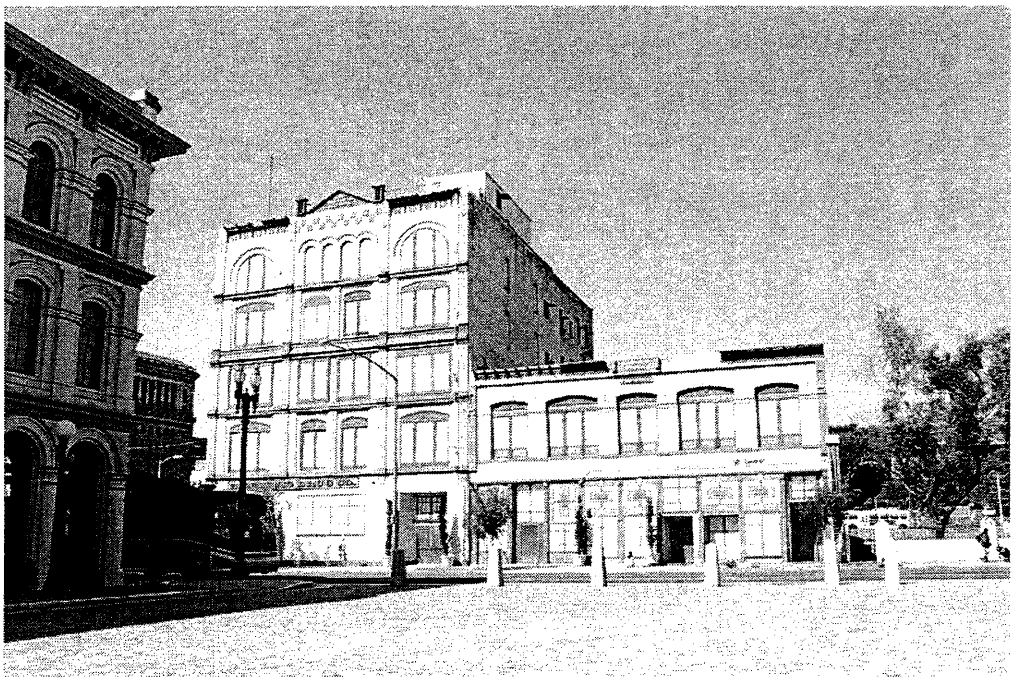
APPENDIX H
DRAFT CULTURAL RESOURCES TECHNICAL REPORT

1.7 12-17-03

Draft Cultural Resources Technical Report

ANTIQUE BLOCK
El Pueblo de Los Angeles Historic Monument
Los Angeles, California

April 15, 2003



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Draft Cultural Resources Technical Report

ANTIQUE BLOCK

El Pueblo de Los Angeles Historic Monument

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ANTIQUE BLOCK

El Pueblo de Los Angeles Historic Monument

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INTRODUCTION

Purpose

The County of Los Angeles has proposed the development of the El Pueblo Cultural and Performing Arts Center Project for the Antique Block of the El Pueblo de Los Angeles Historic Monumnet, just north of the Downtown Los Angeles Civic Center. The site consists of three structures: the Vickrey-Brunswig Building, the Brunswig Annex Building and the Plaza House, as well as two vacant lots, one County of Los Angeles surface parking lot, one City of Los Angeles surface parking lot, and portions of two City of Los Angeles public streets, Republic Street and New High Street. The project area is bound by Cesar E. Chavez Avenue to the north, North Main Street to the east, Arcadia Street to the south, and Spring Street to the west. This Cultural Resources Technical Report focuses on the existing County-owned buildings (Vickrey-Brunswig, Brunswig Annex, Plaza House) within the proposed project area, and is intended to supplement the Sapphos Environmental, Inc. Environmental Impact Report as an appendix.

The following are included in this report:

- A general history of Antique Block.
- Exterior and interior building evaluations.
- Exterior and interior building conditions.
- Photographs to assist in understanding the structures.

Methodology

The Antique Block evaluation is based upon site visits conducted by Carey & Co. on October 2 and 3, 2002. At that time, the buildings and sites were examined, and features and conditions documented. Prior to the site visits, background material and drawings of the Antique Block, including building plans of the three structures, were provided by the County of Los Angeles, Sapphos Environmental, Inc., and John A. Martin Associates, Inc. No archival research was undertaken, as all pertinent materials were provided to Carey & Co. for this project. However, an archaeological records search was conducted by the South Central Coastal Information Center. A second site visit was conducted on January 7, 2003, to inspect the damage caused by a November 2002 fire to the Plaza House, and a third visit on March 26, 2003, to evaluate the window systems beneath the plywood panels.

Evaluation System

Prior to conducting the field investigation, Carey & Co. developed criteria for the evaluation of the Antique Block. The evaluation methodology provides a systematic framework for investigation and a process to assess a multitude of building components with different historical values and in varying degrees of deterioration. At the same time, the evaluation methodology allows future users of this document to quickly gather information on building components. First, Carey & Co. determined the *historical value* or significance of the component on a four-point scale ranging from very significant to non-contributing. Once the significance was established, we determined the *condition*, or degree that the historic fabric had deteriorated or been altered. The condition rating is a three-point scale ranging from good to poor.

For a property to qualify as historically significant under the National Register's Criteria for Evaluation, it must retain "historic integrity of those features necessary to convey its significance."[1] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[2] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity. These aspects are location; design; setting; materials; workmanship; feeling; and association.[3] Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[4]

The term "condition," as used by Carey & Co. in relation to a structure and its corresponding elements, refers only to the physical state of the building materials and features as surveyed and analyzed by a qualified professional. The assessment of a material's condition is not founded upon historical significance or integrity, but rather on the technical observations of the material's physical status in reference to issues such as deterioration, structural stability or failure thereof, corrosion, water damage etcetera. A building may be determined to be in overall poor physical condition, while exhibiting historical features and physical characteristics that lend to the separate determination of a structure's historical significance and integrity.

Historic Value

Historic value entails a professional judgment of the historic importance of each component based upon research of historic documents and on-site observation. The ratings are as follows:

Very Significant: The space or components are central to the building's architectural and historic character and contribute to the significance of an historical resource. In addition, the space or component displays a very high level of craftsmanship, or is constructed of an intrinsically valuable material. If a change to a very significant space or component is proposed, an assessment, following CEQA Guidelines, should be undertaken to determine whether it will result in a substantial adverse change in the significance of the historical resource. The alteration or removal of these spaces or components could result in a significant adverse effect warranting the consieration of alternatives.

Significant: The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure's historic character and contribute to the significance of an historical resource. In addition, they display a high level of craftsmanship. If a change to a space or component is proposed, an assessment, following CEQA Guidelines, should be undertaken to determine whether it will result in a substantial adverse change in the significance of the historical resource. The alteration or removal of these spaces or components could result in a significant adverse effect warranting the consieration of alternatives.

Contributing: The space or components may not be extraordinarily significant as isolated elements but contain sufficient historic character to play a role in the overall significance of the structure.

Non-contributing: The space or components fall outside of the building's period of significance, or are historic but have been substantially modified. Little or no historic character remains.

Condition

Condition describes the degree of fitness of rooms or components:

Good: The space or components are intact and sound. Few imperfections are visible, and requires only minor repair work.

Fair: The space or components show signs of wear or deterioration.

Poor: The space or components are no longer performing their original function or are missing.

Unknown: The space or components are inaccessible and condition cannot be assessed.

Endnotes

[1] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 3.

[2] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 44.

[3] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 44-45.

[4] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 45.

BACKGROUND

The Vickrey Brunswig Building, Brunswig Annex and the Plaza House are located on North Main Street and Republic Street, in Los Angeles, California, and are included in the El Pueblo de Los Angeles Historic Monument. They are owned by the County of Los Angeles, and are among the oldest buildings in downtown Los Angeles. The El Pueblo de Los Angeles Historic Monument was first conceived as a state park in 1953, when the State Legislature designated a 44-acre site as El Pueblo State Historic Park. The Park was initially operated by both the State of California and the City of Los Angeles by Commission.[1] The Park was designated a National Register of Historic Places Historic District in 1972, and as a result of this listing were also automatically placed on the California Register of Historical Resources in 1992. The boundaries of this district were expanded in 1981 to include the Brunswig Annex, among other buildings. The Park was transferred fully to the City of Los Angeles in 1989, and was renamed the El Pueblo de Los Angeles Historic Monument.

Summary History

The history presented here is abbreviated due to the numerous documents in which it is discussed, particularly those produced for the County of Los Angeles. Other documents include: *Historic Structure Report, Antique Block*, prepared by Dan Peterson AIA and Associates, Inc.; the National Register of Historic Places Nomination form for El Pueblo de Los Angeles State Historic Park District and the subsequent Boundary Adjustments; *Historical Resource Evaluation Report, El Pueblo La Placita Block* prepared by Myra L. Frank & Associates for the Chief Administrative Office of the County of Los Angeles; and the *El Pueblo International Plaza Final Environmental Impact Report* prepared by Ultrasystems, Inc. for the County of Los Angeles.

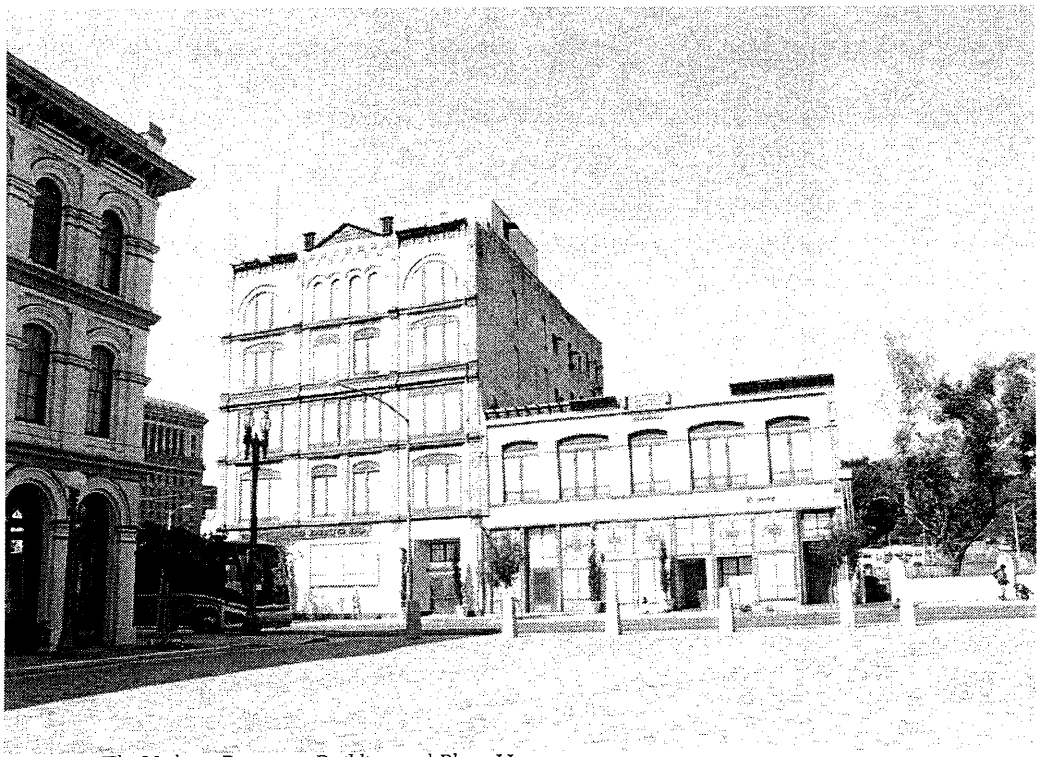


Figure 1: The Vickery-Brunswig Building and Plaza House.

The El Pueblo de Los Angeles Historic Monument, now owned and operated by the City of Los Angeles, has a rich and diverse history. The earliest continuous occupation of the area was by Native Americans, who lived in the area when it was colonized by the Spanish. Various ethnic groups immigrated into the area, including Mexicans, Chinese, French, Italians and European Jews. While no evidence of Native American occupation exists inside the Monument, the history of the subsequent ethnic groups is interwoven with the existing architecture. The original Chinatown was located on the site of Union Station, and as the Chinese expanded west, the Garnier Block was constructed by a Frenchman specifically for Chinese occupation. French settlers also constructed the Vickrey Building, and Italian settlers built the Italian Hall in 1908 at the north end of the district. The Mexican community was primarily located north of the Pueblo, but maintained a presence within the area with the construction of the Sepulveda House in 1887. El Pueblo remains an important, active economic, religious and political center for the Mexican-American community.[2]

The Vickrey Brunswig Building, Brunswig Annex and the Plaza House are representative of the commercial development of Los Angeles (figure 1). The Plaza and Vickrey Brunswig Buildings are products of the commercial building boom that took place in Los Angeles in the 1880s, and represent a simplified version of the previous styles as expressed in the Brunswig Annex. All three buildings contribute to the continuing architectural evolution of commercial buildings within the Historic District. The 1972 National Register Nomination explains their significance as "the living composite story of Los Angeles from Indian times prior to 1781 through Spanish, Mexican and American Periods to become the nation's largest city in the Pacific basin."[3]

Figure 2: The Vickery-Brunswig Building, primary elevation.

All of the buildings surveyed are unreinforced masonry structures–a distinctively American method of construction at the time. Bricks, manufactured from local clays, began to replace the use of adobe block in the 1850s. The first brick structure in El Pueblo de Los Angeles was the Pelanconi House, built by Captain Jesse Hunter. The first brickyard was operated by a man named Wexler around 1854.[4]

VICKREY BRUNSWIG BUILDING

The Vickrey Brunswig Building was constructed in 1888 by William Vickrey, in the High Victorian Italianate style (figure 2). The land was previously owned by Jesus Dominguez, and just prior to the construction of the Vickrey Building the site was employed as a granite and marble yard. This yard may be the origin of the granite blocks incorporated into the foundation.[5]

The architect of the Vickrey Building was Robert B. Young, a Los Angeles architect. The building, like the Plaza House building, was commercial on the first floor and residential on the upper floors. William Vickrey, a prominent Los Angeles businessman, lost the building shortly after it was built, due to the collapse of the real estate market after 1888, to the German Savings and Loan Society of San Francisco. The structure was sold to F.W. Braun and Company in 1897, who, according to a newspaper article at the time, made extensive renovations to the building; it is not stated what the renovations were. In 1907, F.W. Braun and Company became the Brunswig Drug Company, Wholesale Druggists and Manufacturing Chemists, when Lucien Brunswig, a part owner of the company, purchased F.W. Braun's interest and changed the name. The Brunswig Co. made modifications to the structure in 1907 and 1909, and purchased the adjacent Los Angeles Gas Works property in 1909.[6]

The County of Los Angeles acquired the Brunswig Drug Complex in 1948, along with the Plaza House. It was extensively remodeled and changed for use by the Los Angeles County Civil Service Commission and County Superior Courts, and all of the original ornamentation form the fifth floor window label molding and above was removed.[3] It is not known what the exact modifications were.[7]

The building was part of the first expansion program of the Brunswig Drug Company, which evolved into a major complex along New High Street. The Historic Structure Report states that "based on the criteria of National Register, the building is significant because of its integrity of location, design, setting, materials, workmanship, feeling and association; and
(1) its association with events that have made a significant contribution to the broad patterns of the history of El Pueblo; the growth of the F.W. Braun/Brunswig Drug Company; and
(2) its association with the lives of persons significant in the past, such as William Vickrey, F.W. Braun, L. Brunswig; and
(3) it embodies the distinctive characteristics of a period, and represents the work of a master, Robert B. Young, Architect, and possesses high artistic values."[8]

Carey & Co., Inc. concurs with the findings of the Historic Structures Report. The Vickrey Brunswig Building, due to its association with the early American Period of Los Angeles history, and the High Victorian Italianate design, documents the evolution of commercial architecture in El Pueblo de Los Angeles Historic Monument. The Vickrey Brunswig Building is also significant in its association with

Lucien Brunswig, as leader in the pharmaceutical profession, as well as a philanthropist. He founded the pharmacy school at the University of Southern California, and the French Redcross on the west coast during World War I, for which he received the title of Chevalier of France from the French government. He also founded a foundation to help French tubercular children following World War II; donated 1000 books of French literature to the University of California at Los Angeles; and was one of the original donors to Christine Sterling's Plaza de Los Angeles, Inc., assisting in the creation of the Mexican marketplace on Olvera Street.[9]

The Vickrey Brunswig Building defines the western end of the El Pueblo de Los Angeles Historic District, the Plaza and the historic urban street plan. The building has a direct connection-historically and architecturally-to the Pico House, directly across the street, and provides a strong sense of historical place and continuity. The loss of the building would directly, adversely affect the integrity of the historic district.

Brunswig Annex

The Brunswig Annex was constructed by the Brunswig Drug Company in a simplified High Victorian Italianate style, lacking the typical ornamentation of the style, but consistent in form (figure 3). The Annex was built on the former site of the Los Angeles Gas Works in 1897.[10] Reports exist stating the Annex was initially a two-story structure, and the Brunswig Drug Company added the third story at a later date, possibly in 1909. The Brunswig Drug Company undertook major improvements at their complex in both 1907 and 1909, lending legitimacy to these reports, however there is no reliable record of this individual improvement. It is a timber framed structure, a type of construction that would allow a modification of this scale. However, it is unclear when the third story was actually constructed.[11]

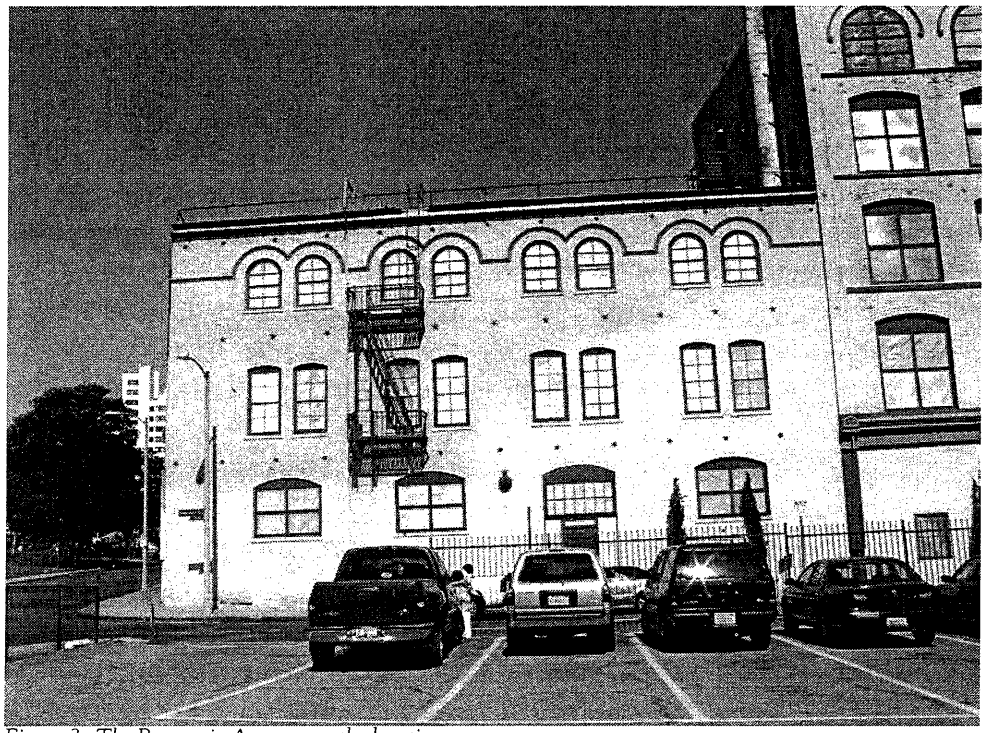


Figure 3: The Brunswig Annex, south elevation.

The building was part of the first expansion program of the Brusnwig Drug Company, which evolved into a major complex along New High Street. The Historic Structure Report states that "based on the criteria of National Register, the building is significant because of its integrity of location, design, setting, materials, workmanship, feeling and association; and
(1) its association with events that have made a significant contribution to the broad patterns of the history of El Pueblo; the growth of the F.W. Braun/Brunswig Drug Company; and
(2) its association with the lives of persons significant in the past, such as William Vickrey, F.W. Braun, J. Lucien Brunswig; and
(3) it embodies the distinctive characteristics of a period, and represents the work of a master, Robert B. Young, Architect, and possesses high artistic values."[12]

Carey & Co., Inc. concurs with the findings of the Historic Structures Report. The Brunswig Annex, due to its association with the early American Period of Los Angeles history, and the simplified High Victorian Italianate design, documents the evolution of commercial architecture in El Pueblo de Los Angeles Historic Monument. The Brunswig Annex is also significant in its association with Lucien Brunswig, as leader in the pharmaceutical profession, as well as a philanthropist. He founded the pharmacy school at the University of Southern California, and the French Redcross on the west coast during World War I, for which he received the title of Chevalier of France from the French government. He also founded a foundation to help French tubercular children following World War II; donated 1000 books of French literature to the University of California at Los Angeles; and was one of the original donors to Christine Sterling's Plaza de Los Angeles, Inc., assisting in the creation of the Mexican marketplace on Olvera Street.[13] The Annex is also one of the two remaining pieces of the Brunswig Drug Company complex.

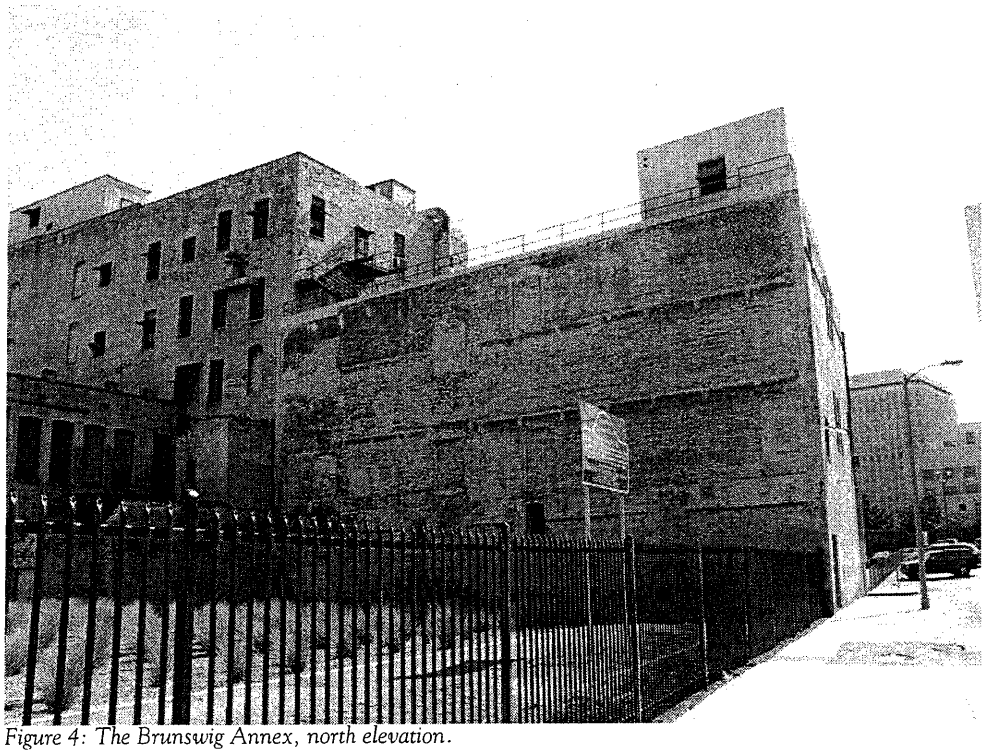


Figure 4: The Brunswig Annex, north elevation.

The Brunswig Annex defines the western end of the El Pueblo de Los Angeles Historic District, the Plaza and the historic urban street plan. The building provides a strong sense of historical place and continuity. The loss of the building would directly, adversely affect the integrity of the historic district.

Plaza House

The Plaza House was constructed in 1883 by Phillipe Garnier in the High Victorian Italianate style (figure 4). Garnier and his brothers, immigrants from France, were prominent wool traders in Los Angeles. Garnier acquired the land that the Plaza House stands on at auction on May 14, 1879. He demolished the southern half of the Baric Adobe, which originally stood on the site, in order to construct the Garnier Block Building, as it was called then. The building was originally constructed to house commercial space on the first floor and lodging on the second floor. The building retained these uses until the 1950s.[14]

Kysor and Morgan were the architects for the Plaza House, as well as the Pico House across Main Street and the Merced Theater. The firm was founded in 1868 by Ezra F. Kysor, Los Angeles' first professional architect, with Octavius Morgan. The firm continued to operated under the name Robert Clements and Associates through the late 1980s, making it the oldest operating architecture firm in Los Angeles, and continues to operate today, under the name Clements & Clements, Architects, located in San Marino, California.[15]

The Garnier family lost the building during the Depression, and it was later purchased by the County of Los Angeles in 1948. The County removed all of the metal cornices and pediments after the San Fernando Earthquake in 1971.[16]

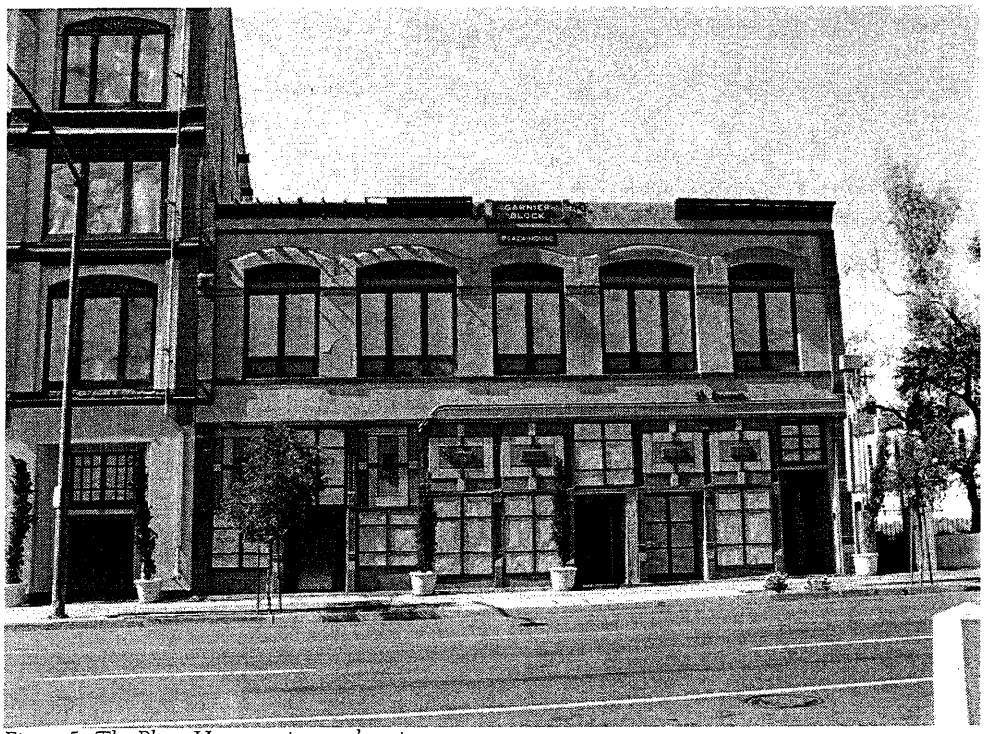


Figure 5: The Plaza House, primary elevation.

The Historic Structure Report states that "based on the criteria of the National Register, the building is significant because of its integrity of location, design, setting, materials, workmanship, feeling and association; and

(1) its association with events that have made a significant contribution to the broad patterns of the history of El Pueblo; and

(2) its association with the lives of persons significant in the past, such as Phillipe Garnier; and

(3) it embodies the distinctive characteristics of a period, and represents the work of a master, Kysor and Morgan, and possesses high artistic values."[17]

Carey & Co., Inc. concurs with the findings of the Historic Structures Report. The Plaza House, due to its association with the early American Period of Los Angeles history, and the simplified High Victorian Italianate design, documents the evolution of commercial architecture in El Pueblo de Los Angeles Historic Monument. Philippe Garner was a successful businessman and entrepreneur, as well as an earlier real estate developer in the El Pueblo area. He and his brothers perpetuated the rancho system begun by the Spanish colonists. The structure, along with the Vickrey Brunswig Building, is an excellent example of the High Victorian Italianate style of architecture, and contributes to the developmental evolution and architectural heritage of the Plaza area and City of Los Angeles. The building was also designed by Ezra Kysor, the first professional architect in Los Angeles.[18]

The Plaza House defines the western end of the El Pueblo de Los Angeles Historic District, the Plaza and the historic urban street plan. The building has a direct architectural connection with the Pico House, across Main Street, sharing an architect and architectural style. The building provides a strong sense of historical place and continuity. The loss of the building would directly, adversely affect the integrity of the historic district.

1948 through today

As mentioned above, the buildings were purchased by the County of Los Angeles in 1948. The Vickrey Brunswig Building and the Brunswig Annex were extensively remodeled and changed for use by the Los Angeles County Civil Service Commission and County Superior Courts. The County occupied all three buildings until the mid-1970s. They have been vacant for the past thirty years.

Over the past thirty years, the buildings have been used by transients, and have survived three fires since 1990. They have become a home for pigeons and other pests, and the interiors of the Vickrey Brunswig Building and Annex have suffered an extensive amount of damage. The Plaza House, despite a recent fire that destroyed the entire roof system and damaged portions of the interior, remains fairly intact in materials.

Despite the damage and changes to the interior, the Vickrey Brunswig Building, Brunswig Annex and Plaza House retain a high level of integrity. All three structures continue to be contributing members of the El Pueblo de Los Angeles Historic District.

Construction Chronology

1819-1822: The Plaza Catholic Church was constructed.

1841: The Baric Adobe was constructed.

1851: The first wood-frame structure built in the Pueblo de los Angeles.

1869: The Pico House, designed by Ezra F. Kysor, was constructed.

1869: The Los Angeles Gas Works constructed at 9 Sonora Street.

1879, May 14: Phillipe Garnier purchases the Baric Adobe structure and property.

1882-1883: The southern half of the Baric Adobe is demolished for the construction of the Plaza House (Garnier Block Building). The building was designed by the firm of Kysor and Morgan.

1887: The site of the Vickrey Building is a granite marble yard.

1888: The Vickrey Building was constructed. The building was designed by Robert B. Young.

C. 1889: William Vickrey lost the Vickrey Building to the German Savings and Loan Society of San Francisco.

1897: The Vickrey building was sold to F.W. Braun and Company.

C.1897: The Brunswig Annex was built.

1907: F.W. Braun sold his interest in F.W. Braun and Company to Lucien Brunswig, and the name of the company was changed to Brunswig Drug Company, Wholesale Druggists and Manufacturing Chemists.

1907, May 20 to October 4: Modifications were made to the Vickrey Brunswig Building and the Brusnwig Annex.

1909: Modifications were made to the Vickrey Brunswig Building and the Brusnwig Annex.

1909: The Los Angeles Gas Works property, adjacent to the Vickrey Building, was purchased by the Brunswig Drug Company

1931: The Garnier family lost the Plaza House Building due to the Depression to Farmer's and Merchant's National Bank.

1948: The County of Los Angeles purchased the Vickrey Brunswig Building and Annex and Plaza House.

1953: The El Pueblo de Los Angeles State Historic Park was established, run jointly by the State of California and the City of Los Angeles.

1971: The County of Los Angeles removed the cornices and pediments from the Plaza Building after the San Fernando Earthquake.

1972, November 3: The El Pueblo de Los Angeles State Historic Park is designated a National Register Historic District.

C. 1975: The Vickrey Brunswig Building, Brunswig Annex and Plaza House are left vacant by the County of Los Angeles.

1981: The boundaries of the El Pueblo de Los Angeles State Historic Park District are adjusted to include the Brunswig Annex, the Old Brunswig Building, the Beaudry Building, the Brunswig Drug Co. Laboratory, the Plaza Community Center and the Plaza Methodist Church.

1989: The State Legislature approves an act allowing the transfer of the State-owned portions of El Pueblo de Los Angeles State Historic Park to the City of Los Angeles. The name of the Park is changed to El Pueblo de Los Angeles Historic Monument.

1990-1999: Several fires damage the Vickrey Brunswig Building.

1992: The El Pueblo de Los Angeles Historic Monument is automatically placed on the California Register of Historical Resources.

2002, November 4: A fire destroys the roof of the Plaza House and causes some interior damage.

Endnotes

[1] Historic Structures Report, Plaza Substation (John Ash Group, Architects and Historic Resources Group, August 1992) p. 9; and National Register nomination form: El Pueblo de Los Angeles (USDI/NPS NRHP Registration Form (Rev. 8-86). In *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 27.

[2] *El Pueblo de Los Angeles State Historic Park General Plan Preliminary* (Department of Parks and Recreation, The Resources Agency, State of California, Sacramento. August, 1981) p. 9, and National Register nomination form: El Pueblo de Los Angeles (USDI/NPS NRHP Registration Form (Rev. 8-86) p. 25. In *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 24.

[3] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 17 and 24.

[4] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 21.

[5] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 21.

[6] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 73-75.

[7] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 42 and 76.

[8] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 71.

[9] *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 7.

[10] *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 8.

[11] *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 2 and 8; and Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 74.

[12] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 71.

[13] *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 10-11.

[14] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 58-59.

[15] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 59-60.

[16] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 62.

[17] Dan Peterson AIA and Associates, *Historic Structure Report, Antique Block, El Pueblo International Plaza, El Pueblo de Los Angeles* (June 1, 1985), p. 56.

[18] *Historic Resources Evaluation Report, El Pueblo La Placita Block* (Myra L. Frank & Associates, March, 2000) p. 10.

ARCHITECTURAL EVALUATION

Antique Block

The Antique Block of the El Pueblo de Los Angeles Historic Monument in Downtown Los Angeles contains three buildings owned by the County of Los Angeles and listed on the National Register of Historic Places and the California Register of Historical Resources. The ell-shaped configuration of the Vickrey Brunswig Building at 501 North Main St., the Brunswig Annex Building at 502 New High St./111 Republic St. and the Plaza House at 507-11 N. Main St. is located on the east side of North Main Street, across from the main plaza area. Arcadia Street and the Hollywood Freeway separate the City- and County-owned asphalt parking lots at the southern end of the project site from the Los Angeles Civic Center and the downtown financial district. From the west, Spring Street overlooks the County owned parking lot that once contained the Brunswig Drug Laboratory and the Brunswig Garage. A recently landscaped area occupies the land between the north side of the Plaza House and the historic Plaza Catholic Church and Rectory. The Old Brunswig Warehouse, most recently a County Superior Court building, historically stood on this fenced-in, landscaped lot, and was demolished in 2001. Two narrow roads, Republic Street and New High Street, divide the Antique Block, separating the parking lots to the south and the west from the buildings, the park and the church.

In 2000 protective plywood panels were installed over most of window and door openings in the south and east elevations of all three building. On March 26, 2003 several of these panels were removed to facilitate the inspection by Carey & Co. of representative bays for each elevation to complete the evaluation of the buildings.

The Vickrey Brunswig Building

Exterior

The Vickrey Brunswig Building is tallest of the three extant structures at five stories and full basement, and stands at the corner of North Main Street and Republic Street. This High Victorian Italianate styled, unreinforced brick masonry structure presents two public street front facades, and two party walls adjacent to the other two buildings. A scored concrete sidewalk runs along the base of the southern and eastern facades with a historic glass block set in concrete section, eight blocks wide at the Republic Street sidewalk.

Major Elevations

East Elevation at North Main Street
Rating: Significant
Condition: Fair to Poor

The primary elevation of the Vickrey Brunswig Building faces east toward North Main Street. Engaged brick pilasters, starting at the second level, organize the five story painted plaster over brick facade into three vertical bays. Two bays of equal width flank the wider central bay. Molded cast iron stringcourses denote the floor levels on the elevation. Decorative cast iron capitals accent the connection of the stringcourses and the pilasters at the second, third, and fourth floor levels. A brick parapet, accented with non-contributing styrofoam faux details, caps the facade.

Many of the original details and configurations of the building were removed or significantly altered during the 1948 renovation from commercial and residential occupancy to County of Los Angeles offices. At this time, the three storefronts at the ground level were removed. The southern two storefronts were infilled with concrete walls penetrated by two window openings. The concrete walls stand slightly back from the brick surface of the facade. No windows remain in the charred openings, only the unadorned wood frames indicating window divisions of three-over-three at the south and four-over-four in the center remain. The third historic storefront at the north end contains the modern entrance to the Vickrey Brunswig Building. Non-contributing wood double doors and a window opening above them penetrate the recessed concrete entrance construction.

Each floor presents a similar window system with only slight variations. In general, the upper four floors maintain a consistent rhythm of one opening in the outer two bays and two in the central bay. An exception to the rhythm occurs at the fifth floor, here the central bay window openings are further divided into four narrow windows, rather than two larger openings. Segmented arches accent the openings at the second and fourth floors, while the third floor features a straight header. Each opening at the fifth floor features an arched header with an arched cast iron decorative rail above.

The second and fourth floors feature the same decorative window surrounds. The recessed tripartite window frames at the outer bays separate and border the wood double-hung one-over-one windows with fluted wood pilasters featuring carved capitals and bases. The segmented arch above the windows contains a wood panel accented with an additive floral design. The windows at the central bay present the same articulation with only two windows. Both the three wood double-hung, one-over-one windows at the third floor outer bays and the two wood double-hung, one-over-one windows at the central bay are separated and flanked by wood fluted and turned engaged columns featuring carved capitals and bases. At the fifth floor the arched openings

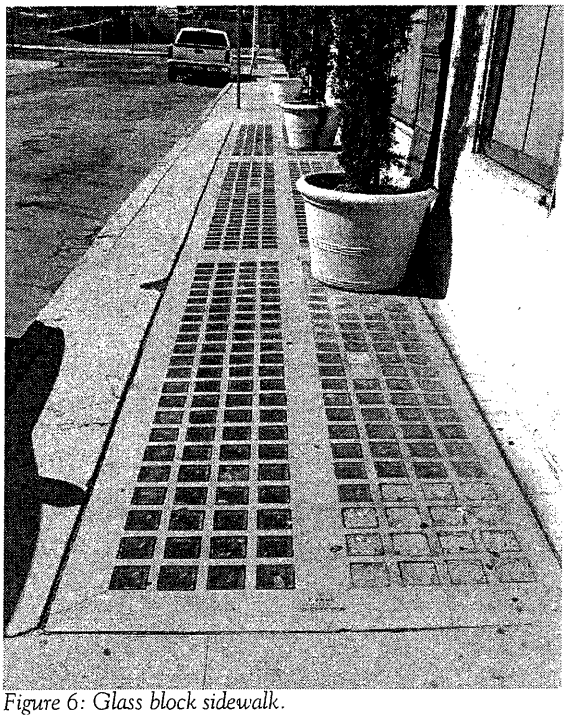


Figure 6: Glass block sidewalk.

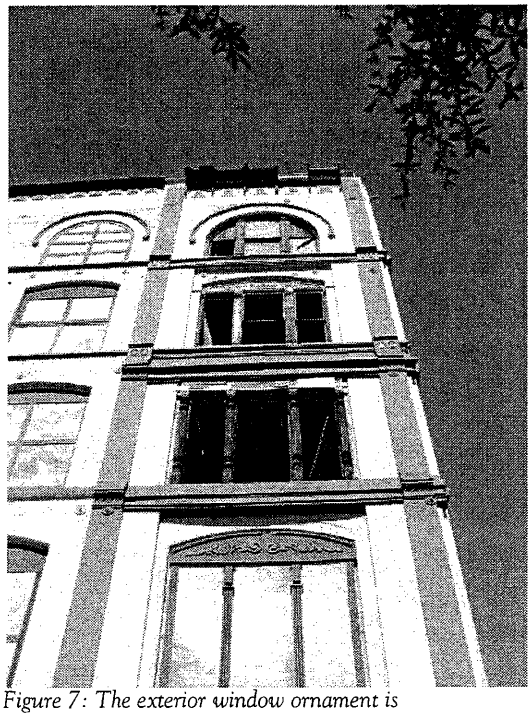


Figure 7: The exterior window ornament is different on each floor of the Vickrey Brunswig.

contain three wood double-hung, one-over-one windows, divided and framed by fluted wood pilasters with carved capitals and bases. The upper sashes of the fifth floor windows are arched to fit within the openings.

Very Significant features include:
- Brick load bearing walls
- Window openings' size and proportion

Significant features include:
- Cast iron belt courses
- Brick parapet
- Brick engaged pilasters
- Arched cast iron decorative rail
- Decorative wood window surrounds

South Elevation at Republic Street
Rating: Significant
Condition: Fair to Poor

The south facing Republic Street elevation presents four unequal bays divided by engaged brick pilasters beginning at the second floor. Similar to the east elevation, cast iron belt courses identify the floor levels, yet the majority of the detailing is greatly simplified. The easternmost bay maintains the wide molded cast iron stringcourses and decorative iron capitals of the North Main elevation, whereas the remaining bays feature a thin, relatively flat stringcourse and no capitals. A brick parapet with non-contributing styrofoam cornice details completes the south elevation.

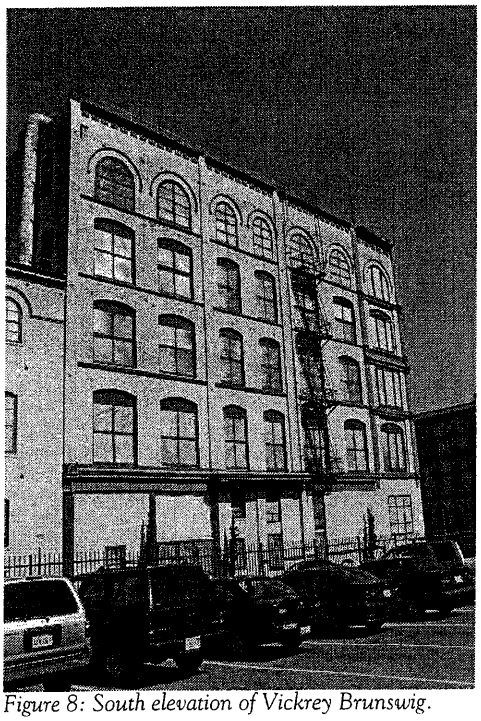


Figure 8: South elevation of Vickrey Brunswig.

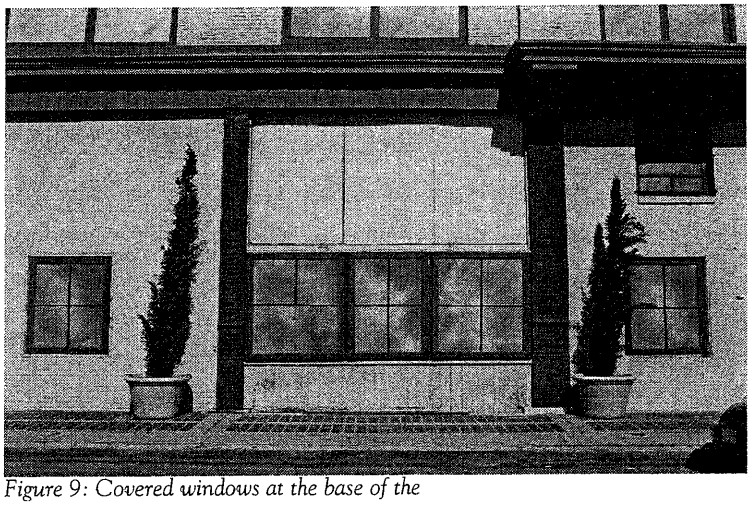


Figure 9: Covered windows at the base of the Vickrey Brunswig south elevation.

The easternmost bay acts as an anomaly to the articulation of the southern facade, as its detailing, openings, and finishes above the ground floor are identical to the outer bays of the east elevation. The ground floor features a concrete infilled historic storefront with an unadorned wood frame three-over-three window opening. No window units remain in the ground floor window opening.

The remaining three bays present two wide bays flanking a thinner central bay. An ornate cast iron belt course runs across the three bays between the first and second floor with the central piece extending into a canopy over the historic entrance at the center bay. The reconfigured wall beneath the canopy features three bricked-in recesses and four rectangular window openings with remnants of wood framed double-hung windows. The eastern flanking bay presents three basement windows at the sidewalk with segmented arched headers. Two recessed openings penetrate the wall above the westernmost basement window. Three cast iron pilasters divide the western flanking bay into two sections. The east section features vertical wood siding beneath six window opening stacked three-over-three. A rectangular window opening penetrates the painted brick wall of the westernmost bay at the ground floor.

The upper floors of the south elevation feature paired wood double-hung, one-over-one unadorned windows. Two openings with a segmented arched header punctuate each of the western three bays at the second, third, and fourth floors. The fifth floor bays feature two arched windows with decorative arched cast iron rails mounted to the wall above. Many of the windows remain in poor condition with missing elements and in some cases the entire window unit no longer survives. A metal fire escape hangs on the elevation on the east side of the central engaged pilaster. Several painted wall anchors are attached at various location on the facade.

Very Significant features include:
- Brick load bearing walls
- Window openings' size and proportion

Significant features include:
- Cast iron belt courses
- Brick parapet
- Brick engaged pilasters
- Arched cast iron decorative rail
- Decorative wood window surrounds

Minor Elevations
West Elevation at New High Street
Rating: Contributing
Condition: Fair to Poor

North Elevation facing the Plaza Catholic Church
Rating: Contributing
Condition: Fair to poor

Only a portion of these elevations are visible from the exterior, as they both serve as party walls to the adjacent structures. The elevations feature unadorned painted brick surfaces with several brick infilled window openings. Combination fixed and hopper ten-lite rectangular steel windows replaced all original windows where the openings were not infilled. A single-lite over a single-panel metal door penetrates the west wall at the fifth floor providing access to the metal fire escape. Non-contributing pipes and ducts are exposed on both elevations.

Significant features include:
- Brick load bearing walls
- Brick parapet

Contributing features include:
- Scar trace of original window openings

Interior
The approximately 36,000 square-foot load-bearing, unreinforced brick masonry Vickrey Brunswig Building stands five stories tall with a full basement. Heavy timber posts frame the building in conjunction with wood beams, purlins and decking. The existing floor configurations and most finishes remain from the 1948 remodel done by the County of Los Angeles, with the exception of the double-hung wood window frames which are original to the building. At the east end of the north wall a cast iron stair with metal clad fire doors at each floor, adjacent to a non-functioning elevator introduced in 1948, provides the vertical circulation for the building. Much of the building's interior has been subjected to severe fire and water damage, primarily evident at the first, second and fifth floors.

Basement
Rating: Contributing
Condition: Poor

The full basement features a large open room with a low, nine-and-one-half foot ceiling height. A thin concrete slab on grade serves as the floor finish. Four-inch-thick raised, rectangular concrete pads, most likely used for added strength at storage shelving locations, cover much of the floor area. Exposed wood beams and joists, with visible floor sheathing above, form the ceiling plane. Many pipes and electrical conduits run exposed along the wood framed ceiling. Metal industrial light fixtures attached directly to conduit once illuminated the space. Three alcoves at the southwest corner, featuring brick masonry piers with granite block insets (figure 10), provide natural light to the room through the glass block sidewalk above (figure 11). A small enclosure, in poor condition, at the center of the west wall houses the dumbwaiter shaft (figure13). Two metal clad doors penetrate the west brick party wall, allowing entry to the annex basement. A gypsum-board covered stud wall separates the eastern area from the rest of the basement. Traces of four non-contributing room divisions within the eastern section remain, yet their walls and wood doors exhibit severe deterioration. Concrete walls, aligned with the exposed brick exterior walls, form several small alcoves beneath the sidewalk at North Main Street.

Significant features include:

- Glass block light wells

Contributing features include:

- Wood post and beam structure
- Masonry piers with granite block insets
- Dumbwaiter enclosure

First Floor and Mezzanine

Rating: Contributing

Condition: Poor

The first floor has been exposed to extreme fire damage that left little of the historic material intact (figure 12). However, the general plan layout can still be surmised from the remains. An ell-shaped double height room serves as the entry lobby, as remodeled by the County, at the northeast corner of the ground level. The lobby features the remnants of a tile floor, a wood stud wall with engaged round heavy timber post and beams, and a pendant fluorescent light. The elevator shaft stands along the north wall in the center of the space. One doorway penetrates the west wall, leading to the stairwell, and the other doorway in the south wall opens to the double height volume that fills the front half of the first floor.

From the front room the window configuration of the infilled historic storefronts at the east wall is visible. A three-over-three wood frame window opening to the south and a four-over-four wood frame window opening

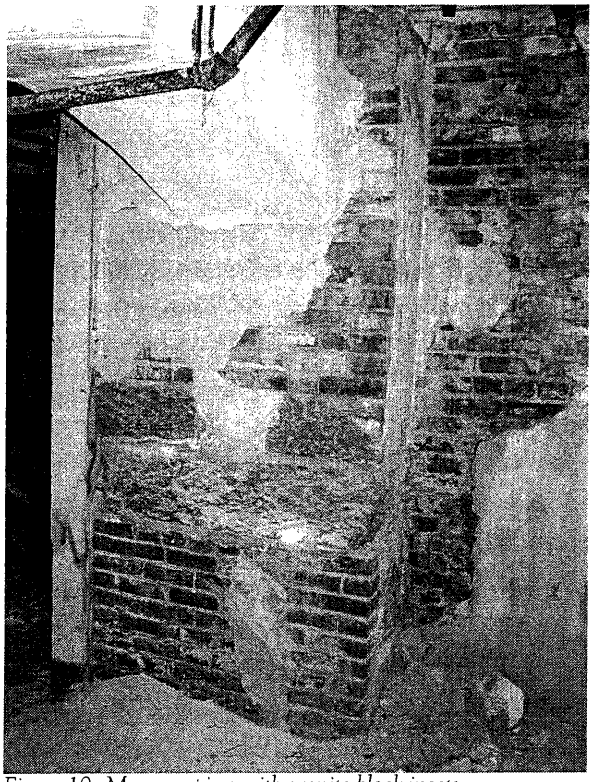


Figure 10: Masonry piers with granite block insets.

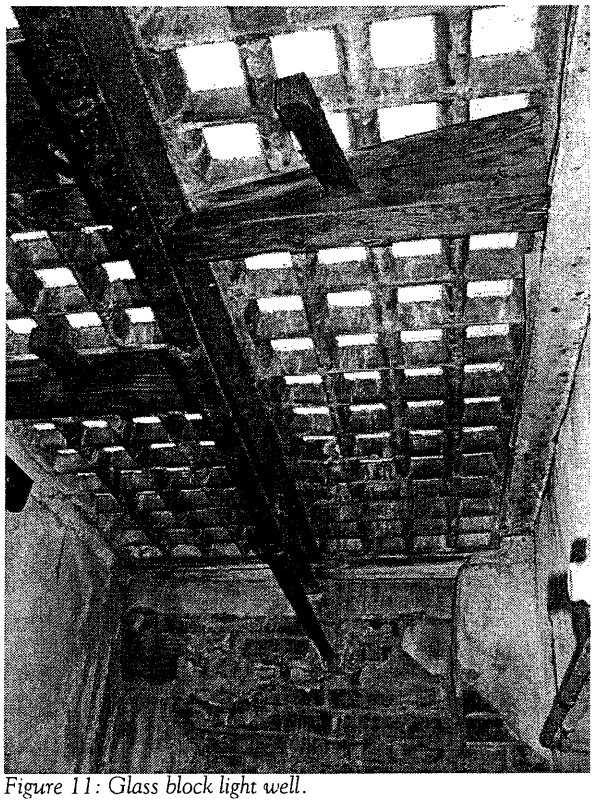


Figure 11: Glass block light well.

at the center punctuate the east wall. Several modern partition walls stand charred by fire, and rubbish covers the deteriorating floor. A rusted pendant fluorescent light hangs from the ceiling.

At the southwest corner a rectangular room occupies the area below the mezzanine. This room, somewhat less damaged by fire, features a low, exposed wood frame ceiling, plaster on lath wood stud partition walls, a tiled floor, and metal bars over the boarded up window openings. Framed wood panels form the wall beneath the three window openings at the south of the room. Only a portion of one wood double-hung window remains. The wood trimmed and metal clad dumbwaiter enclosure stands against the west brick party wall. One doorway, without a door, provides entry into the annex basement.

The mezzanine, constructed during the 1948 renovation, endured the most severe amount of fire damage, rendering it unsafe for occupation. The mezzanine runs along the north, west, and part of the south walls, and features a bridge with a charred wood handrail over the open room below. Historically, it overlooked the open space of the first floor front room. Various rooms exist at this level along the perimeter of the building.

Beyond the infilled historic storefronts, structural elements, wood paneling and flooring, and dumbwaiter enclosure, little else remains evident in this room.

Significant features include:

- Ceiling height

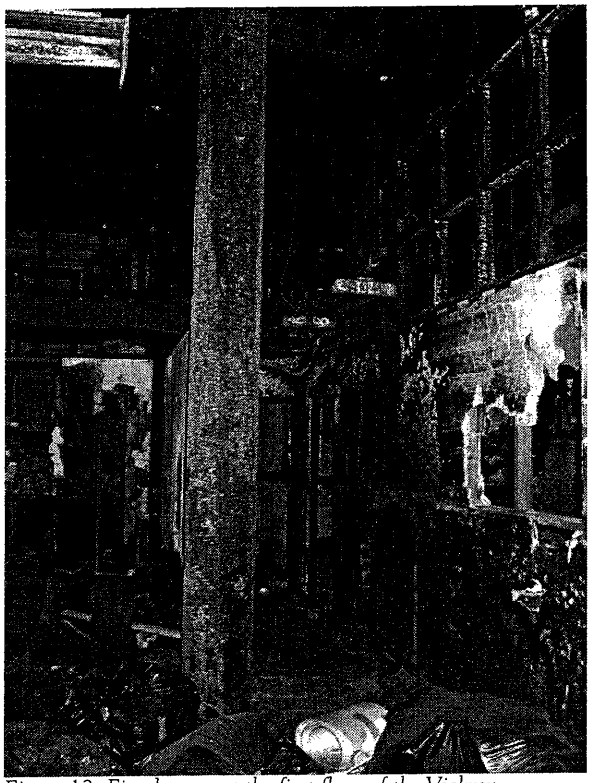


Figure 12: Fire damage at the first floor of the Vickrey Brunswig Building.

Figure 13: Dumbwaiter enclosure.

Contributing features include:

- Wood post and beam structure
- Heavy timber columns
- Dumbwaiter enclosure
- Wood paneling beneath the south wall windows
- Wood flooring (beneath the asbestos tiles)

Second and Third Floors

Rating: Contributing

Condition: Poor

The second and third floors, reconfigured in 1948, each feature a lobby for the vertical circulation at eastern end of the north wall. Office rooms, with a high painted wood frame ceiling, occupy the front, eastern section, of each floor. From the lobby, a corridor runs to the west party wall, providing access to rooms at both its north and south sides, and to the corresponding floor of the Annex. Pendant fluorescent lights are found throughout the second and third floors. Much of these levels have suffered extreme fire and water damage, leaving most historic material in poor condition. Conditions are progressively worse moving from the northwest towards the southeast of the floor.

The lobbies each feature a crumbling asbestos tiled floor, painted plaster finished walls with a flat profiled wood baseboard, and a plaster finished ceiling. A wood veneer encased column, at the second floor, reveals the historic dark wood finish that had been covered by layers of peeling paint. The second floor presents the only historic wood panel finishes in the building, although it had been damaged by fires (figure 14). The four front rooms, as well as the rooms along the east side of the south wall, each display decorative wood paneling at the walls and ceilings.

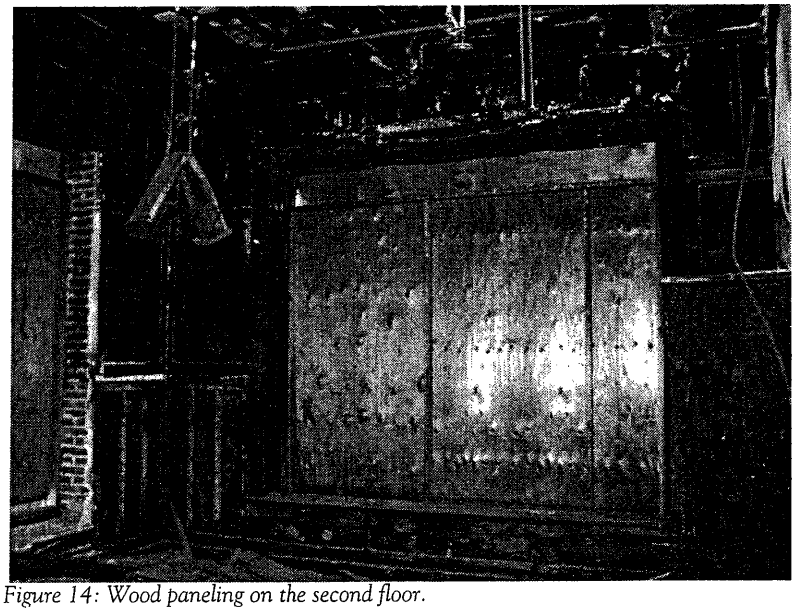


Figure 14: Wood paneling on the second floor.

None of the original windows remain in the east wall at the second floor, just remnants of the frames. Only three rectangular, double-hung, one-lite over one-lite wood windows remain in the third floor east wall. The rest of the windows have been lost to neglect, vandalism and fire. The significant rectangular, profiled wood window surrounds encase three openings in each the north and south bays of the east wall. The central bay maintains two separate rectangular window frames each with two window openings.

Wood partial height partition walls from 1948, some including transom windows, subdivide the open rooms along the south wall. Used as offices by the County, these rooms display exposed wood frame ceilings, painted plaster on brick or lath walls, and crumbling 9" x 9" asbestos tiled floors. Flat profiled wood baseboards run along the walls. Partial height, freestanding wood paneled closets found in room corners are typical of the second and third floor. The south wall features pairs of double-hung wood windows with profiled wood trim surrounds, although few windows remain intact. Doors typical to these floors include paneled wood door, doors with a single-lite over a wood panel, and doors with hopper transoms above.

Plaster on lath walls define the rooms at the center of the floors, which feature finishes typical to the building. The corridors, west of these rooms, present tiled floors with plaster on lath walls and ceilings. Finally, non-functioning restrooms occupy the north side of the floors. No significant features or finishes were noted in these windowless rooms at the second floor, except for the painted plaster finished exterior brick walls. At the third floor, the rooms along the north wall feature non-original rectangular ten-lite steel windows, as this level is above the height of the adjacent Plaza House.

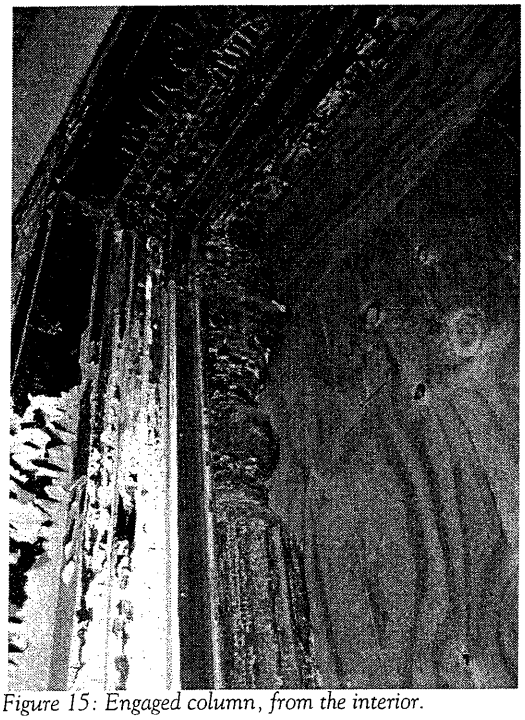


Figure 15: Engaged column, from the interior.

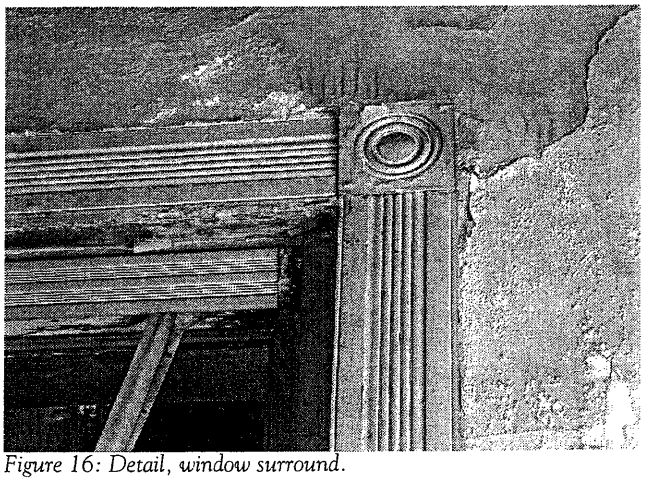


Figure 16: Detail, window surround.

Significant features include:

- Ceiling height
- Wood window molding
- Extant wood windows
- Wood paneling on walls and ceiling

Contributing features include:

- Wood post and beam structure
- Dumbwaiter enclosure
- Wood flooring (beneath the asbestos tiles)
- Exterior wood columns at third floor windows

Fourth and Fifth Floors

Rating: Contributing

Condition: Poor

The layout of the fourth and fifth floors feature a stair and elevator lobby adjacent to restrooms at the north, and offices at the east, south and west sides accessed from an internal corridor surrounding central rooms. The overall condition of both floors is poor due to neglect, fire damage, water damage (resulting from firefighting efforts and general water infiltration), and vandalism.

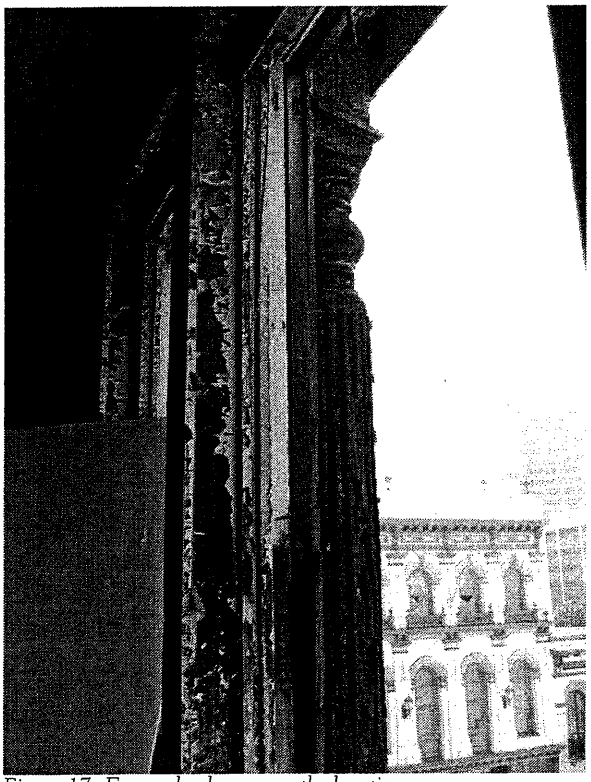


Figure 17: Engaged column, south elevation.

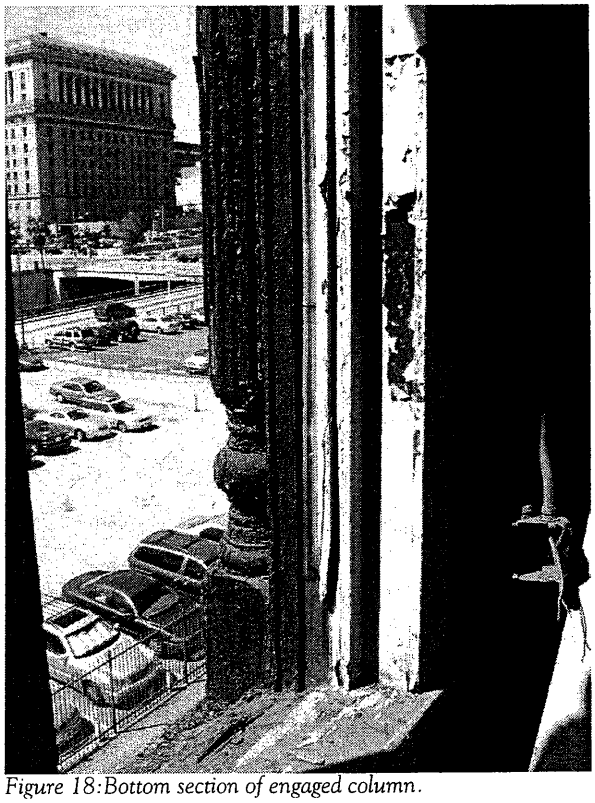


Figure 18:Bottom section of engaged column.

These levels display features typical to the building including pendant and ceiling mounted fluorescent lights, asbestos tiled floors, painted plaster finished walls, exposed wood ceilings, and flat wood trim at the wall bases and around door openings. Significant profiled wood trim surrounds the double-hung wood windows in the south wall. Only profiled wood trim at the sill accents the ten-lite steel windows in the north and west walls. Several rooms also display wood and plywood partial height partition walls. Typical doors include double-paneled wood, single-lite over one-panel wood, single-lite wood, two-panel wood with a transom above, and metal clad two-panel doors.

The northeastern floor areas have endured severe fire damage. No finishes remain on the wall and ceiling surfaces. Wood joists, studs, and brick masonry walls stand exposed and burnt. The crumbled tiles of the floors are covered in debris. Primarily empty window openings remain in the east wall. Rectangular openings penetrate the east wall at the fourth floor, and arches define the openings at the fifth floor. The southeastern windows remain in slightly better condition with extant remnants of the frames and window surrounds (figure 16). The double-hung wood windows on the south side of the fifth floor contain an arched lite in the upper sash, unlike the typical rectangular lites at the fourth floor. A dumbwaiter enclosure stands at the northwest corner of the southern room at each floor. The previously described wood partition walls subdivide the open rooms along the south wall.

The empty central room at the fifth floor features typical finishes, such as asbestos tiled floors, painted plaster finished walls, exposed wood ceiling and flat wood trim, whereas the two eight foot high interior rooms at the center of the fourth floor exhibit several non-contributing finishes. Glue-up tiles, covered in graffiti, clad the walls and ceiling. Traces of carpeting remain on the floor. A non-contributing hollow core wood door connects the two rooms.

Significant features include:
- Ceiling height
- Wood window molding
- Extant wood windows

Contributing features include:
- Wood post and beam structure
- Dumbwaiter enclosure
- Wood flooring (beneath the asbestos tiles)

The Brunswig Annex Building

Exterior

The Brunswig Annex stands three stories with a full basement, adjacent to the west wall of the Vickrey Brunswig Building at the corner of Republic Street and New High Street. Painted unreinforced brick masonry walls form all three visible elevations. The fourth wall is a shared party wall with the Vickrey Brunswig Building. The building maintains an industrial vernacular style with features that respond to the Italianate detailing of the Vickrey Brunswig Building.

Major Elevation
South Elevation at Republic Street
Rating: Significant
Condition: Fair

Four equal bays organize the simple three story Republic Street elevation. Each bay features one wide window opening at the ground level with a segmented arch lintel and a brick sill, a pair of rectangular wood double-hung, one-over-one window openings at the second level with segmented arch lintels and brick sills, and pair of semicircular stilted, wood double-hung one-over-one windows with brick sills at the third floor. The third bay from the west contains an entry in place of the typical wide window. Although obscured from view at the exterior, the building interior reveals the remains of two windows over double metal doors, that originally contained four lites each, at this entrance.

A decorative brick belt course runs along the painted brick facade arching over the third story windows, mimicking the detail at the fifth floor of the Vickrey Brunswig Building. A brick parapet caps the facade. The historic cornice at the parapet has been replaced by false decorative features. Star shaped steel wall anchors dot the facade along the ceiling levels at each floor. A metal fire escape hangs atop the western half of the second bay from the west, next to a rain spout.

Significant features include:
- Brick load bearing walls
- Window and door opening's size and proportion

Contributing features include:
- Brick belt courses
- Brick parapet

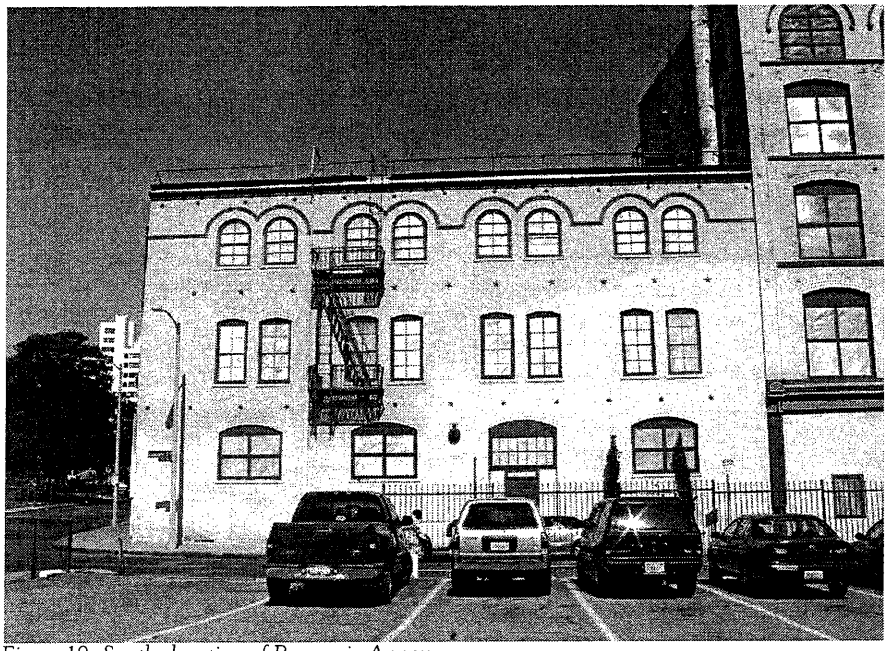


Figure 19: South elevation of Brunswig Annex.

Minor Elevations
West Elevation at New High Street
Rating: Contributing
Condition: Poor

The rear, west elevation features little architectural detailing, but a significant amount of alteration. The paint on the brick is uneven and flaking off. The asymmetrical organization of the facade presents a non-contributing recessed entrance at the north end with two paneled metal double doors. A square steel six-lite awning window penetrates the brick infill of two historic window openings in the wall at the second floor above the entry. Two larger ten-lite steel windows occupy the infill of two historic window openings at the center of the second level. The third window at the south end of the second floor remains in an historic opening with an arched lintel, but the window is in poor condition and now contains an air conditioning unit. Two original round arched double-hung wood windows punctuate the brick wall at the center of the third floor. To the north, the facade features a second square six-lite steel window aligned directly above the one at the second floor. An unadorned brick parapet that steps up to the north completes the west facade.

Significant features include:
- Brick load bearing walls
- Original window openings and proportions

Contributing features include:
- Brick belt courses
- Brick parapet
- Scar trace of original window openings

Figure 20: Window openings and surround.

North Elevation facing the Plaza Catholic Church
Rating: Contributing
Condition: Poor

The north elevation stands facing the recently landscaped area to the south of the Plaza Catholic Church. This painted brick facade exhibits scar traces from three previously attached floor levels of the fourth bay of the Annex that was demolished prior to 1949 (Peterson). Only one window opening remains in the north elevation at the first level toward the center. This opening features a segmented arch lintel and a boarded up wood window frame. More than ten brick infilled openings mark the facade at various levels. The paint only partially remains on the surface, as much of it has flaked off, exposing the brick. An unadorned parapet, stepped toward the west, caps the facade.

Significant features include:
- Brick load bearing walls

Contributing features include:
- Brick parapet
- Scar trace of original window openings

Interior
The three story unreinforced masonry brick structure also features a full basement. The interior structure consists of a wood post and beam system with wood purlins and sheathing at the floors and ceilings. In 1948 the County inserted a new split-level metal stair in the northwest corner of the rectangular building to serve the entire Annex, including the fourth bay with its unaligned floors. The fourth bay was soon demolished, but the stair and its split-levels remain. Each level of the Annex is accessible from the corresponding level in the Vickrey Brunswig Building.

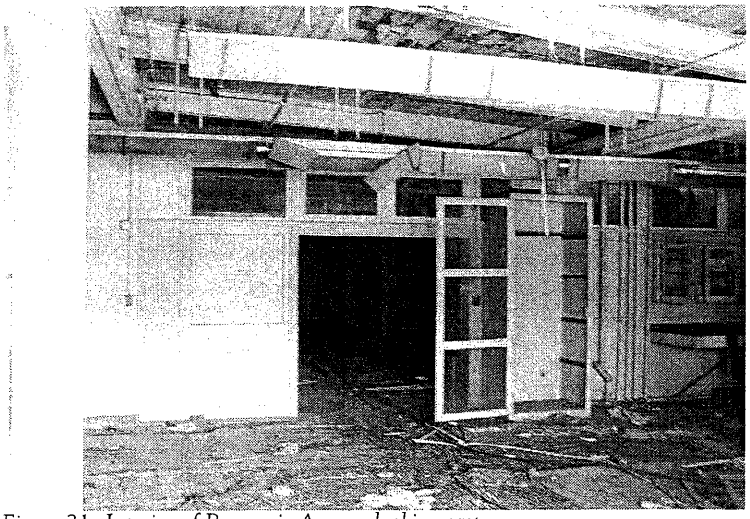


Figure 21: Interior of Brunswig Annex, looking east.

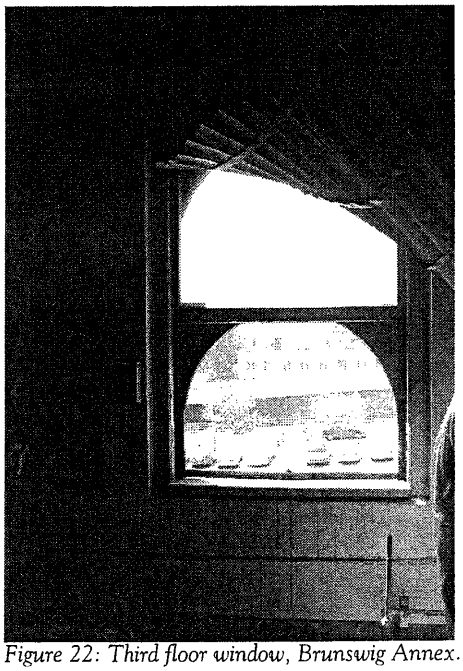


Figure 22: Third floor window, Brunswig Annex.

Basement
Rating: Contributing
Condition: Poor

The open basement of the Annex features a low ceiling height with exposed wood beams and sheathing. Numerous metal pipes and conduits hangs from the ceiling plane. The thin, dirt-covered concrete floor supports the wood column grid. Plaster on lath finished wood stud walls form an enclosure in the northwest corner of the room, encasing two of the wood columns. Original light well alcoves along the south and west walls have been enclosed with concrete above. The basement features only three doors: one double panel wood door to the northwest enclosure, and two metal clad doors to the Vickrey Brunswig basement.

Contributing features include:
- Infilled light wells
- Wood post and beam structure

First Floor
Rating: Contributing
Condition: Poor

The first floor of the Annex features one large open room with a small stud wall enclosure at the southeast corner. A chain-link fence separates the west half of the room. Asbestos tiles clad the floor of the double height room with pendant fluorescent lights hanging from the exposed wood ceiling. One open doorway in the plaster-clad brick party wall links the Annex to the Vickrey Brunswig first floor. The partially painted brick south wall displays charred, double metal-clad exterior doors with windows above and an arched wood window frame to the west.

Contributing features include:
- Wood floor (beneath the asbestos tiles)
- Wood windows and openings
- Double doors and opening
- Wood post and beam structure

Second and Third Floors
Rating: Contributing
Condition: Poor

The rectangular second and third floors of the Annex present little significant material. Asbestos tiles finish the floors, and painted plaster coats the brick exterior walls. Painted plaster on lath stud walls subdivide the floor areas. The ceilings feature painted exposed wood structure atop wood posts with metal capitals. Double-hung wood windows (figure 20), as well as steel sash windows, penetrate the south and west walls. At the third floor a wood and plywood partition wall divides the Annex from the Vickrey Brunswig.

Significant features include:

- Wood windows and openings
- Window moldings

Contributing features include:

- Wood floor (beneath the asbestos tiles)
- Wood columns with metal capitals
- Wood post and beam structure

The Plaza House

Exterior

The Plaza House is two stories with a full basement, and stands adjacent to the north wall of the Vickrey Brunswig Building facing North Main Street and the Plaza. Built in the High Victorian Italianate style, much of the exterior detail has been removed. Most of the material loss can be attributed to the 1948 alterations by the County of Los Angeles, as well as to vacancy and vandalism. A recent fire damaged the upper sections of the building, and the roof system was completely destroyed. The building's site consists of a scored concrete sidewalk at the east side and a fenced in landscaped lot at the north and west sides.

Decorative plywood panels, like those on the Vickrey Brunswig Building and the Brunswig Annex, cover the lower section of the east elevation, obscuring significant details such as the historic storefronts and window openings. Plain plywood now covers the second floor windows; the decorative panels were destroyed by the November 2002 fire. Conditions beneath the plywood panels were evaluated on March 26, 2003.

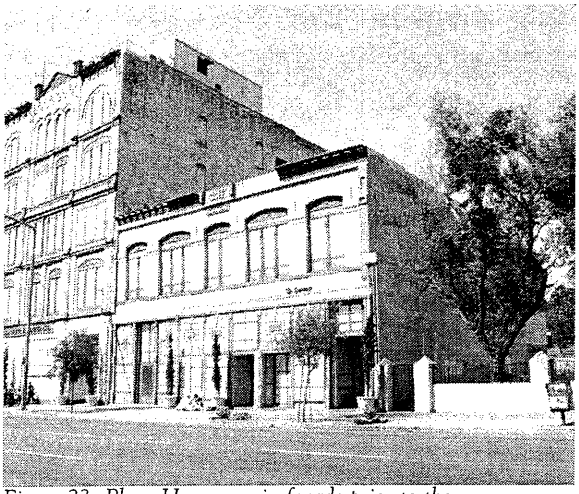


Figure 23: Plaza House, main facade prior to the November 2002 fire.

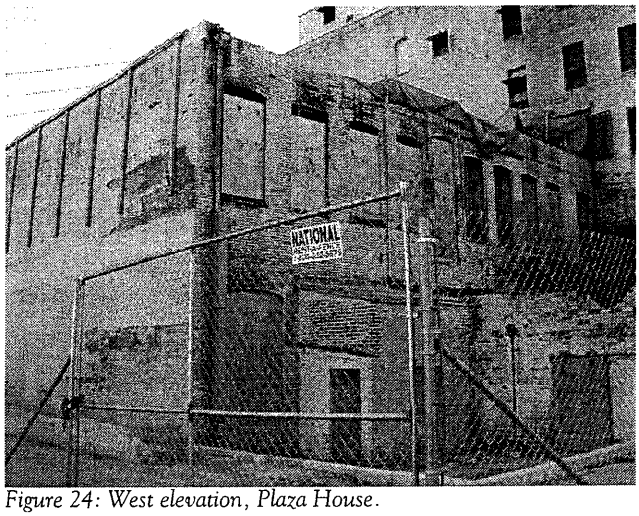


Figure 24: West elevation, Plaza House.

Major Elevation
East Elevation at North Main Street
Rating: Significant
Condition: Fair to Poor

The painted stucco over brick front facade features a two-story elevation with three recessed entries at the ground floor and five window openings at the second level. The building rests on a significant continuous granite sill at its base. The eight narrow, painted, decorative cast iron columns divide the historic storefronts. Two wide cast iron columns, also painted, stand at the north and south ends of the ground floor. At the second floor a continuous brick sill runs underneath the windows and across the base of the piers in between the openings. Five wood, rectangular double-hung windows fill a series of openings with segmented arch lintels that form an alternating rhythm of narrow openings flanking wider openings. Rectangular, fixed six-lite transom windows top these openings. A thick plaster belt course runs across the facade, arching over each window. This plaster course hides the original thin molded course underneath. Two plastered engaged pilasters terminate the second floor courses at the north and south ends. A brick parapet completes the existing facade.

Very Significant features include:
- Brick load bearing walls
- Window opening's size and proportion

Significant features include:
- Cast iron columns
- Brick parapet
- Granite block base

Contributing features include:
- Recessed entrances at the ground level

Minor Elevations
North Elevation facing the Plaza Catholic Church
Rating: Contributing
Condition: Poor

Historically a party wall, the north elevation lacks any architectural ornamentation or openings. The brick facade exhibits several layers of paint and reveals traces of wall advertisements. Wood strong backs fall vertically down from the roof; they were installed to secure and support the temporary roof covering after the November 2002 fire. The elevation's brick parapet steps down toward the west side of the Plaza House. Two non-contributing brick sheds stand adjacent to the north facade attached to the west elevation. One shed sustained some damage in the recent fire.

Very Significant features include:
- Brick load bearing walls

Significant features include:
- Brick parapet

West Elevation facing New High Street
Rating: Contributing
Condition: Poor

The unadorned painted brick west elevation features one boarded up entry with a segmented arch lintel at the ground level and ten openings with segmented arch lintels and brick sills at the second level. The non-contributing brick sheds in front of the elevation obscure the view of most of the ground level and the southernmost window at the second floor. Only the northernmost two-lite over two-lite double-hung wood window remains uncovered. Plywood fills the eight other window openings and the one doorway with a transom above in the center of the second level. A simple brick cornice caps the elevation with three remaining brick chimneys rising above the roofline. The damaged sustained to the exterior of the building in the November 2002 fire is most evident at this elevation. A portion of the brick parapet at the north corner has fallen into the structure, and the second floor windows are visibly damaged.

Very Significant features include:
- Brick load bearing walls
- Window and door openings' size and proportion

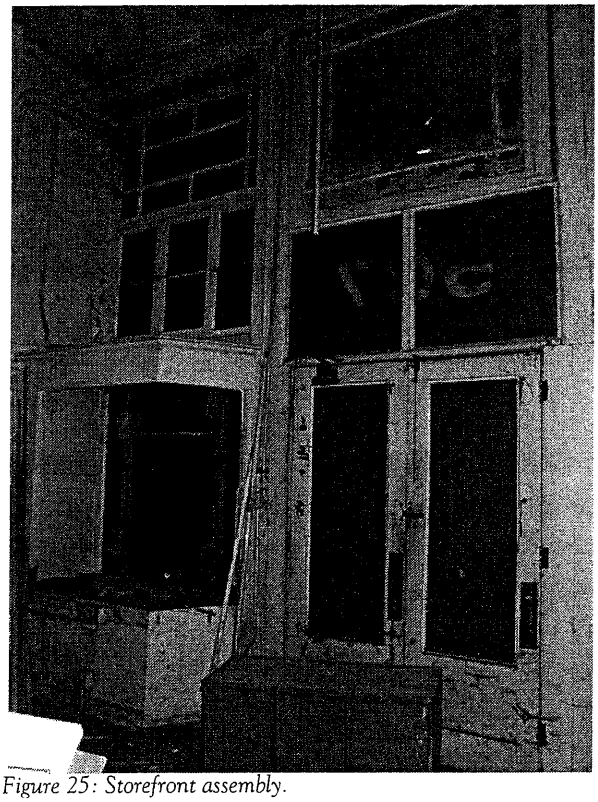


Figure 25: Storefront assembly.

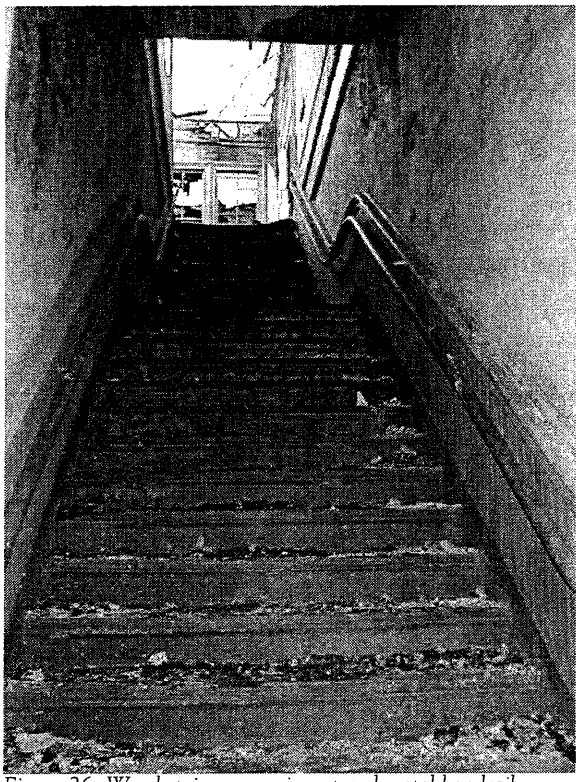


Figure 26: Wood staircase, wainscot and metal handrail.

Significant features include:
- Brick parapet

Contributing features include:
- Brick cornice
- Brick chimneys

Interior
The Plaza House features an interior wood post and beam structure in conjunction with exterior load-bearing unreinforced masonry brick walls. Three historic commercial spaces, each with a full basement beneath, form the ground level. The second floor maintains its historic configuration of a boarding house. A stair at the north end, with direct street access, leads to the second level.

Basement
Rating: Contributing
Condition: Poor

Two exposed brick walls penetrated by one opening each subdivide the basement into three rectangular rooms. One brick wall running only a portion of the building length encloses the narrow north stair hall. A transverse non-contributing vertical wood plank wall divides the south central room in half. Non-contributing wood stairs provide access to the first floor in both the north and south rooms. A thin concrete slab on grade forms the floor surface, and exposed beams and floor joists create the ceiling plane. Metal pipes and conduits run along the ceiling surface, where hanging light bulbs once illuminated the basement. Traces of infilled light wells remain on the west wall, and a coal shoot remains on the southeast wall.

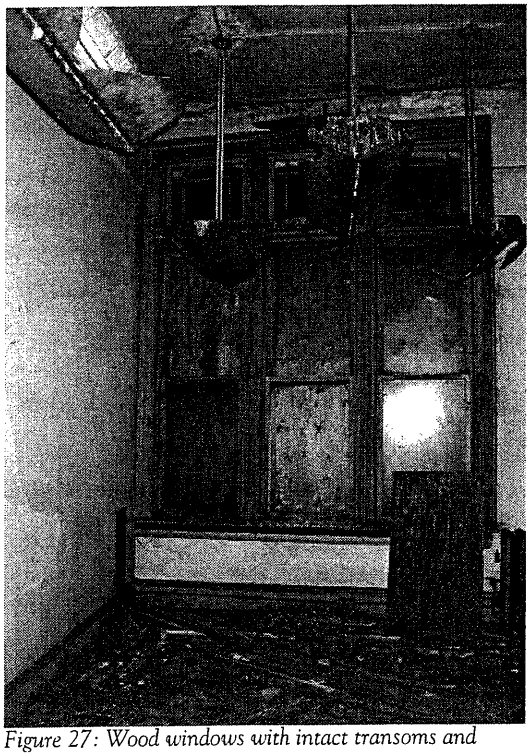


Figure 27: Wood windows with intact transoms and surrounds.

Figure 28: Fireplace and intact surround.

Very Significant features include:
- Brick dividing walls

Significant features include:
- Stair locations

Contributing features include:
- Infilled light wells
- Wood post and beam construction

First Floor
Rating: Significant
Condition: Poor

The ground floor consists of three commercial spaces and a stair well. Most of the original finishes of the commercial spaces have been removed or covered up. Today these double-height, open rooms display asbestos tile floors, glue-up tile ceilings, painted plaster on brick walls, painted plaster on wood stud walls, flat profile wood baseboards, and Art Deco pendant fluorescent lights. Historic wood sheathing can be seen beneath the acoustical ceiling tiles. In the southernmost room, some significant wood tongue-and groove floors remain. Each commercial space maintains some of its historic storefront configuration at the front, east wall. These configurations include multi-lite fixed wood windows, display areas, single-lite over one panel wood doors, and transoms (figure 25). Non-contributing brick additions stand at the back of each commercial space. A wood framed mezzanine in poor condition occupies the west end of the south room.

Figure 29: Skylight in the main hall, prior to November 2002.

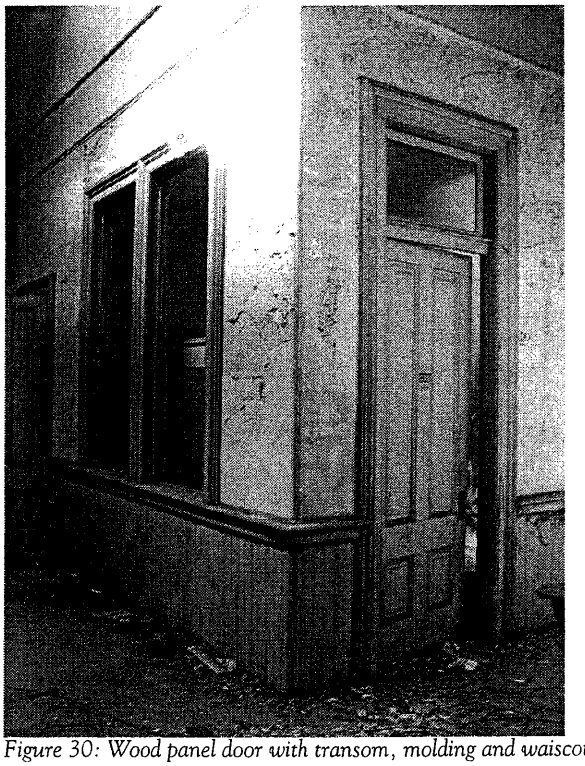


Figure 30: Wood panel door with transom, molding and waiscot.

Scar traces of arched openings to the central room mark the room's north wall. Two four-panel wood doors with profiled surrounds punctuate the west wall of the middle room. The north commercial space features a stud wall enclosure around the basement stair and an empty doorway to its rear addition. The November 2002 fire apparently started in this space, and the floor at the rear has been seriously burned. A portion of the parapet wall on the west elevation has fallen through the floor here. The fire burned up the west wall to the second floor, and the ceiling above has a large hole as a result.

The stair hall occupies the north end of the building's ground floor (figure 26). A three-panel over one-lite over one-panel wood door with a fixed nine-lite wood window above opens to the stairway from the recessed entry. The six foot wide wood stair features a landing at the middle of the stair climb. A vertical wood paneled wainscot with a profiled wood cap runs along the stair, curving at the landing in conjunction with the round metal handrail. The walls and ceiling are finished in painted plaster.

Very Significant features include:
- Stair hall and wood staircase
- Wood wainscot and metal handrail in the stair hall
- Ceiling heights
- Division of commercial spaces

Significant features include:
- Storefront elements, including doors and windows

Contributing features include:
- Entry door and window above at stair hall
- Four-panel wood doors in the west wall
- Wood tongue-and-groove floor
- Scar trace of arches on interior walls

Second Floor
Rating: Very Significant
Condition: Poor

The second floor features a significant amount of original finishes and construction, with only a few alterations from the 1948 County renovation. All ancillary rooms and hallways are organized around the main central hall, which was covered by a large glass and steel skylight prior to the 2002 fire (figure 29). This primary rectangular room runs lengthwise north to south, and presents examples of all the significant features found on the floor. All wood features are heavily coated in paint. A vertical tongue-and-groove wood wainscot runs along all the exterior plaster over brick and interior plaster over lath wood stud walls. The profiled wood cap of the wainscot serves as the sill for the double-hung two-lite over two-lite wood interior windows. Profiled wood molding surrounds the paired windows (figure 27). A beaded decorative wood picture rail accents the walls above the windows. Four-paneled wood doors some with transoms above open into the rooms off the main hall (figure 30). Non-contributing steel beams brace the walls beneath the

previous location of the historic skylight. A wood, plywood, and glass partition wall from 1948 defines a non-original room at the south end of the main hall. The entire roof system was destroyed in the November 2002 fire, and a temporary roof of plastic tarps was installed shortly after. The tarps have come loose, exposing the building to the elements.

All rooms directly off the main hall feature windows looking into the central space. The outer rooms on the east side present paired double-hung wood windows with six-lite fixed wood windows above. Single double-hung wood windows illuminated the outer rooms at the west side. Most interior rooms do not feature wainscot as in the hallway, but instead accent the wall with a profiled wood baseboard. A boarded over wood door with a fixed nine-lite transom above penetrates the west wall at the end of the central hallway. Two corner rooms on the north side contain brick fireplaces, one with an intact pressed metal surround (figure 28), and several rooms feature small single skylights. Finally, two rooms southwest of the main hall present restrooms from the 1948 renovation.

Various interior elements have sustained both fire and water damage on this floor, including floors and window and door surrounds.

Very Significant features include:
- Main hall and original plan layout
- Skylights
- Ceiling heights
- Wood wainscot
- Wood panel doors, transom, and molding
- Wood windows and molding
- Wood exterior door, transom, and molding
- Wood baseboard
- Wood picture rail

Significant features include:
- Fireplaces and surrounds
- Door and window hardware

Contributing features include:
- Painted plaster wall finish
- Wood floor (beneath the asbestos tiles)

CONDITIONS

VICKREY BRUNSWIG BUILDING AND THE BRUNSWIG ANNEX
EXTERIOR CONDITIONS

East (Main) Elevation

The main facade of the Vickrey Brunswig Building is partially obscured at the openings by the faux finished plywood panels installed in 2000 to enhance the building's appearance, making it difficult to discern the entire exterior condition of the building (figure 31). The window openings have been fully infilled with faux finishes, and the entry door has been replaced with a modern wood door. The original cornice was removed in 1971 and replaced with a Styrofoam imitation, which today remains only partially complete.

After the county temporarily removed the plywood obstructions from representative bays on the building's elevations on March 26, 2003, Carey & Co. was able to fully evaluate the condition of the window openings and their surrounds.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which has led to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the buildings, individual masonry units have begun to delaminate, disaggregate and experience general loss of material. This is evident where the coating has been lost, exposing the bricks beneath (figure 33).
- Mortar loss. The mortar joints are generally in fair condition with moderate areas of deterioration. Deterioration includes areas of cracked, loose and missing mortar.

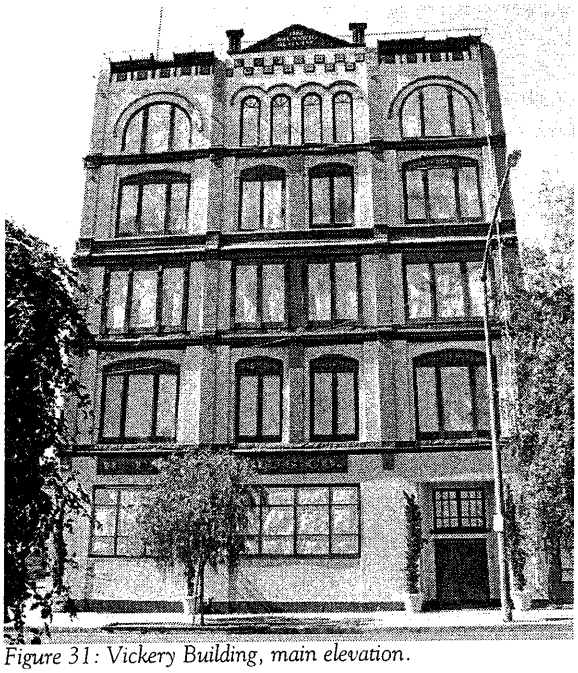


Figure 31: Vickery Building, main elevation.

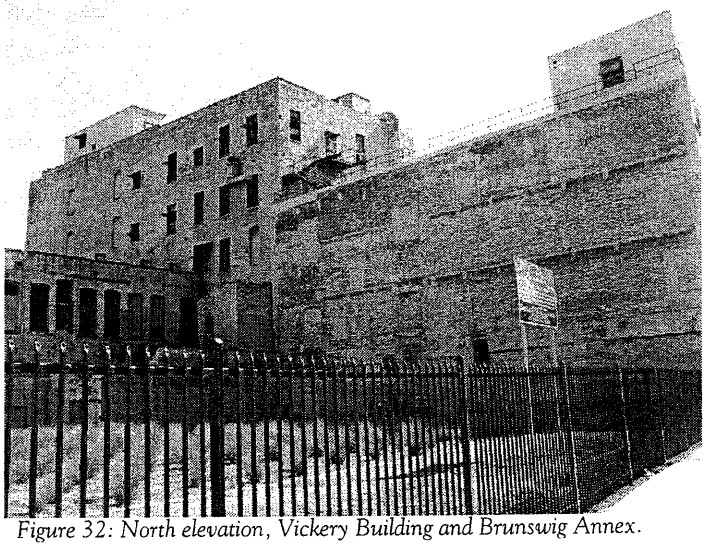


Figure 32: North elevation, Vickery Building and Brunswig Annex.

- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling on both elevations. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint (figure 34).
- Modern repairs. Incompatible modern repairs have been made to the building. Repairs have been made using mortar that has not been matched in color, texture and hardness. Visual and structural compatibility is vital to preserve the integrity of both the historic and modern materials.
- Window surrounds. The window surrounds, covered with decorative, non-contributing panels, are wood. The wood has experienced fire damage, as well as UV damage due to loss of protective coating. The wood is severely dry, and has cracked in many places.

The cast iron details at each level appear to be in good condition, with only minor repairs required.

North Elevation

The north elevation faces the landscaped area between the Plaza Catholic Church and the Plaza House. The painted brick wall is punctured by windows of various types, including double-hung and combination fixed and awning windows. Many original window openings have been infilled with brick on the Vickrey Brunswig Building, and the scar trace denotes the original opening locations. All but one of the window openings in the Annex have been infilled with brick. A wood frame filled with plywood occupies the remaining window opening in the Annex elevation. The Plaza House obscures the first three stories of the Vickrey Brunswig Building's north elevation. The Annex elevation remains fully visible (figure 32).

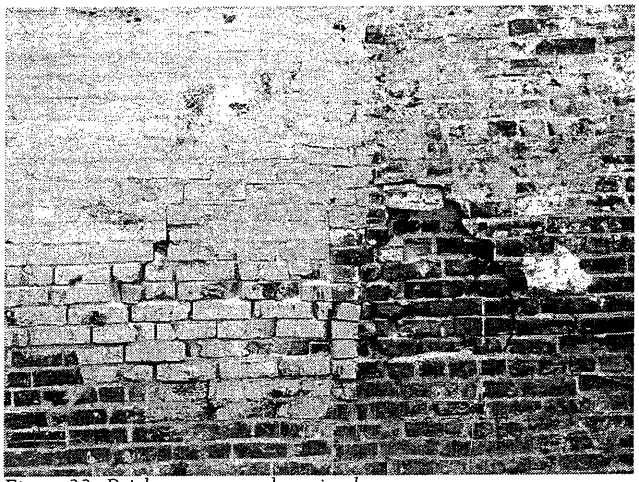


Figure 33: Brick, mortar, and coating loss.

Figure 34: Spalling masonry.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which has led to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the buildings, individual masonry units have begun to delaminate, disaggregate and experience general loss of material. This is evident where the coating has been lost, exposing the bricks beneath (figure 33).
- Mortar loss. The mortar joints are generally in fair condition with moderate areas of deterioration. Deterioration includes areas of cracked, loose and missing mortar.
- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling on both elevations. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint (figure 34).
- Modern repairs. Incompatible modern repairs have been made to the building. Repairs have been made using mortar that has not been matched in color, texture and hardness. Visual and structural compatibility is vital to preserve the integrity of both the historic and modern materials.

West (Rear) Elevation

The rear elevations of both the Vickrey Brunswig Building and the Brunswig Annex are in fair to poor condition (figure 35). The brick masonry is painted and covered with the same coating found on the other

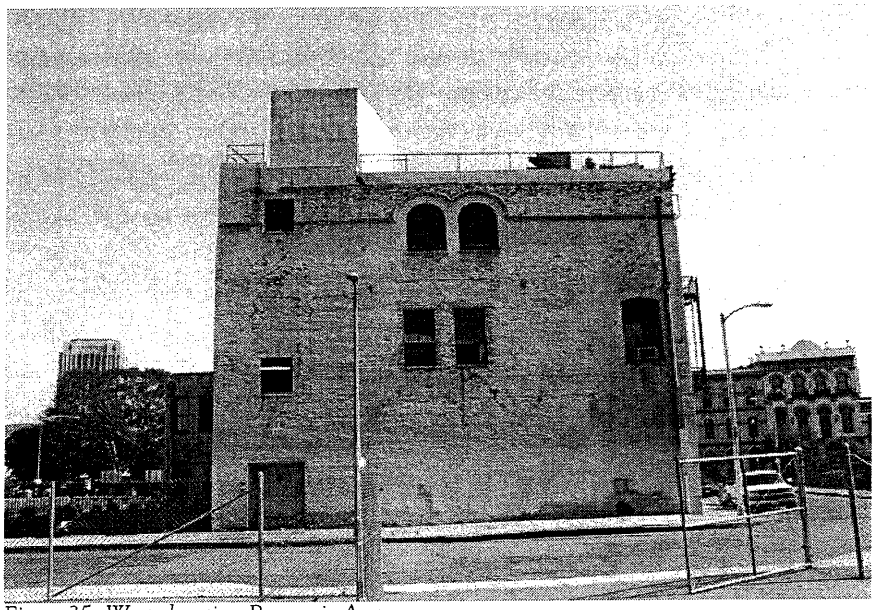


Figure 35: West elevation, Brunswig Annex.

elevations. The double two-panel metal doors at the north end of the elevation are fixed shut. Several original window openings have been infilled with brick leaving behind scar traces on the elevation, and several modern windows have been inserted into the newer window openings.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which eventually leads to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the building, individual masonry units have begun to delaminate, disaggregate and experience general loss of material. This is evident where the coating has been lost, exposing the bricks.
- Mortar loss. The mortar joints are generally in fair condition with areas of moderate deterioration. Deterioration includes areas of cracked, loose and missing mortar.
- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint.
- Many of the original wood windows exhibit considerable deterioration. Much of the deterioration is due to water infiltration and material separation.

Figure 36: Brunswig Annex, south elevation.

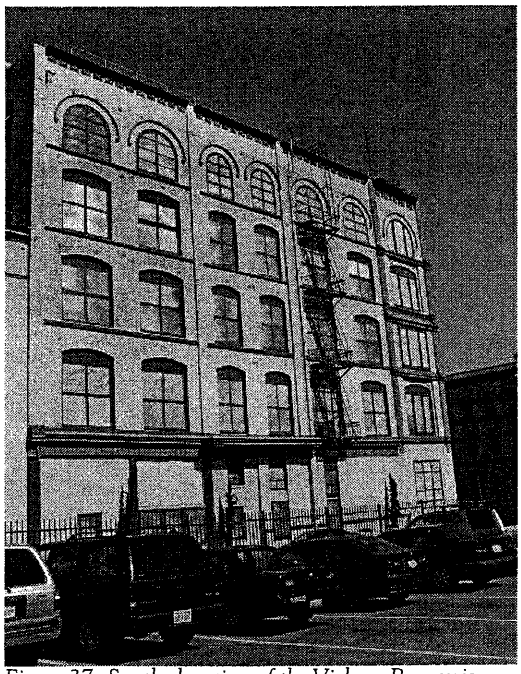


Figure 37: South elevation of the Vickrey Brunswig Building.

South Elevation

The south elevation includes the Vickrey Brunswig Building and the Brunswig Annex (figures 36 & 37). Like the east elevation, openings were covered with faux finished plywood panels in 2000. After the county temporarily removed the plywood obstructions from representative bays on the buildings' elevations on March 26, 2003, Carey & Co. was able to fully evaluate the conditions of the window openings and their surrounds.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which eventually leads to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the building, individual masonry units have begun to delaminate, disaggregate and experience general loss of material. This is evident where the coating has been lost, exposing the bricks.
- Mortar loss. The mortar joints are generally in fair condition with areas of moderate deterioration, including areas of cracked, loose and missing mortar.
- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling on both elevations. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint.

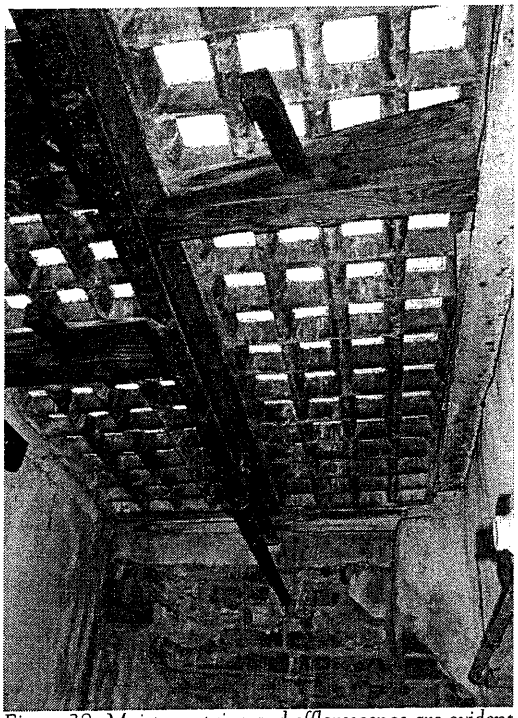


Figure 38: Moisture stains and efflorescence are evident on the masonry basement walls.

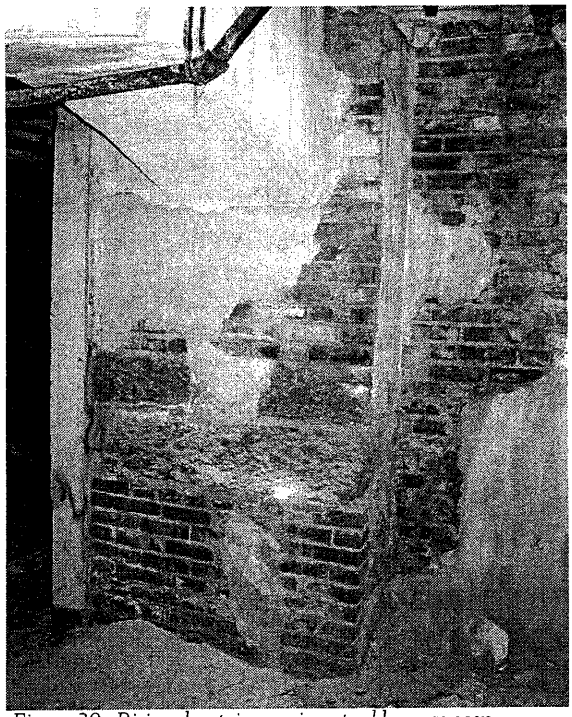


Figure 39: Rising damp is a serious problem, as seen by the piles of disaggregated mortar on the floor.

- Window surrounds. The window surrounds, covered with decorative, non-contributing panels, are wood. The wood has experienced fire damage, as well as UV damage due to loss of protective coating. The wood is severely dry, and has cracked in many places.

Interior Conditions

The interior of the Vickrey-Brunswig Building and Brunswig Annex is in overall poor condition (figure 39). Fires, alterations, poor maintenance, and water, animal and human infiltration have severely damaged the building, leaving very little intact. The following is an analysis of the conditions throughout the building. Due to the similarities in conditions and states of deterioration found at each floor level, the Vickrey-Brunswig Building and Brunswig Annex interior conditions are discussed in the following section by elements common to each floor rather than on a floor-by-floor basis with the exception of the basements which are unique in finishes and articulation.

Basement

The basement of the Vickrey Brunswig Building and the Brunswig Annex is in poor condition (figure 40). A serious problem with rising damp exists in the masonry foundation (figures 38 & 39). This is evidenced by the piles of disaggregated mortar and plaster finish surrounding the pillars and at the base of the walls, and the efflorescence on the masonry units. The humidity level of the basement is high, further indicating that a moisture problem exists. The pillars and walls are probably in direct contact with the soil below. The bricks wick up the moisture in the ground, pulling it up through the walls and pillars through capillary action, until an outlet is found. Evidence of rising damp is also seen on the exterior walls above ground level, indicating that an outlet for the water is not available. The basement floor is a thin layer of concrete, and in poor condition. It is covered with debris and disintegrated mortar from the brick columns, and cracked in various places.

Ceiling

The ceiling finishes in the Vickrey-Brunswig Building and the Brunswig Annex include exposed wood, exposed wood plank, acoustical tile, gypsum board, plaster on wood lath and wood panel (figure 42). The basement ceiling is unfinished, with the floor joists and floor above visible. Much of the wood on the first

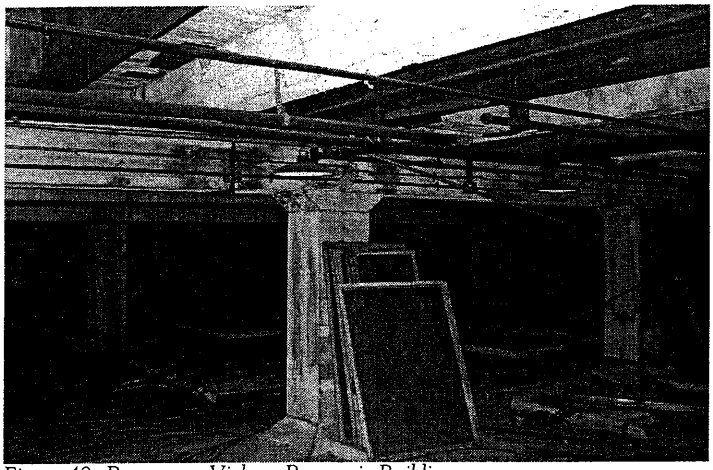


Figure 40: Basement, Vickrey Brunswig Building.

Figure 41: The interiors have suffered from water infiltration, animals and human intrusion.

floor in both buildings is charred as a result of the fires that have damaged the building. The condition of the ceilings throughout both buildings is poor. In many places, the ceilings are gone, as a result of either fire or water damage. The roof and walls are deteriorated, allowing water to infiltrate the structure, and large amounts of water were introduced in order to extinguish the fires in the building. In many rooms that escaped fire damage, the ceilings consist of exposed joists and the floorboards above, however it is not known if this was the intended finish or the original ceiling has completely deteriorated. The damage is not limited to areas of fire damage, but extends over the entirety of the two buildings.

Walls

Wall finishes in the Vickrey-Brunswig Building and the Brunswig Annex include acoustical tile, gypsum board, plaster on wood lath, plaster over brick, and wood partition walls. Wood partition walls were installed, probably in the 1940s, in various areas to divide the spaces. Many of the walls are painted. Like the ceilings, many of the walls have been damaged as a result of the fires that occurred in the buildings. The presence of rising damp and damage to the exterior brick walls have also damaged the interior finishes. Plaster applied to the masonry has spalled and been lost due to water infiltration.

Floors

The majority of the flooring material in both buildings is asbestos tile (figure 43). Wood is visible beneath the tile and is exposed where ceilings have disappeared. The tile is in fair to poor condition. It is missing in areas. The existing tile is stained, cracked, broken and covered with debris and animal droppings throughout the buildings.

Windows

The windows in the Vickrey-Brunswig Building and the Brunswig Annex are in poor condition. The wood sash remain for most existing historic window openings, however the majority of the glazing and muntins are missing (figures 44 & 45). Original window openings have also been infilled with brick or had modern windows inserted. Many of the modern windows are in better condition, and retain their glazing. All of the windows on the south and east elevations have been covered on the exterior with plywood panels applied in the 2000. The panels have served to protect the remaining windows from exterior elements.

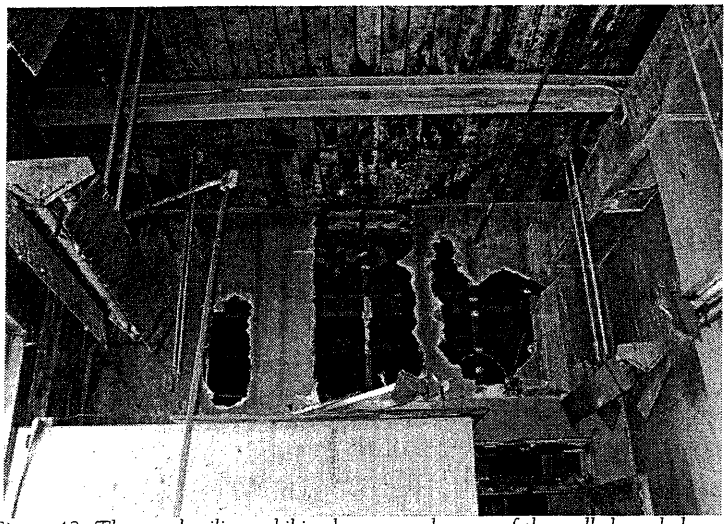


Figure 42: The wood ceiling exhibits dry rot, and many of the walls have holes.

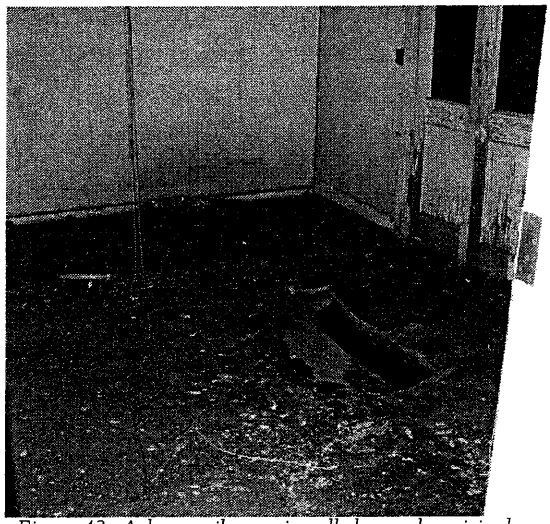


Figure 43: Asbestos tile was installed over the original wood floor.

Wood Doors

Doors in the Vickrey-Brunswig Building and the Brunswig Annex vary from modern steel doors, one-lite, one panel wood doors and wood two-panel doors (figure 46). Doors are in fair to poor condition. Many are missing hardware, and the lock mechanisms have been removed or broken out. Panels have been removed, leaving empty frames in some doors. Many of the lites are missing from the one-lite, one-panel doors. Mildew and dirt also cover several doors.

Wood Trim

Historic wood trim, including window and door surrounds and baseboards, are in fair to poor condition throughout the two buildings. The window frames and sash have been stained by water infiltration in some areas, as have the floors and baseboards. These elements are important character defining features of the Vickrey-Brunswig Building and the Brunswig Annex.

Hardware

Significant hardware remains on doors, windows, and elevators throughout the buildings. Small elements such as these can easily get lost in the large-scale considerations of a major building upgrade project. Elements at this small scale help to define the genuine historical character of the buildings. Where extant, the historic hardware in these building is in fair condition. The hardware includes porcelain doorknobs, bronze push plates, window pulls, window adjuster arms, hinges and closers.

Overall conditions include:

- Moisture intrusion. Moisture intrusion is a serious problem in any deteriorated structure. Moisture, in the form of water vapor and liquid water, is entering the Vickrey Brunswig Building in assorted places, including the floors, window openings, and roof. This moisture is the cause of several

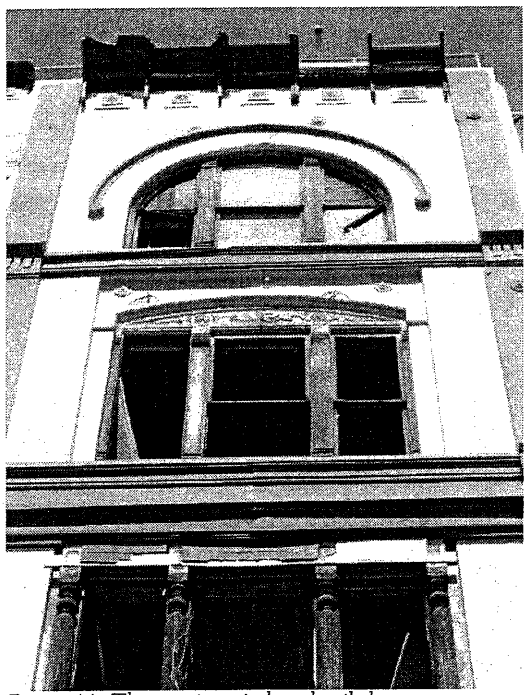


Figure 44: The exterior window details have been damaged, but are fairly intact.

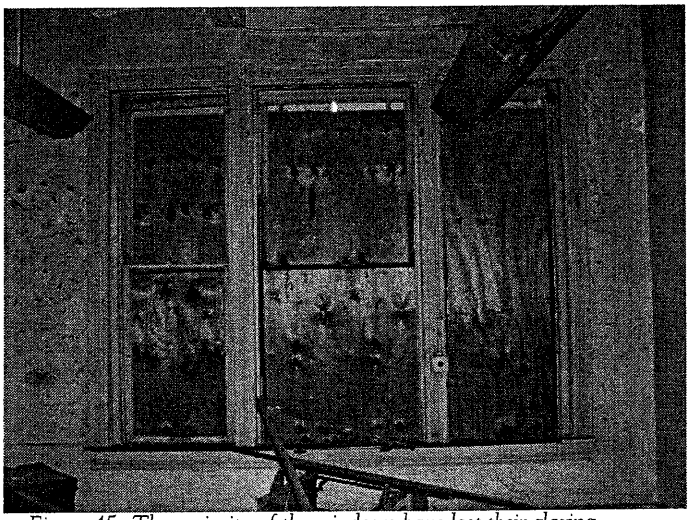


Figure 45: The majority of the windows have lost their glazing.

degenerative conditions, both from the moisture directly and the organisms it supports. The deterioration of the roof over time resulted in its large-scale failure. The failure of the roof membrane and window openings allowed large quantities of liquid water to penetrate into the structure. A second point of entry for liquid water are the sash pockets on the window frames. Water vapor can enter through any opening to the exterior, as well as any deteriorated element with both an exterior and interior exposure. Without proper ventilation, water vapor can cause a significant amount of damage in an indirect way. The presence of moisture is necessary for the growth of fungus, including dry rot and mildew, as well as for insects. The presence of these destructive forces is evident throughout the structure.

- Rising damp. Rising damp is the result of capillary action. The capillaries of the brick wick the moisture–from the ground, surface or air–into the brick. Rising damp occurs when the capillary action is not countered by evaporation or other means of moisture egress. The moisture continues to rise through the masonry units until an outlet is found. When no outlet is available, the result of rising damp is the loss of the brick surface and disaggregation and the eventual loss of the unit. This is evident on the basement masonry walls.
- Efflorescence. Efflorescence, or salts, are evident on the masonry walls of the structure (figure 38). Salts are introduced into the masonry unit by water. Once introduced in the interior of the unit, the salts crystallize. When the crystals grow too large for the pores of the brick, the brick spalls, leading to the loss of the unit.
- Biological growth. Biological growth includes dry rot, algae, mildew, moss and other plant growth attracted by moisture. Dry rot is a potentially serious problem in the Vickrey Brunswig Building. The presence of water, liquid or vapor, supports the growth of fungus. Several areas of severe dry

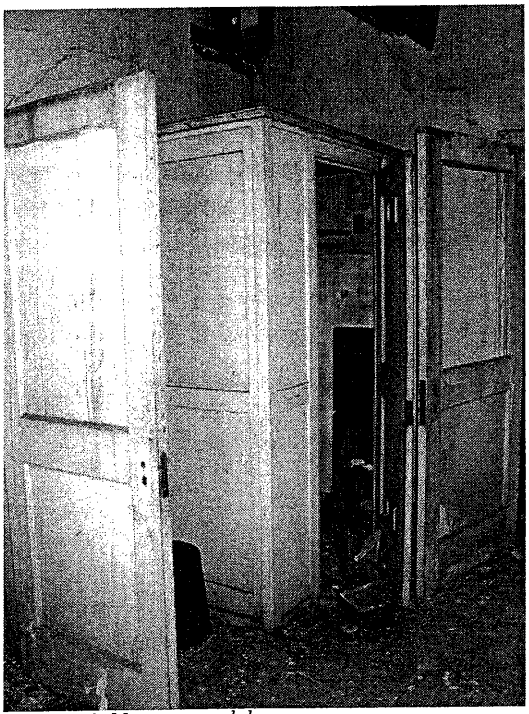


Figure 46: Various wood doors.

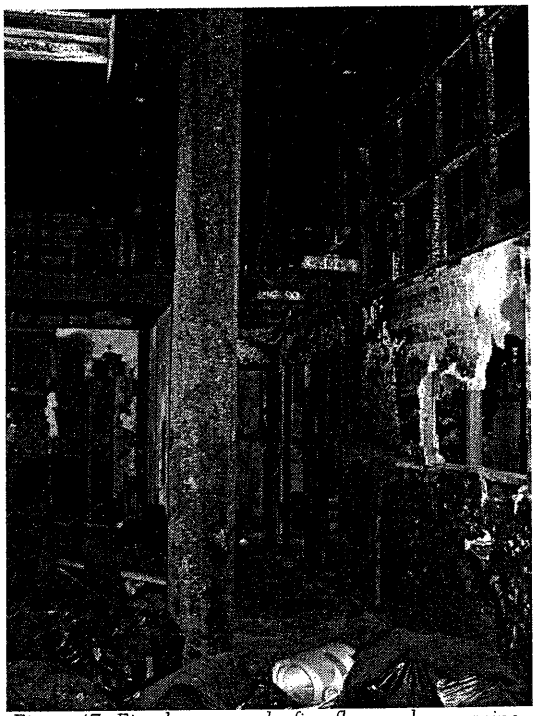


Figure 47: Fire damage to the first floor and mezzanine.

rot were noted, particularly in the ceiling joists of the basement and the first floor floorboards; other areas may be infested. Mildew is another damaging and toxic fungus, also completely dependent on moisture. Mildew is evident over many different surfaces throughout the interior. Almost all painted wood surfaces exhibit some mildew growth, and it was also noted on the plaster and wallpaper.

Exterior Conditions

Plaza House

East (Main) Elevation

The main facade of the Plaza House is partially obscured by the faux elements installed in 2000 to enhance the building's appearance, making it difficult to discern the condition (figure 48). The window openings have been fully infilled with faux finishes, and the door has been replaced with a modern security door. The second floor windows have been covered in plain plywood, following the November 4, 2002 fire (figure 44). The original cornice was removed in 1971. The roof system was destroyed in the recent fire, and currently consists of plastic tarps secured to the structure with strongbacks and rope.

Conditions include:

- Two large, presumably structural, cracks are located at the upper corner of the Plaza House and at the belt course, at the juncture of the two buildings;
- Finish cracks are visible in the stucco at the upper level of the building;
- Small areas of stucco loss are visible at the northeast corner; and
- Graffiti is located at the roof level, in the center of the elevation.

The cast iron columns surrounding each opening at the first level appear to be in good condition.

Figure 48: The main elevation of the Plaza House, October 2002.

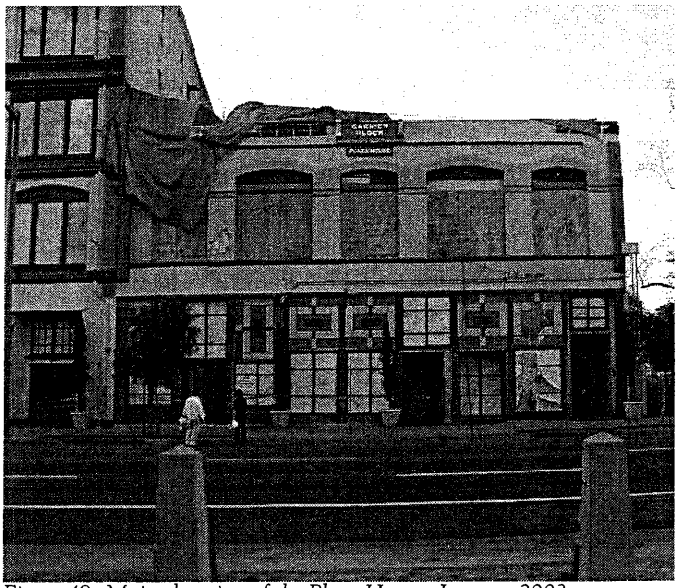


Figure 49: Main elevation of the Plaza House, January 2003.

North Elevation

The north elevation is open to the landscaped area between the Plaza Catholic Church and the Plaza House. It is a blank, painted brick wall (figure 50). Painted advertisements are visible below the current coating.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which eventually leads to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the building, individual masonry units have begun to delaminate, disaggregate and experience general material loss. This is evident where the coating has been lost, exposing the bricks.
- Mortar loss. The mortar joints are generally in fair condition with areas of moderate deterioration. Deterioration includes areas of cracked, loose and missing mortar. The condition of the mortar joints on the entire building should be surveyed.
- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling on both elevations. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint.
- Roof. The roof system was destroyed on November 4, 2002. It was been covered with plastic tarps secured with wood strongbacks and rope, which have come loose, exposing the second floor to the elements.

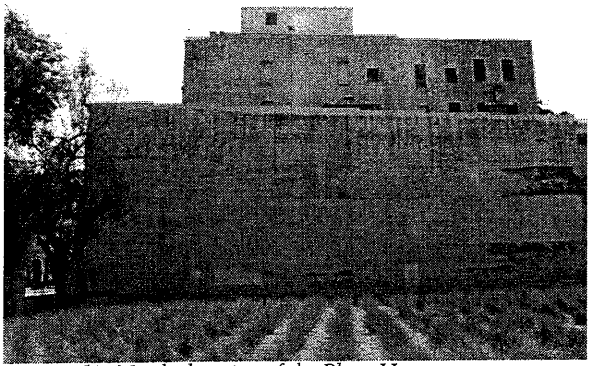


Figure 50: North elevation of the Plaza House.

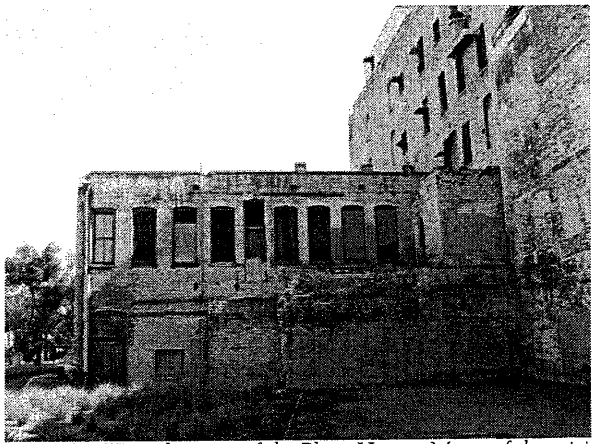


Figure 51: West elevation of the Plaza House. Many of the original window sash remain at the second floor.

West Elevation

The rear elevation of the Plaza House retains all of its original openings (figure 51). The masonry is painted, and the same coating that has been applied to the other elevations was applied here. The door at the north end of the elevation has been boarded over. Various small masonry structures have been added to the elevation over time. A section of the parapet has fallen into the interior of the building since the November 2002 fire.

Conditions include:

- Coating loss. The coatings applied to the building are peeling and flaking, and sections have been fully lost. It is likely that a moisture impermeable coating has been applied to the structure. Liquid water and water vapor are trapped inside the masonry, which eventually leads to the disintegration of the masonry units and mortar joints.
- Brick loss. As a result of the coatings applied to the surface of the building, individual masonry units have begun to delaminate, disaggregate and experience general material loss. This is evident where the coating has been lost, exposing the bricks.
- Mortar loss. The mortar joints are generally in fair condition with areas of moderate deterioration. Deterioration includes areas of cracked, loose and missing mortar. The condition of the mortar joints on the entire building should be surveyed.
- Spalling and Cracking. Brick cracks and spalls are not only unsightly, but can allow water penetration into the masonry units, the wall, structural materials, and building interiors, resulting in more severe unit failure. Excess moisture in conjunction with the thermal expansion cycle has caused substantial brick spalling on both elevations. Spalling has led to the loss of the bricks' protective fireskin, which can contribute to the ruin of the masonry unit as well as decrease the buildings' structural stability at masonry bearing walls. The structural integrity of the unit may also be compromised by the presence of cracks. Some of the cracked and spalled brick has been caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint.
- Many of the original wood windows exhibit considerable deterioration. Dry rot is the most apparent deficiency, occurring typically on the horizontal elements. The glazing is missing from all of the windows, and the openings have been sealed with plywood.

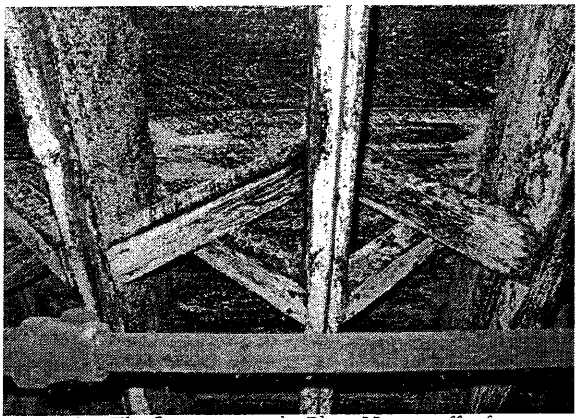


Figure 52: The floor joists in the Plaza House suffer from severe dry rot.

Figure 53: Original doors on the basement floor.

- Roof. The roof system was destroyed on November 4, 2002. It was been covered with plastic tarps secured with wood strongbacks and rope. The ropes were loose at the last visit, exposing the second floor to the elements.

Interior Conditions

The interior of the Plaza House is in poor condition, having been left to decay for approximately 30 years. The report prepared by John A. Martin & Associates Inc., states

> The building plan is approximately 4,985 square and 15,000 square feet of floor area with a full basement...The second floor hardwood tongue and groove sheathing and roof sheathing has disintegrated and some of the framing joists have had excessive exposure to weathering and pigeon droppings. The extent of the damage is difficult to ascertain without specific investigation and removal of the ceiling. The second floor partitions appear to be original. The condition of the masonry and mortar varies from poor to good condition. Repointing will be required along the north and west walls in particular. The first floor framing surfaces appear to be covered by fungus growth assisted by high humidity in the basement.[1]

Basement

The basement is divided into three sections, mirroring the commercial spaces on the first floor. The wood ceilings are the floors above, and the walls are brick. The floor is a thin layer of concrete over a dirt subsurface. Original doors from the building are stacked on the floors (figure 53).

The basement, like much of the rest of the building, is in poor condition. The ceiling joists and floorboards above are dry rotted (figure 52). The spaces have been infiltrated by water, pests and the homeless. A section of the rear parapet fell into the structure after the November 2002 fire (figure 54).
Conditions include:

- Moisture intrusion. Moisture intrusion is a serious problem in any deteriorated structure. Moisture, in the form of water vapor and liquid water, is entering the Plaza House in assorted places, including

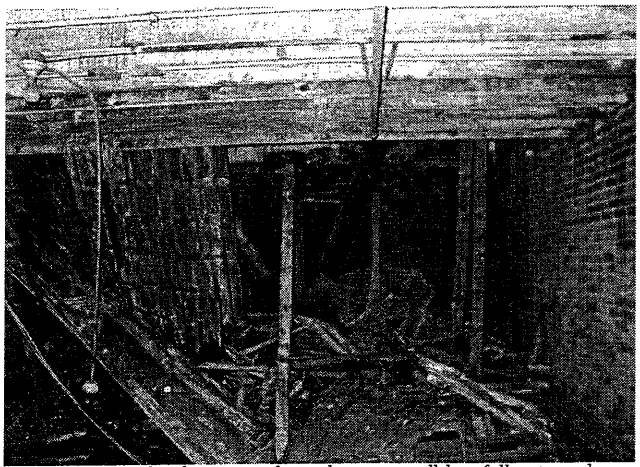


Figure 54: The brick parapet from the west wall has fallen into the buidling.

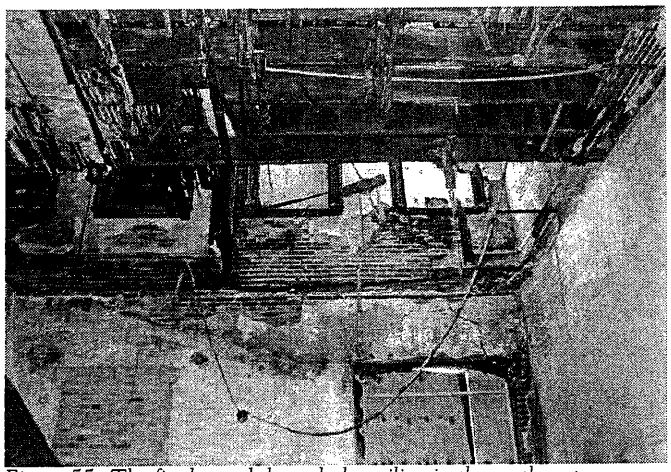


Figure 55: The fire burned through the ceiling in the northwest corner of the structure.

the floors, window openings, and roof. This moisture is the cause of several degenerative conditions, both from the moisture directly and the organisms it supports. The full scale deterioration of the roof over time resulted in its large-scale failure. The failure of the roof and window openings allowed large amounts of liquid water to penetrate into the structure, as did fire fighting efforts. A second point of entry for liquid water are the sash pockets on the window frames. Water vapor can enter through any opening to the exterior, as well as any deteriorated element with both an exterior and interior exposure. Without proper ventilation, water vapor can cause a significant amount of damage in an indirect way. The presence of moisture is necessary for the growth of fungus, including dry rot and mildew, as well as for insects. The presence of these destructive forces is evident throughout the structure.

- Rising damp. Rising damp is the result of capillary action. The capillaries of the brick wick the moisture–from the ground, surface or air–into the brick. Rising damp occurs when the capillary action is not countered by evaporation or other means of water egress. The moisture continues to rise through the masonry units until an outlet is found. When an outlet is unavailable, the result of rising damp is the loss of the brick surface and disaggregation and the eventual loss of the unit. This is evident on the basement masonry walls. However, it can be remedied by the removal of the impermeable coating applied to the exterior walls and the proper sealing and ventilation of the structure.
- Efflorescence. Efflorescence, or salts, are evident on the masonry walls of the structure. Salts are introduced into the masonry unit by water. Once introduced in the interior of the unit, the salts crystallize. When the crystals grow too large for the pores of the brick, the brick spalls, leading to the loss of the unit.
- Biological growth. Biological growth includes dry rot, algae, mildew, moss and other plant growth attracted by moisture. Dry rot is a potentially serious problem in the Plaza House. The presence of water, liquid or vapor, supports the growth of fungus. Several areas of severe dry rot were noted, particularly in the ceiling joists of the basement and the first floor floorboards; other areas may be infested. Creating and maintaining dry (below 20% moisture content in wood) and well-ventilated conditions is essential, as is locating and eliminating any potential water source. Mildew is another damaging and toxic fungus, also completely dependent on moisture. Mildew is evident over many different surfaces throughout the interior. Almost all painted wood surfaces exhibit some mildew

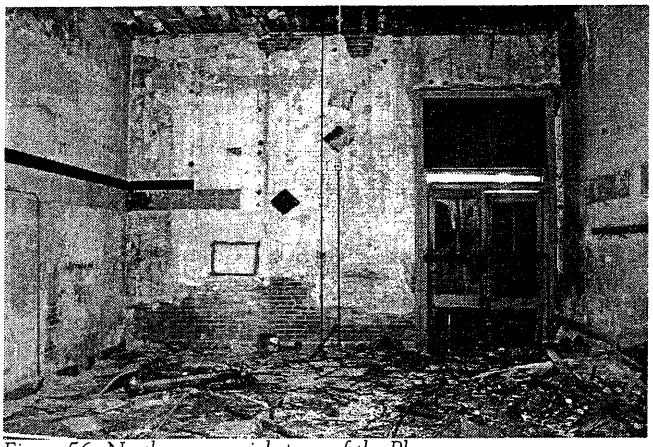


Figure 56: North commercial space of the Plaza House, prior to the November 2002 fire.

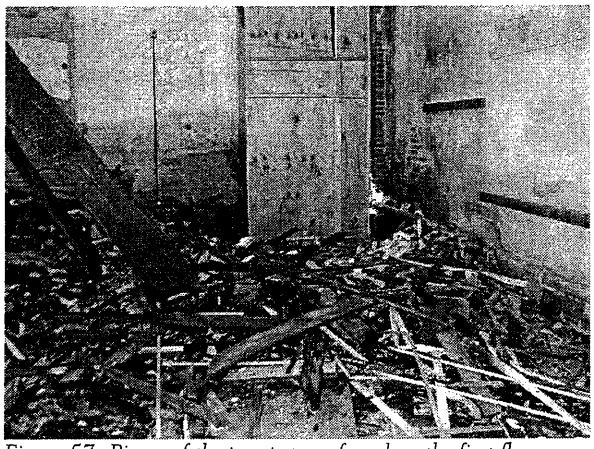


Figure 57: Pieces of the parapet are found on the first floor, as well as debris from the fire.

growth, and it was also noted on the plaster and wallpaper. Like dry rot, eliminating all waster sources and creating a dry and well-ventilated environment is essential.

First Floor

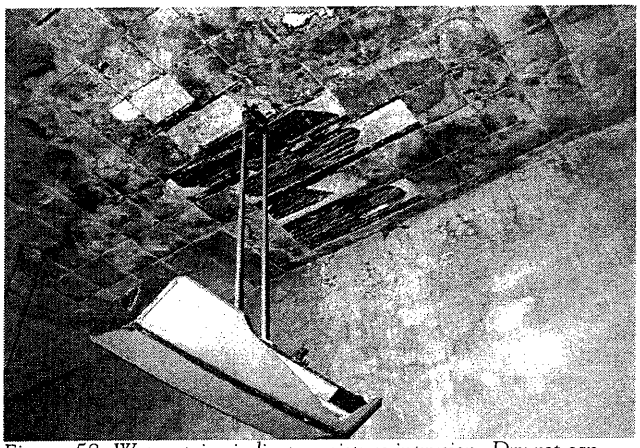
The first floor of the Plaza House is divided into four sections: three commercial spaces and a stair hall rising to the second floor at the north side. The commercial space closest to the Vickrey Brunswig Building, on the south side of the building, is currently inaccessible from the street. The first floor is in fair to poor condition, with the most extensive damage and loss occurring at the rear (west) of the building. The November 2002 fire introduced new damage to the northwest corner of the first floor (figures 56 & 57).

Ceilings

The ceilings of the commercial spaces is glue-up tile (figures 55 & 58), which has been damaged and stained by water, fire and mildew. Much of the tile is falling off, and has gathered in piles of debris on the floors. The original plaster on lath ceilings are disintegrating behind the modern tile, also due to water infiltration. Several large holes are located in the ceilings of the northwestern portion of the structure, due to fire. Sections of the remaining floor joists have been burned, and some plaster has been lost as a result of the fire and water introduced to fight the fire. The floor joists in the area of total loss have been removed.

Walls

The perimeter walls are constructed of brick masonry with a flat plaster finish (figure 56). Interior walls are plaster on wood lath. The plaster on the perimeter walls is disintegrating due to rising damp in the brick walls. Both types of wall construction are suffering from interior water infiltration and fungal growth. The northwest wall, in the burn area, has lost its plaster finish, leaving the brick exposed.



Figures 58: Water stains indicate moisture intrusion. Dry rot can be seen on the exposed wood.

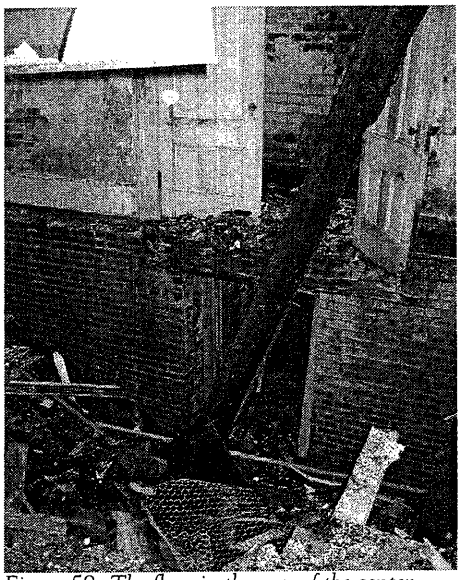


Figure 59: The floor in the rear of the center commercial space was lost.

Floors

The floors in the Plaza House are covered with debris and animal droppings. The majority of the original tongue-and-groove wood floors are covered with asbestos tile, although sections of the wood floors do remain in isolated areas (figure 60). The asbestos tile is deteriorating as a result of water infiltration, accumulation of debris and animal droppings and lack of maintenance. The wood floor below the tile is suffering from dry rot, which can be seen from the basement. In the north commercial space, fire has further damaged the floor at the west end. A section of the parapet also fell into the structure here, contributing to the large hole in this section of the floor. Piles of brick and other debris are found on the perimeter of the hole (figure 59).

Windows

The windows on the first floor of the Plaza House are in fair condition. Although not original, the large, fixed wood storefront windows retain most of their muntins and glazing, and the general configuration remains (figure 61).

Wood Doors

Wood doors in the Plaza House vary from modern, one-panel replacements to historic four- and five-panel doors. Many of them retain their original hardware. Most of the doors are in good to fair condition, with minor repairs needed. Mildew is evident on many of the doors, however this is easily remedied. The set of doors in the northwest corner of the building were lost in the November 2002 fire.

Wood Trim

Historic wood trim, including window and door surrounds and baseboards, are in fair to poor condition throughout the first floor. These elements are important character defining features of the Plaza House, and are repairable. Fire destroyed the surround around the doors in the northwest corner of the building.

Figure 60: An extant section of original wood floor.

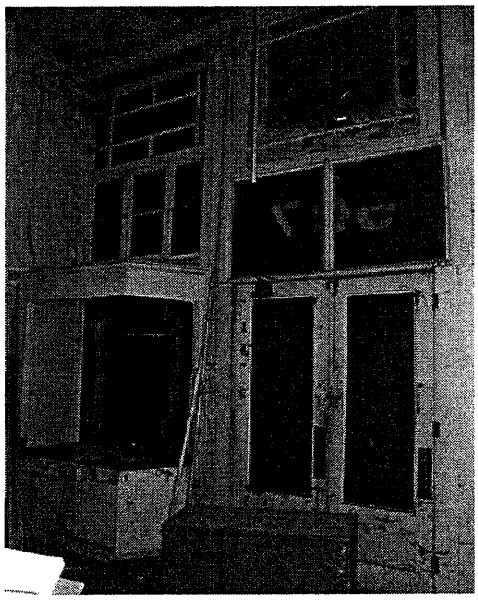


Figure 61: Deteriorating storefront.

Hardware

Significant hardware remains on doors and windows throughout the buildings. Small elements such as these can easily get lost in the large-scale considerations of a major building upgrade project. Elements at this small scale help to define the genuine historical character of the buildings. Historic hardware in this building is fairly intact. It includes porcelain doorknobs, bronze push plates, window pulls, window adjuster arms, hinges and closers.

Second Floor

The second floor of the Plaza House, accessed through a door on the north end of the main facade, was originally used for lodging. It appears to retain its original configuration, and many of its original materials. The roof system was lost, introducing further water damage and leaving the interior of the structure exposed to the elements. The second floor suffered additional damage as a result of the November 2002 fire.

Ceilings

The ceilings of the second floor were constructed of plaster on wood lath. The ceilings were lost, along with the roof, in the November 2002 fire(figure 62).

Skylight

A metal and glass skylight lit the main hallway space. It, like the ceilings and roof, was lost in the recent fire. The skylight was a significant feature of the Plaza House, and should be reconstructed (figure 63).

Walls

Perimeter walls on the second floor are plaster on masonry. The interior walls on this floor are plaster on wood lath, or plaster on metal lath, on top of wood lath. The walls are in fair condition, with peeling paint and small areas of loss being the most evident deficiencies. Plaster loss has occurred at the top of some of the walls, as a result of water introduced by firefighting efforts. This loss is more extensive on the west wall, where the fire occurred, and in some areas the brick is blackened. The exposed brick is damaged, exhibiting isolated areas of loss, disaggregation and efflorescence (figure 67).

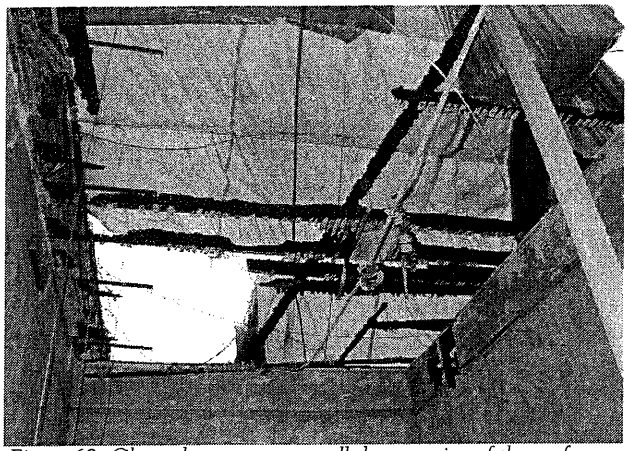


Figure 62: Charred remanents are all that remains of the roof.

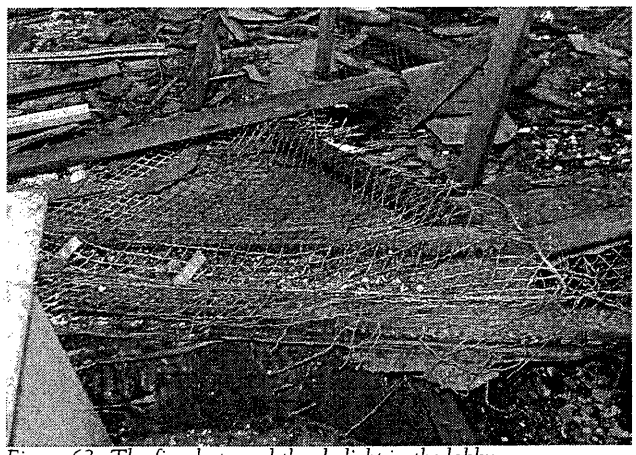


Figure 63: The fire destroyed the skylight in the lobby, leaving a pile of twisted wire and broken glass.

Wainscot

The public areas of the second floor are also covered in painted wood wainscot, which is approximately two and one-half feet high. The wainscot is in good to fair condition, exhibiting general wear, including small defects, peeling paint, dirt and biological growth. The wainscot is intact and was not damaged in the November 2002 fire.

Floors

The second level floors consist of original wood tongue-and-groove and non-contributing asbestos tile and wall-to-wall carpet. All of the floors are in poor condition. The wood tongue-and-groove floors have suffered from water damage and have rotted and lost their stability in many places. The floors in four of the rear rooms have been lost in the recent fire. The asbestos tile is damaged and loose, and the wall-to-wall carpet is deteriorating from water and animal droppings. All of the floors are covered with pigeon droppings. According to an evaluation by John A. Martin & Associates, "The second floor hardwood tongue and groove sheathing and roof sheathing has disintegrated; full removal and replacement is necessary."[2] (figure 64)

Windows

The wood double-hung windows in the Plaza House are in poor condition. Many window sash remain, but the majority of the glazing and muntins are missing. The surrounds remain fairly intact, with the exception of those on the primary elevation. These were broken when firefighters broke through during the November 2002 fire. Six window and several door surrounds in the path of the fire were scorched as well, but can also be replicated (figure 65).

Figure 64: The fire destroyed part of this floor in the second level of the Plaza House.

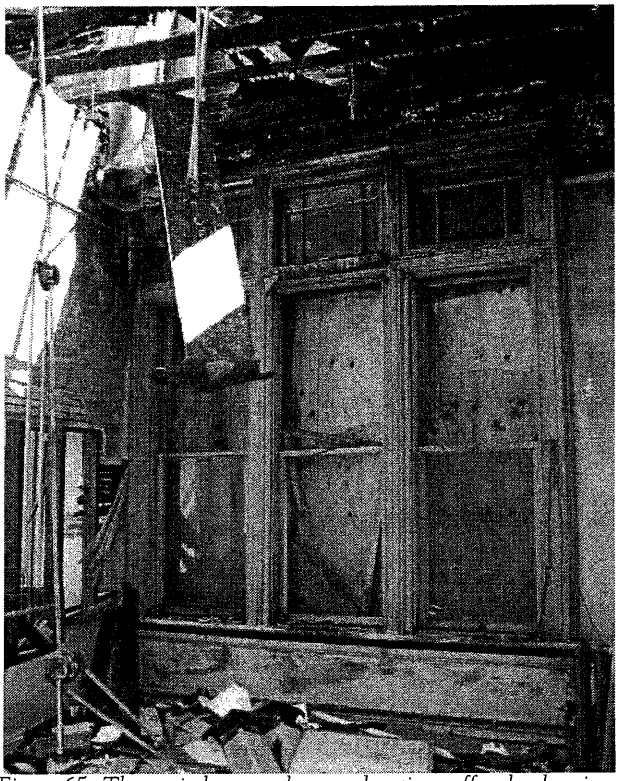


Figure 65: These windows on the east elevation suffered only minor damage at the top, retaining their sash and some glazing.

Wood Doors

Doors on the second floor of the Plaza House include original four-panel wood doors and a modern one-lite, one-panel door. Many of the doors retain their original porcelain knobs and hardware. Several of the door systems include transom lites. The doors are in fair condition, suffering mainly from missing hardware, dirt and animal droppings. Some have been fixed shut, and others are blocked with debris. The exterior door on the west elevation was destroyed during the recent fire, and several interior doors sustained some minor damage.

Wood Trim

Historic wood trim includes ornate window and door surrounds, picture rails, wainscot and baseboards. The window and door surrounds, wainscot and baseboards all include heavy profiles, and the picture rails include elaborate detailing. All of these elements are in fair condition. Sections of the picture rails and baseboards are missing, but the door and window surrounds and wainscot remain intact. Other conditions include animal droppings, dirt and small defects. As previously mentioned, several window and door surrounds are scorched (figure 66).

Hardware

Significant hardware remains on doors and windows throughout the buildings. Small elements such as these can easily get lost in the large-scale considerations of a major building upgrade project. Elements at this small scale help to define the genuine historical character of the buildings. Historic hardware in this building is fairly intact. It includes porcelain doorknobs, bronze push plates, window pulls, window adjuster arms, hinges and closers.

Figure 66: These window frame and sash were charred by the November 2002 fire.

Figure 67: The plaster was damaged by fire and from water introduced by firefighters, particularly at the tops of the walls.

Endnotes

[1] John A. Martin & Associates, "Preliminary Seismic Assessment of the El Pueblo Block Buildings," prepared for Los Angeles County, July 2002, p. 1.0-2.

[2] Ibid, p.1.0-2.

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DATE: August 5, 2003

VIA: U. S. Mail

TO: Andre Anderson
Project Manager
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, CA 91115

RE: Antique Block, Draft Cultural Resources Technical Report

REMARKS: Andre,

In regards to the new project alternatives D and E, neither will impact the existing Draft Cultural Resources Technical Report dated April 15, 2003. This report focuses only on the building's histories, remaining historic fabrics, and existing conditions found at the time of the investigation. None of the factors as discussed in the report will be altered by any alternatives.

Regards,

Kimberly Butt, Preservation Specialist
Carey & Co. Inc.

F:\F Projects\2001\21092 La Placita Block EIR\21092 tr13.wpd

Old Engine Co. N° 2 460 Bush Street San Francisco, CA 94108
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APPENDIX I
GEOTECHNICAL ANALYSIS

WILSON GEOSCIENCES
Engineering and Environmental Geology

May 22, 2003

Jillian K. Neary
Environmental Analyst
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

Subject: **GEOLOGY AND SOILS TECHNICAL BACKGROUND REPORT: Plaza de Cultura y Arte Project Environmental Impact Report, Los Angeles County, California**

Dear Ms. Neary:

The subject Geology and Soils Technical Background Report (TBR) was transmitted on May 9, 2003, and has subsequently been edited and reformatted. The Final Draft Geology and Soils TBR is provided herewith. This TBR were prepared by the undersigned based on the project description and area-specific information provided by Sapphos Environmental Inc., and in conformance with our approved Time and Materials Agreement. If you have any questions about this study report please contact me at (626) 791-1589.

Sincerely,
WILSON GEOSCIENCES INC.

Kenneth Wilson
Principal Geologist
R.G. #3175, C.E.G. #928

1910 Pinecrest Drive • Altadena, California • 91001 • 626 791-1589 • Fax 626 791-2634

3.4 GEOLOGY AND SOILS

As a result of the *Initial Study*,[1] the County of Los Angeles determined that the Plaza de Cultura y Arte Project (proposed project) had the potential to result in significant impacts to geology and soils from a major seismic event. Therefore, this issue was carried forward for detailed analysis in this draft *Environmental Impact Report* (*EIR*). This analysis was undertaken to identify opportunities to avoid, reduce, or otherwise mitigate potentially significant impacts to geology and soils and identify potential alternatives. The hazards discussions in this section are based on a review of the *Fault-Rupture Hazard Zones in California: Alquist-Priolo Earthquake Fault Zones Act with Index to Earthquake Fault Zones, Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports, Guidelines for Evaluating the Hazard of Surface Fault Rupture, County of Los Angeles Comprehensive General Plan, City of Los Angeles General Plan Safety Element, State Seismic Hazards Mapping Program* maps and evaluation reports, numerous geologic maps, a few consultants reports for neighboring properties, and a brief site reconnaissance. The analysis of geology and soils includes a description of the regulatory framework that guides the decision-making process, existing conditions of the proposed project area, and thresholds for determining if the proposed project would result in significant impacts, anticipated impacts, mitigation measures, and the level of significance after mitigation.

3.4.1 Regulatory Framework

This regulatory framework identifies the federal, state, and local statutes and policies that relate to geology and soils and must be considered by the County of Los Angeles during the decision making process for projects that involve

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[1] County of Los Angeles, 2001. *Initial Study El Pueblo Cultural and Performing Arts Center Project.* Contact: Chief Administrative Office, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012. Prepared by: Sapphos Environmental Inc., 133 Martin Alley, Pasadena, CA 91105.

grading (excavation or fill) or the modification of existing structures or construction of new structures.

Federal

There are no specific federal regulations addressing geology and soils issues that are not addressed by the more stringent state or local requirements.

State

Alquist-Priolo Earthquake Fault Zones

The California Geological Survey (CGS; formerly the California Division of Mines and Geology) has delineated special study zones along known active and potentially active faults in California pursuant to the Alquist-Priolo Earthquake Fault (formerly Special Studies) Zones (APEFZ) Act of 1972. The State designates the authority to local government to regulate development within APEFZ. Construction of habitable structures is not permitted over, or within 50 feet of, an active fault in a potential rupture zone.

Seismic Hazards Act

The CGS has also identified Seismic Hazard Zones that are delineated in accordance with the Seismic Hazard Mapping Program (SHMP) of the Seismic Hazards Act of 1990. The Act is "to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes."

The State CGS identifies several earth resource issues that should be taken into consideration in evaluating whether proposed projects are likely to be subject to geologic hazards, particularly related to earthquake damage. These considerations include both the potential for existing conditions to pose a risk to the project and the potential for the project to result in an impact on the

existing conditions for geology or soils.

The State CGS enacts established regulations related to geologic hazards (e.g., faulting, liquefaction, subsidence, ground shaking) as they affect persons and structures. Projects located within special studies (active or potentially active faults) or designated hazards (liquefaction or seismically induced landslide) zones as delineated by the APEFZ and SHMP may be subject to review and comment as part of State regulatory control. The State designates this control to local governments to regulate development within special studies and hazards zones.

California Geological Survey Guidelines

The CGS also issues guidelines for the evaluation of geologic and seismic factors that may impact a project, or that a project may affect. The applicable guidelines are as follows:

- CDMG Note 42, Guidelines to Geologic/Seismic Reports;[2]
- CDMG Note 46, Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports;[3]
- CDMG Note 49, Guidelines for Evaluating the Hazard of Surface Fault Rupture.[4]

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[2] California Department of Conservation, Division of Mines and Geology, 1994. *Fault-Rupture Hazard Zones in California: Alquist-Priolo Earthquake Fault Zones Act with Index to Earthquake Fault Zones. Special Publication No. 42.* Contact: 801 K Street, MS 14-33, Sacramento, CA 95814-3531.

[3] California Department of Conservation, Division of Mines and Geology, 1986. *Guidelines for Geologic/Seismic Considerations in Environmental Impact Reports. Special Publication No. 46.* Contact: 801 K Street, MS 14-33, Sacramento, CA 95814-3531.

[4] California Department of Conservation, Division of Mines and Geology, 1998. *Guidelines for Evaluating the Hazard of Surface Fault Rupture. Special Publication No. 49.* Contact: 801 K Street, MS 14-33, Sacramento, CA 95814-3531. Available at http://www.consrv.ca.gov/dmg/pubs/notes/49/index.htm (Last viewed April 8, 2002.)

Each guideline provides checklists and outlines to help insure a comprehensive report of geologic/seismic conditions. Although not mandatory in all their detail, these guidelines provide assistance in assuring completeness of geologic/seismic studies conducted for a project.

The project site lies north of the Union Station Oil Field. California Division of Oil, Gas and Geothermal Resources (DOGGR) regulates drilling and abandonment of wells and dry holes. DOGGR regulations evolved over time to address problems and hazards identified in older wells.

State of California (Uniform) Building Code

The State of California Building Code (a modified version of the Uniform Building Code) sets minimum standards that can control investigation methods and mitigation/corrective design measures for site conditions related to geology and soils hazards identified in the CEQA checklist (e.g., fault-induced movement, liquefaction, landslide related slope instability, differential compaction/seismic settlement, permanent ground displacement, ground shaking, and seismically induced inundation. Mitigation of geology (including earthquake) and soil (geotechnical) issues must be undertaken in compliance with the California Building Code, and hazards related State and County regulations.

In addition, seismic/earthquake upgrade concepts for any building that is classified as a local, state or national historic landmark, or is eligible to be considered for such designation, shall also comply with the Secretary of the Interior's guidelines for rehabilitation of historic buildings and the requirements set forth in the State Historical Building Code, State of California, Title 24, Building Standards, Part 8. Also, certain jurisdictions may require the strengthening scheme to meet the Uniform Code of Building Conservation (UCBC), which is an acceptable procedure under the State Historic Building Code.

County of Los Angeles

The *County of Los Angeles General Plan Safety Element*[5] contains goals and policies that are intended to ensure, among other things, the safety of the residents and visitors to Los Angeles in the event of a major earthquake. Goal 1 (Policies 1 through 7), Goal 2 (Policies 8 through 10), and Goal 3 (Policies 11 through 14) relate to the minimization of loss of life, property damage, and social, cultural, and economic impacts by requiring the examination and mitigation of seismic, geologic and flood/inundation hazards (respectively) as part of the land use decision-making process. Goal 6 (Policies 25 through 35) relate to emergency response, preparedness, and recovery from disaster and emergency situations, including earthquakes. Goal 7 (Policies 36 through 38) relate to research and safety information systems to improve planning and emergency response. Geologic and seismic safety should be considered when approving development and infrastructure projects. The Safety Element has associated technical discussions and small-scale maps that indicate hazards within the county including the site area.

The Los Angeles County Department of Public Works (LADPW) Building and Safety has jurisdiction over projects where grading is required to ensure the safety of workers and to ensure the safety of the public once the project is constructed. This project would create temporary cut slopes, possibly over 10-15 feet high. New buildings and rehabilitated structures would require foundations into engineered/compacted fill, alluvium and bedrock. Structural designs would need to consider seismic (earthquake) loading factors. Surface drainage will be of interest to ensure that no conditions are created that could lead to excess erosion. All of these would be LADPW concerns governed by the County Building Code.

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[5] County of Los Angeles, 1990, *Technical Appendix to the Safety Element of the Los Angeles County General Plan—HAZARD REDUCTION in LOS ANGELES COUNTY* Volume 1, dated January 1990, by Leighton & Associates.

3.4.2 Existing Conditions

The objective of this analysis is to provide a level of technical background sufficient to allow the identification of planning, design, and construction concerns and constraints related to geology and soils conditions, and to indicate general potential impacts and possible mitigation options. This environmental analysis was performed using existing published information. No new studies or analyses were conducted, and no site-specific studies (within the project area) were used for this evaluation.

Topography, Slopes, Major Drainage Courses, and Flooding

The project area is situated approximately 3/4 mile west of the Los Angeles River (River). The River flows through a narrow floodplain between the Elysian Park and Repetto Hills, and then continues southward across the Basin. Approximately 1-1/2 miles northeast of the project area, the Arroyo Seco joins the Los Angeles River at the base of the Elysian Park Hills, near Glendale Junction (Dibblee, 1989).

The project area is relatively flat. Surface slopes very gently in an east-southeasterly direction toward the Los Angeles River, at less than one percent slope gradient. Surface elevation is generally ranges from about 310 feet above mean sea level (amsl) on the west to 295 feet amsl on the east. There are no steep slopes within or immediately adjacent to the project area.

The project area does not lie within a 100- or 500-year floodplain, and lies to the west of the potential inundation area from a catastrophic failure at Sepulveda Dam in the San Fernando Valley.

Regional Geologic Units and Structure

The project area is located near the northern edge of the Los Angeles Basin (Basin), a short distance southeast of the Elysian Park Hills. The Elysian Park Hills, along with the Repetto Hills north and east of the project area, comprise a group of low hills that form a portion of the Basin edge. The highest point in this line of hills is Mt. Washington, at an elevation of 846 feet. These hills and

adjacent lowlands comprise a heavily populated portion of metropolitan Los Angeles (USGS, 1994).

The Los Angeles Basin is a geologic area underlain by a thick (several thousand feet) sequence of Tertiary age sedimentary rocks. From oldest to youngest, these rocks are represented by the Topanga Formation, Puente Formation (also known as the Monterey Formation), and Fernando Formation (Lamar, 1970). Each formation is comprised of rock layers alternating between sandstone, conglomerate, and siltstone. Tertiary marine sedimentary rocks are exposed in the Elysian Park and Repetto Hills (Dibblee, 1989).

Younger Quaternary (Holocene) alluvial fan deposits cover the bedrock formations in many areas, such as the project area (Dibblee, 1989, CDMG, 1998). These deposits consist predominantly of sand and silt, along with smaller amounts of gravel and clay. Descriptions of materials encountered in most test boreholes drilled into these deposits, for unrelated previous projects at various locations throughout the Los Angeles Quadrangle, report loose to moderately dense sand. Where saturated within 40 feet below the ground surface, these sedimentary units are considered susceptible to liquefaction (CDMG, 1998). These young Quaternary units underlie the project area.

Most, if not all, soils within the project area have been modified and disturbed by grading and earthmoving associated with previous land uses. Therefore, it is unlikely that undisturbed native soils are present at the project area. Available maps and reports suggest that most alluvial material in the project area is predominantly sand and silt. Smaller amounts of gravel and clay are also known, along with cobbles and boulders. The high percentage of granular material and low clay content of these deposits and associated soils are not generally suggestive of significant unstable geologic conditions.

Project Area Geology Conditions

Based on a review of available documents on the geology of the Los Angeles region, it appears that most of the project area is underlain by a relatively thin layer of younger Quaternary (Holocene) alluvium (Figure 3.4-1; CDMG, 1998). This alluvial material is comprised of unconsolidated floodplain deposits of silt,

sand, and gravel. It ranges in thickness from 0 feet on the west to about 30 feet on the east in the project area (USGS, 1977). These alluvial deposits rest upon silt and shale bedrock of the Miocene age Puente Formation (Dibblee, 1989). The Puente Formation is exposed at the surface within the project site's western corner (USGS, 1977; Dibblee, 1989).

Geotechnical investigations were conducted for the proposed Garnier Building retrofit (Rybak, 1998, 1999); the Garnier Buildings (4 identified buildings and a connecting tunnel) are located southeast of the site at the northeast corner of Los Angeles and Arcadia Streets. Field studies for the project included excavation of three borings (all to 6 feet in the same general location) and 22 test pits in the basements of the buildings and the tunnel between buildings. The boring excavations indicated that the site around the buildings was covered by a minimum of 6 feet of artificial fill consisting of sand and silty sand, fine- to coarse-grained, loose to medium-dense, slightly moist to moist, and containing gravel, cobble, and debris. The basement test pit excavations indicate that fill thickness ranged from zero to 5 feet. Beneath the fill the test pits encountered siltstone bedrock. This information suggests that fill across the Garnier Building site may be up to 15 feet thick, thinner in most areas and thicker in others. No mention was made of encountering alluvium.

Considering the geologic map information (Dibblee, 1989 and CDMG, 1998) and the nearby geotechnical information (Rybak, 1998, 1999) we would expect bedrock to be fairly shallow across the site, within a few feet of the surface on the west and 15 to 30 feet on the east. We would speculate that the bedrock surface would slope to the east somewhat evenly across the site. This information may be of assistance for planning purposes, but is not considered definitive for design.

Groundwater

Groundwater in the Los Angeles River (River) floodplain is recharged from percolating precipitation, and from the River itself (where the river bed is not completely lined with concrete) flowing into the Quaternary alluvial fan deposits (consisting mostly of sand). Urban development covers most of the land surface

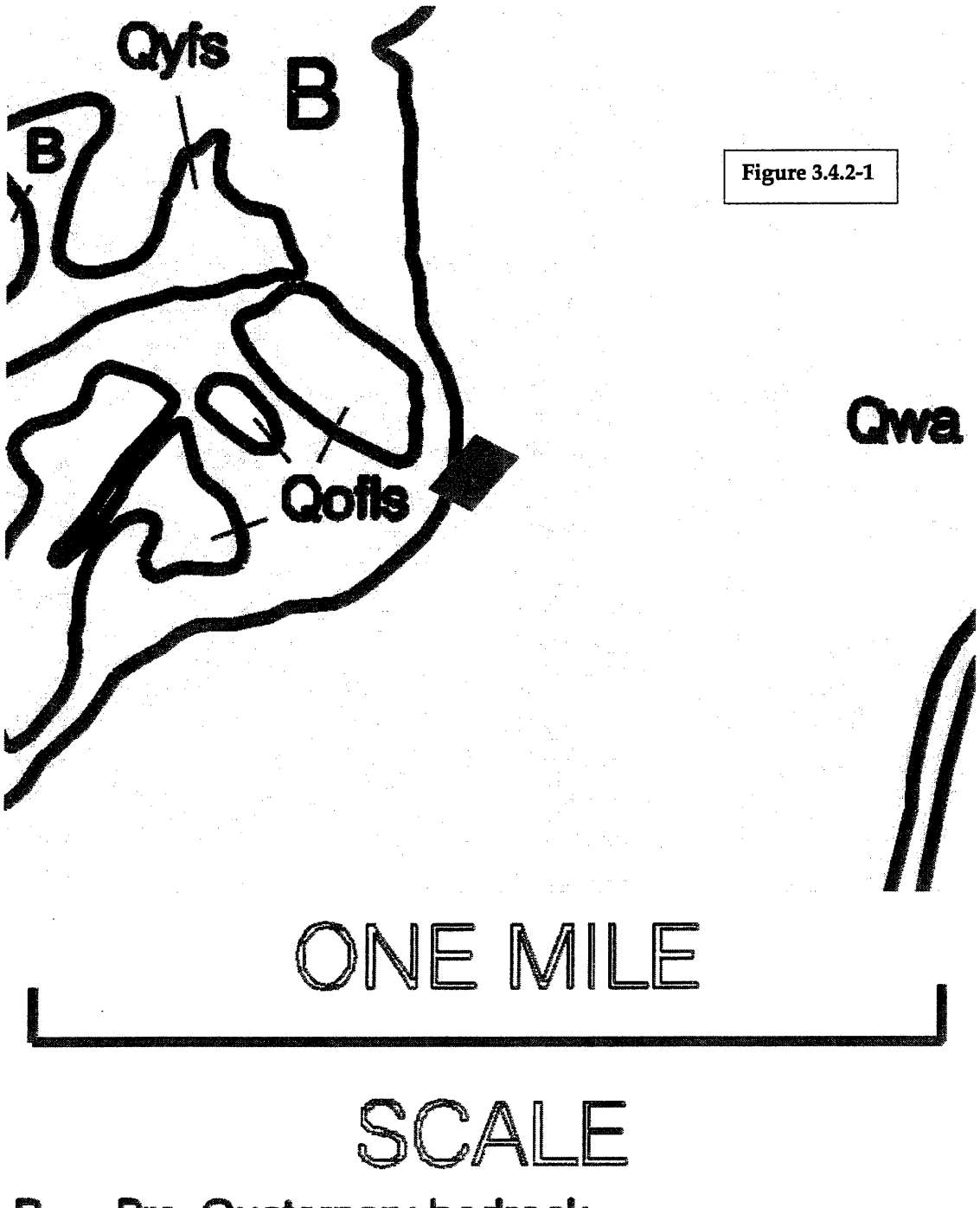


Figure 3.4.2-1

within the project area with structures and pavement, thus limiting recharge from precipitation.

The CDMG (1998; Figure 3.4-2) conducted a groundwater evaluation in the Los Angeles Quadrangle to determine the presence and extent of historically shallow groundwater. While these conditions may not exist today, this evaluation provides a reasonable basis for planning, particularly with regard to future potential for liquefaction and construction dewatering. It appears the project area is situated just inside the southern boundary of a structural (geological) "high", over which shallow groundwater occurs at a consistent depth of approximately 20 feet. This shallow groundwater covers a large area, 12 square miles or more. Approximately 1/4 mile south of the project area, groundwater flows steeply in a south-southeasterly direction, toward a groundwater "trough" approximately 2.5 miles southeast of the project area.

This CDMG evaluation, undertaken for seismic hazard liquefaction zoning purposes, focused on defining areas as potentially liquefiable that have historical depth to groundwater of less than 40 feet. Data used for this evaluation were obtained from technical publications, geotechnical borehole logs, and water well logs dating back to the early 1900s. These data show that shallow groundwater exists in the Arroyo Seco, the Los Angeles River floodplain north of the downtown Los Angeles area, canyons draining the Elysian Park Hills just northwest of the project area, and canyons draining the Repetto Hills north and east of the project area. Sediments on shallow and impermeable bedrock in drainages tend to collect water and can stay saturated for long periods, especially during wet seasons (CDMG, 1998).

Based on a contour map generated by the CDMG (1998), alluvial material in the project area is underlain by historically shallow groundwater. Depth to groundwater beneath the project area is approximately 20 feet in the alluvium in the northeastern part of the project area (Figure 3.4.2-2). The liquefaction presentation later in this section provides a further discussion of groundwater levels.

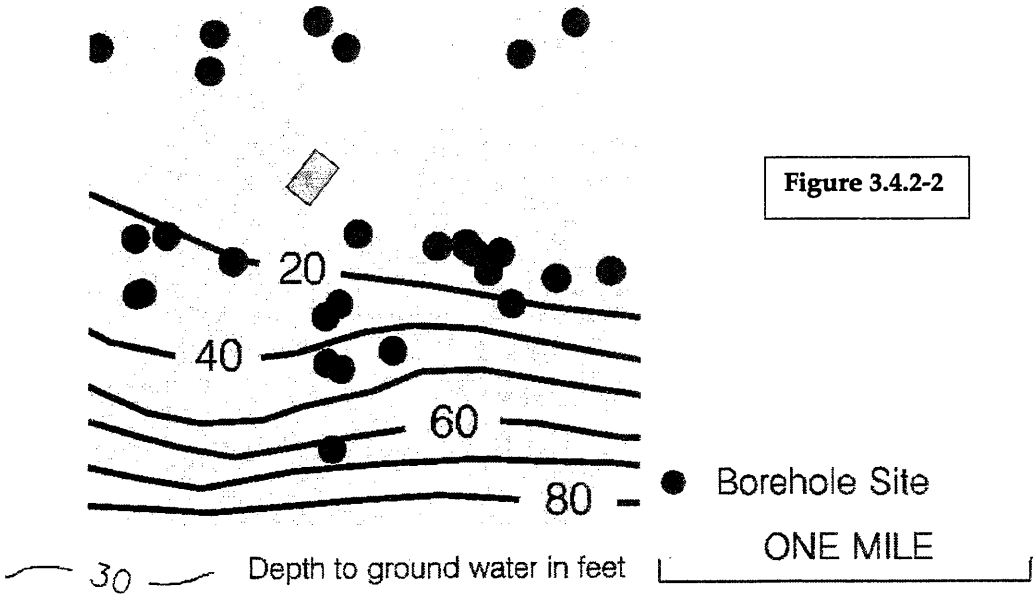


Figure 3.4.2-2

Regional Faulting and Earthquake Seismicity

Plate tectonics, and the forces that cause plates to move within the earth's crust, affect the geology and seismicity of southern California. The San Andreas fault system represents the boundary between two major plates: the North American and Pacific Plates. A major "bend" in the San Andreas fault occurs northeast of Los Angeles. This bend represents a major zone of north-south compression in the southern California region, creating mountains known as the Transverse Ranges, locally, the Santa Monica and San Gabriel Mountains.

Faults are fractures or lines of weakness in the earth's crust. Rocks on one side of a fault are offset relative to the same rocks on the other side of the fault. Sudden movement along a fault results in an earthquake. Surface faults that have horizontal movement are called strike-slip faults (e.g., San Andreas, San Jacinto, Elsinore, and Newport-Inglewood faults), and in contrast, movement that occurs along normal, reverse, and fault zones is mainly vertical. Buried, low-angle thrust faults that do not rupture the ground surface are known as "blind" thrusts (e.g., Elysian Park and Compton "Blind" Thrusts). Faults exhibiting both vertical and horizontal components of movement are called oblique faults (e.g., Santa Monica-Hollywood, Cucamonga, Palos Verdes, and

Raymond faults).

Active or potentially active faults (those that may cause future earthquakes) located within 100 kilometers (62 miles) of the project area (Figure 3.4.2-3) include the San Andreas, Newport-Inglewood, Palos Verdes, Whittier-Elsinore, and San Gabriel fault zones, as well as the Santa Monica-Hollywood-Raymond-Cucamonga, Santa Susana-San Fernando-Sierra Madre, Elysian Park, and Torrance-Wilmington fault systems. These faults are capable of generating moderate to large, damaging earthquakes, and associated surface ruptures (except "blind" thrusts). A major earthquake on one of these faults could cause strong to intense ground shaking within the project area. Historical records indicate that activity on these faults includes surface ruptures (except "blind" thrusts) during historic, Holocene/Recent (last 11,000 years), and late Quaternary (last 750,000 years) time. The most important of these active and potentially active faults are shown in Table 3.4.2-1 below.

Local Faults and Seismic Potential

The project area does not lie within an Alquist-Priolo Earthquake Fault Zone (APEFZ; CDMG, 1977), or a fault study zone as defined by the County (1990) or the City of Los Angeles (1996) Safety Elements. No active faults have been identified crossing the project area. In addition, no potentially active faults are known to cross the project area. Buried ("blind") thrust faults (in particular, the Elysian Park and Puente Hills Thrusts) pass beneath or very near the project area, but they are not considered potential direct sources of surface rupture. Therefore, potential impacts associated with surface rupture are not anticipated within the project area.

Table 3.4.2-1 presents the PHGA and estimated Modified Mercalli Intensity (MMI) for the Project site area based on the mean earthquake occurrence values presented in a commonly used seismic analysis computer program (Blake, 2000). Rounded PHGA acceleration and MMI values for the nine most critical faults, and the San Andreas fault, are shown in Table 3.4.2-1. These are only estimates and design values must be determined for each aspect of the site development.

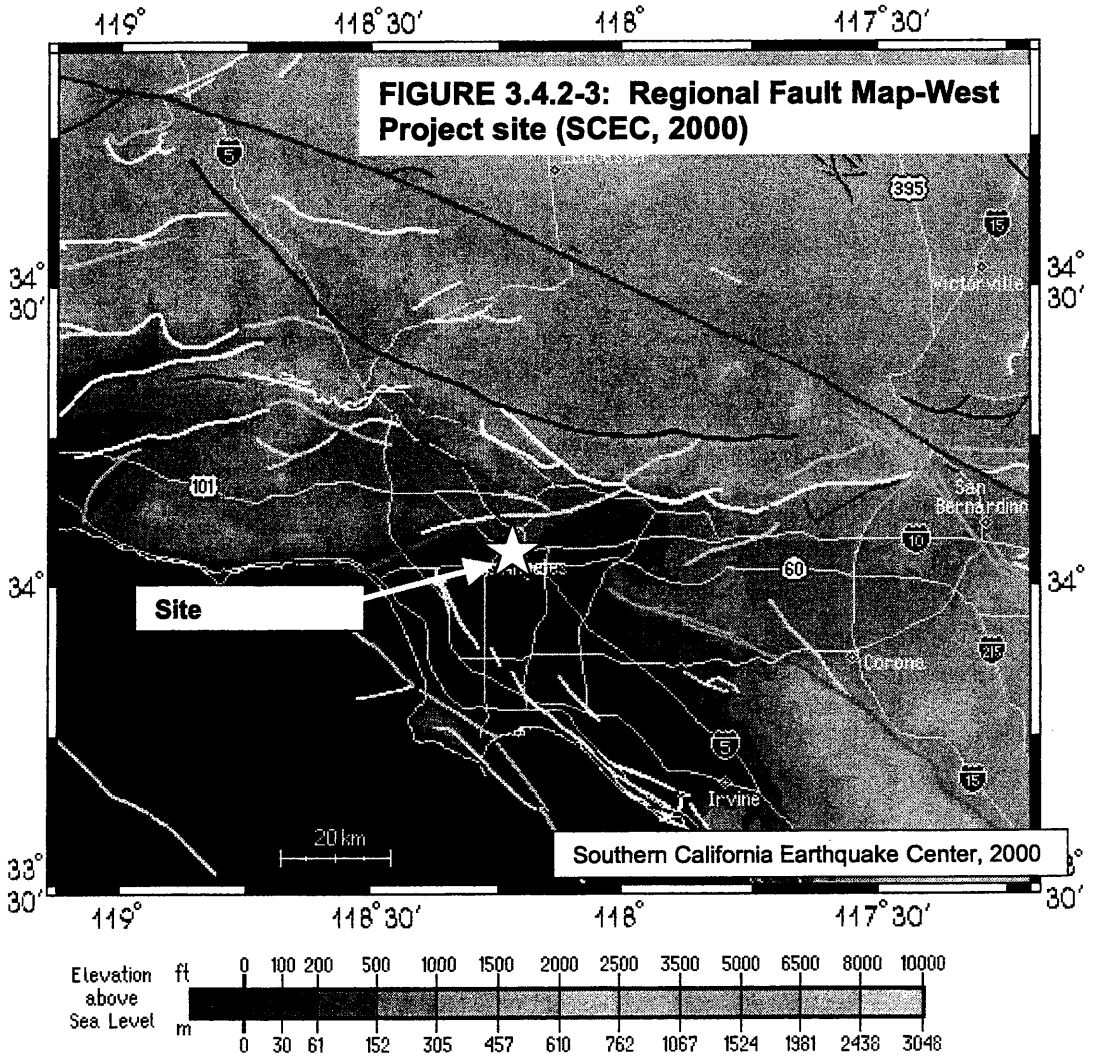


FIGURE 3.4.2-3: Regional Fault Map-West Project site (SCEC, 2000)

Table 3.4.2-1

Deterministic Earthquake Site Parameters Estimated for the Project Area from Faults Within 18 Kilometers and Generating Greater Than 0.2 g. PHGA (Mean and 1-Sigma Values)

Fault Name	Distance to Area in Miles (km)	Magnitude (Mw)	Estimated Maximum Earthquake Peak Horizontal Ground Acceleration (g.) Mean / 1-Sigma Values [1]	Modified Mercalli Intensity [2]
Elysian Park Thrust	2.1 (3.4)	6.6	0.40 / 0.68	X / XI
Hollywood	4.2 (6.8)	6.4	0.29 / 0.49	IX / X
Puente Hills Blind Thrust (L. A. Segment)	4.5 (7.3)	6.6	0.29 / 0.49	IX / X
Raymond	4.6 (7.4)	6.5	0.30 / 0.50	IX / X
Compton Thrust	6.5 (10.5)	6.8	0.28 / 0.48	IX / X
Verdugo	6.8 (11.0)	6.7	0.26 / 0.44	IX / X
Newport-Inglewood (L.A. Basin)	7.1 (11.5)	6.9	0.23 / 0.39	IX / X
Santa Monica	9.8 (15.8)	6.6	0.20 / 0.33	VIII / IX
Sierra Madre	11.2 (18.0)	7	0.22 / 0.37	VIII / IX
San Andreas - 1857 Rupture	34.1 (54.8)	7.8	0.11 / 0.19	VII / VIII

Source: EQFAULT (Blake, 2000)

Notes: 1) Values "mean" and "one sigma" represent "average" and "conservative" values, respectively, when considered in design. 2) Modified Mercalli Intensity (see Table 3.4.2-2)

The three blind thrust faults under or near the project area are the Elysian Park, Puente Hills, and Compton. They pass beneath, or very near, the project area

and are included in the computer program used to generate Table 3.4.2-1 (Blake, 2000). Although there are other possible smaller blind thrust faults in the region that may affect the project area, there is insufficient information about these faults to include them in the computer analysis used to generate Table 3.4.2-1. The site-to-fault distances for the blind thrust faults are taken as the implied surface expression, which are the shallowest portions of each fault south of the site. There remains controversy about these faults, in particular whether the Elysian Park and Puente Hills should be independently represented or whether one or the other is the actual potential earthquake source. That controversy cannot be resolved here. However, the computer analysis provides a realistic, planning-level estimate of the site earthquake strong groundshaking potential, considering the earthquake magnitudes predicted.

Table 3.4.2-2

	MODIFIED MERCALLI INTENSITY SCALE
I.	Not felt. Marginal and long-period effects of large earthquakes.
II.	Felt by persons at rest, on upper floors, or favorably placed.
III.	Felt indoors. Hanging objects swing. Vibration like passing of light trucks. Duration estimated. May not be recognized as an earthquake
IV.	Hanging objects swing. Vibration like passing of heavy trucks; or sensation of a jolt like a ball striking the walls. Standing motor cars rock. Windows, dishes, doors rattle. Glasses clink. Crockery clashes. In the upper range of IV, wooden walls and frames creak.
V.	Felt outdoors; direction estimated. Sleepers wakened. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Doors swing, close, open. Shutters, pictures move. Pendulum clocks stop, start, change rate.
VI.	Felt by all. Many frightened and run outdoors. Persons walk unsteadily. Windows, dishes, glassware broken, knickknacks, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry D cracked. Small bells ring (church, school). Trees, bushes shaken (visible, or heard to rustle).
VII.	Difficult to stand. Noticed by drivers of motor cars. Hanging objects quiver. Furniture broken. Damage to masonry D, including cracks. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices (also unbraced parapets and architectural ornaments). Some cracks in Masonry C. Waves on ponds, water turbid with mud. Small slides and caving in along sand or

	gravel banks. Large bells ring. Concrete irrigation ditches damaged.
VIII.	Steering of motor cars affected. Damage to masonry C; partial collapse. Some damage to masonry B; none to masonry A. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundations if not bolted down, loose panel walls thrown out. Decayed piling broken off. Branches broken from trees. Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes.
IX.	General panic. Masonry D destroyed; masonry B seriously damaged. (General damage to foundations.) Frame structures, if not bolted, shifted off foundations. Frames racked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground. In alluviated areas sand and mud ejected, earthquake fountains, sand craters.
X.	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks to canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.
XI.	Rails bent greatly. Underground pipelines completely out of service.
XII.	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into the air.

Source: Richter, C.F. Elementary Seismology. San Francisco CA: W. H. Freeman Co., 1957.

Note: To avoid ambiguity, the quality of masonry, brick, or other material is specified by the following lettering system. (This has no connection with the conventional classes A, B, and C construction.)

Masonry A. Good workmanship, mortar, and design; reinforced, especially laterally, and bound together by using steel, concrete, etc.; designed to resist lateral forces.

Masonry B. Good workmanship and mortar; reinforced, but not designed to resist lateral forces.

Masonry C. Ordinary workmanship and mortar; no extreme weaknesses, like failing to tie in at corners, but neither reinforced nor designed to resist horizontal forces.

Masonry D. Weak materials, such as adobe; poor mortar; low standards of workmanship; weak horizontally.

In addition, to the deterministic analysis presented in Table 3.4.2-1, a UBC-type analysis (Blake, 1998; UBCSEIS Program) was performed considering the Elysian Park thrust fault in the analysis (Table 3.4.2-3). Even though the UBC method

and the faults shown on the ICBO Near-Source Zones maps exclude blind thrust faults, the Elysian Park fault fits the classification of a Type B fault. It is recommended that the Elysian Park thrust fault be considered for inclusion in any seismic hazard analysis for the site.

Table 3.4.2-3 - UBC Seismic Analysis Including the Elysian Park Blind Thrust

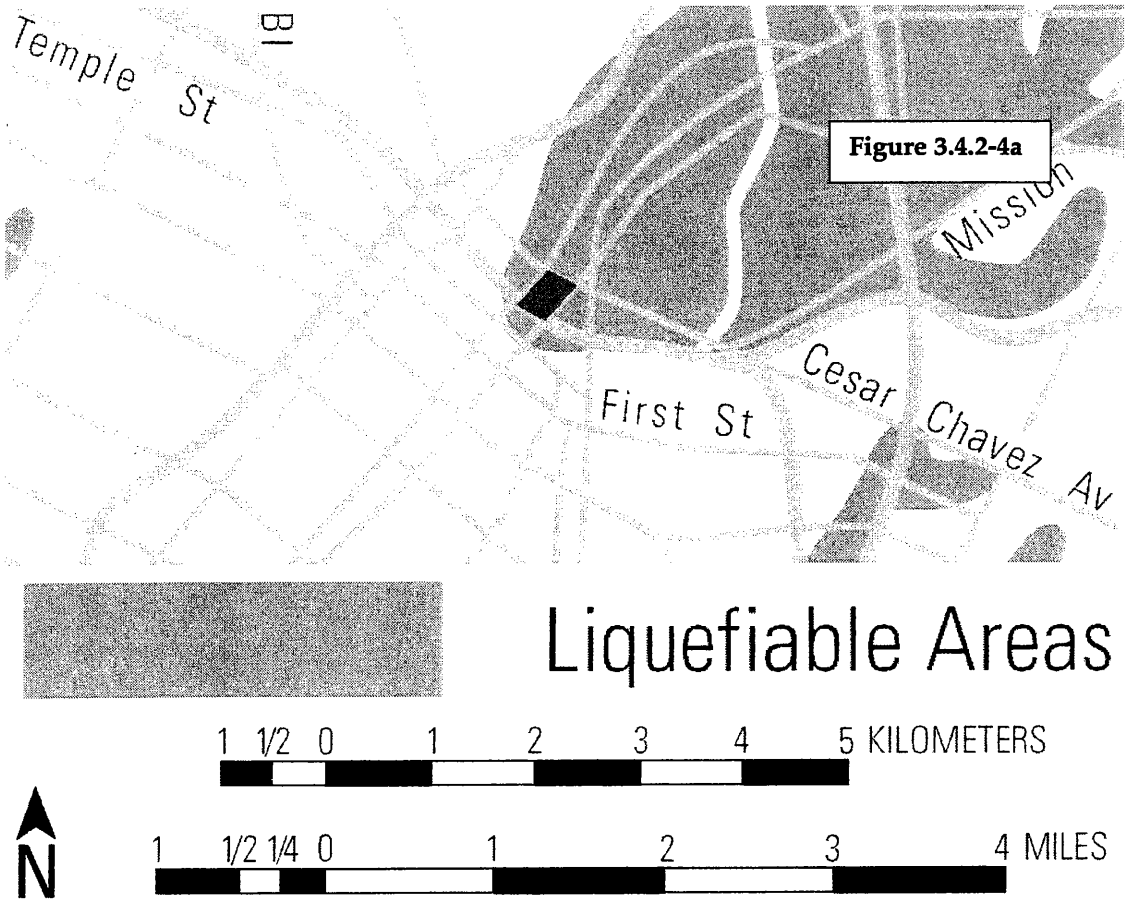
SITE COORDINATES:
Site Latitude: 34.0567
Site Longitude: 118.2399
UBC SEISMIC ZONE: 0.4
UBC SOIL PROFILE TYPE:
SC (Very Dense Soil and Soft Bedrock)
NEAREST TYPE A FAULT:
Name: Cucamonga
Distance: 46.0 kilometers
NEAREST TYPE B FAULT:
Name: Elysian Park Thrust
Distance: 4.6 kilometers
NEAREST TYPE C FAULT:
Name: Hollywood
Distance: 6.8 kilometers
SELECTED UBC SEISMIC COEFFICIENTS:
Na: 1.0
Nv: 1.3
Ca: 0.42
Cv: 0.70
Ts: 0.674
To: 0.135

Liquefaction and Related Ground Failure

Liquefaction occurs when saturated, cohesionless (low relative density) materials (usually sand or silty sand) are transformed from a solid to a near liquid state. This phenomenon occurs when moderate to severe seismic ground shaking causes pore-water pressure to increase. The expected level of ground shaking in the area is high enough to initiate liquefaction. In addition to sufficiently high seismic shaking levels, the two other key conditions conducive to liquefaction, shallow groundwater and cohesionless sands, are potentially present within a portion of the project area.

There are three maps showing potential liquefaction areas in downtown Los Angeles (CDMG, 1999; City of Los Angeles, 1996; County of Los Angeles, 1990). The representation of liquefaction potential presented on Figures 3.4.2-4a and 3.4.2-4b are from maps used by the City of Los Angeles (4a) and the CDMG (4b); the County map is very similar to the City map. On the CDMG map, the line designating liquefaction areas corresponds to areas where water is shallower than the 40-foot groundwater depth contour. The City and County use a less than 30-foot groundwater depth to define liquefiable sediments and 30 to 50-foot deep for potentially liquefiable sediments. The project area is within liquefaction boundaries denoted by all three maps. Since different criteria (and possibly data) were used by CDMG, the liquefaction potential boundary shown on Figure 3.4.2-4b is less conservative than the City and County maps. The area, underlain by groundwater approximately 20 feet deep, is considered liquefiable for planning purposes. Due to the lack of project area-specific geologic and groundwater data, boundaries shown on Figures 3.4.2-4a and 3.4.2-4b should be considered approximate and used only for general planning purposes.

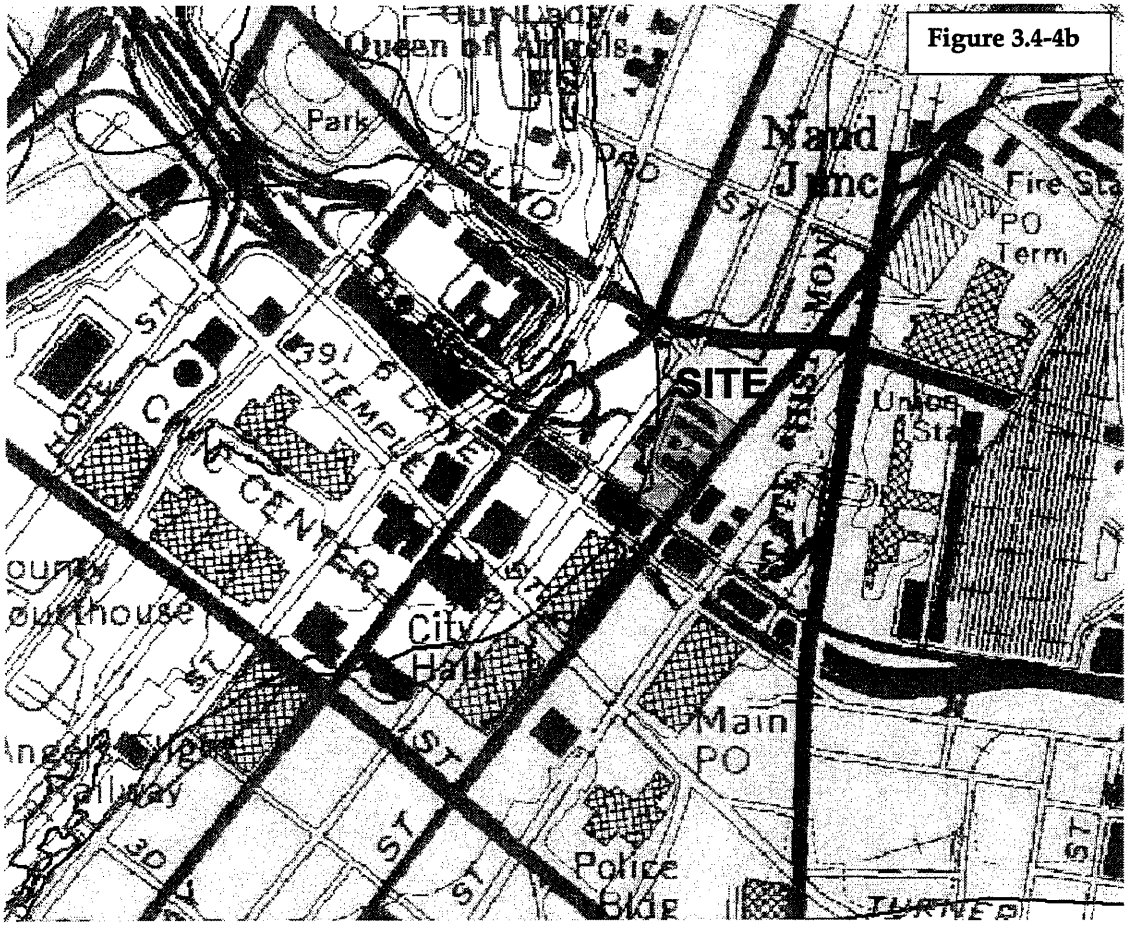
Because we believe the alluvium underlying the site is very thin, the actual liquefaction potential at the site may be low to non-existent depending upon the depth to siltstone bedrock (which is not subject to liquefaction). However site-specific analysis will be necessary to verify this supposition.



Lateral spreading landslides can occur on relatively shallow slopes. Liquefaction of shallow layers causes a loss of shear strength, allowing the surface to move laterally across gentle slopes. Areas with lateral spreading potential would most likely be adjacent to drainages where slopes are steepest and water may be more likely to accumulate (predominantly east of the project area adjacent to the L. A. River). It is not possible to map specific areas prone to lateral spreading based on the current data available for this study, however this hazard should not be present in the site area.

Subsidence and Settlement

Subsidence is the gradual downward settling of the land surface with little or no



horizontal movement. It is caused by many different factors. Extracting large fluid volumes (water, oil and gas) from thick layers of poorly consolidated sediments is a principal cause of surface subsidence. Since the thickness of alluvial sediments in the area is limited by shallow bedrock and no major

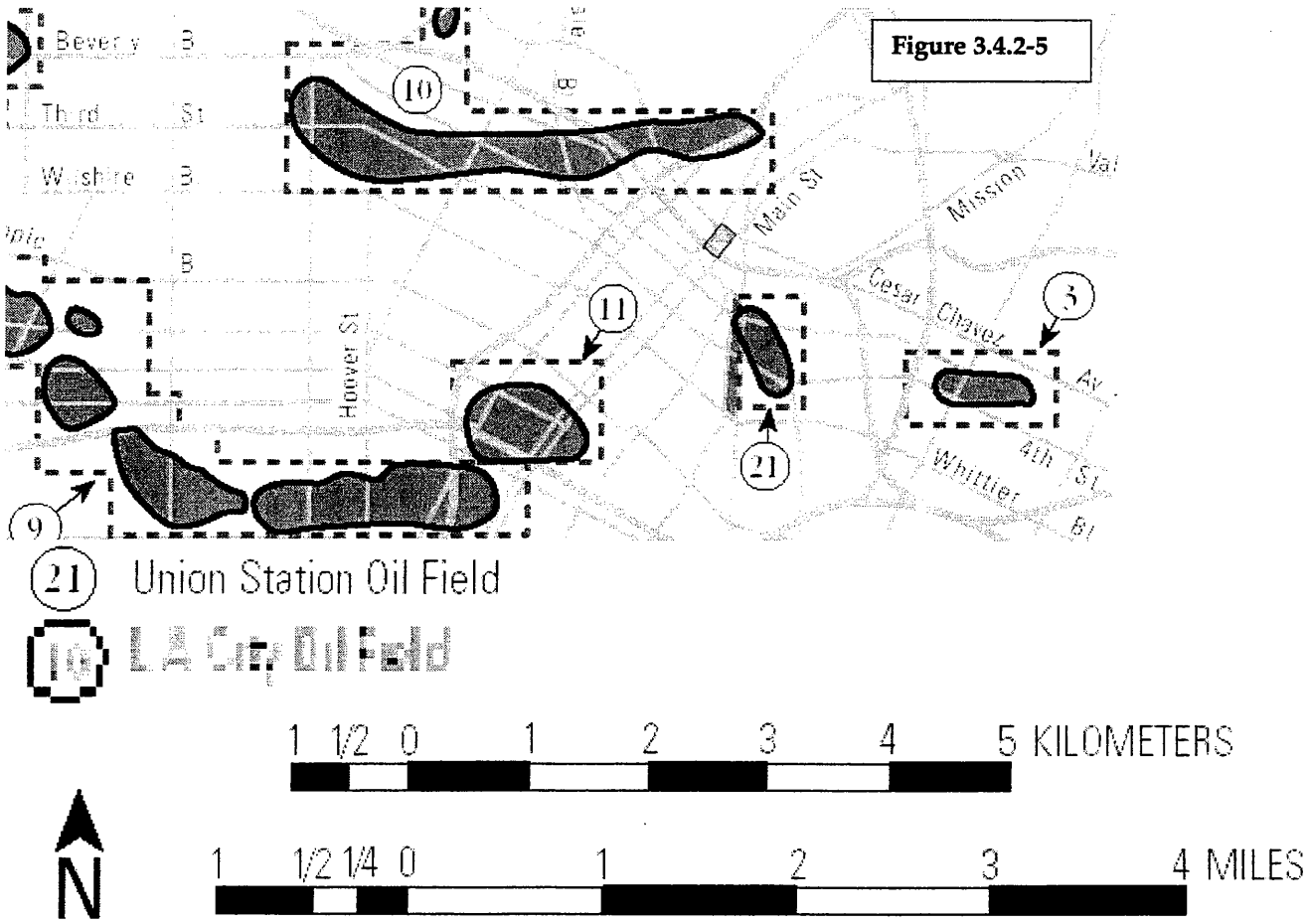
groundwater production fields are located within or nearby the project area, the potential for surface subsidence associated with groundwater extraction is limited.

The project area is immediately northwest of the Union Station Oil Field (see discussion below). Producing zones range in depth from over 3,500 feet to over 7,000 feet below surface. Although some minor surface subsidence may have occurred related to oil extraction, its distribution across a broad area is likely to have limited its potential effects and no substantial effects are known to have been documented. Similarly, the potential for future surface subsidence effects from oil extraction is very low.

Settlement of structures can occur due to consolidation of clay- or silt-rich sediments that have not been buried by other geologic deposits, or by hydroconsolidation due to the addition of water into the soil structure. Expansion and contraction of clay-rich sediments can also cause soil displacements. Specific quantitative conditions by geologic or soil unit were not determined for this study due to the lack of site-specific data. Since we believe the site is underlain by fill, possibly a thin layer of alluvium, and bedrock, the conditions for these settlement-inducing actions is not present. Any low density, loose deposits that do exist will be removed prior to new construction or bypassed (penetrated by deeper foundations) for any retrofitted structures.

Union Station Oil Field Area and Related Issues

As discussed above, the project area is about ¼-mile northwest of an existing oil field and associated geologic structure. Union Station Oil Field was discovered in 1967 (Hesson, 1993). The field is represented by a generally east-west trending anticline, a structural feature (elongated dome) that traps petroleum and related compounds (crude oil and natural gas). Figure 3.4.2-5 shows the approximate outline of the geologic structure forming Union Station Oil Field.



Surface locations of most wells (directionally drilled wells) are south of the project area, located along Garvey Street, south of 1st Street (see Figure 3.4.2-5). It is not known if old abandoned wells or dry holes are located in the project vicinity.

Shallow Subsurface Gas

Subsurface gases of concern in the project vicinity are methane and hydrogen sulfide (MTA, 2002)[6]. Methane is a naturally occurring flammable substance

[6] Eastside Transit Corridor Final Supplemental Environmental Impact Statement/Final Subsequent Environmental Impact Report January, 2002
[http://www.mta.net/trans_planning/CPD/publications/default.htm]

commonly associated with crude oil accumulations. It is the primary component in natural gas used for both domestic and industrial applications. When present in shallow subsurface geologic units, potential hazards exist. Underground structures, such as basements and subterranean parking garages, are susceptible to gas seepage in potential methane hazard areas. Methane is a light gas that disperses in the atmosphere when unconfined. If methane is trapped and accumulates inside of structures, it creates a risk of fire and explosion.

Hydrogen sulfide gas (H_2S) is also associated with crude oil deposits. H_2S is hazardous and toxic at very low concentrations. H_2S is heavier than air. Therefore, it accumulates inside lower level structures such as basements. With a strong "rotten egg" odor, trace amount are a nuisance. At moderately low concentrations, inhalation of H_2S creates health risks or even causes death.

An irregularly shaped area of known shallow methane accumulation is delineated for much of downtown Los Angeles (City of Los Angeles, 1996). This area is southwest of the project area. Generally, methane area boundaries are the Santa Ana (US 101) and Harbor (SR 110) Freeways on the north and west, respectively, Olympic Boulevard on the south, and Los Angeles Street on the east.

Testing for shallow subsurface gases was conducted along a subway corridor previously proposed for the Metro Red Line East Side Extension. Numerous monitoring wells and probes were installed along this corridor to collect and analyze shallow subsurface gases. Several of these wells and probes detected hydrogen sulfide and methane gases in the industrial area between 1st Street and US 101 and west of the Los Angeles River (MTA, 2002). Subsurface gases collected from probes at these locations indicate low concentrations of methane, 1,700 parts per million (ppm), in one location. The lower explosive limit for methane is 50,000 ppm. All other locations were below 100 ppm. No hydrogen sulfide gas has been measured in the borings for the 1st Street alignment to date. Since these test locations are on the northern flank of the structure forming Union Station Oil Field, beyond the productive field outline, subsurface gas concentrations reported may not be representative of actual conditions

within the project area. Both commercial and non-commercial oil and gas accumulations are present throughout the project region

Abandoned Wells and Dry Holes

Los Angeles has a long history of oil and gas development. The first wells in the downtown area were drilled in the late 1800s. Not all attempts to find commercial crude oil reserves were successful. Wells that were not economical (limited reserves or wet) were plugged and abandoned. Unsuccessful exploratory holes were abandoned as "dry holes." Not all wells and dry holes were documented during the early development history in Los Angeles.

Abandoned wells and dry holes represent potential hazards for nearby buildings and occupants. Prior to regulations, many early wells and dry holes were plugged with telephone poles, railroad ties or other debris prior to being buried. These holes represent potential vertical migration pathways for crude oil, methane, H_2S and other compounds. Although the long history of land use at the site pre-dates oil drilling in the Los Angeles area, it is not know if any abandoned wells or dry holes are present in or immediately adjacent to the project area. The chances are remote that a well would have been drilled within the site boundaries.

3.4.3 Thresholds of Significance

The following significance thresholds are based on the CEQA Guidelines Environmental Checklist Form (Appendix G). The proposed Project's impacts are considered significant if they would:

a. Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving:
   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42.)
   ii. Strong seismic ground shaking.
   iii. Seismic-related ground failure, including liquefaction.

iv. Landslides.

b. Result in substantial soil erosion or the loss of topsoil.

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

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life and property.

3.4.4 Project Impacts

Compliance With Existing Regulations and Permit Requirements

There is a range of geologic conditions within the overall setting described above that could potentially lead to significant impacts should the proposed Project be approved and implemented. Most considerations are rendered less than significant by compliance of the Project plans and specifications, and with existing regulations as implemented by the County of Los Angeles. Slope stability, expansive soils, compressible soils and other similar engineering geology and geotechnical hazard considerations are addressed by the grading standards in the California (Uniform) Building Code, the County Grading Ordinance and by the general requirement for engineering investigation reports, and by many of the implementation programs within other categories. Necessary reports required by the County will be prepared by the geotechnical and engineering geology consultants of record, and thoroughly reviewed by the County.

There are potentially hazardous geologic conditions that could expose people or property to associated risks. The range and type of hazards present in the proposed project area does not represent an unusually hazardous physical setting for future projects at this site. No locations within the proposed project area were identified with geologic, soils, or seismic hazards that would preclude development.

Project Related Recommendations

To date no Project geotechnical or engineering geology consultants of record have been named to prepare geologic and soils investigation reports, updates, and supplements for the Project site developments. The Applicant, in preparation of final design plans and construction specifications will have such reports prepared for each of the buildings/facilities proposed. The Applicant shall adhere to the recommendations in the reports (and as amended from time to time as required by the County) as they may apply to the grading, construction, and operational phases of the proposed development. In conjunction with field inspections under the supervision of the Project geotechnical or engineering geology consultants of record, additional changes would be implemented as necessary to ensure that proper design and construction guidelines are followed as part of the Project development.

The following sections briefly describe the nature of the potential impacts on the environment or the Project. If the potential impact is less than significant or will be reduced to less than significant based on Project plans and/or existing regulations that is so stated in the accompanying discussion. Based on this study and analysis of the cited information, it was determined that most potentially significant adverse impacts can be remedied through compliance with existing regulations. Only the issue of methane gas is considered potentially significant. This requires "non-routine" investigation and an investigation measure is recommended to emphasize this need.

No Significant Impacts

With regard to the issues of APEFZ active fault rupture, earthquake induced landslide, soil erosion, lateral spreading, subsidence and uplift, and expansive soils there should be no significant impacts for the Project site.

Discussion of Issues and Potential Impacts

Each of the threshold topics is discussed below to briefly describe the factors indicating less than significant and potentially significant impacts. The discussions are grouped for convenience into ***Geology and Geotechnical,***

Earthquake and Faulting, Groundwater, and Oil/Gas Related Features.

Geology and Geotechnical (Slope and Foundation Stability, Landslides, Subsidence, Soil Stability, and Severe Erosion)

Geology: There are no known physical geologic characteristics of surficial geologic units present within the study area that would result in a significant impact or constraint to development. Depth to bedrock would be a concern if it prevented the proper foundation for retrofit of the existing structures or made new construction unusually difficult or dangerous. It appears that bedrock depth varies from zero to 15 feet, and possibly 30 feet deep. This is reasonably shallow and should provide a solid foundation for the proposed structures. The nature of the primarily shale and siltstone should provide no unusual excavation difficulties.

Since no deep excavations or subterranean parking structures are proposed, bedrock layering would not affect cut slope stability. Due to site topography landslides are not a potential hazard. The site does not overly either a groundwater aquifer and subsidence should not be an issue. Therefore, there are no significant impacts related to geology conditions that cannot be address by standard methods and existing regulations. All geology-related design and construction issues would be further evaluated and resolved during project-specific engineering geology investigations in concert with required geotechnical design studies.

Geotechnical: There are no significant known soils engineering conditions that would result in constraints or significant impacts. The materials most susceptible to erosion are artificial fill, soil and younger alluvium; all three units may be present beneath the site. The largest threat from erosion is uncontrolled drainage, especially during construction. Most susceptible areas are typically steeper slopes and along drainage courses. Due to the relatively flat nature of the project area, severe site erosion is not anticipated. Drainage and erosion issues for the overall site must be addressed in accordance with building code requirements and stormwater best management practices, relative to potential on-site and off-site affects. These impacts should be less than

significant provided the codes and stormwater practices are incorporated into project design and construction.

Expansive soils have relatively high clay mineral content and are usually found in areas where underlying formations contain an abundance of clay minerals or where coarse-grained materials are weathered and break down into clay-rich materials. Most of the formations in the project vicinity are relatively coarse-grained sand, gravel, silt, and siltstone bedrock. None of these formations tend to form clay-rich soils. However, local conditions may promote formation of anomalously clay-rich zones. In accordance with building code requirements, geotechnical studies must be conducted for each project component to evaluate potentially expansive soils relative to on-site affects. Potential impacts would be less than significant provided applicable building code requirements are incorporated into project design and construction.

Although unlikely, some soil within the project area could be susceptible to consolidation, settlement and possibly hydroconsolidation, any possible concerns for these poor soil properties can be addressed through standard, comprehensive geotechnical and soils engineering investigation and analysis. Recommendations made in conjunction with such investigations should specify all steps necessary to mitigate the potential affects of these soils concerns.

In summary, no geology and geotechnical mitigation measures are required because standard, comprehensive geotechnical and soils engineering investigation and analysis are mandated by State and County regulations, specifically the most recent county of Los Angeles Building Code, California Building Code and the Uniform Code of Building Conservation (UCBC), which is acceptable under the State Historic Building Code.

Earthquake and Faulting (Surface Faulting, Groundshaking, Liquefaction, Lateral Spread Landslides, Earthquake Induced Landslides, Dynamic Settlement)

Surface Faulting: The proposed project area is not crossed by any known APEFZ faults. No active faults not zoned by the APEFZ Act have been identified crossing the project area. There are no known active or potentially active

surface fault traces mapped through the immediate project vicinity. Buried (so-called "blind") thrusts do pass beneath the site, but are not considered potential direct sources of surface rupture. The possibility of discovering new buried surface faults cannot be fully discounted, but is considered very remote. Therefore, the potential for surface fault rupture is considered remote and not a significant impact.

Seismic Ground Shaking: The entire downtown Los Angeles Civic Center area is susceptible to strong ground shaking from severe earthquakes, principally by faults shown in Table 5.5-1. These faults present a risk of very strong groundshaking (peak horizontal ground acceleration of 0.3 to 0.7 as shown in Table 3.4-1) that must be considered for facilities where public safety and post-earthquake evacuation are necessary. Implementation of the project could expose people and structures to strong seismic ground shaking, which represent a potentially significant adverse impact unless mitigation is incorporated.

John A. Martin & Associates (2002) have indicated that the criteria for the seismic retrofit of the Vickery/Brunswig, Brunswig Annex, and Plaza House will be "life safety", that is, "life safety is substantially protected and damage is moderate to extensive." In their Appendix page A.1-5 "Life Safe" is defined as follows:

> "Damage is moderate. Selected building systems, features, or contents may be protected from damage. Life safety is generally protected. Structure is damaged, but remains stable."

A major earthquake on the Elysian Park or other faults listed in Table 3.4-1 would cause an extended period of high ground acceleration or extended periods of strong groundshaking that could cause extensive damage to engineered structures. Current California Building Code Standards (International Conference of Building Officials, 1997) would govern the construction of new

buildings and the UCBC/State Historical Building Code sets minimum standards for the historic structures that would be rehabilitated and seismically retrofit.

Additional studies and mitigation measures will be required to compensate for high ground acceleration levels (0.7g), particularly for the historical facilities. The County, within the standards of the UCBC, requires implementation the performance-based standards by structural engineers and owners on a project specific basis that are reviewed by the County. Therefore, the potential for severe groundshaking impacts would be less than significant as defined by the "life safe" concept if the code requirements are properly accommodated by the inspection, design, and construction processes required by the code.

Seismic-Related Liquefaction: Approximately 80 to 100 percent of the project site overlies an area potentially susceptible to liquefaction based on the California State Seismic Hazard Maps and the City and County of Los Angeles Safety Elements. The most common effects of liquefaction are ground settlement and cracking, sinking and/or tilting of heavy surface structures, buoyancy of some buried structures (e.g., pipelines, tanks), and shallow lateral spread landslides near drainages with exposed "free faces" (e.g., flood control channels, stream banks). If liquefaction were to occur, the project could expose people and structures to seismic-related ground failure, which represents a potentially significant adverse impact unless mitigation is incorporated.

None of the studies that indicate liquefaction potential at the site had detailed data regarding alluvial thickness and groundwater depth as a basis for their maps. Nearby data (just south and east of the site) suggest that siltstone bedrock (non-liquefiable) may be fairly shallow under the property and that groundwater may be resting as a perched zone on the bedrock. However, due to the presence of these mapped zones, the County regulators will require a liquefaction analysis.

Dynamic Settlement: Unconsolidated porous materials, such as alluvial deposits or artificial fill, may consolidate and settle when subjected to dynamic (earthquake shaking) loads. Severe earthquake shaking could result in

substantial surface settlement in areas overlain by structures. Differential surface movement caused by consolidation or liquefaction could damage buildings and other engineered structures. The poor soil properties that likely exist on the site can be addressed through standard, comprehensive geotechnical and soils engineering investigation and analysis. Recommendations made in conjunction with such investigations should specify all steps necessary to mitigate the potential affects of dynamic settlement concerns.

In summary, no earthquake or surface faulting mitigation measures are required because standard, comprehensive engineering geology and geotechnical investigation and analysis are mandated by County regulations, specifically the most recent county of Los Angeles Building Code, California Building Code and the Uniform Code of Building Conservation (UCBC), which is acceptable under the State Historic Building Code.

Groundwater

Underlying portions of the project area (eastern half), groundwater could exist at relatively shallow depths. As shown on Figure 3.4.2-2, groundwater depths in this area are approximately 20 feet or less below ground surface. Shallow groundwater could impact plans for the installation and operation of deep subterranean structures, such as basements, underground parking garages, resulting in a potential for dewatering, construction safety problems, and ongoing operational maintenance. Water seepage may collect within, around or on a structure (e.g., foundations, slabs, cut/fill slopes, and utility trenches). Although the project does not propose such improvements, if future plans should develop, concerns can be addressed through standard, comprehensive geotechnical and hydrogeology investigation, analysis, and design measures.

In summary, no groundwater related mitigation measures are required because standard, comprehensive engineering geology and geotechnical investigation and analysis are mandated by County regulations, specifically the most recent county of Los Angeles Building Code.

Oil/Gas Field Related Issues

Subsidence: Subsidence hazards can be found in areas with active petroleum production. Petroleum activity is present immediately south of the project area. Although some minor surface subsidence may have occurred related to oil extraction, its distribution across a broad area is likely to have limited its potential effects and no substantial effects are known to have occurred. For this reason, and because the site is not directly over the oil field, the potential for future surface subsidence effects at the site is very low.

Shallow Subsurface Gas: The possible presence of shallow subsurface gases (methane and hydrogen sulfide) is a concern within the general project area highlighted by studies for the MTA subway system. If significant concentrations of subsurface gases were present at the site, they would constrain use of the site. Low levels of subsurface gases do not represent a direct hazard in open areas. Therefore, no significant gases impacts are anticipated for open areas. When gases accumulate within subterranean structures (e.g., utility corridors, basements) or inside buildings, concentrations increase. Without proper ventilation, the risk of fire or explosion exists. If mitigation measures are not applied, this risk represents a potentially significant adverse impact. For low to moderate gas concentrations, application of mitigation measures identified below, would reduce this potential impact below a level of significance. If high gas concentrations are encountered in shallow subsurface zones, common mitigation measures may not be adequate to fully address potential safety issues. Therefore, high gas concentrations would remain a potentially significant impact for subterranean structures and constrain their use.

Abandoned Wells and Dry Holes: Structures constructed over abandoned wells or dry holes could be subjected to natural gas seepage, and therefore, can be a concern. If leaking methane accumulates inside a building, the risk of fire or explosion would be a potentially significant adverse impact. If leaking hydrogen sulfide gas accumulates inside a building, health risks associated with exposure represent a potentially significant adverse impact. With application of mitigation measures identified below, this potential impact would be reduced below a level

of significance.

Typically, undocumented abandoned wells and dry holes were not plugged in accordance with DOGGR regulations. As a result, they are potential vertical migration pathways for methane, H_2S, crude oil or other subsurface compounds. For areas that have had past exploration, the possibility exists for uncovering undocumented old abandoned wells or dry holes during site grading and excavation. If discovered, undocumented abandoned wells and dry holes represent potentially significant adverse impacts. With application of the mitigation measures identified below, this potential impact would be reduced below a level of significance.

3.4.5 Cumulative Impacts

Nineteen related projects are proposed for development within the general region encompassing the Project site. The Project is not located adjacent or close enough to any of the related projects to compound any potential geology or soils impacts from development. Further, all related projects would require municipal (City or County) government approvals of grading plans, design, and mitigation, significant cumulative grading and geotechnical impacts resulting from the potentially concurrent construction of the related projects are not anticipated.

Some of the proposed and related projects would be subject to potential geologic, earthquake, and soils hazards outlined for the Project site. With respect to strong earthquake groundshaking, assuming adherence to the building codes and other locally imposed plans, cumulative impacts would be reduced, but not eliminated. Related projects would not be exposed to a greater than normal seismic risk than other areas in Southern California. Several of the related projects are located above or near oil fields and may have concerns for shallow subsurface gas (methane, hydrogen sulfide). Since the project does not directly overlie an oil field, it may have less potential for impact than many other sites. Related projects would not compound the

specific effects that could occur on the Project site. Therefore, cumulative impacts would not be considered significant.

In summary, no subsidence related mitigation measures are required because the hazard appears not to be significant for the reasons stated above. For shallow subsurface gas and possible undocumented oil/gas exploration wells, mitigation measures are suggested as a precaution due to the proximity of the site to the Union Station Oil Field.

3.4.6 Mitigation Measures

Shallow Subsurface Gas

GEO-1: Subsurface investigations, such as geotechnical studies, should include soil-gas surveys. For a building to be constructed at grade, a near surface soil-gas survey would provide necessary information for design purposes. This survey should include installation at least one subsurface probe for gas collection and monitoring. If subsurface structures, such as basements or subterranean parking garages were proposed, installation of multiple monitoring wells and probes would be necessary. Depth of these probes would be dependent upon anticipated excavation depth for each structure. Each monitoring well or probe should reach a minimum depth at least 5 feet below the anticipated bottom of the subterranean structure. Any subsurface gas investigation and remediation program should be designed and evaluated by a California Registered Geologist with an appropriate background in evaluating subsurface gas hazards associated with oil fields.

In areas where subsurface gas is detected, a gas mitigation system would be required to ensure that methane or H_2S do not encroach into buildings. Such systems may include use of gas impermeable membranes, monitoring and collection systems, or blowers and active extraction equipment. All gas monitoring, collection, extraction and venting systems should be designed and evaluated by a California Licensed Professional Engineer with an appropriate

background in addressing subsurface gas hazards associated with oil fields.

Where high methane or H_2S concentrations are encountered, additional mitigation measures may be required. If the mitigation measures identified above do not adequately lower subsurface gas risks, then subterranean structures (basements and underground parking garages) would not be permitted.

Abandoned Wells and Dry Holes

GEO-2: All documented locations for abandoned wells and dry holes should be identified within 500 feet the project area, and tested prior to final building or structure design. DOGGR maps and files contain information on location, plugging procedures and testing. These records should be reviewed to identify any potential problem wells. Depending on structure type, size and location, specific design measures may be required.

If it were discovered that abandoned wells or dry holes are leaking, remedial action would be required to seal these leaks. In addition, for wells or dry holes that were not abandoned to current DOGGR standards, re-abandonment would be required. Any undocumented plugged wells or dry holes discovered during excavation or grading activities would require re-abandonment to meet current DOGGR regulations. Any subsurface well investigation and remediation program should be designed and evaluated by a California Registered Geologist with an appropriate background in evaluating well hazards associated with oil fields.

When ever possible, buildings and structures for human occupancy should not be constructed directly over abandoned wells or dry holes. Where practical, enough space should be incorporated into project design that allows access to an abandon well for future testing and remedial actions if necessary. If it is not possible to avoid abandoned wells or dry holes when buildings are sited, specific mitigation measures should be incorporated into building design. Hoods with vent systems should be placed over the abandoned well or dry hole. Venting systems would transmit collected gas to a point outside the building.

3.4.7 Unavoidable Adverse Impacts

With incorporation of the mitigation measures identified above, the project's impacts would be reduced to less than significant levels. Therefore, the proposed project would not result in significant unavoidable impacts.

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2.1 1217-003

WILSON GEOSCIENCES

Engineering and Environmental Geology

August 12, 2003

Andre Anderson
Project Manager
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

Subject: **NEW ALTERNATIVES "D" AND "E": Geology and Soils Technical Background Report--Plaza de Cultura y Arte Project Environmental Impact Report, Los Angeles County, California**

Dear Mr. Anderson:

We received your e-mail communication on August 4, 2003 regarding the addition of two new alternatives to the Plaza de Cultura y Arte Project, specifically:

> **Alternative D**: Keep the Vickrey Brunswig. Demolish the Plaza and Brunswig Annex buildings and replace them with 2 new buildings of similar size and shape. These new buildings will have the same programming as the buildings in Alternative A.
>
> **Alternative E**: Demolish all three buildings and replace them with three new buildings of similar size and shape. Programming will be the same as those described in Alternative A.

With respect to the Geology and Soils Technical Background Report (TBR), we believe that there is sufficient information in the TBR to preclude the need for new analysis of these alternatives since there are no proposed changes to the number of buildings, to the general footprint of the buildings, to the general location of the buildings within the site, or to the general height/depth of the buildings. If you have any questions about this conclusion please contact me at (626) 791-1589.

Sincerely,
WILSON GEOSCIENCES INC.

Kenneth Wilson

Kenneth Wilson
Principal Geologist
R.G. #3175, C.E.G. #928

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APPENDIX J
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF LAND LOCATED IN THE ANTIQUE BLOCK OF EL PUEBLO DE LOS ANGELES STATE HISTORIC DISTRICT

LOS ANGELES, CALIFORNIA

PREPARED FOR:

COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
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APRIL 2003

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A. Site Photographs
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SECTION 1.0
EXECUTIVE SUMMARY

1.1 SITE LOCATION

The subject property is located within the Lands of City of Los Angeles land grant as depicted on the 7.5-Minute U.S. Geological Survey Los Angeles topographic quadrangle map.[1] The regional location of the property is shown on Figure 1.1-1, *Regional Vicinity* and Figure 1.1-2, *Topographic Map*. The street addresses of the existing buildings at the subject property are 501 and 513 North Main Street, City of Los Angeles, County of Los Angeles, California (Figure 1.1-3, *Site Vicinity*).

The subject property is identified by the Los Angeles County Assessor's Office as Parcels 5408-005-903, 5408-005-904, 5408-006-900, 5408-007-901, and 5408-007-904. The subject property consists of two non-contiguous areas located east and west of Spring Street between Cesar E. Chavez Avenue and Arcadia Street.

The eastern portion is bounded by the Plaza Catholic Church to the north, North Main Street to the east, Arcadia Street to the south, and Spring Street to the west. The western portion is bounded by the former Far West bank site to the north, Spring Street to the east, an on-ramp and off-ramp to the Hollywood Freeway (U.S. Highway 101) to the south, and Broadway to the west. (Figure 1.1-4, *Site Plan*).

1.2 SITE PROPERTY NAME

The subject property is identified within an area known as the Antique Block, which is a portion of the El Pueblo de Los Angeles Historic Monument. For the purposes of this report, the subject property has been divided into three sections hereafter to be referred as Parcel A, Parcel B, and Parcel C (Figure 1.2-1, *Subject Property Boundaries*).

1.3 SITE INSPECTION DATE(S)

The subject property was inspected on March 26, 2003 and April 17, 2003.

1.4 NAME OF INDIVIDUAL(S) PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Mr. André A. Anderson, Registered Environmental Assessor (REA) No. 00143, Sapphos Environmental, Inc.

1.5 SUMMARY OF FINDINGS

The review of historical information dating back to1883 indicates that the subject property has been used for residential, commercial, and retail purposes.

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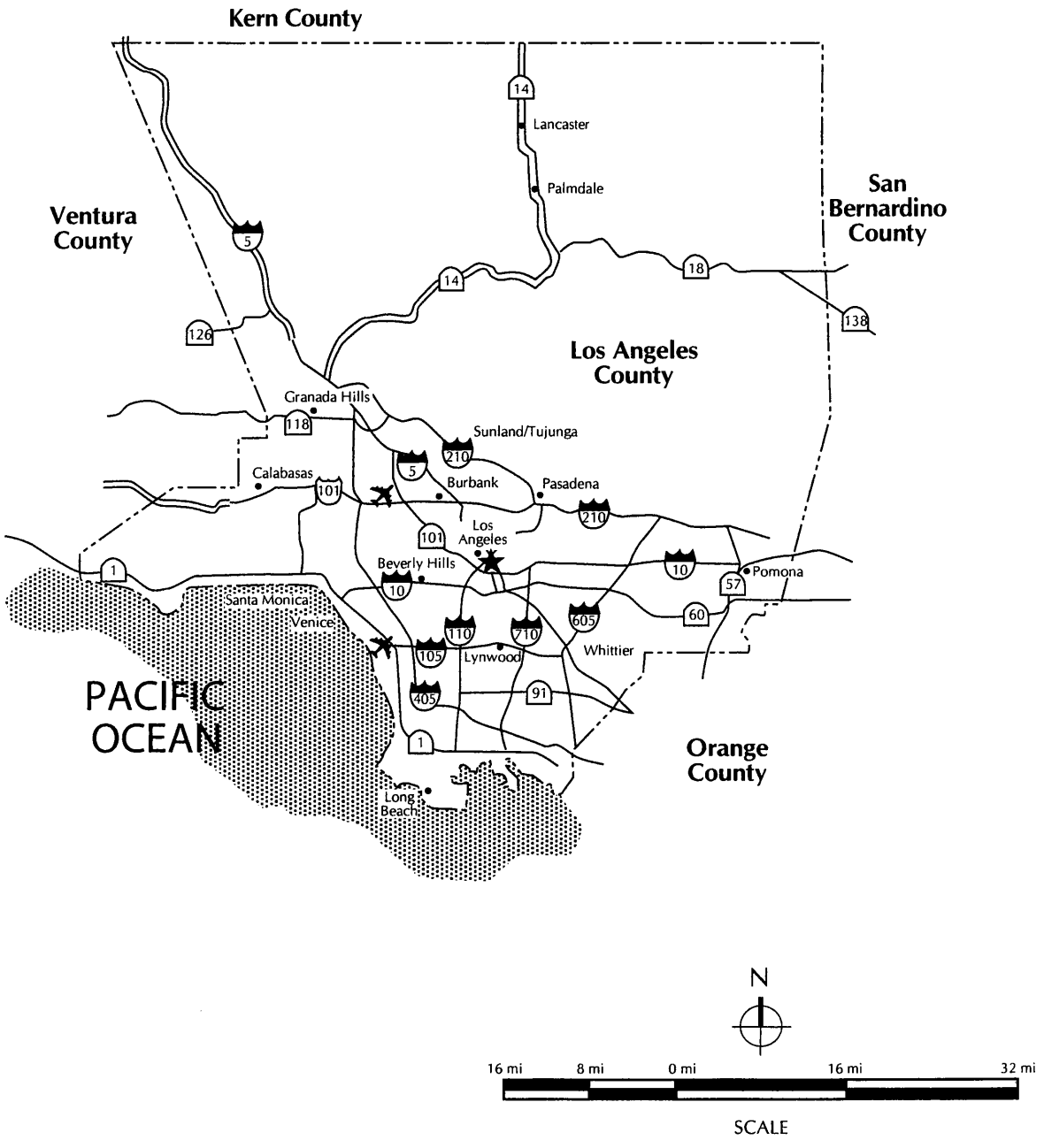
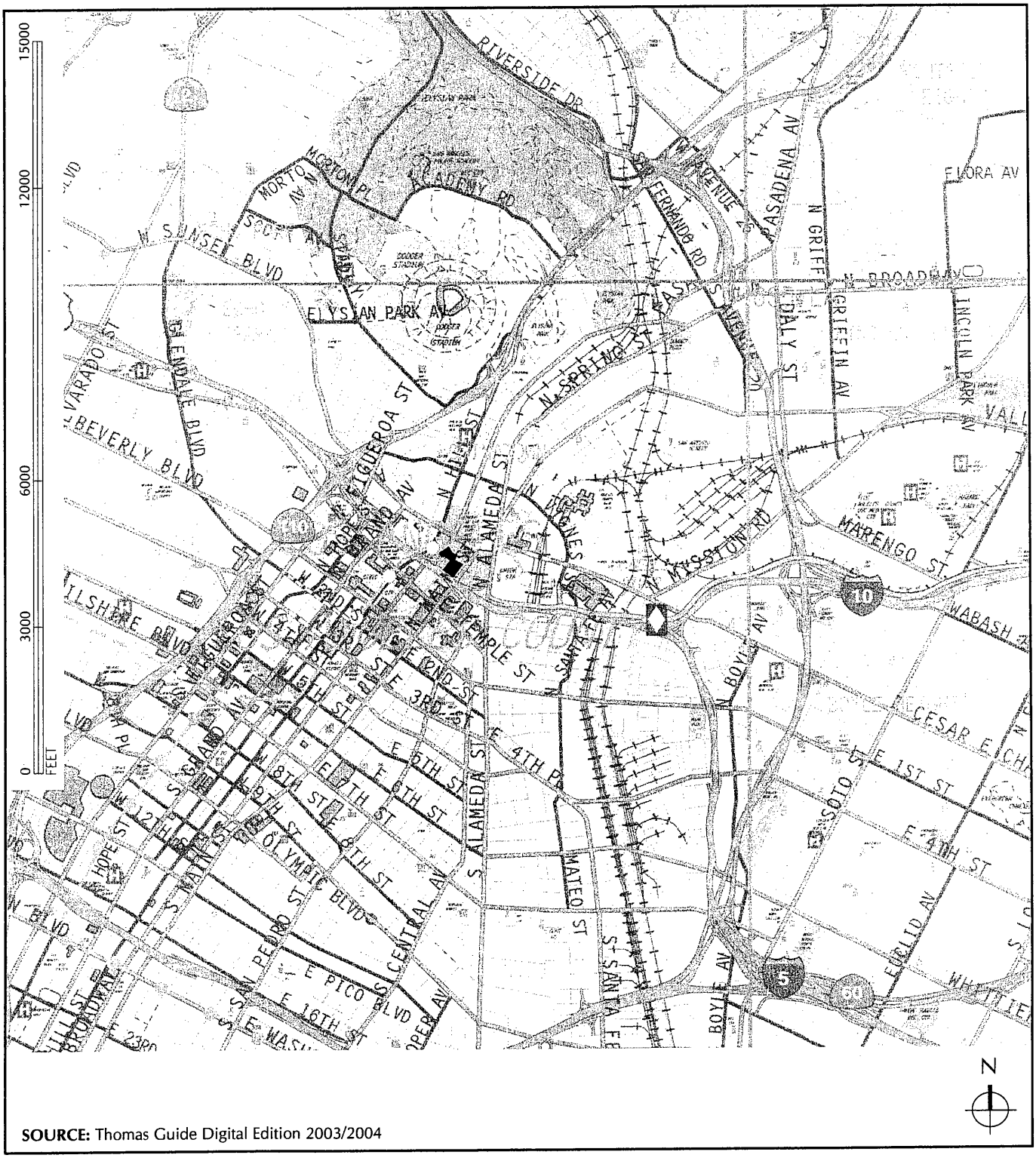
[1] United States Geologic Survey (USGS), 1966 (photorevised 1981). 7.5-Minute Topographic Quadrangle Map, Los Angeles Quadrangle, Minor Revision 1994.



LEGEND

★ Project Location

FIGURE 1.1-1
Regional Vicinity



SOURCE: Thomas Guide Digital Edition 2003/2004

LEGEND

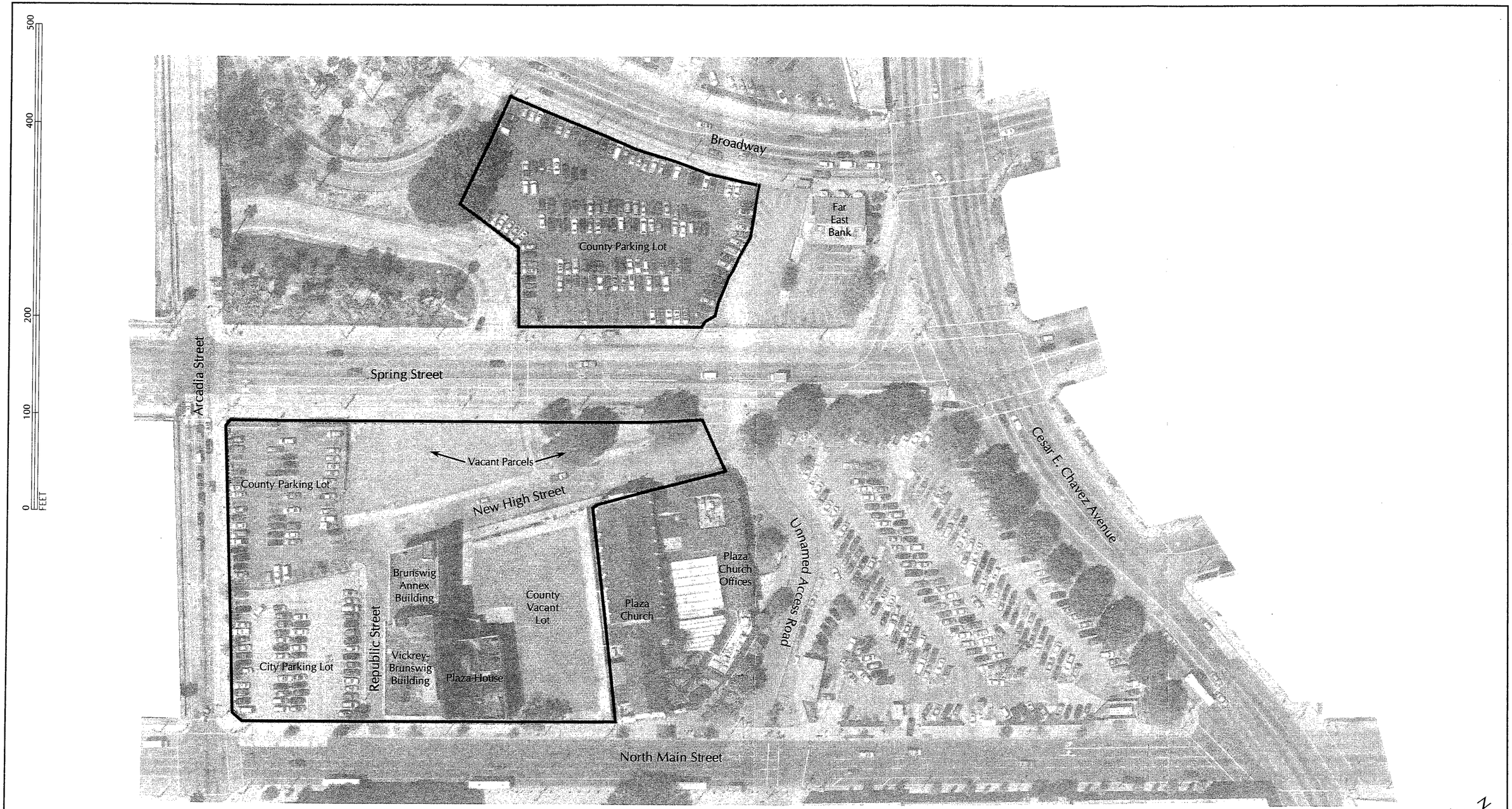
Plaza de Cultura y Arte

FIGURE 1.1-2
Topographic Map

SOURCE: Sapphos Environmental, Inc.

Proposed Project Boundary

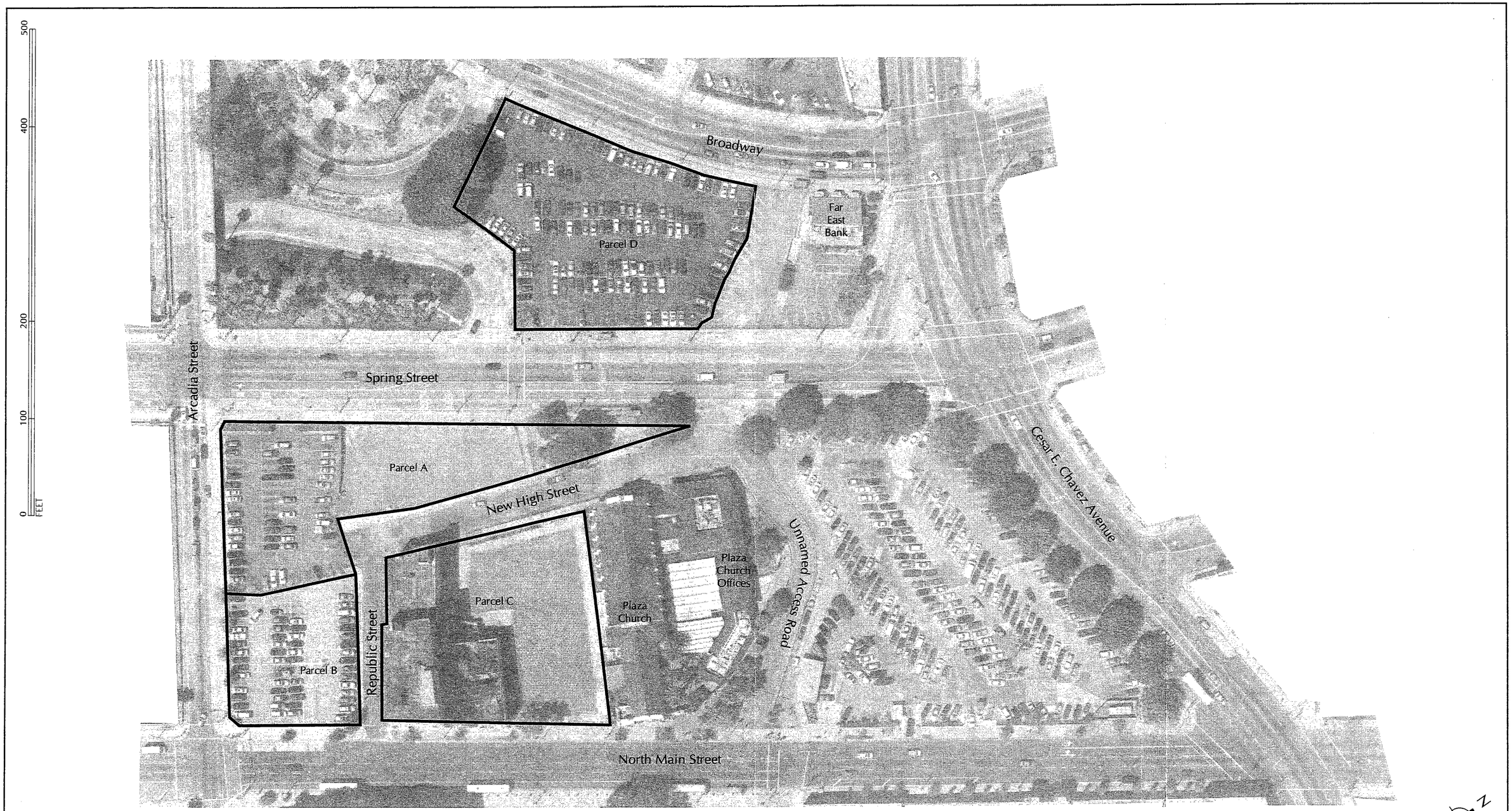
FIGURE 1.1-3
Site Vicinity Map



SOURCE: Sapphos Environmental, Inc., Photographer: I.K. Curtis

Proposed Project Boundary

FIGURE 1.1-4
Subject Property Land Uses



SOURCE: Sapphos Environmental, Inc., Photographer: I.K. Curtis

Proposed Project Boundary

FIGURE 1.2-1
Subject Property Boundaries

The existing structures at the eastern portion of the site have been vacant for at least 25 years. The buildings have been damaged over the years by fires caused by vagrants seeking shelter. As a result of the fires, the buildings have sustained severe water damage and structural damage. The western portion of the site is currently used as a parking lot.

No indications of aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed at the site. No hazardous materials are used, stored, generated, or disposed at the subject property or its adjacent properties. No readily apparent indications of contamination were observed at the site. The subject property is not known or suspected to be impacted by contamination from off-site sources.

According to previous environmental reports, asbestos-containing materials (ACMs) and lead-based paints (LBPs) have been identified in the three existing buildings at the site. No other indications of unauthorized releases of hazardous materials originating from on-site, adjacent land, or nearby properties were identified.

1.6 RECOMMENDATIONS

Based on the results of this investigation, it is recommended that all ACMs and LBPs be properly removed by licensed contractors prior to the renovation or demolition of these buildings. No other actions regarding the subject are recommended at this time.

SECTION 2.0
OBJECTIVES AND LIMITATIONS

The purpose of this Phase I ESA is to determine the existence or potential for existence of recognized environmental conditions (i.e., potential soil or groundwater contamination, hazardous material use, storage, generation or disposal, etc.) on the subject properties in accordance with the acceptable industry standards. The scope of this investigation follows the protocol established by the American Society of Testing and Materials (ASTM) Standard E 1527-00, titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The scope of work of this Phase I ESA included the following tasks:

- Field inspection of the accessible portions of the subject property and buildings to observe current uses, and the current uses of adjacent properties for evidence of existing, potential, or suspected contamination and/or the presence of hazardous substances.

- Review of local, state, and federal environmental regulatory databases to assess the potential for the subject property to be affected by potential, known, or suspected hazardous waste sites, contaminated surface water or groundwater, or leaking underground storage tanks within the standard radius from the property as specified by the ASTM.

- Review of readily available historical aerial photographs, ownership records, and fire insurance maps.

- Review of readily accessible local building, planning, and public works records.

- Preparation of a report documenting the findings, conclusions, and recommendations regarding observed or potential environmental concerns.

This Phase I ESA report is prepared solely for the use and benefit of Los Angeles County (client). The scope of work described herein is not intended to be used by any individual, entity, or company outside of the client and such use is expressly prohibited without written consent of the client and Sapphos Environmental, Inc.

This report is intended to serve as a screening device for environmental risk associated with present and past property use. It should be noted that the degree of examination represented by a Phase I ESA is not intended to be used as an exhaustive and comprehensive investigation for every conceivable and possible environmental hazard and Sapphos Environmental, Inc. does not so imply. No claim is made for the actual existence or nonexistence of toxins at the subject properties or adjacent sites.

Sapphos Environmental, Inc. makes no representation or warranty regarding the accuracy, quality, or completeness of any data or other information provided by governmental or other entities used by Sapphos Environmental, Inc. in the preparation of this report.

Testing for herbicides/pesticides, asbestos, lead-based paint, or any other known hazardous chemicals, materials, or carcinogens was not performed as a part of this report.

This report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this investigation.

This report was prepared under the supervision of a registered environmental assessor in accordance with professional licensing and regulatory guidelines of the State of California. No warranty, expressed or implied, is made by Sapphos Environmental, Inc.

SECTION 3.0
SITE OVERVIEW

The eastern portion of the subject property (Parcels A, B and C) investigated for this Phase I ESA are part of the area known as the Antique Block, which is located within the El Pueblo de Los Angeles State Historic Park. This portion of the subject property is identified by the Los Angeles County Assessor's Office as parcels 5408-006-900, 5408-007-901, and 5408-007-904. For the purposes of this Phase I ESA, these parcels will be referred to as Parcels A, B, and C, respectively (Appendix A, Site Photographs, Photos 1, 2, and 3). Parcels A and C are owned by Los Angeles County. Parcel B is owned by the City of Los Angeles. The eastern portion of the subject property is bisected by New High Street and Republic Street.

The western portion of the subject property consists of land identified by the County of Los Angeles Assessor's Office as parcels 5408-005-903 and 5408-005-904. For the purposes of this Phase I ESA, these parcels will be referred to as Parcel D (Appendix A, Site Photographs).

Parcel A is a 0.78-acre triangular-shaped parcel that is bordered by New High Street to the east, Arcadia Street to the south, and Spring Street to the west on the western part of the subject property. The southern portion of Parcel A is currently used as a parking lot. The middle section of this parcel is currently vacant asphalt-paved lot enclosed by a chain-link fence. The northern portion of this parcel is undeveloped.

Parcel B is a 0.41-acre square-shaped, asphalt-paved parcel that is currently used as parking lot. This parcel is bordered by Republic Street to the north, North Main Street to the east, Arcadia Street to the south, and Parcel A to the west.

Parcel C is a 0.94-acre, approximate square-shaped parcel that is bordered by the Plaza Catholic Church to the north, North Main Street to the east, Republic Street to the south, and new high Street to the west. The southern portion of this parcel is improved with three vacant, historic buildings identified as the Plaza House, the Vickery-Brunswig Building, and the Brunswig Annex Building. The northern portion of this parcel is currently undeveloped (Figure 3.1-1, *Subject Property Land Uses*).

Parcel D is an irregular shaped lot that consists of a 1.14-acre parking lot (158 parking spaces) owned by the County of Los Angeles.

SECTION 4.0
SITE BACKGROUND / OPERATING HISTORY

4.1 REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs of the site were identified for the years 1928, 1947, 1952, 1965, 1976, 1989, and 1994 (Appendix B, Historical Aerial Photographs).[1] A description of the land uses at the subject property is provided below.

1928
New High Street was a continuous thoroughfare running north and south. The Hollywood Freeway (U.S. 101) had not been constructed. Parcel A (west side of New High Street) was occupied by apparent residential and/or commercial developments. Parcel B (south of Republic Street) was occupied by several apparent commercial developments. Parcel C (north of Republic Street and east of New High Street) was occupied by the existing Plaza House, the Vickery-Brunswig building, and the Brunswig Annex building. The northeastern portion of Parcel C was occupied the Brunswig Drug Company warehouse. Parcel D was occupied by apparent residential properties.

1947
New High Street stopped at Republic Street. The Brunswig Drug Company Laboratory and the Brunswig Drug Company garage occupied the middle portion of Parcel A. The southern portion of Parcel A was vacant. Parcel D was Vacant. No other significant changes in land use were noted.

1952, 1965, 1976, 1989, 1994
The only significant changes in land use noted were that the southern portion of Parcel A and all of Parcel B were used as parking lots. Also, the Brunswig Company warehouse located on the northern portion of Parcel C had been converted into a County courthouse and its associated parking lot. Parcel D was used as a parking lot.

4.2 HISTORICAL SANBORN FIRE INSURANCE MAPS

Sanborn fire insurance maps of the subject property were identified for the years 1888, 1894, 1906, 1950, 1953, 1954, 1957, 1960, 1964, 1965, 1968, and 1970 (Appendix C, Sanborn Fire Insurance Maps).[2] A description of the land uses at the subject property are provided below. It should be noted that no readily apparent land uses at the site or its adjacent properties that were depicted on any of the maps from 1888 to 1970 that used, generated, stored, or disposed of hazardous materials.

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[1] Aerial Photographs, El Pueblo de Los Angeles, 501 and 513 North Main Street, Los Angeles, CA 90012, prepared by EDR, Inquiry Number 961494-6, April 21, 2003.

[2] Sanborn Maps, El Pueblo de Los Angeles, Los Angeles, CA 90012, prepared by EDR, Inquiry Number 0961494.4s, April 16, 2003.

1888

Republic Street was known as Sonora Street. Parcel A (west side of New High Street) was occupied by dwellings, commercial buildings, and a livery. Parcel B was occupied by the Oxford Hotel and several stores. The three existing buildings had been constructed on Parcel C. The Plaza House was used as a hotel with ground level storefronts. The Vickery-Brunswig building was used as office space and ground level storefronts. The Brunswig Annex building was used for storage. The northeastern corner of parcel C was occupied by stores. The northwestern portion of Parcel C was occupied by a building known as the Los Angeles Gas Light Company. Parcel D was occupied by sparse single-family dwellings.

1894

Sonora Street was renamed Republic Street. The northwestern portion of Parcel C was vacant. No other significant changes in land uses were noted at the subject property.

1906

Spring Street was known as Buena Vista. New High Street was a continuous thoroughfare that ran generally north and south. The Hollywood Freeway (U.S. 101) did not exist. Parcel A (west side of New High Street) was occupied by dwellings and commercial properties. Several stores occupied Parcel B. On Parcel C, the ground level of the Plaza House was used as retail property with lodging on the upper level. The existing Vickery-Brunswig and Brunswig Annex buildings were known as the F.W. Braun & Company wholesale drug company. A storage shed occupied the northern portion of Parcel C. Parcel D was occupied by sparse single-family dwellings. The Broadway Tunnel had been constructed under Parcel D.

1950,1953

The Hollywood Freeway (U.S. 101) had been constructed. The middle section of Parcel A was occupied by two Los Angeles County offices buildings located at 501 New High Street (former location of the Brunswig Company garage) and 511 New High Street (formerly the Brunswig Drug Company Laboratory). No other significant changes in land uses were noted at the subject property.

These maps indicate that the building at 511 New High Street was constructed in 1925. The date of construction for the building at 501 New High Street was not indicated on the map. However, the date of construction of this building was determined to be 1919.[3] The remainder of Parcel A was vacant. Parcel B was used as a parking lot. The existing buildings on Parcel C were used as County offices. A County courthouse (built in 1918) and parking lot occupied the northern portion of Parcel C.

1954, 1957, 1960, 1964, 1965, 1968, 1970

New High Street now turned eastward into Republic Street as it currently is aligned. The southern portion of Parcel A to Republic Street and all of Parcel B were depicted as one parking lot. The remainder of the subject property land uses had not changed. Parcel D was used as a parking lot.

[3] La Placita Block - Schematic Plan, El Pueblo de Los Angeles State Historic Park, prepared by Barrios Planners, Inc., July 1998.

4.3 HISTORICAL TOPOGRAPHIC MAPS

Historical topographic maps of the subject property were available for the years 1953, 1966, 1972, 1981, and 1994 (Appendix D, Historical Topographic Maps).[4] These maps depict the former Brunswig Drug Company Laboratory and the Brunswig Drug Company Garage on Parcel A. Parcel B was depicted as vacant property. The Plaza House, Vickery-Brunswig Building, Brunswig Annex Building, and the Brunswig Drug Company warehouse were depicted on Parcel C. No structures were depicted on Parcel D.

4.4 LOS ANGELES COUNTY BUILDING DEPARTMENT RECORDS

The available county building department records do not indicate the dates of construction for the previous and existing structures at the subject property.[5] However, a demolition permit was issued in September 1999 for the former Brunswig Drug Company garage located at 501 New High Street, Parcel A, west of New High Street). A notation on the permit indicated that hazardous materials were used in the garage, but the permit did not specify the type of hazardous materials that were used.

Another demolition permit was issued in October 2001 for the demolition of the county court building (formerly the Brunswig Drug Company Laboratory) located at 513 New High Street that had been previously located on Parcel A. The locations of both these former structures are currently paved.

4.5 LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS

The review of the available records at the Los Angels County Department of Public Works, Environmental Programs did not indicate that the subject property has any information indicating the presence of hazardous materials.[6]

4.6 HISTORICAL REPORTS

According to a previous historical report regarding the El Pueblo de Los Angeles State Historic Park, the first settlers were buried in Campo Santo, which is the vacant portion of Parcel C, located immediately south of the Plaza Catholic Church. The remains of the first settlers were later relocated as the cemetery reached capacity.[7] The existing Plaza House, Vickery-Brunswig building, and the Brunswig Annex building located on the southern portion of Parcel C were constructed in 1883, 1888, and 1897, respectively.[8]

---

[4] Historical Topographic Maps, El Pueblo de Los Angeles, 501 and 513 North Main Street, Los Angeles, CA, prepared by EDR, Inc., Inquiry Number 961494-5, April 22, 2003.

[5] Los Angeles County Building Department, records review, April 17, 2003.

[6] Los Angeles County Department of Public Works, Environmental Programs, records review, April 17, 2003.

[7] La Placita Block - Schematic Plan, El Pueblo de Los Angeles State Historic Park, prepared by Barrios Planners, Inc., July 1998.

[8] Ibid.

4.7 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

Asbestos and lead-based paint (LBP) surveys of the existing Plaza House, Vickery-Brunswig Building, and the Brunswig Annex Building located on Parcel C were conducted by EOS Environmental, Inc. (EOS).[9,10,11,12]

In the asbestos surveys, bulk samples of various building materials were analyzed by a laboratory certified by the National Voluntary Laboratory Accreditation Program (NVLAP).

Asbestos-containing materials (ACMs) were identified in the in the roof flashing and roof penetration mastic and 9-inch x 9-inch brown floor tiles and associated mastic in the Plaza House. In the Vickery-Brunswig and the Brunswig Annex Buildings, ACMs were also identified in the in the roof flashing and roof penetration mastic, 9-inch x 9-inch brown floor tiles and associated mastic, and a lab table counter. The majority of the ACMs identified at the subject property were generally friable and in damaged condition.

In the Plaza House, LBPs were identified on the doors, jambs, and casing components; the treads, risers, and baseboards in the stairway to the second floor; window stools and sashes; and light green wood baseboards. In the Vickery-Brunswig Building, LBPs were identified on stairway components, window sashes, and wooden doors, window sashes, wood window casings, bathroom ceramic tile, and the exterior walls. In the Brunswig Annex Building, LBPs were identified on common area metal stair risers, baseboards, railings and components, wood window sashes, wood doors, and exterior walls. The majority of the LBPs identified at the subject property were generally in damaged condition.

The EOS reports recommended that the ACMs and LBPs be properly removed by licensed contractors prior to the renovation and/or demolition of these buildings.

---

[9] Asbestos Survey, El Pueblo International Plaza, 500 Block of N. Main Street, Buildings 3 and 4, Los Angeles, CA, prepared March 30, 2000 by EOS Environmental, Inc.

[10] Lead-Based Paint Inspection Report, El Pueblo International Plaza, 500 Block of N. Main Street, Buildings 3 and 4, Los Angeles, CA, prepared April 10, 2000 by EOS Environmental, Inc.

[11] Asbestos Survey, El Pueblo International Plaza, 500 Block of N. Main Street, Building #5, Los Angeles, CA, prepared March 30, 2000 by EOS Environmental, Inc.

[12] Lead-Based Paint Inspection Report, El Pueblo International Plaza, 500 Block of N. Main Street, Building #5, Los Angeles, CA, prepared April 19, 2000 by EOS Environmental, Inc.

SECTION 5.0
ENVIRONMENTAL SETTING

5.1 TOPOGRAPHY

The eastern portion of the subject property (Parcels A, B, and C) is generally flat, except for a sharp rise in elevation in the southern portion of Parcel A. The surface elevation of the subject property ranges from approximately 295 feet above mean sea level (msl) along North Main Street to approximately 307 feet above msl at the southwestern corner of the property at Spring Street and Arcadia Street.

The western portion of the subject property (Parcel D) slopes downward from approximately 321 feet msl to 310 feet msl along its western boundary at Broadway. This portion of the site is relatively level along Spring Street to the east.[1]

5.2 GEOLOGY

Based on a review of available documents on the geology of the Los Angeles region, it appears that most of the subject property is underlain by a relatively thin layer of younger Quaternary (Holocene) alluvium. This alluvial material is composed of unconsolidated floodplain deposits of silt, sand, and gravel. It ranges in thickness from less than 1 foot on the west to about 30 feet on the east in the subject property (USGS, 1977). These alluvial deposits rest on silt and shale bedrock of the Miocene age Puente Formation (Dibblee, 1989). The Puente Formation is exposed at the surface within the project site's western corner (USGS, 1977; Dibblee, 1989).

5.3 GROUND WATER

Based on a contour map generated by the California Department of Mining and Geology (1998), alluvial material in the project area is underlain by historically shallow groundwater. Depth to groundwater beneath the project area is approximately 20 feet in the alluvium in the northeastern part of the project area and is likely present as seepage from bedrock (fractures and bedding planes).

---

1 (Parcels A, B and C)ALTA Survey of the EL Pueblo Area, City of Los Angeles, County of Los Angeles, State of California, prepared by Psomas, April 7, 2003.

SECTION 6.0
SITE INSPECTION

6.1 SITE OBSERVATIONS

The subject property was visually surveyed on March 26, 2003 and April 17, 2003 by Mr. André A. Anderson, REA, of Sapphos Environmental, Inc.

Parcel A is a triangular-shaped property that is located on the west side and southern terminus of New High Street. The northern portion of Parcel A is undeveloped. The middle portion of Parcel A is asphalt-paved. This portion of Parcel A is enclosed by a concrete retaining wall along Spring Street to the west and south, and by a chain-link fence to the north and east along New High Street. This is the former location of the Brunswig Drug Company Laboratory built in 1925, which was later used as Los Angeles County offices. The middle portion of Parcel A was also previously occupied by the Brunswig Drug Company garage. The southern portion of Parcel A is used as a county parking lot.

Parcel B is located on the southwest corner of North Main Street and Republic Street. This parcel is currently used as a parking lot by Los Angeles City employees. It was previously used as retail property.

Parcel C is bounded by the Plaza Catholic Church to the north, North Main Street to the east, Republic Street to the south, and New High Street to the west. The northern portion of this parcel is currently undeveloped. This portion of the subject property was previously occupied by the Brunswig Drug Company Warehouse. This warehouse was later converted to a Los Angeles County Courthouse and parking lot, but the courthouse no longer exists on the site.

The southern portion of Parcel C is occupied by three vacant unreinforced masonry buildings identified as the Plaza House (2 stories), the Vickery-Brunswig Building (5 stories), and the Brunswig Annex (3 stories). All three buildings have basements. (Please refer to Figure 1.2-2.)

The interiors of the three existing buildings at the subject property were visually surveyed. No power was available during the visual inspection. Therefore, the survey was conducted by the use of flashlights. These buildings have been vacant for at least 25 years. In general, portions of the buildings were used to store old office furnishings and miscellaneous items. The interiors of the buildings were in disrepair due to several fires that have occurred in various portion the structures.

The Plaza House is a 13,535 square-foot building. The ground level was previously occupied by stores and/or offices. The upper floor has rooms that were used for lodging. The roof of this building was destroyed as a result of the fire that occurred in November 2002. Debris from the fire remains in this building. A plastic tarp that was placed over the structure to prevent water intrusion from rainfall had been blown off the structure, allowing rainfall to cause further damage. Severe water damage from the fire suppression efforts and precipitation were evident throughout the building.

The Vickery-Brunswig Building and the Brunswig Annex are 29,000 square-foot and 14,000 square-foot structures, respectively. Once occupied by the Brunwig Drug Company, these buildings were

apparently used as offices prior to their closure. Evidence of several fires was observed within these buildings.

Parcel D was used as a parking lot.

6.2 ABOVEGROUND STORAGE TANKS/UNDERGROUND STORAGE TANKS

No aboveground storage tanks (ASTs) or underground storage tanks (USTs) were observed at the subject property or its adjacent properties.

6.3 TRANSFORMERS AND PCB EQUIPMENT

Numerous fluorescent light ballasts were observed throughout these buildings. These ballast most likely contain polychlorinated biphenyls (PCBs). No other PCB equipment was observed in or around these buildings.

6.4 ON-SITE REGULATED HAZARDOUS MATERIALS

No hazardous materials were observed at the subject property.

6.5 ASBESTOS-CONTAINING MATERIALS

The scope of this assessment did not include the sampling and analysis of suspect asbestos-containing (ACMs). However, asbetos surveys conducted by EOS Environmental, Inc. in 2000 detected ACMs in several building materials within the structures. Please refer to their document's Section 4.4, Previous Environmental Investigations.[1]

6.6 LEAD-BASED PAINT

The scope of this assessment did not include the sampling and analysis of suspect lead-based paints (LBPs). However, LBP surveys conducted by EOS Environmental, Inc. in 2000 detected LBPs in several building materials within the buildings. Please refer to their document's Section 4.4, Previous Environmental Investigations.[2]

6.7 RADON TESTING

Radon testing was not included in the scope of this assessment. However, a review of statistical data provided by the U.S. Environmental Protection Agency indicated that the average radon concentration for samples collected in the zone in which the site is located is less than 1.0 picoCuries per liter (piC/L). This average radon concentration for the zone within which the subject property is located is well below the action level of 4.0 piC/L established by the U.S. EPA. Hazardous concentrations of radon likely do not occur at the subject property.

---

[1] Lead-Based Paint Inspection Report, El Pueblo International Plaza, 500 Block of N. Main Street, Building #5, Los Angeles, CA, prepared April 19, 2000 by EOS Environmental, Inc.

[2] Ibid.

6.8 AREA RECONNAISSANCE

The eastern portion of the subject property (Parcels A, B, and C) is bounded by the Plaza Catholic Church to the north, offices and commercial buildings to the east across North Main Street, the Hollywood Freeway (U.S. 101) to the south, and commercial properties to the west across Spring Street. Parcel D is bounded by the former Far East Bank site to the north, Spring Street to the east, an on-ramp and off-ramp to the Hollywood Freeway (U.S. Highway 101) to the south, and Broadway to the west. The adjacent parcels to the subject property did not indicate any evidence of the use, storage, generation, or disposal of hazardous materials.

SECTION 7.0
GOVERNMENT RECORDS REPORT

7.1 FEDERAL, STATE, AND LOCAL REGULATORY AGENCIES

The review of available federal, state, and local environmental regulatory databases identified asbestos-containing materials (ACMs) and polychlorinated biphenyls (PCBs) at the building formerly located at 501 New High Street. However, this structure was demolished in 1999. According to the California Department of Toxic Substance Control, the ACMs were properly disposed in a landfill and the PCBs were recycled.

No permitted hazardous waste generators, permitted aboveground storage tanks, or underground storage tank facilities are located within or adjacent to the subject property. The subject property is not known to be or suspected to be impacted by contamination originating from off-site sources.[1] Please refer to Appendix E.

[1] Radius Map Report No. 0961494.3s, prepared by EDR, Inc., April 16, 2003.

SECTION 8.0
SUMMARY OF FINDINGS AND RECOMMENDATIONS

8.1 SUMMARY OF FINDINGS

The review of historical information dating back to 1883 indicates that the subject property has been used for residential, commercial, and retail purposes.

The existing structures at the site have been vacant for at least 25 years. The buildings have been damaged over the years by several fires caused by vagrants seeking shelter. As a result of the fires, the buildings have sustained severe water damage and structural damage.

No indications of ASTs or USTs were observed at the site. No hazardous materials are used, stored, generated, or disposed at the subject property or its adjacent properties. No readily apparent indications of contamination were observed at the site. The subject property is not known or suspected of being effected by contamination from off-site sources.

According to previous environmental reports, ACMs and LBPs have been identified in the three existing buildings at the site. No other indications of unauthorized releases of hazardous materials originating from on-site, adjacent land, or nearby properties were identified.

8.2 RECOMMENDATIONS

Based on the results of this investigation, it is recommended that all ACMs and LBPs be properly removed by licensed contractors prior to the renovation or demolition of these buildings. No other actions regarding the subject property are recommended at this time.

SECTION 9.0
REFERENCES

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EOS Environmental, Inc., Lead-Based Paint Inspection Report, El Pueblo International Plaza, 500 Block of N. Main Street, Building #5, Los Angeles, CA, April 19, 2000 .

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Los Angeles County Building Department, records review, April 17, 2003.

Los Angeles County Department of Public Works, Environmental Programs, records review, April 17, 2003.

Psomas, ALTA Survey of the EL Pueblo Area, City of Los Angeles, County of Los Angeles, State of California, April 7, 2003.

United States Geologic Survey (USGS), 1966 (Photorevised 1981, Minor Revision 1994). *7.5-Minute Topographic Quadrangle Map, Los Angeles Quadrangle.*

SECTION 10.0
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FOR Lou McNairy

Louis B. McNairy, Senior Environmental Analyst

APPENDIX A
SITE PHOTOGRAPHS

PHOTO 1
City Parking lot on Parcel B (forground) and county parking lot southern portion of Parcel B looking west from North Main Street

PHOTO 2
Undeveloped land at the northern portion of Parcel C immediately south of Plaza Catholic Church

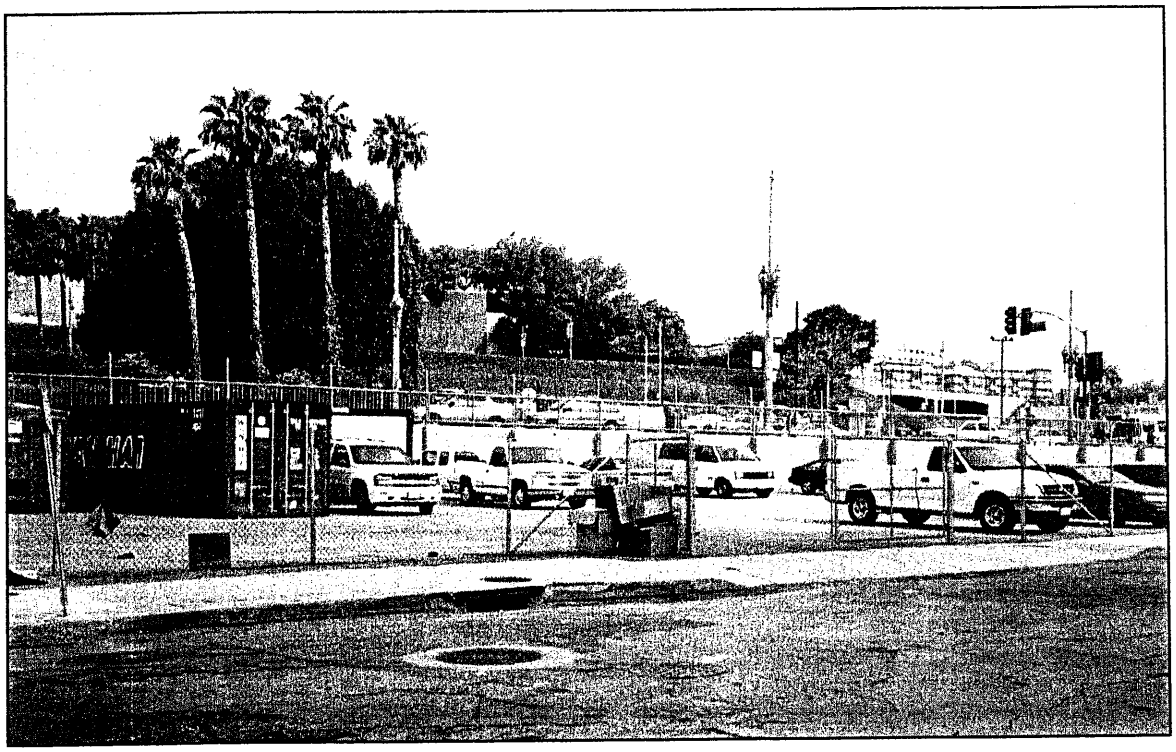


PHOTO 3

Vacant middle portion of Parcel A looking northwest, currently used as parking for construction workers

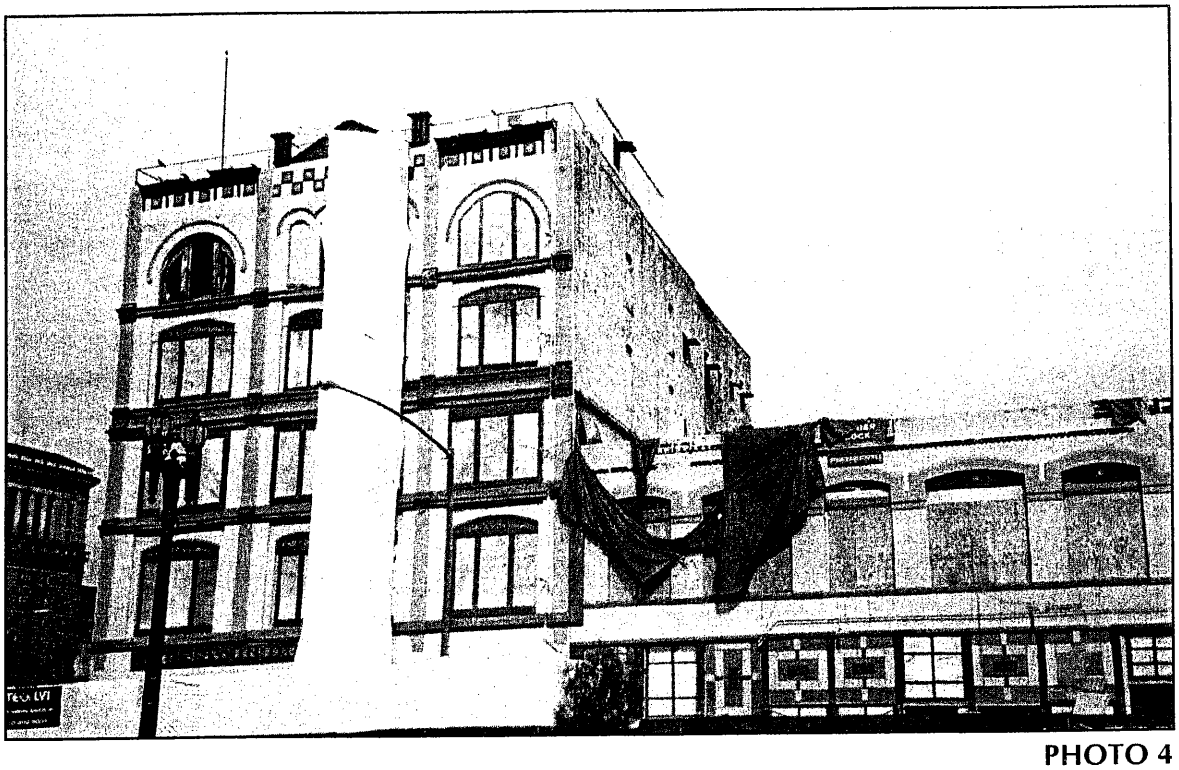


PHOTO 4

Vickery-Brunswig building (left) and Plaza House looking west across North Main Street

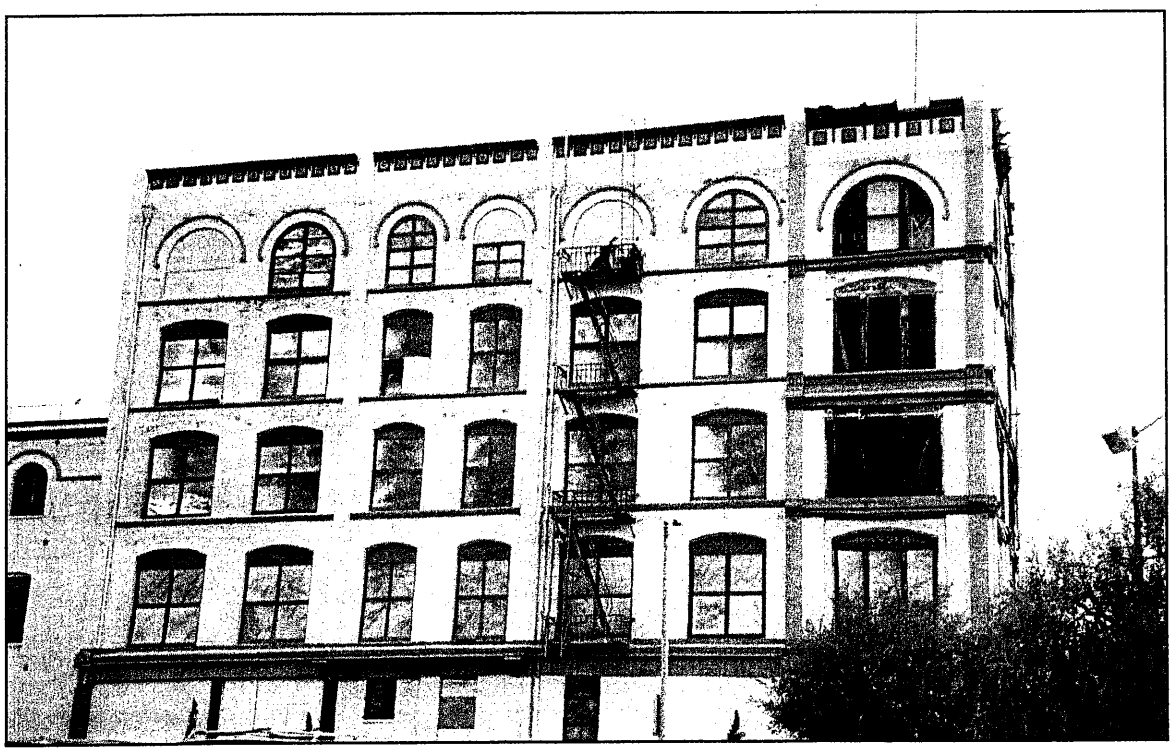


PHOTO 5
Vickery-Brunswig building looking north across Republic Street

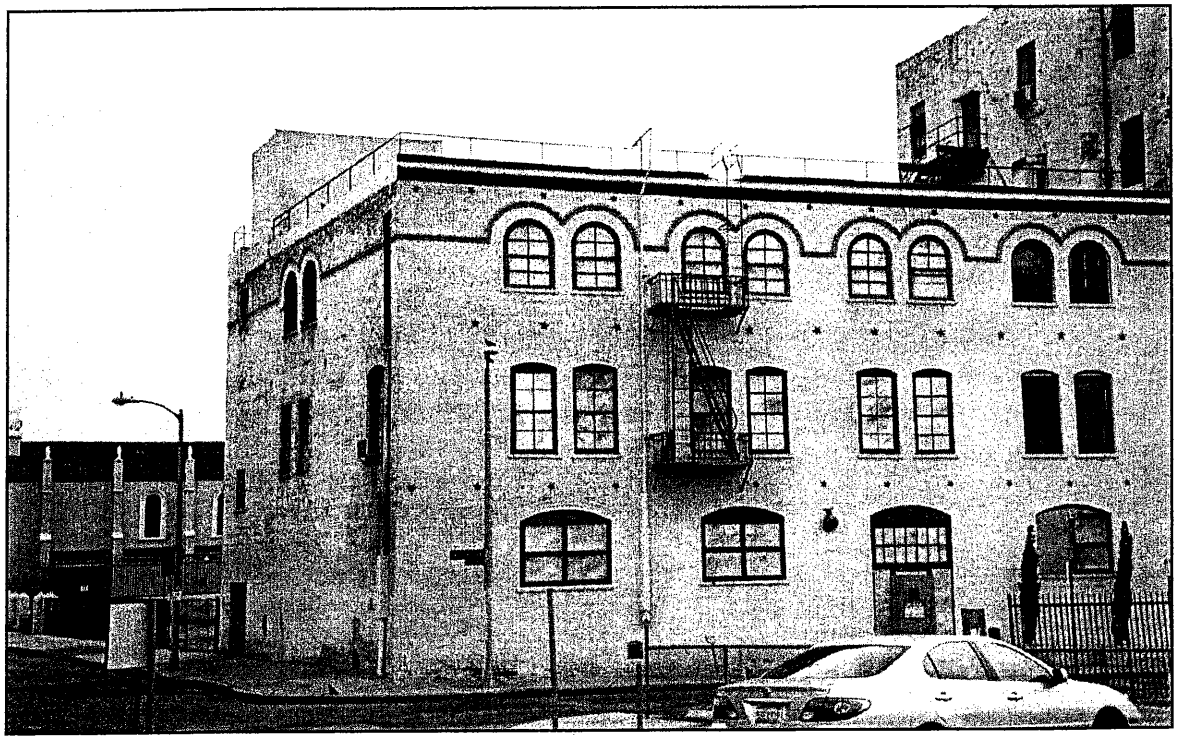


PHOTO 6
Brunswig Annex building looking north across Republic Street

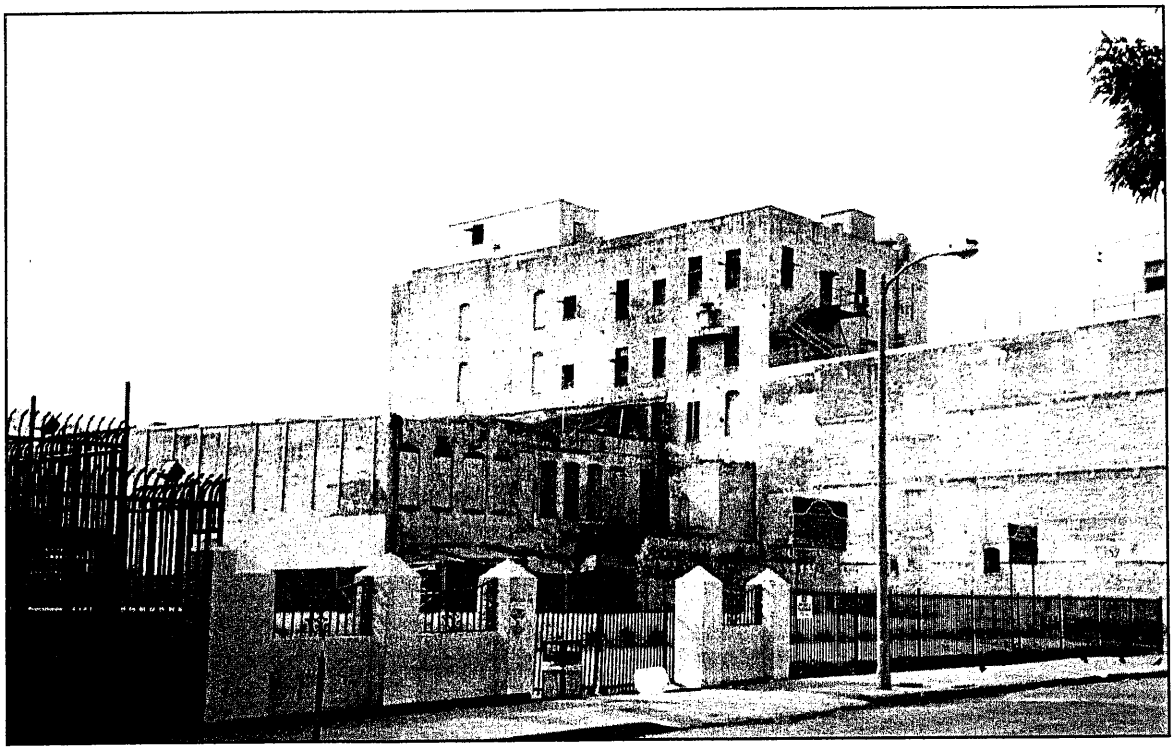


PHOTO 7
Rear view of Plaza House (left), Vickery-Brunswig building, and Brunswig Annex buiding looking southeast across New High Street

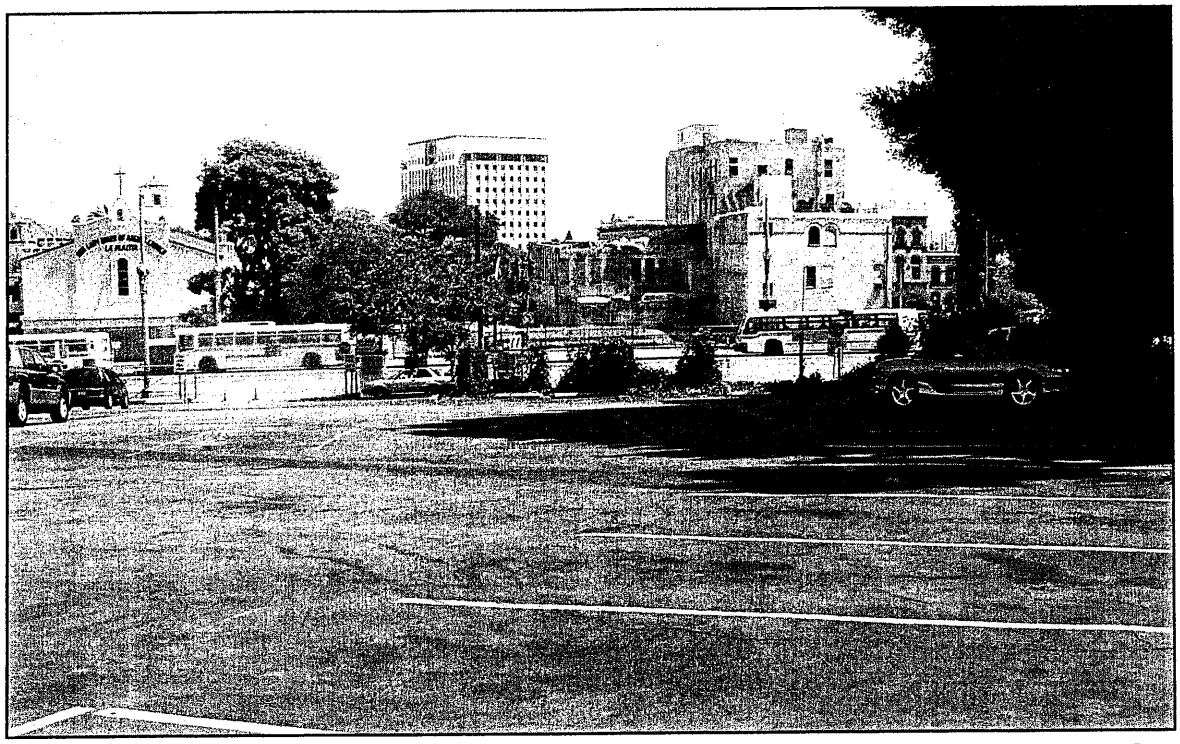


PHOTO 8
The Southern portion of County parking lot 15 looking East towards Spring Street

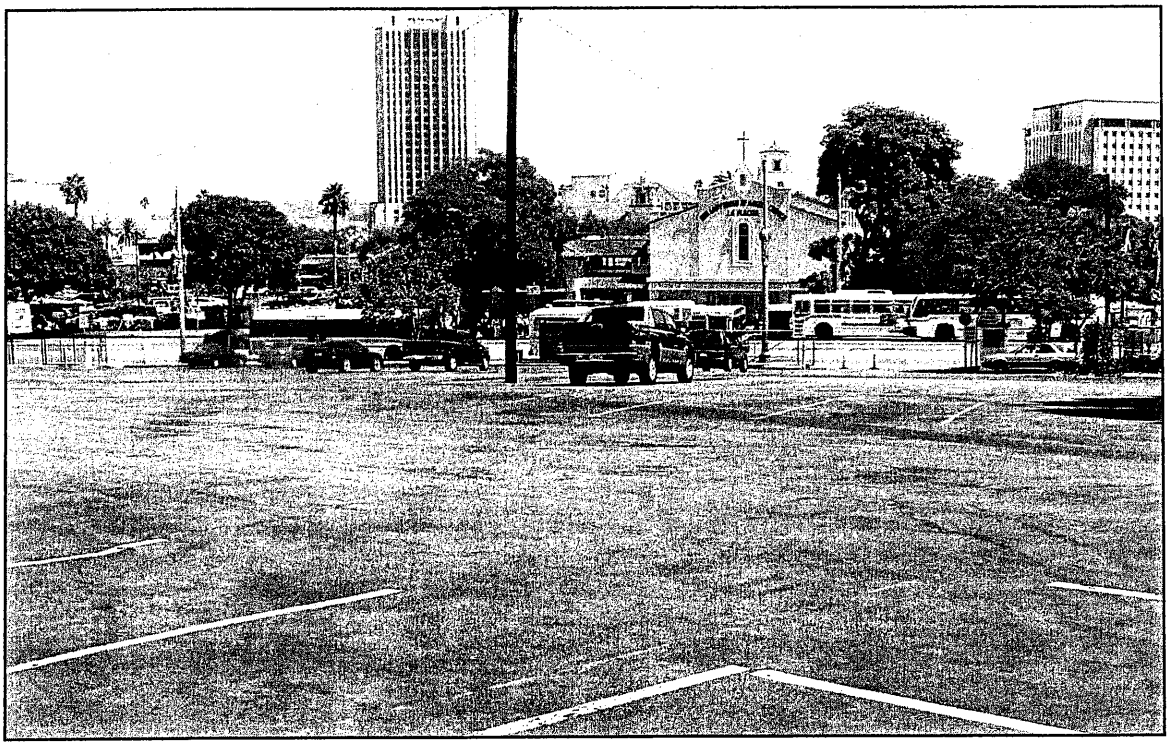


PHOTO 9
Center of County parking lot 15 looking Northeast towards Spring Street

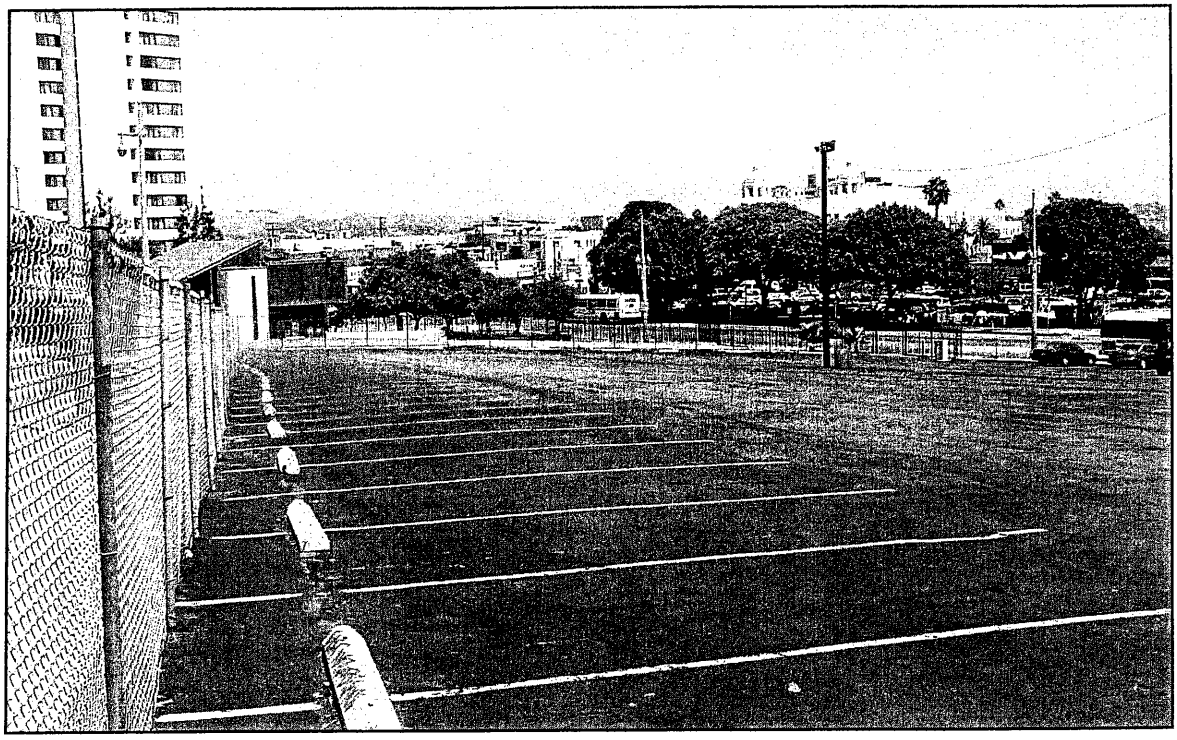
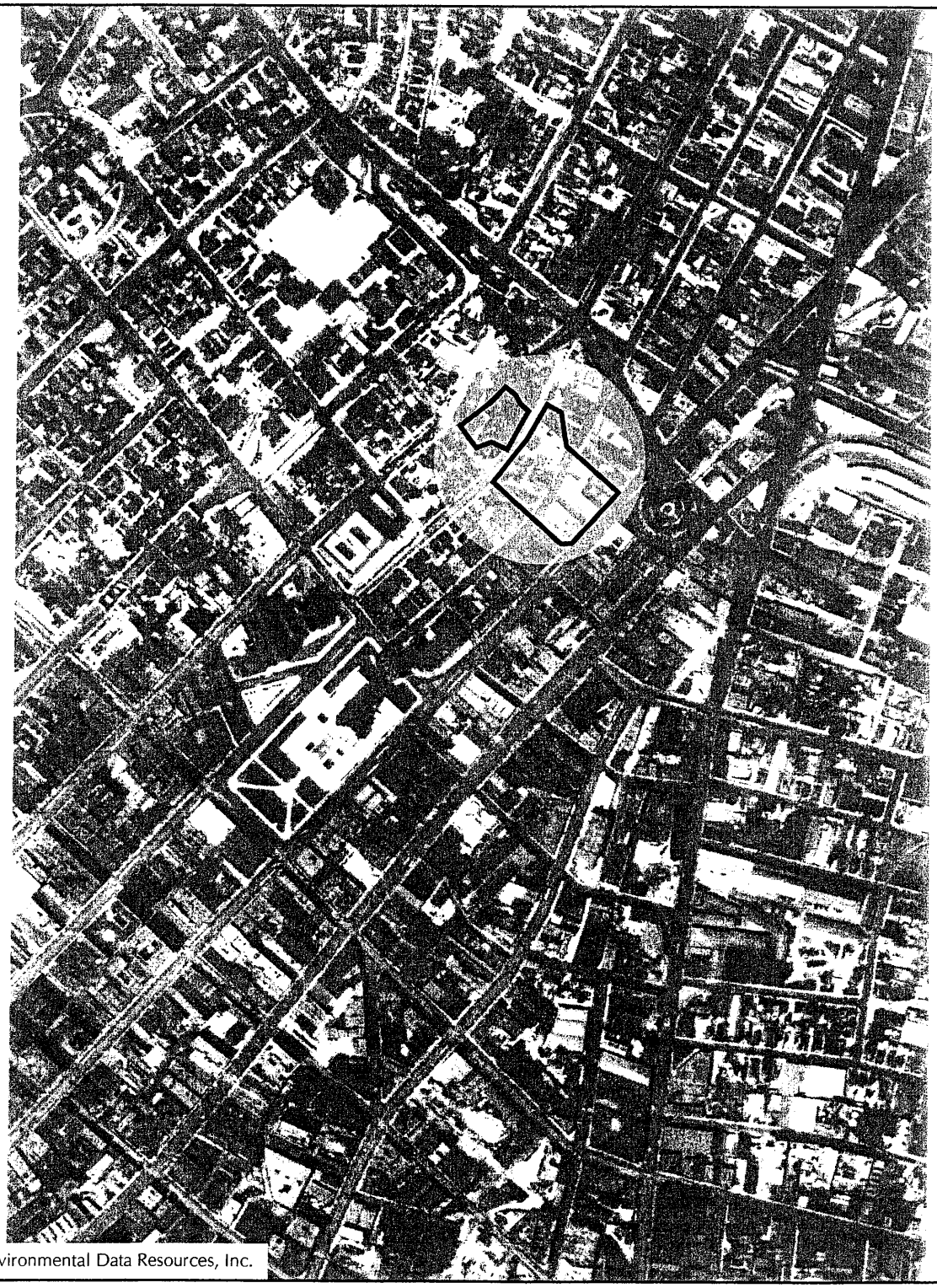


PHOTO 10
Western portion of County parking lot 15 looking Northeast from Southwest corner

APPENDIX B
HISTORICAL AERIAL PHOTOGRAPHS



SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1928 Aerial Photograph

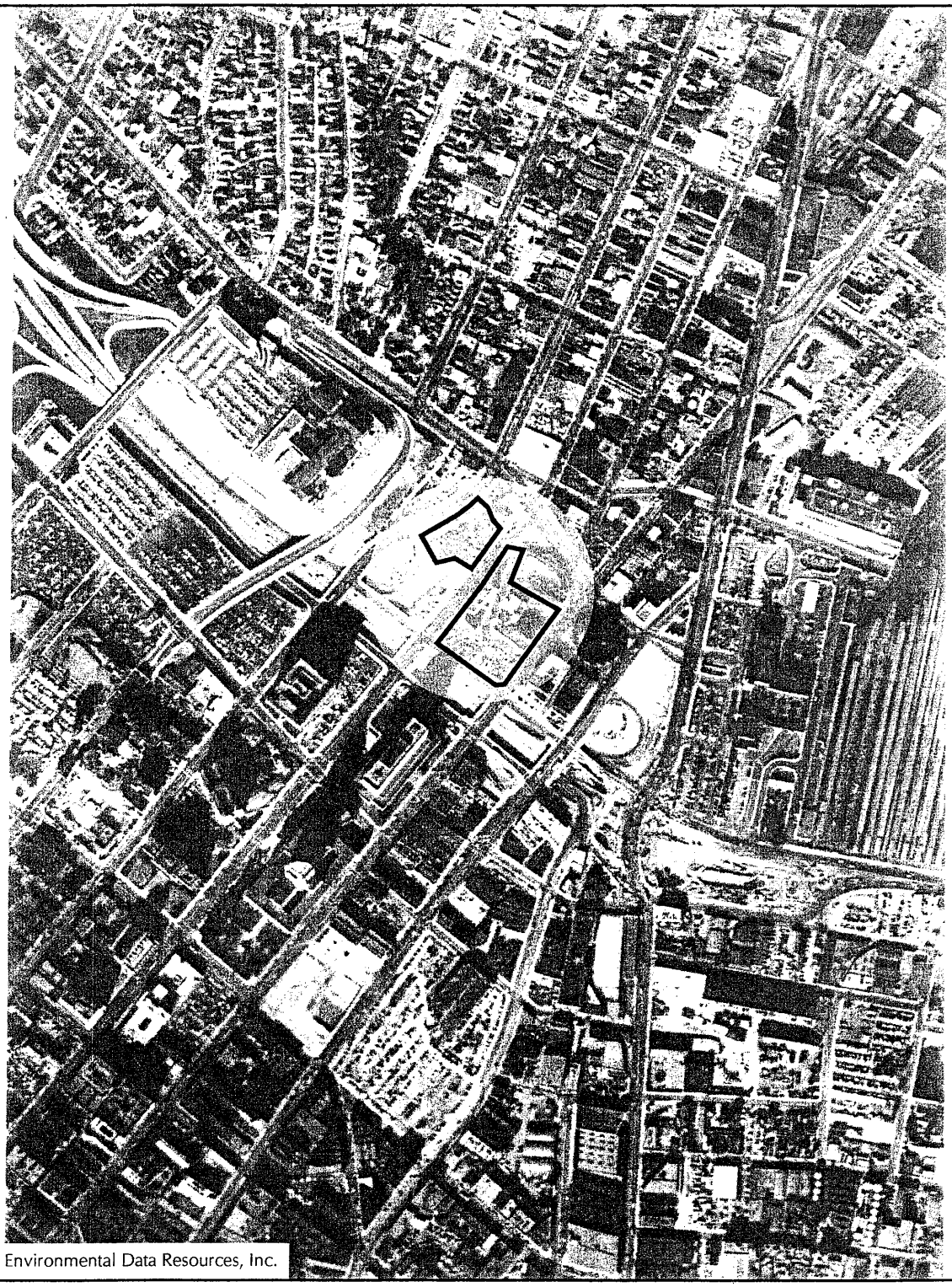
SOURCE: Environmental Data Resources, Inc.

N

LEGEND

Survey Area

1947 Aerial Photograph

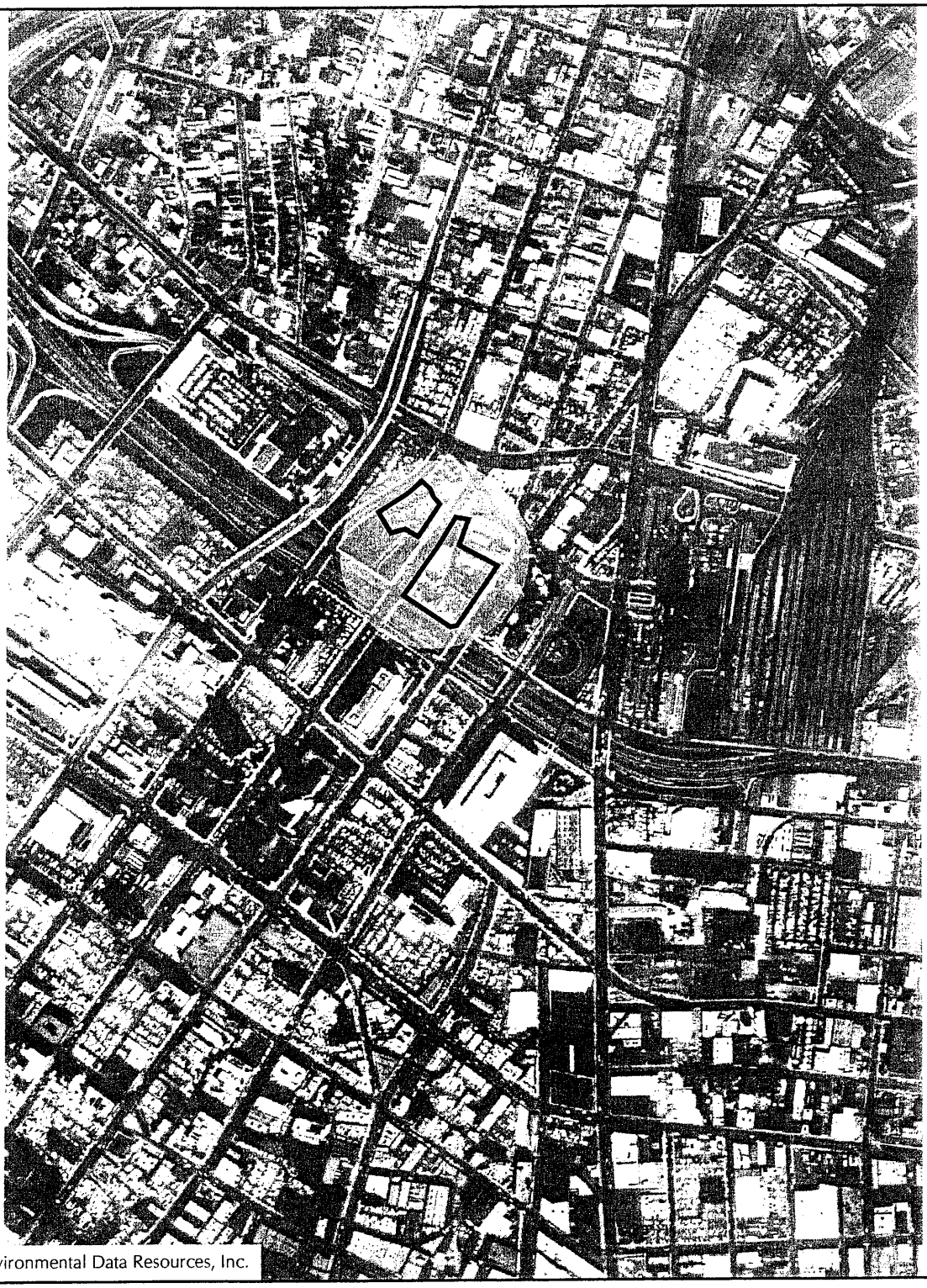


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1952 Aerial Photograph

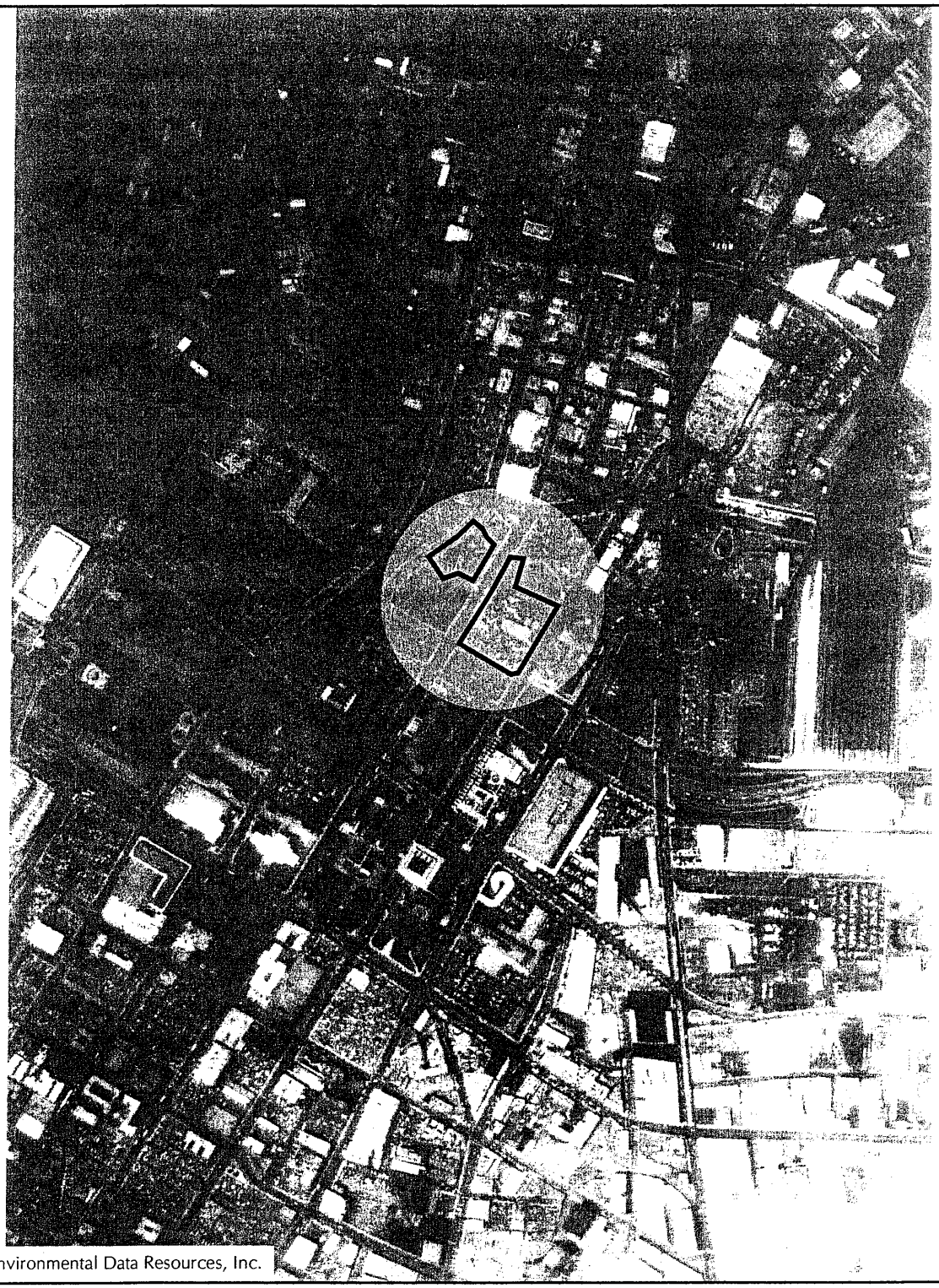


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1965 Aerial Photograph



SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

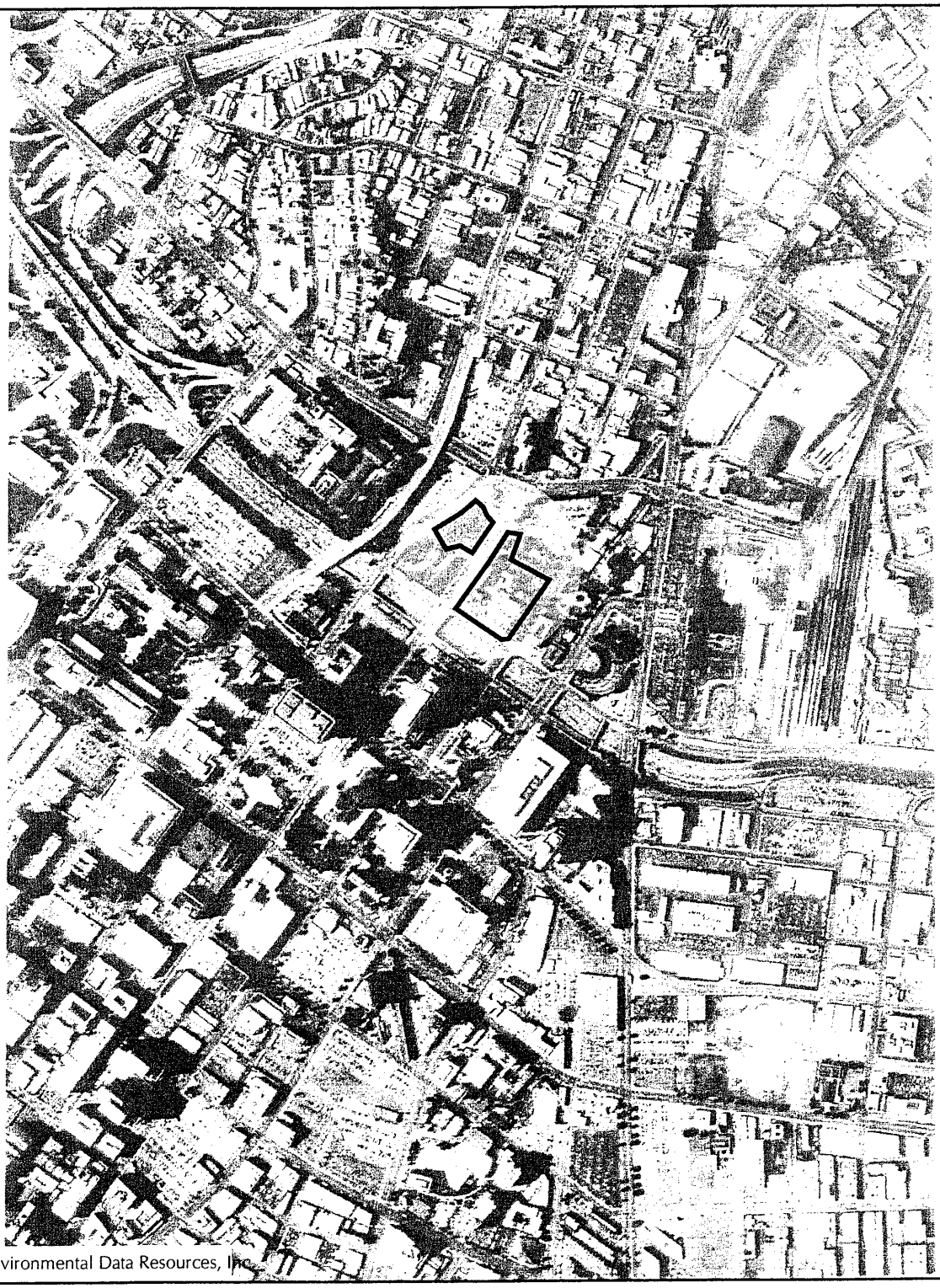
1976 Aerial Photograph

SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1989 Aerial Photograph



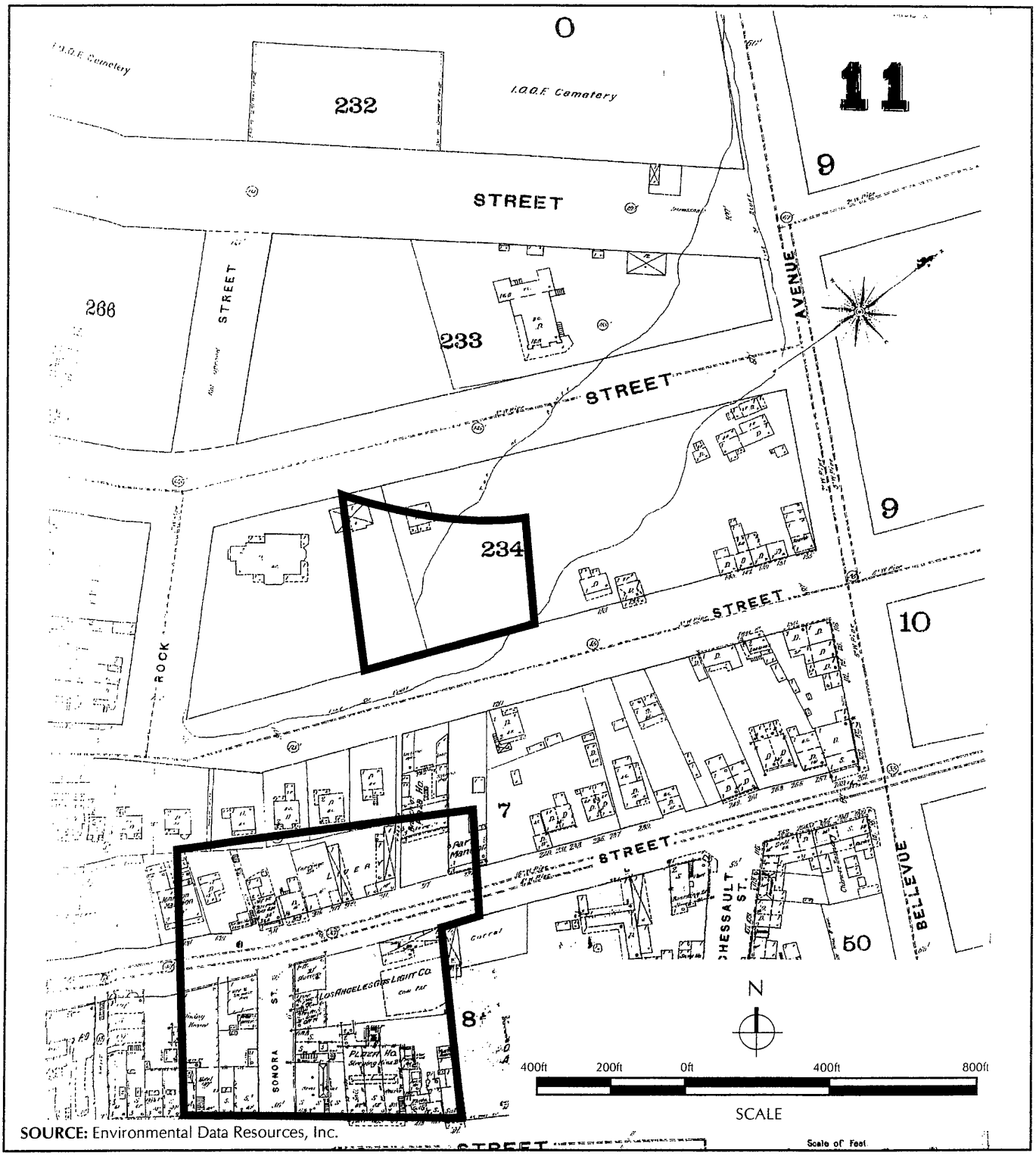
SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1994 Aerial Photograph

APPENDIX C
SANBORN FIRE INSURANCE MAPS

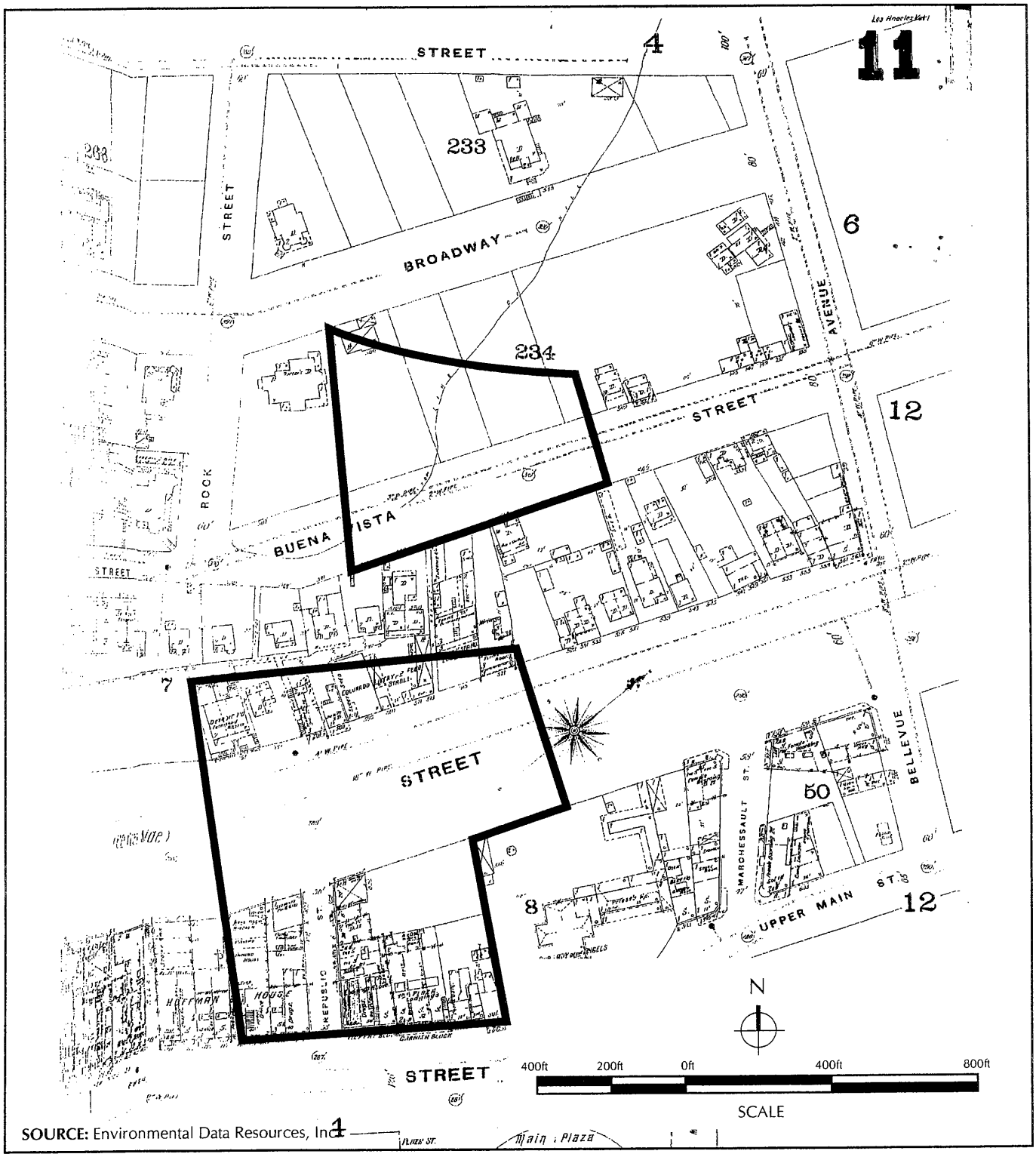


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1888 Sanborn Map

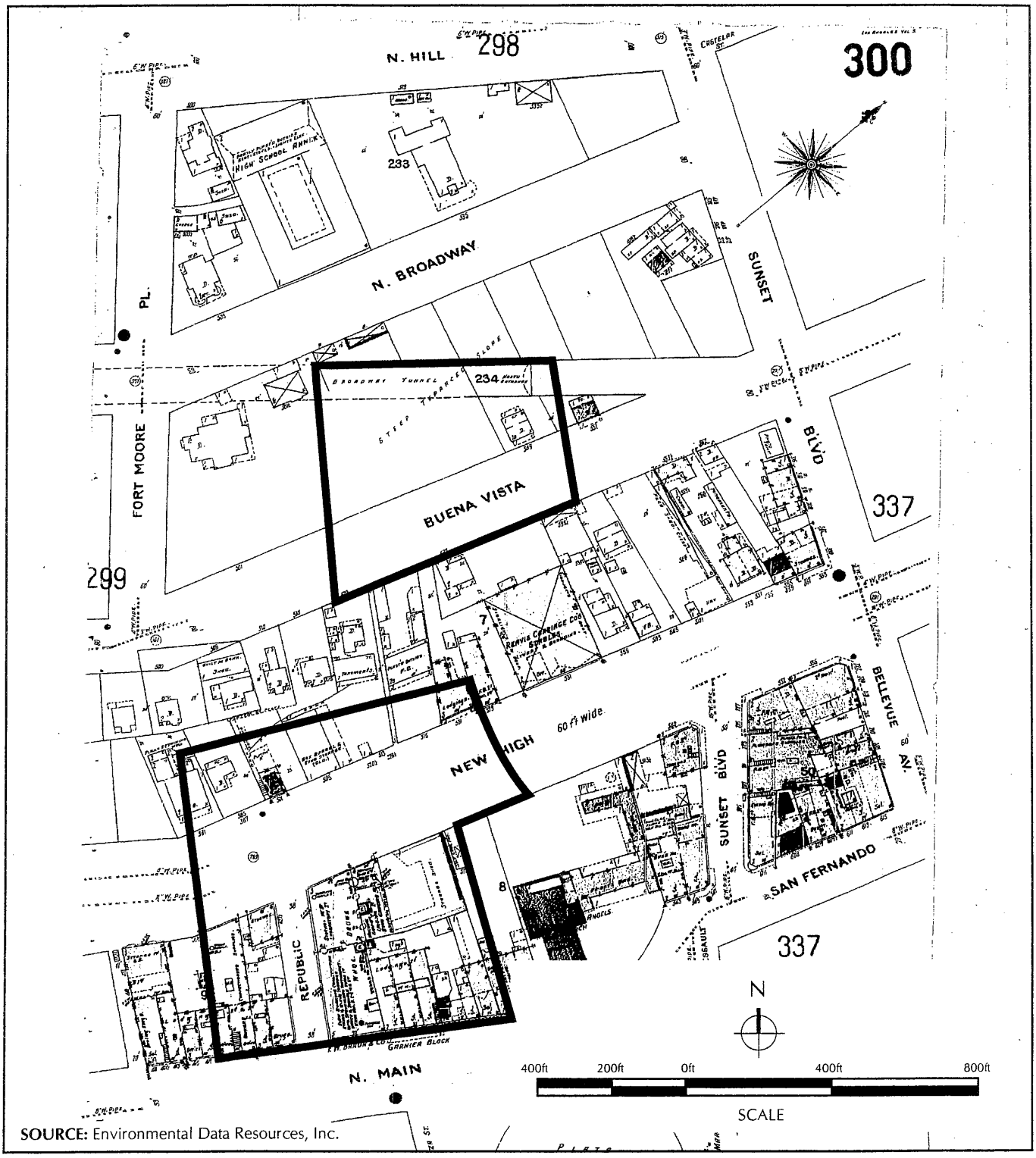


SOURCE: Environmental Data Resources, Inc

LEGEND

Survey Area

1894 Sanborn Map

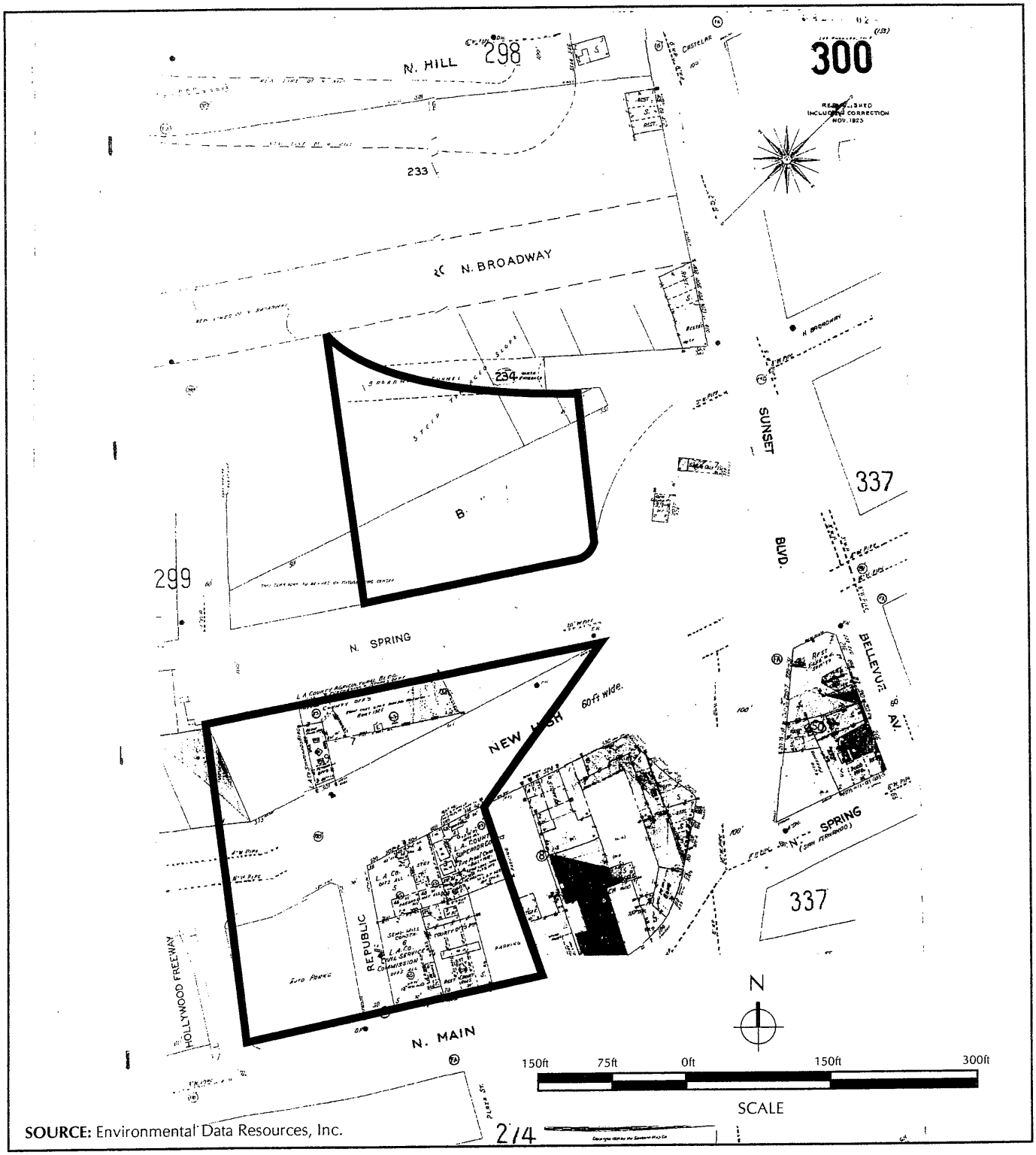


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1906 Sanborn Map

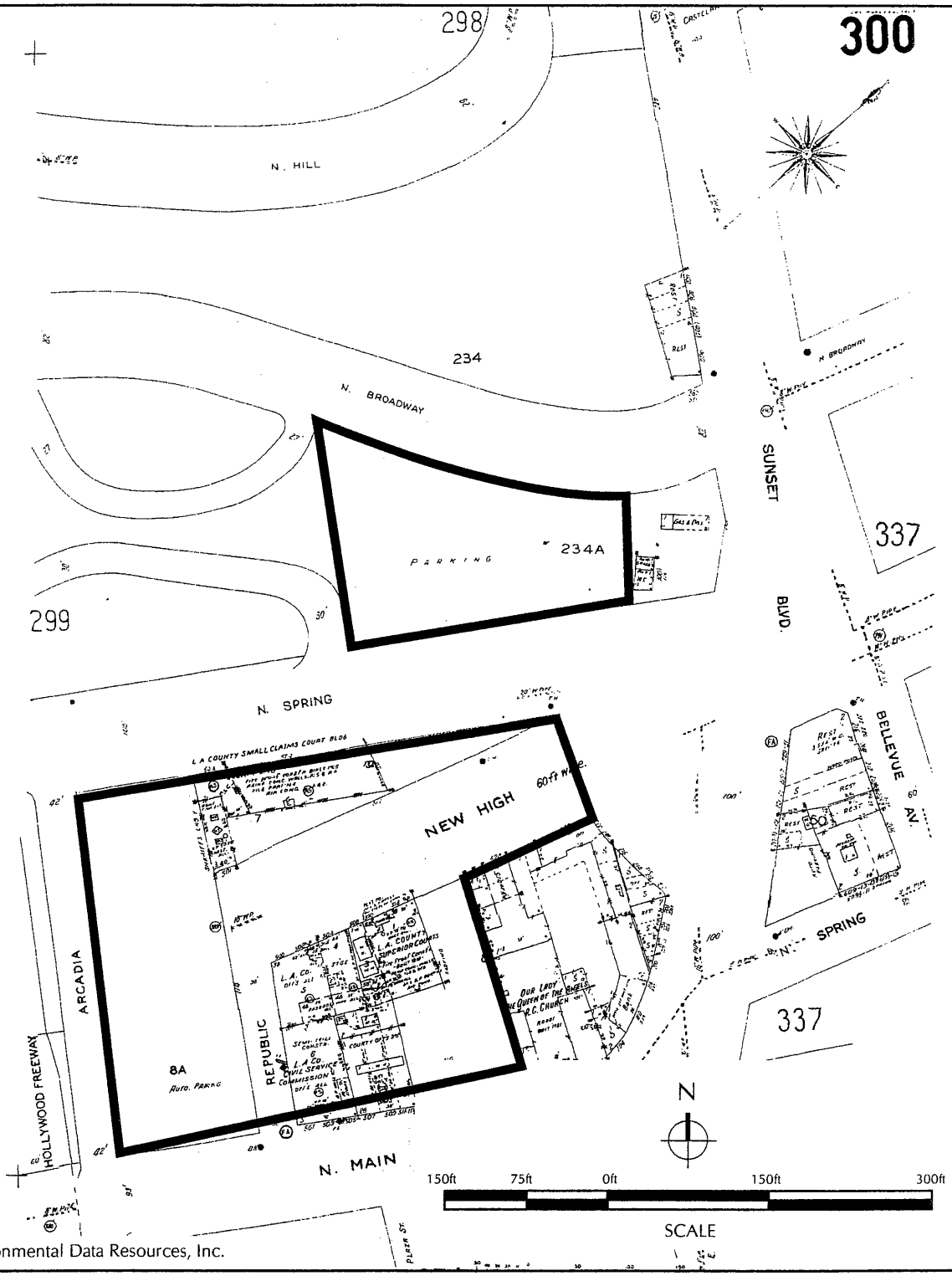


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1950 Aerial Photograph

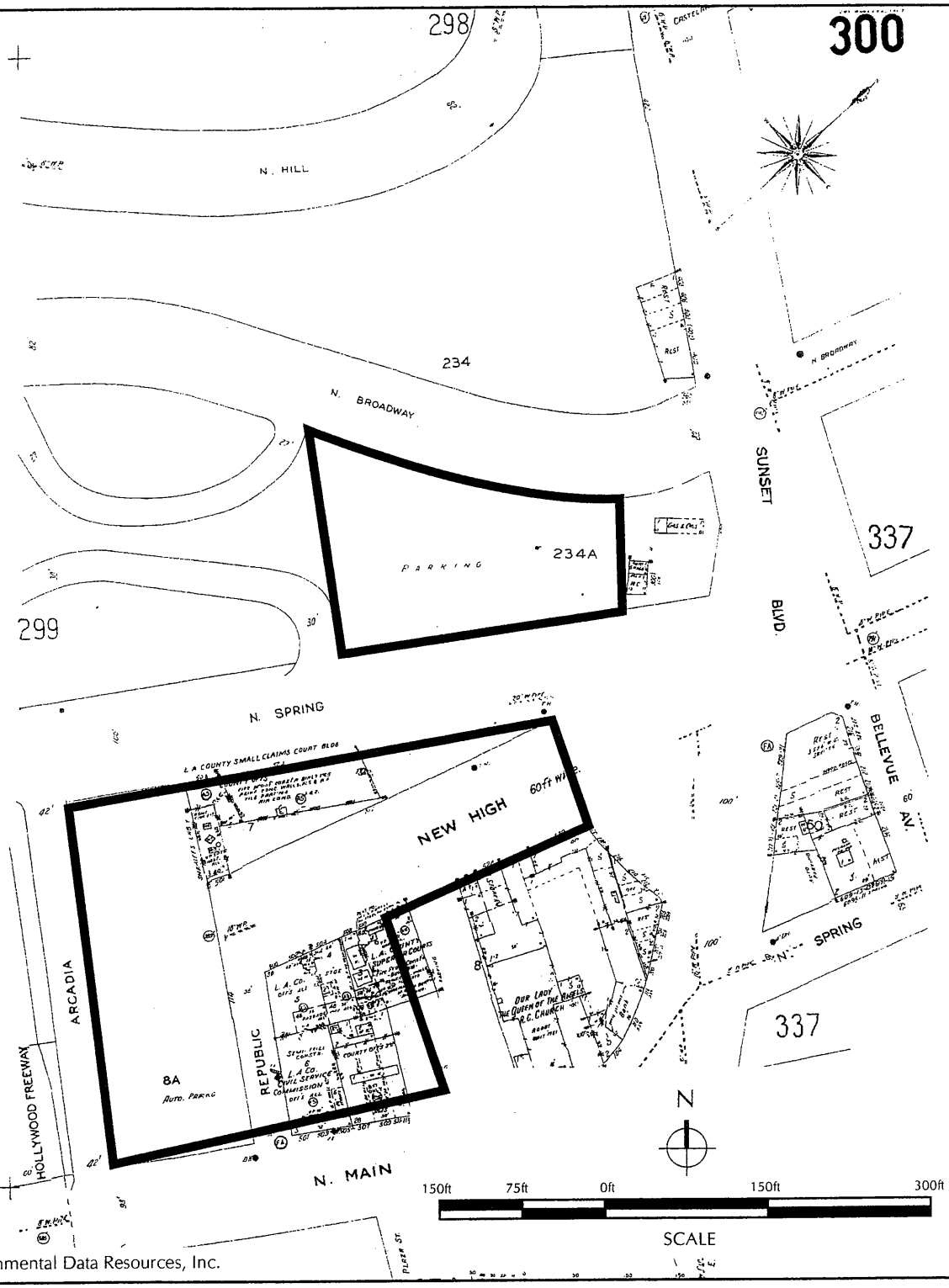


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1953 Sanborn Map

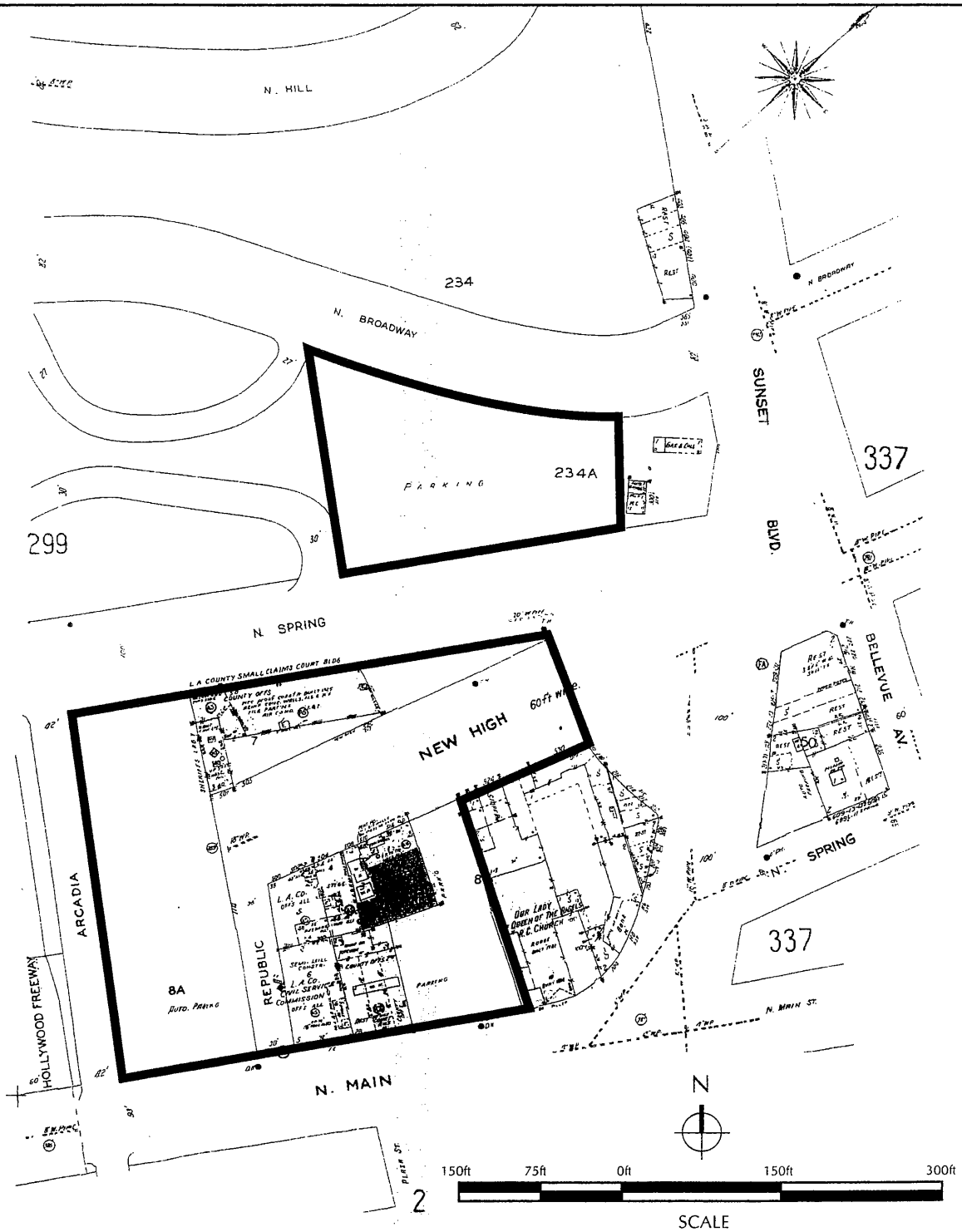


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1954 Sanborn Map

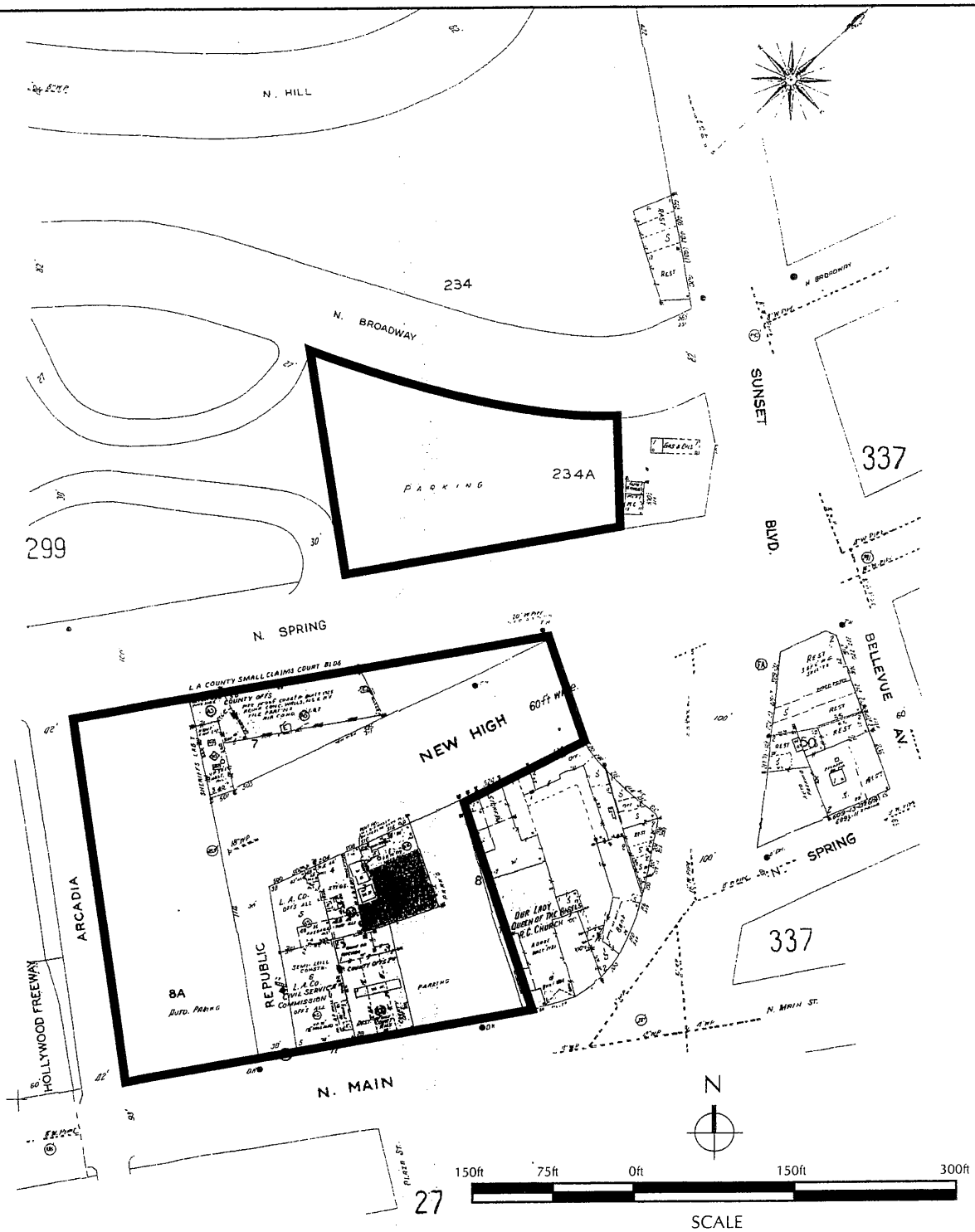


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1957 Sanborn Map

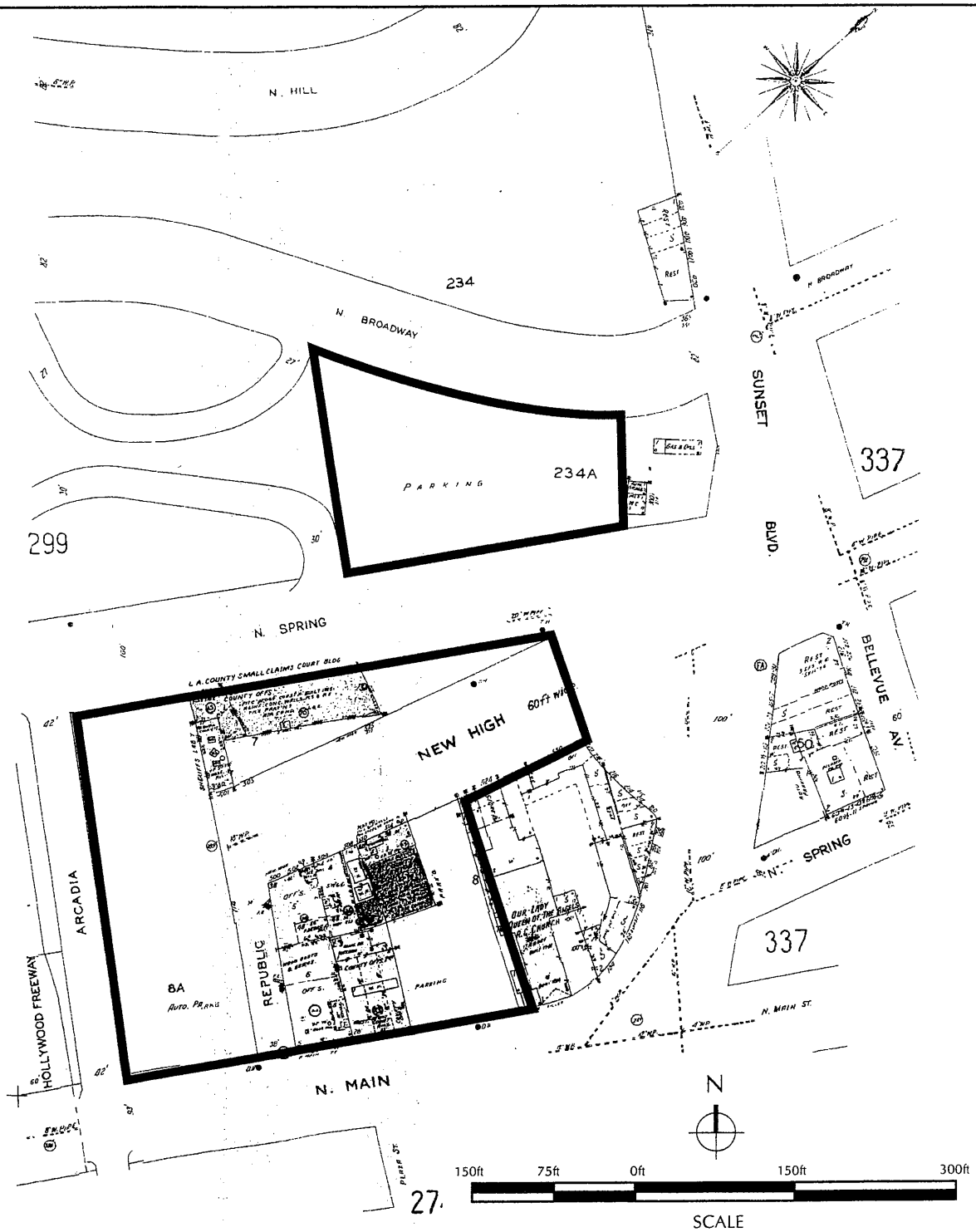


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1960 Sanborn Map

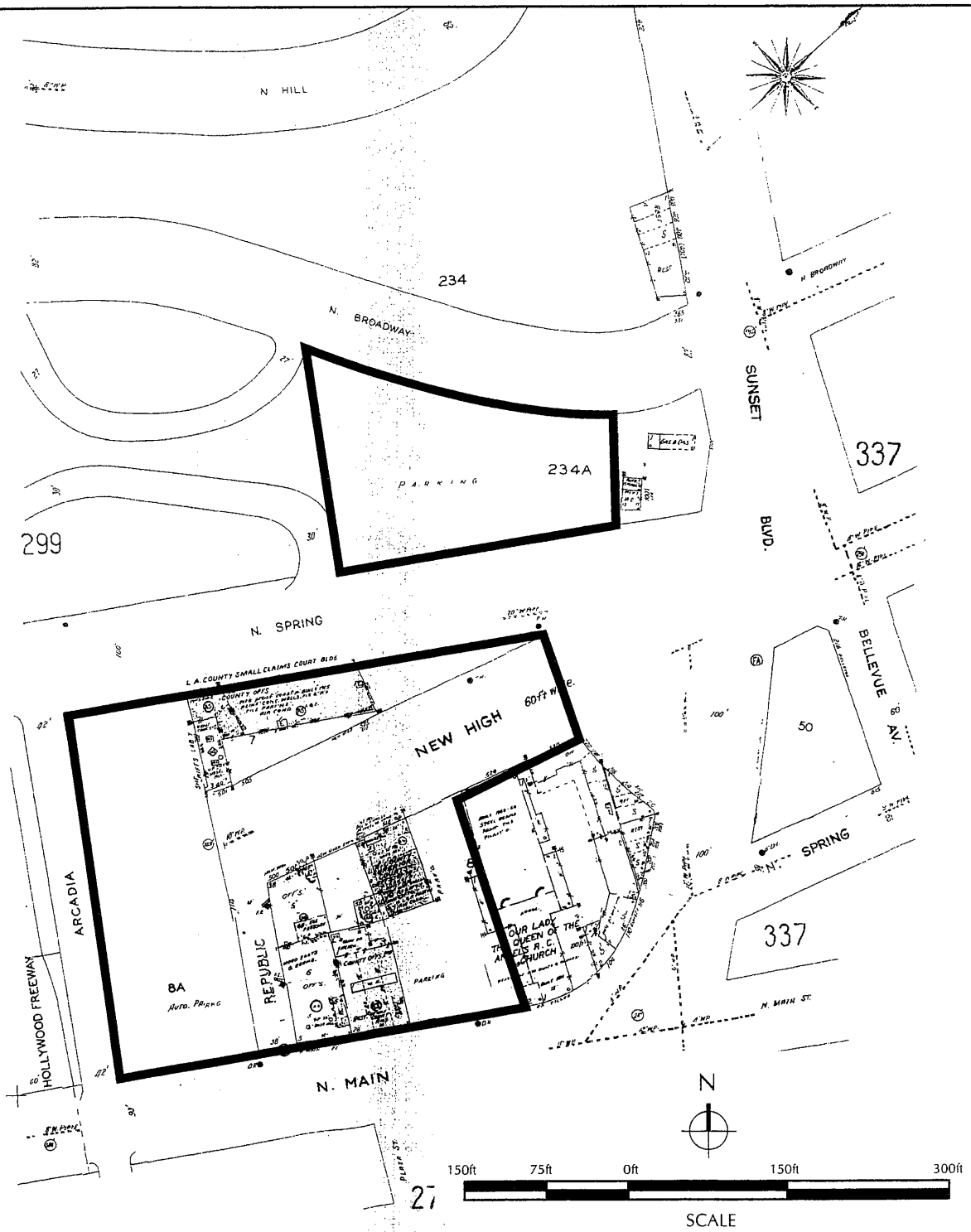


SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1964 Sanborn Map



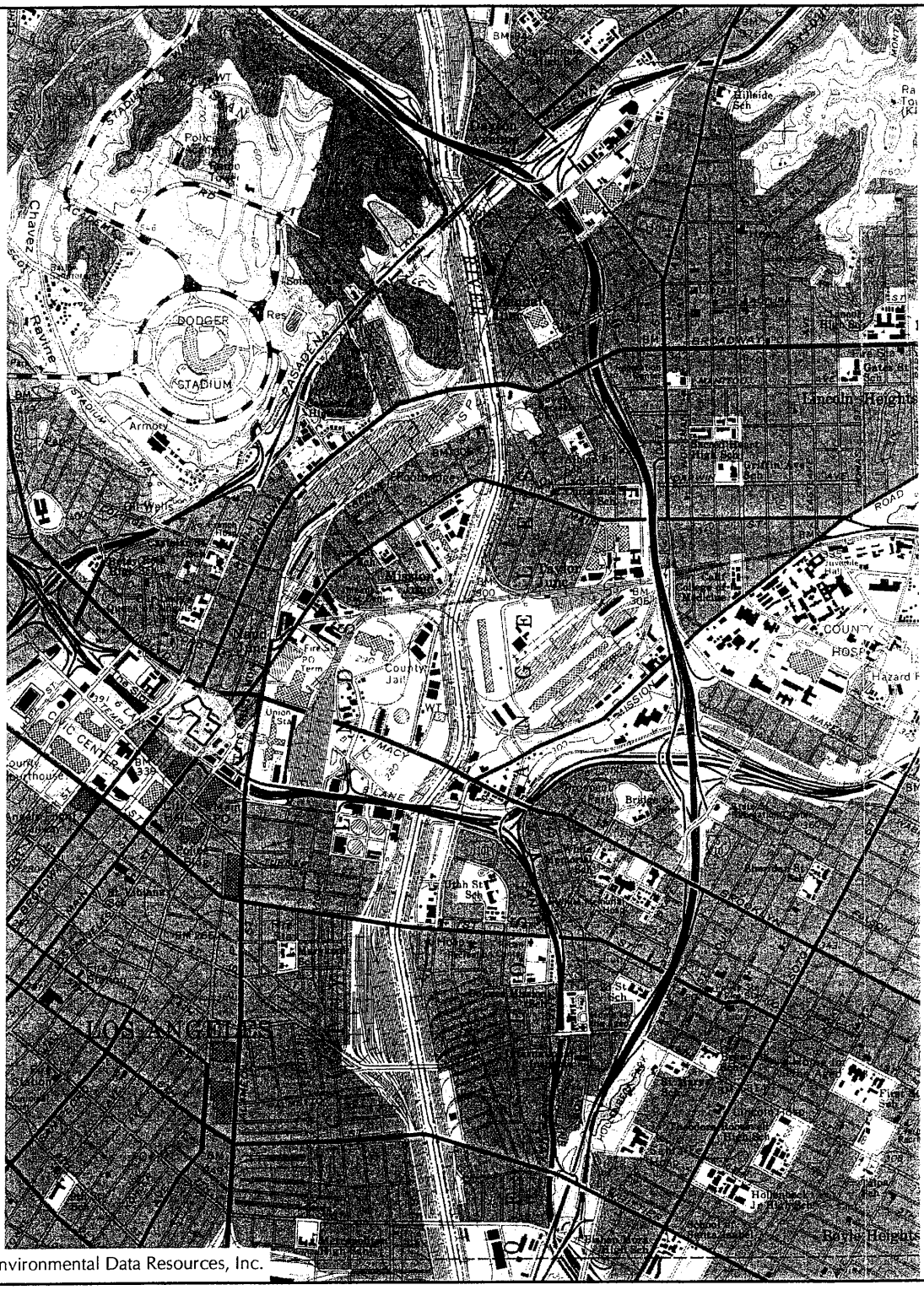
SOURCE: Environmental Data Resources, Inc.

LEGEND

Survey Area

1965 Sanborn Map

APPENDIX D
HISTORICAL TOPOGRAPHIC MAPS



SOURCE: Environmental Data Resources, Inc.

LEGEND

Project Location

FIGURE 1
1966

SOURCE: Environmental Data Resources, Inc.

LEGEND

Project Location

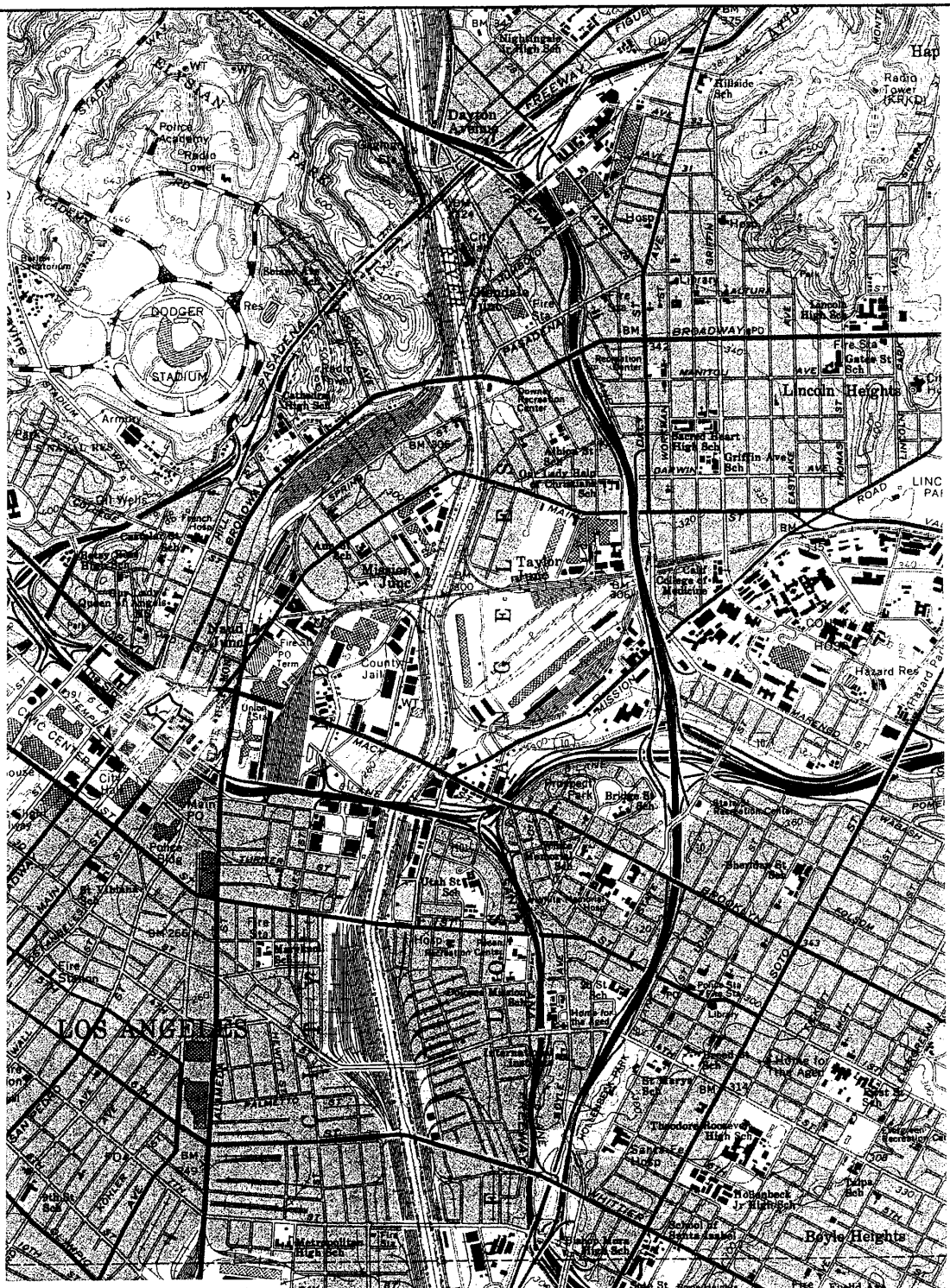
FIGURE 2
1972

SOURCE: Environmental Data Resources, Inc.

LEGEND

Project Location

FIGURE 3
1981



SOURCE: Environmental Data Resources, Inc.

LEGEND

Project Location

FIGURE 4
1994

SOURCE: Environmental Data Resources, Inc.

LEGEND

Project Location

FIGURE 5
1953

APPENDIX E
GOVERNMENT RECORDS REPORT

The EDR Radius Map
with GeoCheck®

El Pueblo de Los Angeles
501 and 513 Norh Main Street
Los Angeles, CA 90012

Inquiry Number: 0961494.3s

April 16, 2003

Environmental Data Resources, Inc.

***The* Source For Environmental Risk Management Data**

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-CMK

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
EDR Proprietary Historical Map Findings	175
Orphan Summary	176
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-11

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

501 AND 513 NORH MAIN STREET
LOS ANGELES, CA 90012

COORDINATES

Latitude (North):	34.056700 - 34° 3' 24.1"
Longitude (West):	118.240300 - 118° 14' 25.1"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	385531.2
UTM Y (Meters):	3768942.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	2434118-A2 LOS ANGELES, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRIS-TSD	Resource Conservation and Recovery Information System
RCRIS-LQG	Resource Conservation and Recovery Information System
ERNS	Emergency Response Notification System

STATE ASTM STANDARD

Notify 65	Proposition 65 Records

EXECUTIVE SUMMARY

Toxic Pits..... Toxic Pits Cleanup Act Sites
SWF/LF..... Solid Waste Information System
WMUDS/SWAT..... Waste Management Unit Database
CA BOND EXP. PLAN..... Bond Expenditure Plan
INDIAN UST..... Underground Storage Tanks on Indian Land

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Petroleum Storage Tank Facilities
CLEANERS..... Cleaner Facilities
CA WDS..... Waste Discharge System
DEED..... List of Deed Restrictions
SCH..... School Property Evaluation Program
NFA..... No Further Action Determination
REF..... Unconfirmed Properties Referred to Another Agency
NFE..... Properties Needing Further Evaluation
LOS ANGELES CO. HMS..... HMS: Street Number List
LA Co. Site Mitigation..... Site Mitigation List
AOCONCERN..... San Gabriel Valley Areas of Concern

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/09/2002 has revealed that there are 4 RCRIS-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
LOS ANGELES COUNTY HALL OF JUS	*211 W TEMPLE*	*1/8 - 1/4 WSW*	*A7*	*9*

Lower Elevation	Address	Dist / Dir	Map ID	Page
USDOJ BP MDC LA	*535 N ALAMEDA*	*1/8 - 1/4 ESE*	*C12*	*15*
LA LOS ANGELES HALL	*201 N LOS ANGELES*	*1/8 - 1/4 S*	*H51*	*41*
RICHARDS FRIENDLY SERVICE	*520 N ALAMEDA ST*	*1/8 - 1/4 SSE*	*J60*	*45*

STATE ASTM STANDARD

AWP: California DTSC's Annual Workplan, formerly known as BEP, identifies known hazardous substance sites targeted for cleanup. The source is the California Environmental Protection Agency.

A review of the AWP list, as provided by EDR, and dated 01/06/2003 has revealed that there is 1 AWP site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILLIAM MEAD HOMES	*1300 CARDINAL STREET*	*1/2 - 1 NE*	*116*	*122*

CAL-SITES: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control.

A review of the Cal-Sites list, as provided by EDR, has revealed that there is 1 Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILLIAM MEAD HOMES	*1300 CARDINAL STREET*	*1/2 - 1 NE*	*116*	*122*

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2001 has revealed that there are 44 CHMIRS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
Not reported	618 NEW HIGH ST	1/8 - 1/4 NNE	6	8
Not reported	301 NORTH BROADWAY	1/8 - 1/4 WSW	F35	30

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
Not reported	688 NEW HIGH STREET	1/8 - 1/4 NNE	46	37
Not reported	711 N. BROADWAY AVE.	1/4 - 1/2 NNE	65	51
Not reported	200 NORTH MAIN ST	1/4 - 1/2 SSW	K67	54
Not reported	200 NORTH MAIN	1/4 - 1/2 SSW	K68	55
Not reported	***120 SOUTH SPRING STREET***	***1/4 - 1/2 SW***	***N76***	***61***
Not reported	905 NORTH YALE STREET	1/2 - 1 N	R109	112
Not reported	711 WEST COLLEGE STREET	1/2 - 1 N	112	118
Not reported	300 S. GRAND AVE	1/2 - 1 WSW	114	119
Not reported	715 WEST 3RD STREET	1/2 - 1 WSW	119	125
L A SIGNAL SHOP	***1251 N SPRING ST***	***1/2 - 1 NNE***	***S124***	***132***
Not reported	500 S. GRAND AVE	1/2 - 1 WSW	T138	149
CONSOLIDATED FREIGHT WASTE	***750 LAMAR ST.***	***1/2 - 1 E***	***V143***	***156***
Not reported	750 LEMAR STREET	1/2 - 1 E	V144	159

Lower Elevation	Address	Dist / Dir	Map ID	Page
Not reported	520 NORTH ALAMEDA ST	1/8 - 1/4 ESE	C23	22
Not reported	520 NORTH ALAMEDA	1/8 - 1/4 ESE	C24	23
Not reported	500 N ALAMEDA ST	1/8 - 1/4 ESE	25	24
Not reported	711 NORTH MAIN STREET	1/8 - 1/4 NE	E33	28
Not reported	201 NORTH LOS ANGELES	1/8 - 1/4 S	H52	42
Not reported	151 N. SANPEDRO	1/4 - 1/2 S	80	66
Not reported	US 101 N/COMMERICAL ST	1/4 - 1/2 SE	82	69
Not reported	441 EAST BAUCHET STREET	1/4 - 1/2 ENE	O90	84
Not reported	441 E. BAUCHET ST.	1/4 - 1/2 ENE	O91	85
Not reported	433 EAST TEMPLE ST	1/4 - 1/2 SSE	94	89
Not reported	450 BAUCHET ST	1/4 - 1/2 ENE	O96	94
Not reported	900 LYON ST	1/2 - 1 E	P99	95
L.A.C.M.T.A.	***900 LYON ST***	***1/2 - 1 E***	***P100***	***97***
Not reported	530 E. RAMIREZ ST	1/2 - 1 ESE	Q101	99
Not reported	555 E RAMIREZ ST #275	1/2 - 1 ESE	Q103	102
Not reported	210 N. CENTER ST.	1/2 - 1 SE	117	123
Not reported	433 S. SPRING ST.	1/2 - 1 SW	122	129
Not reported	443 SOUTH SAN PEDRO ST	1/2 - 1 SSW	129	139
Not reported	220 WEST 5TH STREET	1/2 - 1 SW	130	140
Not reported	237 NORTH MISSION ROAD	1/2 - 1 SE	133	143
Not reported	320 S. SANTA FE AVENUE	1/2 - 1 SSE	141	153
Not reported	963 E. 4TH STREET	1/2 - 1 SSE	146	162
Not reported	303 W. 6TH ST.	1/2 - 1 SW	W147	163
Not reported	319 W 6TH ST	1/2 - 1 SW	W148	164
Not reported	412 W. 6TH ST. ROOM 507	1/2 - 1 SW	149	165
Not reported	334 WEST 6TH ST	1/2 - 1 SW	150	167
Not reported	610 S. MAIN ST.	1/2 - 1 SW	151	168
Not reported	610 S. BROADWAY	1/2 - 1 SW	W154	170
Not reported	IN ALLEY NEXT TO 224 W	1/2 - 1 SW	155	171

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 45 Cortese sites within

approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
FACILITY 10723-2	301 BROADWAY	1/8 - 1/4 WSW	F38	33
76 PRODUCTS STATION #1099	200 HILL	1/4 - 1/2 WSW	69	56
LA CO HALL OF ADMINIST.	*500 TEMPLE ST W*	*1/4 - 1/2 W*	*70*	*57*
ELIAS Y ZAWAHERI	*766 N HILL ST*	*1/4 - 1/2 N*	*78*	*63*
MOBIL #11-HPB (FORMER)	*706 SUNSET BLVD W*	*1/4 - 1/2 NW*	*79*	*65*
TIMES MIRROR CORPORATION	*145 SPRING ST S*	*1/4 - 1/2 SW*	*N83*	*70*
FANSTEEL CALIFORNIA DROP FORGE	*1033 ALHAMBRA AVE*	*1/4 - 1/2 NE*	*86*	*77*
TIMES MIRROR	*240 HILL ST S*	*1/2 - 1 WSW*	*104*	*103*
TEXACO	*900 HILL ST*	*1/2 - 1 N*	*105*	*105*
MWD HEADQUARTERS GARAGE	*610 FIGUEROA TERRACE N*	*1/2 - 1 NW*	*106*	*105*
MORGAN SERVICE INC	*905 YALE*	*1/2 - 1 N*	*R108*	*108*
LA CO PARKING GARAGE	*1035 ALAMEDA ST N*	*1/2 - 1 NNE*	*111*	*116*
THE MUTUAL GARAGE BUILDING	*363 OLIVE ST S*	*1/2 - 1 WSW*	*118*	*124*
BANK OF AMERICA DATA CENTER	*1000 TEMPLE ST W*	*1/2 - 1 NW*	*120*	*126*
LOS ANGELES COUNTY FIRE STATIO	*108 FREMONT AVE*	*1/2 - 1 W*	*121*	*128*
VACANT	*1245 SPRING ST*	*1/2 - 1 NNE*	*S123*	*130*
PACIFIC BELL	*420 S GRAND*	*1/2 - 1 WSW*	*126*	*134*
UNOCAL #0122	*1031 002ND ST W*	*1/2 - 1 W*	*128*	*138*
ARCO PARKING STRUCTURE	*400 S FLOWER ST*	*1/2 - 1 WSW*	*132*	*142*
MARLAND COMPANY	1100-1154 BELLEVUE AVE	1/2 - 1 NW	134	144
SOUTHERN CA GAS CENTER	*501 005TH ST W*	*1/2 - 1 WSW*	*T135*	*145*
LIBRARY SQUARE CONSTRUCTION	*633 5TH ST W*	*1/2 - 1 WSW*	*U136*	*146*
KATHLEEN ROSS PROPERTY	*1165 SUNSET BLVD W*	*1/2 - 1 NW*	*137*	*147*
LA CITY GENERAL SERVICES DPT	*630 005TH ST W*	*1/2 - 1 WSW*	*U139*	*150*
FORMER LEACH CORP. FACILITY	*444 FLOWER ST S*	*1/2 - 1 WSW*	*140*	*152*
CHEVRON #3-8619	*1100 002ND ST W*	*1/2 - 1 W*	*142*	*154*
MAIN STREET DAIRY (FORMER)	*1620 SPRING ST N*	*1/2 - 1 NE*	*145*	*160*

Lower Elevation	Address	Dist / Dir	Map ID	Page
MOBIL #11-HDH	*520 ALAMEDA ST N*	*1/8 - 1/4 SSE*	*J63*	*48*
VETERANS AFFAIRS OUTPATIENT CL	*351 TEMPLE ST E*	*1/4 - 1/2 S*	*71*	*58*
S & P COMMERCIAL PROPERTY	501 COMMERCIAL	1/4 - 1/2 SE	L74	60
PARKER CENTER	*151 SAN PEDRO ST N*	*1/4 - 1/2 S*	*88*	*82*
LA COUNTY SHERIFF DEPARTMENT	*441 BAUCHET ST*	*1/4 - 1/2 ENE*	*O89*	*84*
LOS ANGELES TIMES	*214 002ND ST E*	*1/4 - 1/2 SSW*	*93*	*88*
MOGUL CORPORATION	967 VIGNES	1/4 - 1/2 ENE	97	95
LOS ANGELES CITY/DEPT OF TRANS	*555 RAMIREZ AVE*	*1/2 - 1 ESE*	*Q102*	*100*
MANGROVE ESTATE, B.V.	*617 001ST ST E*	*1/2 - 1 SSE*	*107*	*106*
FRIEDMAN BAG CO INC	*801 E COMMERCIAL ST*	*1/2 - 1 ESE*	*110*	*113*
BREITLING PROPERTY #1	322 LOS ANGELES	1/2 - 1 SSW	113	119
MENDOZA SERVICE, INC.	*866 CESAR CHAVEZ ST E*	*1/2 - 1 E*	*115*	*120*
METRO RAIL CONSTRUCTION PROJ	*425 MAIN ST*	*1/2 - 1 SW*	*125*	*133*
SOLAGLAS	*415 MISSION RD N*	*1/2 - 1 ESE*	*127*	*137*
CALIFORNIA HOTEL	150 MYERS	1/2 - 1 SE	131	141
UPS MAIN ST. LA FACILITY	714 LAMAR	1/2 - 1 ENE	X152	169
EMPIRE CHEMICAL INC.	*715 LAMAR AVE*	*1/2 - 1 ENE*	*X153*	*169*
PACIFIC MUTUAL BUILDING	*523 006TH ST W*	*1/2 - 1 SW*	*156*	*172*

EXECUTIVE SUMMARY

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/06/2003 has revealed that there are 14 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
LA CO HALL OF ADMINIST.	*500 TEMPLE ST W*	*1/4 - 1/2 W*	*70*	*57*
MOBIL #11-H41 (FORMER)	774 BROADWAY N	1/4 - 1/2 NNE	M75	60
ELIAS Y ZAWAHERI	*766 N HILL ST*	*1/4 - 1/2 N*	*78*	*63*
MOBIL #11-HPB (FORMER)	*706 SUNSET BLVD W*	*1/4 - 1/2 NW*	*79*	*65*
TIMES MIRROR CORPORATION	*145 SPRING ST S*	*1/4 - 1/2 SW*	*N83*	*70*
U.S. POSTAL SERVICE TERMINAL A	900 ALAMEDA ST N	1/4 - 1/2 NNE	85	75

Lower Elevation	Address	Dist / Dir	Map ID	Page
MOBIL #18-HDH	520 ALAMEDA ST N	1/8 - 1/4 SSE	J62	47
MOBIL #11-HDH	*520 ALAMEDA ST N*	*1/8 - 1/4 SSE*	*J63*	*48*
LA CITY FIRE STATION #4	800 MAIN ST N	1/4 - 1/2 NE	66	53
VETERANS AFFAIRS OUTPATIENT CL	*351 TEMPLE ST E*	*1/4 - 1/2 S*	*71*	*58*
PBR REALTY LLC	531 COMMERCIAL ST	1/4 - 1/2 SE	L81	68
PARKER CENTER	*151 SAN PEDRO ST N*	*1/4 - 1/2 S*	*88*	*82*
LA COUNTY CENTRAL JAIL	441 BAUCHET ST	1/4 - 1/2 ENE	O92	87
LOS ANGELES TIMES	*214 002ND ST E*	*1/4 - 1/2 SSW*	*93*	*88*

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/06/2003 has revealed that there are 7 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
US FEDERAL COURTHOUSE	312 N SPRING ST	1/8 - 1/4 SW	D16	18
CENTRAL HEATING PLANT/LA CO. F	301 N BROADWAY	1/8 - 1/4 WSW	F39	33
HALL OF RECORDS/ISD	320 W TEMPLE ST	1/8 - 1/4 WSW	F44	37
FIRST CENTRAL BANK	686 N SPRING ST	1/8 - 1/4 NNE	56	44

Lower Elevation	Address	Dist / Dir	Map ID	Page
METROPOLITAN DETENTION CENTER	*535 N ALAMEDA ST*	*1/8 - 1/4 ESE*	*C14*	*17*
METROPOLITAN WATER DISTRICT	700 N ALAMEDA ST	1/8 - 1/4 NE	I55	44
MOBIL SERVICE STATION HDH	520 N ALAMEDA ST	1/8 - 1/4 SSE	J58	45

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/28/2003 has revealed that there are 3 VCP sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

Lower Elevation	Address	Dist / Dir	Map ID	Page
SO CAL GAS/ALISO A MGP	KELLER ST., VIGNES ST.,	1/4 - 1/2 ESE	84	72
SO CAL GAS/ALISO C MGP	CENTER ST @ COMMERCIAL,	1/4 - 1/2 SE	87	78
SO CAL GAS/ALISO E MGP	BAUCHET STREET / VIGNES	1/4 - 1/2 ENE	O95	91

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 13 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CATHAY MANOR	600 N BROADWAY	1/8 - 1/4 N	5	8
GENERAL SERVICES ADMINISTRATIO	312 N SPRING ST	1/8 - 1/4 SW	D18	19
HALL OF RECORDS/ LACO F.M.D	320 N BROADWAY	1/8 - 1/4 WSW	A22	21
COUNTY OF L.A.	***210 W TEMPLE ST***	***1/8 - 1/4 SW***	***D31***	***27***
CENTRAL HEATING PLANT/LACO FMD	***301 N BROADWAY***	***1/8 - 1/4 WSW***	***F37***	***32***
HALL OF RECORDS	320 W TEMPLE ST	1/8 - 1/4 WSW	F42	35
IT CORP	400 W TEMPLE ST	1/8 - 1/4 W	57	44

Lower Elevation	Address	Dist / Dir	Map ID	Page
FEDERAL BUILDING	***300 N LOS ANGELES ST***	***1/8 - 1/4 S***	***B9***	***11***
ARCO SERVICE STATION	701 N MAIN ST	1/8 - 1/4 NE	E26	25
VETERANS ADMINISTRATION	461 N ALAMEDA ST	1/8 - 1/4 SE	34	29
GIBBS REALTY	739 N MAIN ST	1/8 - 1/4 NE	G45	37
U.S. POST OFFICE	760 N MAIN ST	1/8 - 1/4 NE	G50	41
ALAMEDA MOBIL SERVICE INC	520 N ALAMEDA ST	1/8 - 1/4 SSE	J59	45

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 7 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
U.S. COURTHOUSE	312 N SPRING ST	1/8 - 1/4 SW	D15	18
CRIMINAL COURTS BLDG.	210 W TEMPLE ST	1/8 - 1/4 SW	D30	27
HALL OF RECORD	320 W TEMPLE ST	1/8 - 1/4 WSW	F40	33
DISTRIBUTING STATION 7	330 N HILL ST	1/8 - 1/4 W	48	39

Lower Elevation	Address	Dist / Dir	Map ID	Page
FEDERAL BUILDING	300 N LOS ANGELES ST	1/8 - 1/4 S	B10	12
RICHARDS FRIENDLY SERVICE	***520 N ALAMEDA ST***	***1/8 - 1/4 SSE***	***J60***	***45***
RICHARD KAKU	520 N ALAMEDA ST	1/8 - 1/4 SSE	J61	46

STATE OR LOCAL ASTM SUPPLEMENTAL

EXECUTIVE SUMMARY

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there are 6 CA SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CITY OF LOS ANGELES - FED. BLD	255 TEMPLE	1/8 - 1/4 WSW	27	26
CATHEDRAL CHURCH	555 TEMPLE	1/4 - 1/2 WNW	72	59
MOBIL OIL CORP.	774 BROADWAY	1/4 - 1/2 NNE	M77	63
INTERNATIONAL BANK PROPERTY	943 MAIN	1/4 - 1/2 NE	98	95
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
METRO RAIL	UNION STATION	1/8 - 1/4 E	21	21
CALTRANS COMMERCIAL STREET PRO	501 COMMERCIAL	1/4 - 1/2 SE	L73	60

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, has revealed that there are 23 HAZNET sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
LA COUNTY PW	501 NEW HIGH ST	0 - 1/8 S	1	6
EL PUEBLO HISTORIC MONUMENT DE	125 E SUNSET BLVD	0 - 1/8 NNE	2	6
20TH CENTURY FOX 413	610 N MAIN ST	0 - 1/8 ENE	3	7
CITY OF LOS ANGELES - GENERAL	425 N LOS ANGELES ST	0 - 1/8 SE	4	7
FEDERAL COURT BUILDING	312 N SPRING ST	1/8 - 1/4 SW	D17	18
GENERAL SERVICES ADMINISTRATIO	312 N SPRING ST	1/8 - 1/4 SW	D19	19
1X GSA	312 NORTH SPRING STREET	1/8 - 1/4 SW	D20	20
COUNTY OF LOS ANGELES	210 WEST TEMPLE STREET	1/8 - 1/4 SW	D28	26
CRIMINAL COURTS BUILDING	210 W TEMPLE STREET	1/8 - 1/4 SW	D29	26
LA COUNTY DISTRICT ATTORNEY	210 W TEMPLE RM 16-301	1/8 - 1/4 SW	D32	27
LOS ANGELES COUNTY/ ISD	301 N BROADWAY	1/8 - 1/4 WSW	F36	31
COUNTY OF LOS ANGELES ISD	320-500 W. TEMPLE ST.	1/8 - 1/4 WSW	F41	34
COUNTY OF LOS ANGELES ISD	320-500 W TEMPLE ST	1/8 - 1/4 WSW	F43	35
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
GENERAL SERVICES ADMINISTRATIO	300 NORTH LOS ANGELES S	1/8 - 1/4 S	B8	10
FEDERAL BUILDING	***300 N LOS ANGELES ST***	***1/8 - 1/4 S***	***B9***	***11***
GSA/ FEDERAL BUILDING	300 N LOS ANGELES ST	1/8 - 1/4 S	B11	13
METROPOLITAN DETENTION CENTER	535 N. ALAMEDA ST.	1/8 - 1/4 ESE	C13	15
METROPOLITAN DETENTION CENTER	***535 N ALAMEDA ST***	***1/8 - 1/4 ESE***	***C14***	***17***
UNITED PARCEL SERVICE	741 NORTH MAIN	1/8 - 1/4 NE	G47	38
US POSTAL SERVICE	760 N MAIN ST	1/8 - 1/4 NE	G49	40
LOS ANGELES HALL	201 N LOS ANGELES	1/8 - 1/4 S	H53	43
METROPOLITAN WATER DIST OF SO	700 N ALAMEDA ST	1/8 - 1/4 NE	I54	44
MOBIL OIL CORPORATION 18-HDH	520 N ALAMEDA	1/8 - 1/4 SSE	J64	50

EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/28/2003 has revealed that there are 3 VCP sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
SO CAL GAS/ALISO A MGP	KELLER ST., VIGNES ST.,	1/4 - 1/2 ESE	84	72
SO CAL GAS/ALISO C MGP	CENTER ST @ COMMERCIAL,	1/4 - 1/2 SE	87	78
SO CAL GAS/ALISO E MGP	BAUCHET STREET / VIGNES	1/4 - 1/2 ENE	O95	91

EDR PROPRIETARY HISTORICAL DATABASES

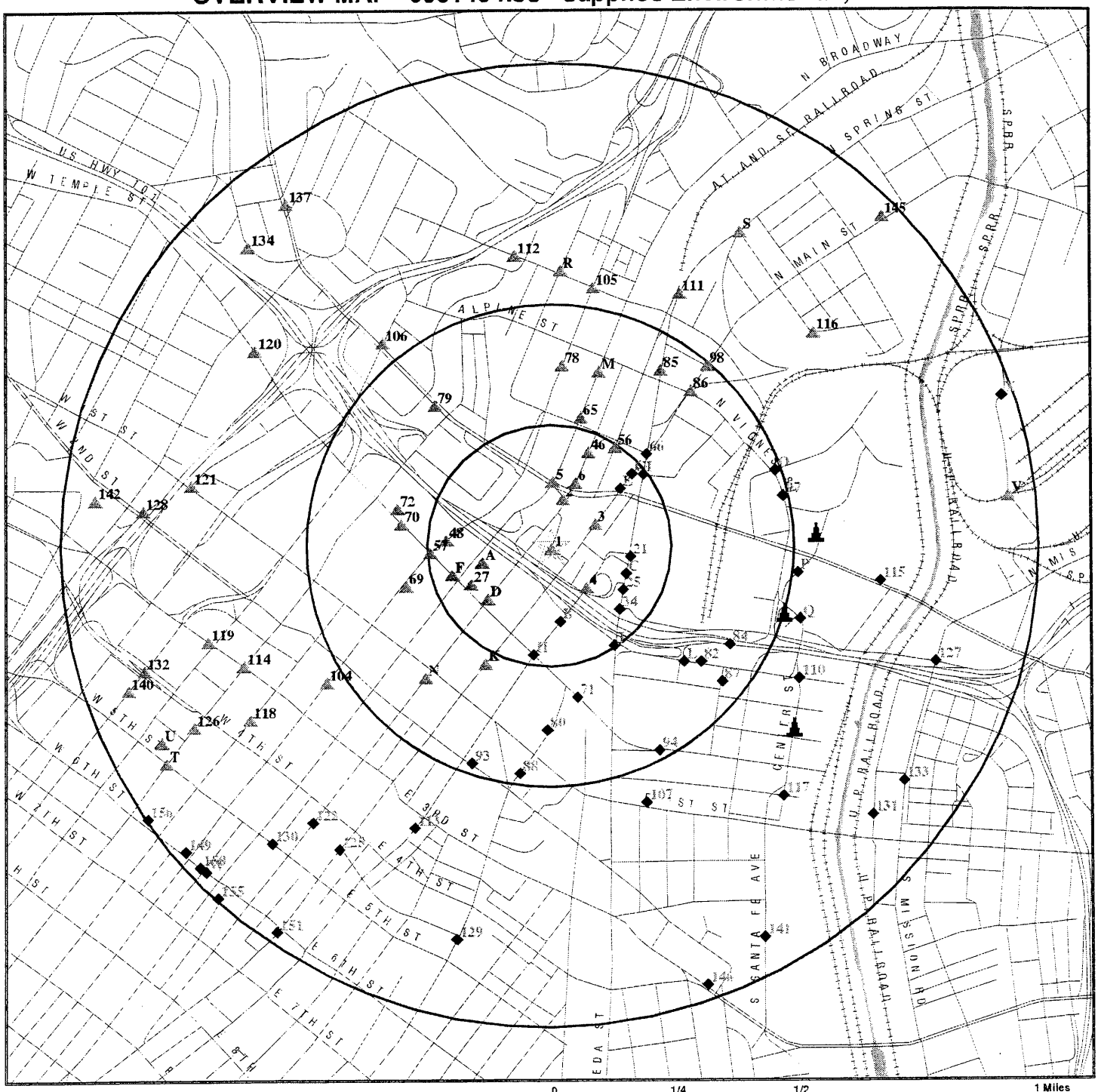
See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
1X PACER STEAM CLEANERS (DIV OF AS	CLEANERS
LOS ANGELES HARBOR	Notify 65
BERTH 126 LA HARBOR	HAZNET, CHMIRS
UNOCAL SERVICE STATION #0253	HAZNET, Cortese
LA PUMPING PLANT #92	CERCLIS, RCRIS-SQG, FINDS
UNOCAL #0253	LUST
SO CAL GAS/ALISO D MGP	VCP
BANCO POPULAR DE PUERTO RICO	CA FID UST
LOS ANGELES CITY-TUJUNGA & SHE	WMUDS/SWAT
LOS ANGELES CITY-RIVERTON STRE	WMUDS/SWAT
MURPHY INDUSTRIAL COATINGS INC	HAZNET
MURPHY IND COATING LOS ANGELES	HAZNET
CITY OF LOS ANGELES	HAZNET
HALEX CORP.	HAZNET
RAFFI COHEN INDUSTRIES INC	HAZNET
CHOR'S JEWELRY DESIGN	HAZNET
HEANG CHHUN HENG	HAZNET
UNION PACIFIC RAILROAD	HAZNET
CITY OF LOS ANGELES	HAZNET
DEPARTMENT OF GENERAL SERVICES	HAZNET
ECOLOGICAL SYSTEMS	HAZNET
DANGS GARAGE	HAZNET
CALTRANS DISTRICT 7	HAZNET
CHINATOWN CHIROPRACTIC CLINIC	HAZNET
DIRECT KIWI VESSEL #LACP4	HAZNET
BARNARD TRANSPORTATION	HAZNET
UNOCAL SO CAL. DIV. PIPE LINE	HAZNET
LOS ANGELES X	HAZNET, LOS ANGELES CO. HMS
LOS ANGELES COUNTY/EMERG RESPONSE	HAZNET
LOS ANGELES COUNTY STORM DAMAGE	HAZNET
LOS ANGELES RIOT	HAZNET
LOS ANGELES CITY/BUR ST MAINT	HAZNET
DEPT OF RECREATION AND PARKS	HAZNET
LOS ANGELES COUNTY FIRE DEPARTMENT	HAZNET
LOS ANGELES COUNTY FIRE DEPARTMENT	HAZNET
CITY OF LOS ANGELES GSD	HAZNET
ALAMEDA CORRIDOR TRANS AUTHORITY	RCRIS-SQG, FINDS, HAZNET
LOS ANGELES CO EARTHQUAKE OF 01/17	HAZNET
LOS ANGELES FIRE STA 66	HAZNET
CHINA DENTAL CLINIC	HAZNET
CNTY OF LOS ANGELES/ISD	HAZNET
LA COUNTY INTERNAL SERVCE DEPT	HAZNET
ROMAN CATHOLIC ARCHDIOCESE OF LA	HAZNET
CALTRANS DISTRICT 7	HAZNET
1X MOUNTAINS RECRTN & CONCV AUTHOR	HAZNET
PACIFIC RIM TRANSPORTATION INC	HAZNET
LOS ANGELES COUNTY/CLANDESTINE DRU	HAZNET
CALTRANS	RCRIS-SQG, FINDS
DOWNTOWN BUSINESS MAGNET	SCH

OVERVIEW MAP - 0961494.3s - Sapphos Environmental, Inc.



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

TARGET PROPERTY:	El Pueblo de Los Angeles	CUSTOMER:	Sapphos Environmental, Inc.
ADDRESS:	501 and 513 Norh Main Street	CONTACT:	Andre Anderson
CITY/STATE/ZIP:	Los Angeles CA 90012	INQUIRY #:	0961494.3s
LAT/LONG:	34.0567 / 118.2403	DATE:	April 16, 2003 8:10 pm

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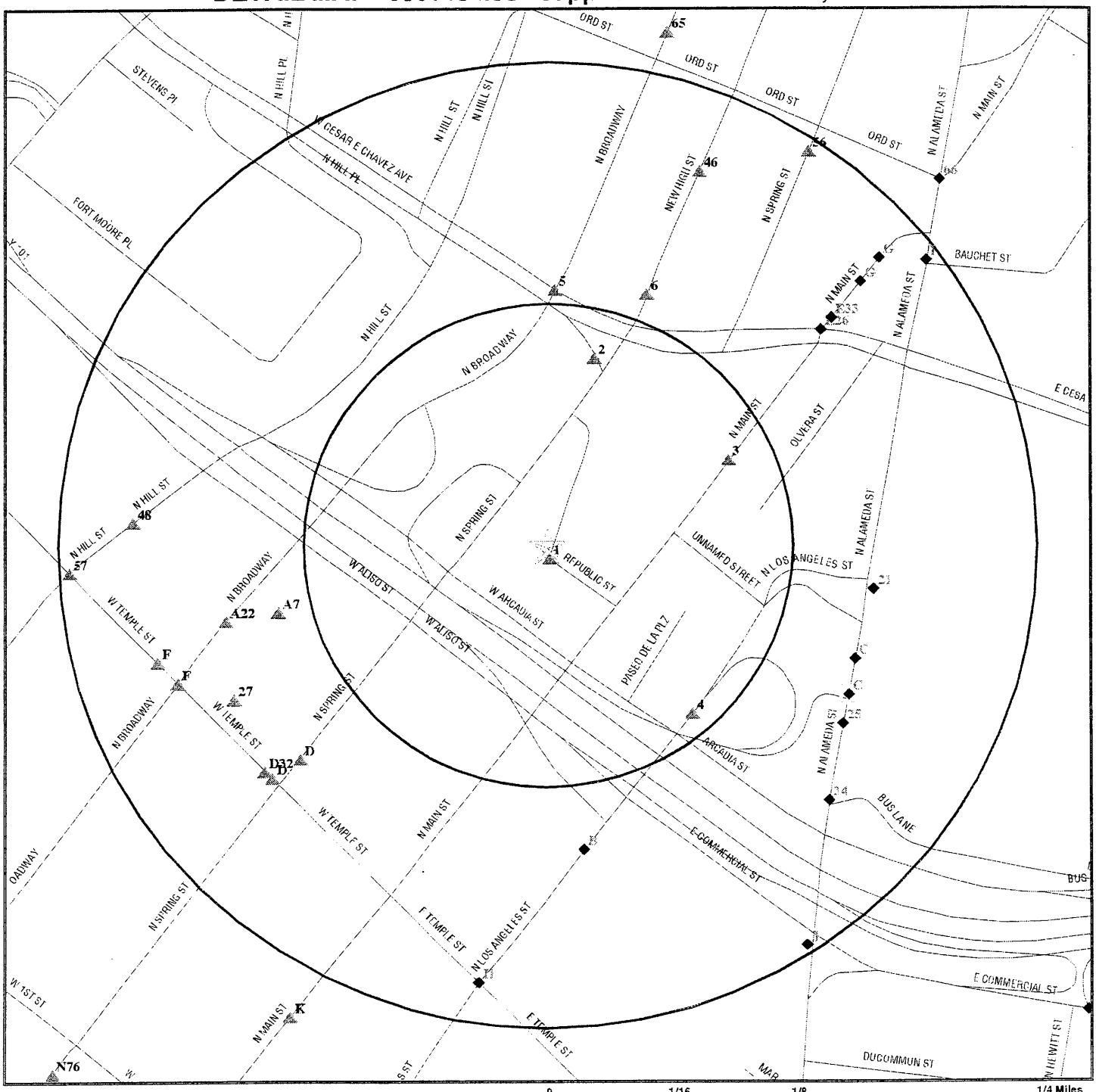
DETAIL MAP - 0961494.3s - Sapphos Environmental, Inc.



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- Historical Gas Stations / Historical Dry Cleaners
  See the EDR Proprietary Historical Map Findings
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

TARGET PROPERTY:	El Pueblo de Los Angeles	CUSTOMER:	Sapphos Environmental, Inc.
ADDRESS:	501 and 513 Norh Main Street	CONTACT:	Andre Anderson
CITY/STATE/ZIP:	Los Angeles CA 90012	INQUIRY #:	0961494.3s
LAT/LONG:	34.0567 / 118.2403	DATE:	April 16, 2003 8:15 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	4	NR	NR	NR	4
ERNS		TP	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	1	NR	1
Cal-Sites		1.000	0	0	0	1	NR	1
CHMIRS		1.000	0	8	10	26	NR	44
Cortese		1.000	0	2	12	31	NR	45
Notify 65		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
LUST		0.500	0	2	12	NR	NR	14
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
UST		0.250	0	7	NR	NR	NR	7
VCP		0.500	0	0	3	NR	NR	3
INDIAN UST		0.250	0	0	NR	NR	NR	0
CA FID UST		0.250	0	13	NR	NR	NR	13
HIST UST		0.250	0	7	NR	NR	NR	7
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
DEED		TP	NR	NR	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	2	4	NR	NR	6
HAZNET		0.250	4	19	NR	NR	NR	23
Los Angeles Co. HMS		TP	NR	NR	NR	NR	NR	0
LA Co. Site Mitigation		TP	NR	NR	NR	NR	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0
EDR PROPRIETARY HISTORICAL DATABASES								
Gas Stations/Dry Cleaners		0.250	0	1	NR	NR	NR	1
Coal Gas		1.000	0	0	0	3	NR	3
BROWNFIELDS DATABASES								
VCP		0.500	0	0	3	NR	NR	3

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
South
< 1/8
35 ft.
Higher

LA COUNTY PW
501 NEW HIGH ST
LOS ANGELES, CA 90012

HAZNET **S104565886**
N/A

HAZNET:

Gepaid:	CAC001179144
Tepaid:	AZC950823111
Gen County:	Los Angeles
Tsd County:	99
Tons:	2.5284
Category:	Asbestos-containing waste
Disposal Method:	Not reported
Contact:	COUTNY OF LOS ANGELES
Telephone:	(626) 458-5114
Mailing Address:	900 S FREMONT AVE LA HABRA, CA 91803 - 1331
County	Los Angeles

Gepaid:	CAC001179144
Tepaid:	AZR000005454
Gen County:	Los Angeles
Tsd County:	0
Tons:	0.7262
Category:	Polychlorinated biphenyls and material containing PCB's
Disposal Method:	Recycler
Contact:	COUTNY OF LOS ANGELES
Telephone:	(626) 458-5114
Mailing Address:	900 S FREMONT AVE LA HABRA, CA 91803 - 1331
County	Los Angeles

Gepaid:	CAC001179144
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.5284
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	COUTNY OF LOS ANGELES
Telephone:	(626) 458-5114
Mailing Address:	900 S FREMONT AVE LA HABRA, CA 91803 - 1331
County	Los Angeles

2
NNE
< 1/8
526 ft.
Higher

EL PUEBLO HISTORIC MONUMENT DEPT.
125 E SUNSET BLVD
LOS ANGELES, CA 90012

HAZNET **S104565123**
N/A

EL PUEBLO HISTORIC MONUMENT DEPT. (Continued) **S104565123**

HAZNET:
Gepaid: CAC000889464
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 58.9960
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: CITY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 125 PASEO DE LAS PLAZA
LOS ANGELES, CA 90012
County Los Angeles

3
ENE
< 1/8
539 ft.
Higher

20TH CENTURY FOX 413 **HAZNET** **S103666734**
610 N MAIN ST **N/A**
LOS ANGELES, CA 90030

HAZNET:
Gepaid: CAC001226608
Tepaid: CAD008252405
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .4795
Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: 20TH CENTURY FOX 413
Telephone: (213) 465-9580
Mailing Address: 610 N MAIN ST
LOS ANGELES, CA 90030
County Los Angeles

4
SE
< 1/8
599 ft.
Same

CITY OF LOS ANGELES - GENERAL SVCS CONST **HAZNET** **S105083548**
425 N LOS ANGELES ST **N/A**
LOS ANGELES, CA 90012

HAZNET:
Gepaid: CAC001438040
Tepaid: CAD050806850
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 3.4000
Category: Other organic solids
Disposal Method: Transfer Station
Contact: CITY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 555 RAMIREZ ST SPACE #150
LOS ANGELES, CA 90012
County Los Angeles

5
North
1/8-1/4
698 ft.
Higher

CATHAY MANOR
600 N BROADWAY
LOS ANGELES, CA 90012

CA FID UST **S101584928**
N/A

FID:

Facility ID:	19016997	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 000-0000
Mail To:	Not reported 600 N BROADWAY LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

6
NNE
1/8-1/4
735 ft.
Higher

618 NEW HIGH ST
LOS ANGELES, CA

CHMIRS **S105658460**
N/A

CHMIRS:

OES Control Number:	99-5472	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Raw Sewage		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	3400
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	12/29/99

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	99-5472
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported

(Continued) **S105658460**

Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	Grease blockage in sewer line ruptured a pipe. Contained in basement of a business.
Date/Time :	12/29/99 1220
Evacuations :	0
Type :	SEWAGE
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

A7 **LOS ANGELES COUNTY HALL OF JUSTICE** **RCRIS-SQG 1000102050**
WSW **211 W TEMPLE** **FINDS CAD980675847**
1/8-1/4 **LOS ANGELES, CA 90012**
752 ft.
Higher **Site 1 of 2 in cluster A**

RCRIS:

Owner:	LOS ANGELES COUNTY (415) 555-1212
EPA ID:	CAD980675847
Contact:	ENVIRONMENTAL MANAGER (213) 578-2827
Classification:	Handler transports wastes, but commercial status is unknown, Small Quantity Generator
Used Oil Recyc:	No
TSDF Activities:	Not reported

LOS ANGELES COUNTY HALL OF JUSTICE (Continued) **1000102050**

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

B8 South 1/8-1/4 837 ft. Lower

GENERAL SERVICES ADMINISTRATION **HAZNET** **S103965806**
300 NORTH LOS ANGELES STREET **N/A**
LOS ANGELES, CA 90012

Site 1 of 4 in cluster B

HAZNET:

Gepaid:	CAC000724000
Tepaid:	Not reported
Gen County:	Los Angeles
Tsd County:	0
Tons:	.0000
Category:	
Disposal Method:	Treatment, Incineration
Contact:	UNITED STATES GOVERNMENT
Telephone:	(000) 000-0000
Mailing Address:	300 NORTH LOS ANGELES STREET
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC000724000
Tepaid:	Not reported
Gen County:	Los Angeles
Tsd County:	0
Tons:	.6000
Category:	Polychlorinated biphenyls and material containing PCB's
Disposal Method:	Recycler
Contact:	UNITED STATES GOVERNMENT
Telephone:	(000) 000-0000
Mailing Address:	300 NORTH LOS ANGELES STREET
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAL000116888
Tepaid:	CAT080013352
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.6680
Category:	Unspecified oil-containing waste
Disposal Method:	Recycler
Contact:	FEDERAL GOVERNMENT
Telephone:	(000) 000-0000
Mailing Address:	P O BOX 231
	LOS ANGELES, CA 90003
County	Los Angeles

B9 **FEDERAL BUILDING** **HAZNET** **S101617140**
South **300 N LOS ANGELES ST** **CA FID UST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
837 ft.
Lower **Site 2 of 4 in cluster B**

HAZNET:

Gepaid:	CAC000265289
Tepaid:	AZC950823111
Gen County:	Los Angeles
Tsd County:	99
Tons:	14.5804
Category:	Asbestos-containing waste
Disposal Method:	Not reported
Contact:	FEDERAL BUILDING
Telephone:	(000) 000-0000
Mailing Address:	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC000265289
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	12.642
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	FEDERAL BUILDING
Telephone:	(000) 000-0000
Mailing Address:	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC000265289
Tepaid:	AZD983481813
Gen County:	Los Angeles
Tsd County:	99
Tons:	.4214
Category:	Asbestos-containing waste
Disposal Method:	Not reported
Contact:	FEDERAL BUILDING
Telephone:	(000) 000-0000
Mailing Address:	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC000265289
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	7.5852
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	FEDERAL BUILDING
Telephone:	(000) 000-0000
Mailing Address:	LOS ANGELES, CA 90012
County	Los Angeles

FEDERAL BUILDING (Continued) **S101617140**

Gepaid: CAC000265289
Tepaid: CAD981388952
Gen County: Los Angeles
Tsd County: Shasta
Tons: 8.8494
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: FEDERAL BUILDING
Telephone: (000) 000-0000
Mailing Address: LOS ANGELES, CA 90012
County Los Angeles

The CA HAZNET database contains 6 additional records for this site.
Please contact your EDR Account Executive for more information.

B10 **FEDERAL BUILDING** **HIST UST** **U001560510**
South **300 N LOS ANGELES ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
837 ft.
Lower **Site 3 of 4 in cluster B**

UST HIST:

Facility ID: 63395
Tank Num: 1
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: Not Reported
Leak Detection: None
Contact Name: JAMES E. HENDRICKS
Total Tanks: 6
Facility Type: 2

Container Num: 6
Year Installed: Not reported
Tank Construction: Not reported
Telephone: (213) 688-3559
Region: STATE
Other Type: OFFICE BUILDING

Facility ID: 63395
Tank Num: 2
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: Not Reported
Leak Detection: None
Contact Name: JAMES E. HENDRICKS
Total Tanks: 6
Facility Type: 2

Container Num: 5
Year Installed: Not reported
Tank Construction: Not reported
Telephone: (213) 688-3559
Region: STATE
Other Type: OFFICE BUILDING

Facility ID: 63395
Tank Num: 3
Tank Capacity: 995
Tank Used for: WASTE
Type of Fuel: Not Reported
Leak Detection: None
Contact Name: JAMES E. HENDRICKS
Total Tanks: 6
Facility Type: 2

Container Num: 4
Year Installed: 1962
Tank Construction: Not reported
Telephone: (213) 688-3559
Region: STATE
Other Type: OFFICE BUILDING

Facility ID: 63395
Tank Num: 4
Tank Capacity: 3500
Tank Used for: WASTE

Container Num: 3
Year Installed: 1962

FEDERAL BUILDING (Continued) **U001560510**

Type of Fuel:	Not Reported	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	JAMES E. HENDRICKS	Telephone:	(213) 688-3559
Total Tanks:	6	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING
Facility ID:	63395		
Tank Num:	5	Container Num:	2
Tank Capacity:	15000	Year Installed:	1962
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	JAMES E. HENDRICKS	Telephone:	(213) 688-3559
Total Tanks:	6	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING
Facility ID:	63395		
Tank Num:	6	Container Num:	1
Tank Capacity:	15000	Year Installed:	1962
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	JAMES E. HENDRICKS	Telephone:	(213) 688-3559
Total Tanks:	6	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING
Facility ID:	65713		
Tank Num:	1	Container Num:	T-1-1
Tank Capacity:	10000	Year Installed:	1964
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JIM GREEN	Telephone:	(213) 894-3742
Total Tanks:	2	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING
Facility ID:	65713		
Tank Num:	2	Container Num:	T-1-2
Tank Capacity:	10000	Year Installed:	1964
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JIM GREEN	Telephone:	(213) 894-3742
Total Tanks:	2	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING

B11 **GSA/ FEDERAL BUILDING** **HAZNET** **S103966816**
South **300 N LOS ANGELES ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
837 ft.
Lower **Site 4 of 4 in cluster B**

GSA/ FEDERAL BUILDING (Continued) **S103966816**

HAZNET:

Gepaid:	CAL000122470
Tepaid:	CAD981388952
Gen County:	Los Angeles
Tsd County:	Shasta
Tons:	16.8560
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	G S A/FEDERAL/US GOVERNMENT
Telephone:	(213) 894-3742
Mailing Address:	300 N LOS ANGELES ST STE 3124
	LOS ANGELES, CA 90012 - 3335
County	Los Angeles

Gepaid:	CAL000122470
Tepaid:	Not reported
Gen County:	Los Angeles
Tsd County:	0
Tons:	11.7992
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	G S A/FEDERAL/US GOVERNMENT
Telephone:	(213) 894-3742
Mailing Address:	300 N LOS ANGELES ST STE 3124
	LOS ANGELES, CA 90012 - 3335
County	Los Angeles

Gepaid:	CAL000122470
Tepaid:	CAT080010101
Gen County:	Los Angeles
Tsd County:	San Diego
Tons:	.8011
Category:	Polychlorinated biphenyls and material containing PCB's
Disposal Method:	Transfer Station
Contact:	G S A/FEDERAL/US GOVERNMENT
Telephone:	(213) 894-3742
Mailing Address:	300 N LOS ANGELES ST STE 3124
	LOS ANGELES, CA 90012 - 3335
County	Los Angeles

Gepaid:	CAL000122470
Tepaid:	CAL000027741
Gen County:	Los Angeles
Tsd County:	5
Tons:	.8428
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	G S A/FEDERAL/US GOVERNMENT
Telephone:	(213) 894-3742
Mailing Address:	300 N LOS ANGELES ST STE 3124
	LOS ANGELES, CA 90012 - 3335
County	Los Angeles

GSA/ FEDERAL BUILDING (Continued) **S103966816**

Gepaid: CAL000122470
Tepaid: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .8340
Category: Unspecified organic liquid mixture
Disposal Method: Not reported
Contact: G S A/FEDERAL/US GOVERNMENT
Telephone: (213) 894-3742
Mailing Address: 300 N LOS ANGELES ST STE 3124
LOS ANGELES, CA 90012 - 3335
County Los Angeles

The CA HAZNET database contains 7 additional records for this site.
Please contact your EDR Account Executive for more information.

C12 **USDOJ BP MDC LA** **RCRIS-SQG 1000200349**
ESE **535 N ALAMEDA** **FINDS CA0151990496**
1/8-1/4 **LOS ANGELES, CA 90012**
881 ft.
Lower **Site 1 of 5 in cluster C**

RCRIS:
Owner: US DEPT OF JUSTICE BOP
(415) 555-1212
EPA ID: CA0151990496
Contact: ENVIRONMENTAL MANAGER
(213) 798-4279
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

C13 **METROPOLITAN DETENTION CENTER** **HAZNET S103977296**
ESE **535 N. ALAMEDA ST.** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
881 ft.
Lower **Site 2 of 5 in cluster C**

METROPOLITAN DETENTION CENTER (Continued) **S103977296**

HAZNET:

Gepaid:	CAC001482184
Tepaid:	CAD099452708
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.6255
Category:	Waste oil and mixed oil
Disposal Method:	Not reported
Contact:	CATHY DITTMER
Telephone:	(213) 253-9534
Mailing Address:	535 N. ALAMEDA ST. LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC001482184
Tepaid:	CAD000088252
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.0834
Category:	Unspecified aqueous solution
Disposal Method:	Transfer Station
Contact:	CATHY DITTMER
Telephone:	(213) 253-9534
Mailing Address:	535 N. ALAMEDA ST. LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAC001482184
Tepaid:	CAD000088252
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.2501
Category:	Liquids with pH <UN-> 2
Disposal Method:	Transfer Station
Contact:	CATHY DITTMER
Telephone:	(213) 253-9534
Mailing Address:	535 N. ALAMEDA ST. LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAL000194728
Tepaid:	CAD981402522
Gen County:	Los Angeles
Tsd County:	Kern
Tons:	.0015
Category:	Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method:	Recycler
Contact:	FEDERAL BUREAU OF PRISONS
Telephone:	(213) 253-9578
Mailing Address:	535 N. ALAMEDA ST LOS ANGELES, CA 90012
County	Los Angeles

METROPOLITAN DETENTION CENTER (Continued) **S103977296**

Gepaid: CAL000194728
Tepaid: CAD981402522
Gen County: Los Angeles
Tsd County: Kern
Tons: .0333
Category: Photochemicals/photoprocessing waste
Disposal Method: Recycler
Contact: FEDERAL BUREAU OF PRISONS
Telephone: (213) 253-9578
Mailing Address: 535 N. ALAMEDA ST
LOS ANGELES, CA 90012
County Los Angeles

The CA HAZNET database contains 1 additional record for this site.
Please contact your EDR Account Executive for more information.

C14 **METROPOLITAN DETENTION CENTER** **HAZNET U003781725**
ESE **535 N ALAMEDA ST** **UST N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
881 ft.
Lower **Site 3 of 5 in cluster C**

HAZNET:
Gepaid: CAC001381072
Tepaid: CAD000088252
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0083
Category: Off-specification, aged, or surplus inorganics
Disposal Method: Transfer Station
Contact: DEPT OF JUSTICE
Telephone: (213) 253-9534
Mailing Address: 535 N ALAMEDA ST
LOS ANGELES, CA 90012
County Los Angeles

Gepaid: CAC001381072
Tepaid: CAD000088252
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0050
Category: Other inorganic solid waste
Disposal Method: Transfer Station
Contact: DEPT OF JUSTICE
Telephone: (213) 253-9534
Mailing Address: 535 N ALAMEDA ST
LOS ANGELES, CA 90012
County Los Angeles

State UST:
Facility ID: 25504
Total Tanks: 1
Region: STATE
Local Agency: Los Angeles, Los Angeles County

D15 **U.S. COURTHOUSE** **HIST UST** **U001560543**
SW **312 N SPRING ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
886 ft.
Higher **Site 1 of 11 in cluster D**

UST HIST:

Facility ID:	47139		
Tank Num:	1	Container Num:	T-3-2
Tank Capacity:	12000	Year Installed:	1937
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JERRY OLIVER	Telephone:	(213) 688-3222
Total Tanks:	2	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING

Facility ID:	47139		
Tank Num:	2	Container Num:	T-3-1
Tank Capacity:	12000	Year Installed:	1937
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JERRY OLIVER	Telephone:	(213) 688-3222
Total Tanks:	2	Region:	STATE
Facility Type:	2	Other Type:	OFFICE BUILDING

D16 **US FEDERAL COURTHOUSE** **UST** **U003780460**
SW **312 N SPRING ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
886 ft.
Higher **Site 2 of 11 in cluster D**

State UST:

Facility ID:	24015
Total Tanks:	1
Region:	STATE
Local Agency:	Los Angeles, Los Angeles County

D17 **FEDERAL COURT BUILDING** **HAZNET** **S104573606**
SW **312 N SPRING ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
886 ft.
Higher **Site 3 of 11 in cluster D**

HAZNET:

Gepaid:	CAC002244161
Tepaid:	CAD099452708
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	0.0625
Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Contact:	STATE OF CALIFORNIA
Telephone:	(213) 680-9568
Mailing Address:	312 N SPRING ST

FEDERAL COURT BUILDING (Continued) **S104573606**

LOS ANGELES, CA 90012
County Los Angeles

D18 **GENERAL SERVICES ADMINISTRATIO** **CA FID UST** **S101585018**
SW **312 N SPRING ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
886 ft.
Higher **Site 4 of 11 in cluster D**

FID:

Facility ID:	19018396	Regulate ID:	00047139
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 894-3253
Mail To:	Not reported 312 N SPRING ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

D19 **GENERAL SERVICES ADMINISTRATION** **HAZNET** **S103965807**
SW **312 N SPRING ST** **N/A**
1/8-1/4 **PASADENA, CA 91101**
886 ft.
Higher **Site 5 of 11 in cluster D**

HAZNET:

Gepaid:	CAL000130532
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	16.8560
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	FEDERAL GOVERNMENT
Telephone:	(000) 000-0000
Mailing Address:	312 N SPRING ST RM 526 LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAL000130532
Tepaid:	CAT080013352
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.2935
Category:	Tank bottom waste
Disposal Method:	Recycler
Contact:	FEDERAL GOVERNMENT
Telephone:	(000) 000-0000
Mailing Address:	312 N SPRING ST RM 526 LOS ANGELES, CA 90012
County	Los Angeles

GENERAL SERVICES ADMINISTRATION (Continued) **S103965807**

Gepaid: CAL000130532
Tepaid: IRC957100891
Gen County: Los Angeles
Tsd County: 99
Tons: 36.7948
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: FEDERAL GOVERNMENT
Telephone: (000) 000-0000
Mailing Address: 312 N SPRING ST RM 526
LOS ANGELES, CA 90012
County Los Angeles

Gepaid: CAL000130532
Tepaid: NYD986980233
Gen County: Los Angeles
Tsd County: 99
Tons: 5.0449
Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Treatment, Incineration
Contact: FEDERAL GOVERNMENT
Telephone: (000) 000-0000
Mailing Address: 312 N SPRING ST RM 526
LOS ANGELES, CA 90012
County Los Angeles

Gepaid: CAL000130532
Tepaid: CAL000827758
Gen County: Los Angeles
Tsd County: San Bernardino
Tons: .0300
Category: Liquids with polychlorinated biphenyls > 50 mg/l
Disposal Method: Not reported
Contact: FEDERAL GOVERNMENT
Telephone: (000) 000-0000
Mailing Address: 312 N SPRING ST RM 526
LOS ANGELES, CA 90012
County Los Angeles

The CA HAZNET database contains 14 additional records for this site.
Please contact your EDR Account Executive for more information.

D20 **1X GSA** **HAZNET** **S103947193**
SW **312 NORTH SPRING STREET** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
886 ft.
Higher **Site 6 of 11 in cluster D**

HAZNET:
Gepaid: CAC000787248
Tepaid: AZD983478322
Gen County: Los Angeles
Tsd County: 99
Tons: .5510
Category: Polychlorinated biphenyls and material containing PCB's
Disposal Method: Not reported
Contact: DAVID M GRIFFIN

1X GSA (Continued) **S103947193**

Telephone: (213) 894-3253
Mailing Address: 525 MARKET ST 30TH FLR ATTN: A
SAN FRANCISCO, CA 94105
County Los Angeles

Gepaid: CAC000907312
Tepaid: IRC957100891
Gen County: Los Angeles
Tsd County: 99
Tons: 42.9828
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: GSA
Telephone: (000) 000-0000
Mailing Address: 312 N SPRING ST
LOS ANGELES, CA 90012
County Los Angeles

---

21 **METRO RAIL** **CA SLIC** **S103547105**
East **UNION STATION** **N/A**
1/8-1/4 **LOS ANGELES, CA 90023**
883 ft.
Lower

SLIC Region 4:
Facility ID: Not reported
Facility Status: Closure
Region: 4
SLIC 0311
Staff: Manjulika Chakarbarti
Substance: TPH

A22 **HALL OF RECORDS/ LACO F.M.D** **CA FID UST** **S101587922**
WSW **320 N BROADWAY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
891 ft.
Higher **Site 2 of 2 in cluster A**

FID:

Facility ID:	19056147	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 267-2242
Mail To:	Not reported 320 N BROADWAY LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

C23
ESE
1/8-1/4
905 ft.
Lower

520 NORTH ALAMEDA ST
LOS ANGELES, CA 24476

Site 4 of 5 in cluster C

CHMIRS **S105660967**
N/A

CHMIRS:

OES Control Number:	99-2799	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	gasolene		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	unk
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	7/2/99
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		99-2799	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		0	
Responding Agency Personel # Of Fatalities :		0	
Resp Agncy Personel # Of Decontaminated :		Not reported	
Others Number Of Decontaminated :		Not reported	
Others Number Of Injuries :		Not reported	
Others Number Of Fatalities :		Not reported	
Vehicle Make/year :		Not reported	
Vehicle License Number :		Not reported	
Vehicle State :		Not reported	
Vehicle Id Number :		Not reported	
CA/DOT/PUC/ICC Number :		Not reported	
Company Name :		Not reported	
Reporting Officer Name/ID :		Not reported	
Report Date :		Not reported	
Comments :		Not reported	
Facility Telephone Number :		Not reported	
Waterway Involved :		No	
Waterway :	Not reported		
Spill Site :		Service Station	
Cleanup By :	Mobil oil		

(Continued) **S105660967**

Containment :	Unknown
What Happened :	stp sump was full of water/gas mixture Unknown cause or if ther is a leak.
Date/Time :	7/2/99 1500
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

C24 **CHMIRS** **S105667976**
ESE **520 NORTH ALAMEDA** **N/A**
1/8-1/4 **LOS ANGELES, CA 24476**
905 ft.
Lower **Site 5 of 5 in cluster C**

CHMIRS:

OES Control Number:	00-1761	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Gasoline		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	0
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	4/17/00
Time Completed :	Not reported		
Physical State Stored :	Not reported		
Physical State Released :	Not reported		
Release Unit :	Not reported		
Container Description :	Not reported		
Container Type :	Not reported		
Container Material :	Not reported		
Level Of Container :	Not reported		
Container Capacity :	Not reported		
Container Capacity Units (code) :	Not reported		
Extent Of Release (code) :	Not reported		
Agency Id Number :	Not reported		
Agency Incident Number :	Not reported		
OES Incident Number :	00-1761		
Time Notified :	Not reported		
Surrounding Area :	Not reported		
Estimated Temperature :	Not reported		
Property Management :	Not reported		
More Than Two Substances Involved? :	Not reported		
Special Studies 1 :	Not reported		
Special Studies 2 :	Not reported		
Special Studies 3 :	Not reported		
Special Studies 4 :	Not reported		
Special Studies 5 :	Not reported		
Special Studies 6 :	Not reported		
Responding Agency Personel # Of Injuries :	0		
Responding Agency Personel # Of Fatalities :	0		
Resp Agncy Personel # Of Decontaminated :	Not reported		
Others Number Of Decontaminated :	Not reported		
Others Number Of Injuries :	Not reported		
Others Number Of Fatalities :	Not reported		
Vehicle Make/year :	Not reported		

(Continued) **S105667976**

Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Service Station
Cleanup By :	Contractor
Containment :	No
What Happened :	While taking soil samples around underground tank levels of MTBE and TPH were discovered.
Date/Time :	4/17/00 1640
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

25
ESE **500 N ALAMEDA ST**
1/8-1/4 **LOS ANGELES, CA**
929 ft.
Lower

CHMIRS **S105666378**
N/A

CHMIRS:

OES Control Number:	00-3418	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Diesel Fuel		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	75
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	7/31/00
Time Completed :	Not reported		
Physical State Stored :	Not reported		
Physical State Released :	Not reported		
Release Unit :	Not reported		
Container Description :	Not reported		
Container Type :	Not reported		
Container Material :	Not reported		
Level Of Container :	Not reported		
Container Capacity :	Not reported		
Container Capacity Units (code) :	Not reported		
Extent Of Release (code) :	Not reported		
Agency Id Number :	Not reported		
Agency Incident Number :	Not reported		
OES Incident Number :	00-3418		
Time Notified :	Not reported		
Surrounding Area :	Not reported		
Estimated Temperature :	Not reported		
Property Management :	Not reported		
More Than Two Substances Involved? :	Not reported		

(Continued) **S105666378**

Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	Storm Drain
Spill Site :	Road
Cleanup By :	Unknown
Containment :	No
What Happened :	Traffic accident involving a big rig, fuel tanks punctured.
Date/Time :	7/31/00 1217
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

E26 **ARCO SERVICE STATION** **CA FID UST** **S101583907**
NE **701 N MAIN ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
941 ft.
Lower **Site 1 of 2 in cluster E**

FID:

Facility ID:	19007215	Regulate ID:	Not reported
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(213) 227-8024
Mail To:	Not reported 701 N MAIN ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

27
WSW
1/8-1/4
945 ft.
Higher

CITY OF LOS ANGELES - FED. BLDG. ANNEX
255 TEMPLE
LOS ANGELES, CA 90012

CA SLIC **S103878588**
N/A

SLIC Region 4:
Facility ID: Not reported
Facility Status: Closure
Region: 4
SLIC 0097
Staff: Not reported
Substance: Not reported

D28
SW
1/8-1/4
977 ft.
Higher

COUNTY OF LOS ANGELES
210 WEST TEMPLE STREET
LOS ANGELES, CA 90012

Site 7 of 11 in cluster D

HAZNET **S103958791**
N/A

HAZNET:
Gepaid: CAC001057176
Tepaid: CAL000027741
Gen County: Los Angeles
Tsd County: 5
Tons: 2.5284
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: LOS ANGELES COUNTY
Telephone: (000) 000-0000
Mailing Address: 1100 NORTH EASTERN AVE
LOS ANGELES, CA 90063
County Los Angeles

D29
SW
1/8-1/4
977 ft.
Higher

CRIMINAL COURTS BUILDING
210 W TEMPLE STREET
LOS ANGELES, CA 90012

Site 8 of 11 in cluster D

HAZNET **S103959141**
N/A

HAZNET:
Gepaid: CAC001023040
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .6321
Category: Asbestos-containing waste
Disposal Method: Not reported
Contact: LOS ANGELES COUNTY
Telephone: (213) 267-2823
Mailing Address: 1100 N. EASTERN AVE.
LOS ANGELES, CA 90063
County Los Angeles

D30 **CRIMINAL COURTS BLDG.** **HIST UST** **U001562245**
SW **210 W TEMPLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90063**
977 ft.
Higher **Site 9 of 11 in cluster D**

UST HIST:

Facility ID:	20714		
Tank Num:	1	Container Num:	#1
Tank Capacity:	5126	Year Installed:	Not reported
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	L.A. COUNTY MECHANICAL DEPARTM	Telephone:	(213) 267-2242
Total Tanks:	1	Region:	STATE
Facility Type:	2	Other Type:	COURT

D31 **COUNTY OF L.A.** **CA FID UST** **S101585026**
SW **210 W TEMPLE ST** **LOS ANGELES CO. HMS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90063**
977 ft.
Higher **Site 10 of 11 in cluster D**

FID:

Facility ID:	19018457	Regulate ID:	00020714
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 267-2242
Mail To:	Not reported 1100 N EASTERN AVE LOS ANGELES, CA 90063		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	012453-012601		
Facility Type:	Not reported		
Permit Number:	Not reported	Permit Status:	Not reported
Facility Status:	OPEN	Area:	3F
Region:	Los Angeles County:		

D32 **LA COUNTY DISTRICT ATTORNEY** **HAZNET** **S103641248**
SW **210 W TEMPLE RM 16-301** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
981 ft.
Higher **Site 11 of 11 in cluster D**

LA COUNTY DISTRICT ATTORNEY (Continued) **S103641248**

HAZNET:

Gepaid:	CAL000097115
Tepaid:	CAL000027741
Gen County:	Los Angeles
Tsd County:	5
Tons:	3.3712
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	LA COUNTY DISTRICT ATTORNEY
Telephone:	(000) 000-0000
Mailing Address:	210 W TEMPLE STREET SUITE 160-301
	LOS ANGELES, CA 90012 - 3210
County	Los Angeles

Gepaid:	CAL000097115
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.8428
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	LA COUNTY DISTRICT ATTORNEY
Telephone:	(000) 000-0000
Mailing Address:	210 W TEMPLE STREET SUITE 160-301
	LOS ANGELES, CA 90012 - 3210
County	Los Angeles

E33
NE
1/8-1/4
984 ft.
Lower

711 NORTH MAIN STREET
LOS ANGELES, CA

CHMIRS **S105661292**
N/A

Site 2 of 2 in cluster E

CHMIRS:

OES Control Number:	99-2463	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	sewage		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	2,000
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	6/8/99
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		99-2463	
Time Notified :		Not reported	
Surrounding Area :		Not reported	

(Continued) **S105661292**

Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	storm drain
Spill Site :	Road
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	A possible broken connection at a hotel is the cause of release. The sewage released into a void under the street. Approximately 100 gals entered the storm drain.
Date/Time :	6/8/99 1400
Evacuations :	0
Type :	SEWAGE
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

34
SE
1/8-1/4
1027 ft.
Lower

VETERANS ADMINISTRATION
461 N ALAMEDA ST
LOS ANGELES, CA 90012

CA FID UST **S101586920**
N/A

VETERANS ADMINISTRATION (Continued) **S101586920**

FID:

Facility ID:	19054606	Regulate ID:	Not reported
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(213) 000-0000
Mail To:	Not reported 461 N ALAMEDA ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

F35 **CHMIRS** **S100220841**
WSW **301 NORTH BROADWAY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1064 ft.
Higher **Site 1 of 10 in cluster F**

CHMIRS:

OES Control Number:	9014105	DOT ID:	Not reported
DOT Hazard Class:	Corrosives		
Chemical Name:	CAUSTIC SODA SOLUTION		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	30
Environmental Contamination:	Ground	Property Use:	099
Incident Date:	21-NOV-90	Date Completed:	21-NOV-90
Time Completed :	1300		
Physical State Stored :	Liquid		
Physical State Released :	Liquid		
Release Unit :	Gallons		
Container Description :	1		
Container Type :	10		
Container Material :	Plastic Fiberglass , Rigid		
Level Of Container :	10		
Container Capacity :	0		
Container Capacity Units (code) :	Not reported		
Extent Of Release (code) :	6		
Agency Id Number :	19105		
Agency Incident Number :	346		
OES Incident Number :	9014105		
Time Notified :	1210		
Surrounding Area :	100		
Estimated Temperature :	75		
Property Management :	C		
More Than Two Substances Involved? :	Not reported		
Special Studies 1 :	Not reported		
Special Studies 2 :	Not reported		
Special Studies 3 :	Not reported		
Special Studies 4 :	Not reported		
Special Studies 5 :	Not reported		
Special Studies 6 :	Not reported		
Responding Agency Personel # Of Injuries :	0		
Responding Agency Personel # Of Fatalities :	0		
Resp Agncy Personel # Of Decontaminated :	0		

(Continued) **S100220841**

Others Number Of Decontaminated :		0
Others Number Of Injuries :		0
Others Number Of Fatalities :		0
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		GREGORY E. NEWLAND GNO168 FS4C
Report Date :		21-NOV-90
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

F36 **LOS ANGELES COUNTY/ ISD** HAZNET **S103650896**
WSW **301 N BROADWAY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1064 ft.
Higher **Site 2 of 10 in cluster F**

HAZNET:

Gepaid:	CAL000163402
Tepaid:	CAD008252405
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	5.0665
Category:	***
Disposal Method:	Not reported
Contact:	LOS ANGELES COUNTY/ ISD
Telephone:	(213) 267-2081
Mailing Address:	1100 N EASTERN AVE__RM 119
	LOS ANGELES, CA 90063 - 3200
County	Los Angeles

Gepaid:	CAL000163402
Tepaid:	CAD089446710
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	5.0665
Category:	***
Disposal Method:	Transfer Station
Contact:	LOS ANGELES COUNTY/ ISD
Telephone:	(213) 267-2081
Mailing Address:	1100 N EASTERN AVE__RM 119

LOS ANGELES COUNTY/ ISD (Continued) **S103650896**

LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000163402
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 37.9260
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: LOS ANGELES COUNTY/ ISD
Telephone: (213) 267-2081
Mailing Address: 1100 N EASTERN AVE__RM 119
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000163402
Tepaid: CAD097030993
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 16.6800
Category: Liquids with pH <UN-> 2
Disposal Method: Recycler
Contact: LOS ANGELES COUNTY/ ISD
Telephone: (213) 267-2081
Mailing Address: 1100 N EASTERN AVE__RM 119
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000163402
Tepaid: CAT080022148
Gen County: Los Angeles
Tsd County: San Bernardino
Tons: .2710
Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Contact: LOS ANGELES COUNTY/ ISD
Telephone: (213) 267-2081
Mailing Address: 1100 N EASTERN AVE__RM 119
LOS ANGELES, CA 90063 - 3200
County Los Angeles

The CA HAZNET database contains 26 additional records for this site.
Please contact your EDR Account Executive for more information.

F37 **CENTRAL HEATING PLANT/LACO FMD** **CA FID UST** **S101583837**
WSW **301 N BROADWAY** **LOS ANGELES CO. HMS** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1064 ft.
Higher **Site 3 of 10 in cluster F**

CENTRAL HEATING PLANT/LACO FMD (Continued) **S101583837**

FID:

Facility ID:	19006677	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 267-2242
Mail To:	Not reported 301 N BROADWAY LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	012450-012598		
Facility Type:	Not reported		
Permit Number:	Not reported	Permit Status:	Not reported
Facility Status:	OPEN	Area:	3F
Region:	Los Angeles County:		

F38 **FACILITY 10723-2** **Cortese** **S105024588**
WSW **301 BROADWAY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1064 ft.
Higher **Site 4 of 10 in cluster F**

CORTESE:

Reg Id:	3058
Region:	CORTESE
Reg By:	Leaking Underground Storage Tanks

F39 **CENTRAL HEATING PLANT/LA CO. FMD** **UST** **U003780796**
WSW **301 N BROADWAY** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1064 ft.
Higher **Site 5 of 10 in cluster F**

State UST:

Facility ID:	24353
Total Tanks:	1
Region:	STATE
Local Agency:	Los Angeles, Los Angeles County

F40 **HALL OF RECORD** **HIST UST** **U001562308**
WSW **320 W TEMPLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90063**
1096 ft.
Higher **Site 6 of 10 in cluster F**

UST HIST:

Facility ID:	20718

HALL OF RECORD (Continued) **U001562308**

Tank Num:	1	Container Num:	#1
Tank Capacity:	1000	Year Installed:	1984
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	L.A. COUNTY MECHANICAL DEPARTM	Telephone:	(213) 267-2242
Total Tanks:	1	Region:	STATE
Facility Type:	2	Other Type:	COUNTY

F41 **COUNTY OF LOS ANGELES ISD** **HAZNET** **S103652503**
WSW **320-500 W. TEMPLE ST.** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1096 ft.
Higher **Site 7 of 10 in cluster F**

HAZNET:

Gepaid:	CAL000107656
Tepaid:	CAD097030993
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.2510
Category:	Liquids with pH <UN-> 2
Disposal Method:	Not reported
Contact:	LOS ANGELES COUNTY
Telephone:	(213) 267-2242
Mailing Address:	1100 N EASTERN AVE
	LOS ANGELES, CA 90063 - 3200
County	Los Angeles

Gepaid:	CAL000107656
Tepaid:	CAD097030993
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.2935
Category:	Unspecified alkaline solution
Disposal Method:	Not reported
Contact:	LOS ANGELES COUNTY
Telephone:	(213) 267-2242
Mailing Address:	1100 N EASTERN AVE
	LOS ANGELES, CA 90063 - 3200
County	Los Angeles

Gepaid:	CAL000107656
Tepaid:	CAT000646117
Gen County:	Los Angeles
Tsd County:	Kings
Tons:	.5000
Category:	Other organic solids
Disposal Method:	Not reported
Contact:	LOS ANGELES COUNTY
Telephone:	(213) 267-2242
Mailing Address:	1100 N EASTERN AVE
	LOS ANGELES, CA 90063 - 3200
County	Los Angeles

COUNTY OF LOS ANGELES ISD (Continued) **S103652503**

Gepaid: CAL000107656
Tepaid: CAT080022148
Gen County: Los Angeles
Tsd County: San Bernardino
Tons: .2500
Category: Other inorganic solid waste
Disposal Method: Not reported
Contact: LOS ANGELES COUNTY
Telephone: (213) 267-2242
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000107656
Tepaid: CAT080022148
Gen County: Los Angeles
Tsd County: San Bernardino
Tons: .1250
Category: Off-specification, aged, or surplus inorganics
Disposal Method: Not reported
Contact: LOS ANGELES COUNTY
Telephone: (213) 267-2242
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

The CA HAZNET database contains 67 additional records for this site.
Please contact your EDR Account Executive for more information.

F42 **HALL OF RECORDS** **CA FID UST** **S101617577**
WSW **320 W TEMPLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90063**
1096 ft.
Higher **Site 8 of 10 in cluster F**

F43 **COUNTY OF LOS ANGELES ISD** **HAZNET** **S105722910**
WSW **320-500 W TEMPLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1096 ft.
Higher **Site 9 of 10 in cluster F**

HAZNET:
Gepaid: CAL000107656
Tepaid: CAD982444481
Gen County: Los Angeles
Tsd County: San Bernardino
Tons: 0.23
Category: Other organic solids
Disposal Method: Transfer Station
Contact: LEE FORD SAFETY OFFICER
Telephone: (323) 267-2081
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

COUNTY OF LOS ANGELES ISD (Continued) **S105722910**

Gepaid: CAL000107656
Tepaid: CAD008252405
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 0.07
Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Contact: LEE FORD SAFETY OFFICER
Telephone: (323) 267-2081
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000107656
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 13.48
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: LEE FORD SAFETY OFFICER
Telephone: (323) 267-2081
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000107656
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 0.01
Category: Unspecified organic liquid mixture
Disposal Method: Transfer Station
Contact: LEE FORD SAFETY OFFICER
Telephone: (323) 267-2081
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

Gepaid: CAL000107656
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 0.02
Category: Other empty containers 30 gallons or more
Disposal Method: Transfer Station
Contact: LEE FORD SAFETY OFFICER
Telephone: (323) 267-2081
Mailing Address: 1100 N EASTERN AVE
LOS ANGELES, CA 90063 - 3200
County Los Angeles

The CA HAZNET database contains 1 additional record for this site.
Please contact your EDR Account Executive for more information.

F44
WSW
1/8-1/4
1096 ft.
Higher

HALL OF RECORDS/ISD
320 W TEMPLE ST
LOS ANGELES, CA 90012

Site 10 of 10 in cluster F

UST **U003781708**
N/A

State UST:
Facility ID: 25484
Total Tanks: 1
Region: STATE
Local Agency: Los Angeles, Los Angeles County

G45
NE
1/8-1/4
1097 ft.
Lower

GIBBS REALTY
739 N MAIN ST
LOS ANGELES, CA 90012

Site 1 of 4 in cluster G

CA FID UST **S101588086**
N/A

FID:

Facility ID:	19056319	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 000-0000
Mail To:	Not reported 739 N MAIN ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

46
NNE
1/8-1/4
1099 ft.
Higher

688 NEW HIGH STREET
LOS ANGELES, CA 24476

CHMIRS **S105654189**
N/A

CHMIRS:

OES Control Number:	98-4438	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Untreated Sewage		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	6000
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	9/28/98
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	

(Continued) **S105654189**

Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	98-4438
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	Spill backed up into garage of building due to grease in sewer line. Pumped back into system. All recovered.
Date/Time :	9/28/98 1455
Evacuations :	0
Type :	SEWAGE
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

G47 **UNITED PARCEL SERVICE** **HAZNET** **S103993284**
NE **741 NORTH MAIN** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1108 ft.
Lower **Site 2 of 4 in cluster G**

UNITED PARCEL SERVICE (Continued) **S103993284**

HAZNET:
Gepaid: CAC001257632
Tepaid: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 9.1740
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: UPS
Telephone: (000) 000-0000
Mailing Address: 25201 PASEO DE ALICIA
LAGUNA HILLS, CA 92653
County Los Angeles

Gepaid: CAC001257632
Tepaid: CAT080013362
Gen County: Los Angeles
Tsd County: 0
Tons: 9.1740
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Not reported
Contact: UPS
Telephone: (000) 000-0000
Mailing Address: 25201 PASEO DE ALICIA
LAGUNA HILLS, CA 92653
County Los Angeles

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48 West 1/8-1/4 1118 ft. Higher

DISTRIBUTING STATION 7 **HIST UST** **U001560507**
330 N HILL ST **N/A**
LOS ANGELES, CA 90012

UST HIST:
Facility ID: 64819
Tank Num: 1
Tank Capacity: 1000
Tank Used for: PRODUCT
Type of Fuel: Not Reported
Leak Detection: None
Contact Name: D.K. MCKAY
Total Tanks: 2
Facility Type: 2
Container Num: 0069/FLOOR
Year Installed: 1955
Tank Construction: Not reported
Telephone: (213) 481-6611
Region: STATE
Other Type: WATER/ELECTRIC UTILI

Facility ID: 64819
Tank Num: 2
Tank Capacity: 4000
Tank Used for: WASTE
Type of Fuel: Not Reported
Leak Detection: None
Contact Name: D.K. MCKAY
Total Tanks: 2
Facility Type: 2
Container Num: 0070/MAIN
Year Installed: 1955
Tank Construction: Not reported
Telephone: (213) 481-6611
Region: STATE
Other Type: WATER/ELECTRIC UTILI

G49 **US POSTAL SERVICE** **HAZNET** **S103671564**
NE **760 N MAIN ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90052**
1187 ft.
Lower **Site 3 of 4 in cluster G**

HAZNET:

Gepaid:	CAD981453640
Tepaid:	CAD000088252
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.1100
Category:	Unspecified solvent mixture Waste
Disposal Method:	Transfer Station
Contact:	USPS
Telephone:	(213) 586-3930
Mailing Address:	7001 S CENTRAL AVE RM 370
	LOS ANGELES, CA 90052 - 9341
County	Los Angeles

Gepaid:	CAD981453640
Tepaid:	NVT330010000
Gen County:	Los Angeles
Tsd County:	99
Tons:	.4000
Category:	Polychlorinated biphenyls and material containing PCB's
Disposal Method:	Disposal, Land Fill
Contact:	USPS
Telephone:	(213) 586-3930
Mailing Address:	7001 S CENTRAL AVE RM 370
	LOS ANGELES, CA 90052 - 9341
County	Los Angeles

Gepaid:	CAD981453640
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.9498
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	USPS
Telephone:	(213) 586-3930
Mailing Address:	7001 S CENTRAL AVE RM 370
	LOS ANGELES, CA 90052 - 9341
County	Los Angeles

Gepaid:	CAD981453640
Tepaid:	CAL000113451
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.5429
Category:	Unspecified organic liquid mixture
Disposal Method:	Transfer Station
Contact:	USPS
Telephone:	(213) 586-3930
Mailing Address:	7001 S CENTRAL AVE RM 370
	LOS ANGELES, CA 90052 - 9341
County	Los Angeles

US POSTAL SERVICE (Continued) **S103671564**

Gepaid:	CAD981453640
Tepaid:	CAT080033681
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.8428
Category:	Other organic solids
Disposal Method:	Disposal, Other
Contact:	USPS
Telephone:	(213) 586-3930
Mailing Address:	7001 S CENTRAL AVE RM 370 LOS ANGELES, CA 90052 - 9341
County	Los Angeles

The CA HAZNET database contains 19 additional records for this site.
Please contact your EDR Account Executive for more information.

G50 **U.S. POST OFFICE** **CA FID UST** **S101585246**
NE **760 N MAIN ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1187 ft.
Lower **Site 4 of 4 in cluster G**

FID:

Facility ID:	19021639	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 617-4529
Mail To:	Not reported 760 N MAIN ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

H51 **LA LOS ANGELES HALL** **RCRIS-SQG** **1000290912**
South **201 N LOS ANGELES** **FINDS** **CAD981962756**
1/8-1/4 **LOS ANGELES, CA 90012**
1209 ft.
Lower **Site 1 of 3 in cluster H**

LA LOS ANGELES HALL (Continued) **1000290912**

RCRIS:
Owner: CITY OF LA
(415) 555-1212
EPA ID: CAD981962756
Contact: ENVIRONMENTAL MANAGER
(213) 485-7527
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

H52 **CHMIRS** **S105631103**
South **201 NORTH LOS ANGELES ST. #201** **N/A**
1/8-1/4 **LOS ANGELES, CA 24476**
1209 ft.
Lower **Site 2 of 3 in cluster H**

CHMIRS:

OES Control Number:	27703	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	hydro carbon solvent liquid wrench		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	24 ounces
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		27703	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	

(Continued) **S105631103**

Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		Not reported
Responding Agency Personel # Of Fatalities :		Not reported
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	ventaelated	
Containment :		NO
What Happened :	city employees sprayed water into building air conditions system several pers	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

H53 **LOS ANGELES HALL** **HAZNET** **S103975404**
South **201 N LOS ANGELES** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1209 ft.
Lower **Site 3 of 3 in cluster H**

HAZNET:

Gepaid:	CAD981962756
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	33.7120
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	DEPT OF GENERAL SERVICES
Telephone:	(213) 485-5846
Mailing Address:	111 E 1ST STREET RM 709 LOS ANGELES, CA 90012
County	Los Angeles

I54 **METROPOLITAN WATER DIST OF SO CALIF** **HAZNET** **S103977305**
NE **700 N ALAMEDA ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1280 ft.
Lower **Site 1 of 2 in cluster I**

HAZNET:
Gepaid: CAC001467808
Tepaid: CAD050806850
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0750
Category: Laboratory waste chemicals
Disposal Method: Transfer Station
Contact: MET WATER DIST OF SO CAL
Telephone: (909) 392-2985
Mailing Address: 13191 CROSS ROADS PKWY NORTH 305
INDUSTRY, CA 91746
County Los Angeles

I55 **METROPOLITAN WATER DISTRICT** **UST** **U003804869**
NE **700 N ALAMEDA ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1280 ft.
Lower **Site 2 of 2 in cluster I**

State UST:
Facility ID: 25526
Total Tanks: 2
Region: STATE
Local Agency: Los Angeles, Los Angeles County

Facility ID: 23949
Total Tanks: 2
Region: STATE
Local Agency: Los Angeles, Los Angeles County

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56 **FIRST CENTRAL BANK** **UST** **U003780866**
NNE **686 N SPRING ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1284 ft.
Higher

State UST:
Facility ID: 24437
Total Tanks: 1
Region: STATE
Local Agency: Los Angeles, Los Angeles County

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57 **IT CORP** **CA FID UST** **S101588216**
West **400 W TEMPLE ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1292 ft.
Higher

IT CORP (Continued) **S101588216**

FID:

Facility ID:	19056456	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 000-0000
Mail To:	Not reported 400 W TEMPLE ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

J58 **MOBIL SERVICE STATION HDH** **UST** **U003781709**
SSE **520 N ALAMEDA ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 1 of 7 in cluster J**

State UST:

Facility ID:	25487
Total Tanks:	1
Region:	STATE
Local Agency:	Los Angeles, Los Angeles County

J59 **ALAMEDA MOBIL SERVICE INC** **CA FID UST** **S101582721**
SSE **520 N ALAMEDA ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 2 of 7 in cluster J**

FID:

Facility ID:	19001184	Regulate ID:	00041708
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 623-4301
Mail To:	Not reported P O BOX LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

J60 **RICHARDS FRIENDLY SERVICE** **RCRIS-SQG** **1000239802**
SSE **520 N ALAMEDA ST** **FINDS** **CAD981577562**
1/8-1/4 **LOS ANGELES, CA 90012** **HIST UST**
1293 ft.
Lower **Site 3 of 7 in cluster J**

RICHARDS FRIENDLY SERVICE (Continued) **1000239802**

RCRIS:
Owner: RICHARD KAKY
(415) 555-1212
EPA ID: CAD981577562
Contact: ENVIRONMENTAL MANAGER
(213) 623-4301
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

UST HIST:

Facility ID:	41708		
Tank Num:	1	Container Num:	1
Tank Capacity:	12000	Year Installed:	1983
Tank Used for:	PRODUCT		
Type of Fuel:	UNLEADED	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	RICHARD KAKU	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported

Facility ID:	41708		
Tank Num:	2	Container Num:	2
Tank Capacity:	10000	Year Installed:	Not reported
Tank Used for:	PRODUCT		
Type of Fuel:	PREMIUM	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	RICHARD KAKU	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported

Facility ID:	41708		
Tank Num:	3	Container Num:	3
Tank Capacity:	6000	Year Installed:	Not reported
Tank Used for:	PRODUCT		
Type of Fuel:	REGULAR	Tank Construction:	Not reported
Leak Detection:	None		
Contact Name:	RICHARD KAKU	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported

J61 **RICHARD KAKU** **HIST UST** **U001560536**
SSE **520 N ALAMEDA ST** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 4 of 7 in cluster J**

UST HIST:
Facility ID: 39757

RICHARD KAKU (Continued) **U001560536**

Tank Num:	1	Container Num:	3
Tank Capacity:	10000	Year Installed:	1983
Tank Used for:	PRODUCT		
Type of Fuel:	UNLEADED	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	SAME	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported
Facility ID:	39757		
Tank Num:	2	Container Num:	2
Tank Capacity:	12000	Year Installed:	1983
Tank Used for:	PRODUCT		
Type of Fuel:	PREMIUM	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	SAME	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported
Facility ID:	39757		
Tank Num:	3	Container Num:	1
Tank Capacity:	280	Year Installed:	Not reported
Tank Used for:	WASTE		
Type of Fuel:	WASTE OIL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	SAME	Telephone:	(213) 623-4301
Total Tanks:	3	Region:	STATE
Facility Type:	1	Other Type:	Not reported

J62 **MOBIL #18-HDH** **LUST** **S104406274**
SSE **520 ALAMEDA ST N** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 5 of 7 in cluster J**

State LUST:

Cross Street:	ALAMEDA/COMMERCIAL		
Qty Leaked:	Not reported		
Case Number	900120243A		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Preliminary site assessment underway		
County:	Los Angeles		
Abate Method:	Other Means		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	6/24/1999	Prelim Assess:	6/24/1999
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported		
Release Date:	7/7/1999		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		

MOBIL #18-HDH (Continued) **S104406274**

Enter Date : Not reported
Funding: Not reported
Staff Initials: UNK
How Discovered: OM
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Other Source
MTBE Date : 3/29/2000
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : 0.48 Parts per Million
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 7/30/1999
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party MOBIL OIL CORPORATION
RP Address: 3700 W. 190TH ST. TPT2, TORRANCE, CA 90509
Global Id: T0603700520
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 7/7/1999
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900120243A
Substance: Gasoline
Case Type: Soil
Status: Preliminary site assessment underway
Region: 4
Staff: Not reported

J63 **MOBIL #11-HDH** **LUST S104406273**
SSE **520 ALAMEDA ST N** **Cortese N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 6 of 7 in cluster J**

State LUST:

MOBIL #11-HDH (Continued) **S104406273**

Cross Street:	COMMERCIAL		
Qty Leaked:	Not reported		
Case Number	900120243		
Reg Board:	Los Angeles Region		
Chemical:	Waste Oil		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	7/18/1996		
Release Date:	10/28/1986		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	12/31/1986		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Tank Test		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	Tank		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	KAKU, R. OLD CASE #000747		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	5/16/1997		
Stop Date :	10/22/1986		
Work Suspended :	Not reported		
Responsible Party	MOBIL OIL CORPORATION		
RP Address:	3225 GALLOW RD, RM #6W319, FAIRFAX, VA 22037-0001	D	
Global Id:	T0603700519		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	0		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

MOBIL #11-HDH (Continued) **S104406273**

LUST Region 4:
Report Date: 10/28/1986
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120243
Substance: Waste Oil
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120243
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Reg Id: 900120243A
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

J64 **MOBIL OIL CORPORATION 18-HDH** **HAZNET** **S104576443**
SSE **520 N ALAMEDA** **N/A**
1/8-1/4 **LOS ANGELES, CA 90012**
1293 ft.
Lower **Site 7 of 7 in cluster J**

HAZNET:
Gepaid: CAL000050514
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 1.3552
Category: Aqueous solution with 10% or more total organic residues
Disposal Method: Treatment, Tank
Contact: MOBIL
Telephone: (703) 846-5734
Mailing Address: PO BOX 142667
AUSTIN, TX 78714 - 2667
County Los Angeles

Gepaid: CAL000050514
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .7089
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: MOBIL
Telephone: (703) 846-5734
Mailing Address: PO BOX 142667
AUSTIN, TX 78714 - 2667
County Los Angeles

MOBIL OIL CORPORATION 18-HDH (Continued) **S104576443**

Gepaid:	CAL000050514
Tepaid:	CAD028409019
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.1709
Category:	
Disposal Method:	Treatment, Tank
Contact:	MOBIL
Telephone:	(703) 846-5734
Mailing Address:	PO BOX 142667
	AUSTIN, TX 78714 - 2667
County	Los Angeles

Gepaid:	CAL000050514
Tepaid:	CAD028409019
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.5388
Category:	Unspecified oil-containing waste
Disposal Method:	Treatment, Tank
Contact:	MOBIL
Telephone:	(703) 846-5734
Mailing Address:	PO BOX 142667
	AUSTIN, TX 78714 - 2667
County	Los Angeles

Gepaid:	CAL000050514
Tepaid:	CAD028409019
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.2175
Category:	Unspecified oil-containing waste
Disposal Method:	Treatment, Tank
Contact:	MOBIL
Telephone:	(703) 846-5734
Mailing Address:	PO BOX 142667
	AUSTIN, TX 78714 - 2667
County	Los Angeles

The CA HAZNET database contains 5 additional records for this site.
Please contact your EDR Account Executive for more information.

65
NNE
1/4-1/2
1437 ft.
Higher

711 N. BROADWAY AVE.
LOS ANGELES, CA 0

CHMIRS **S105674872**
N/A

CHMIRS:

OES Control Number:	01-2750	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Sewage		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	10,325
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	5/11/01
Time Completed :		Not reported	

(Continued) **S105674872**

Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	01-2750
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Other
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	Blockage in a sewer line caused sewage to back up into a sub-terrian parking garage where it is now contained, where it is currently being cleaned up and returned to the system.
Date/Time :	5/11/01 1300
Evacuations :	0
Type :	SEWAGE
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

66
NE
1/4-1/2
1452 ft.
Lower

LA CITY FIRE STATION #4
800 MAIN ST N
LOS ANGELES, CA 90012

LUST **S104773312**
N/A

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900120443		
Reg Board:	Los Angeles Region		
Chemical:	1		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Leak being confirmed		
County:	Los Angeles		
Review Date:	10/7/1999	Confirm Leak:	10/7/1999
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported		
Release Date:	10/7/1999		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Repair Tank		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	CITY OF L.A. FD.		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	10/7/1999		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	CITY OF LOS ANGELES		
RP Address:	419 S. SPRING ST., LOS ANGELES, CA 90013		
Global Id:	T0603793074		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		

LA CITY FIRE STATION #4 (Continued) **S104773312**

Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 10/7/1999
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900120443
Substance: 1
Case Type: Soil
Status: Leak being confirmed
Region: 4
Staff: Not reported

K67 **CHMIRS** **S105635133**
SSW **200 NORTH MAIN ST** **N/A**
1/4-1/2 **LOS ANGELES, CA 24476**
1462 ft.
Higher **Site 1 of 2 in cluster K**

CHMIRS:

OES Control Number:	2881	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	diesel		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	150 gals
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		2881	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	

(Continued) **S105635133**

Responding Agency Personel # Of Injuries :	NO
Responding Agency Personel # Of Fatalities :	NO
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	Not reported
Spill Site :	RD
Cleanup By :	direction of co hlth
Containment :	NO
What Happened :	human error - failed to replace bung plug after tank re
Date/Time :	6/28/94 0359
Evacuations :	NO
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

K68 **CHMIRS** **S105668812**
SSW **200 NORTH MAIN** **N/A**
1/4-1/2 **LOS ANGELES, CA 24476**
1462 ft.
Higher **Site 2 of 2 in cluster K**

CHMIRS:

OES Control Number:	00-0902	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	oily water		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	100
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	2/25/00
Time Completed :	Not reported		
Physical State Stored :	Not reported		
Physical State Released :	Not reported		
Release Unit :	Not reported		
Container Description :	Not reported		
Container Type :	Not reported		
Container Material :	Not reported		
Level Of Container :	Not reported		
Container Capacity :	Not reported		
Container Capacity Units (code) :	Not reported		
Extent Of Release (code) :	Not reported		
Agency Id Number :	Not reported		
Agency Incident Number :	Not reported		

(Continued) **S105668812**

OES Incident Number :	00-0902
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Other
Cleanup By :	Fire Dept. and Safety Clean
Containment :	Yes
What Happened :	Car wash hose disconnected at the 3rd floor of a 5 story parking structure. The fire dept. and Safety Clean are on scene conducting the clean up.
Date/Time :	2/25/00 1115
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

69
WSW
1/4-1/2
1613 ft.
Higher

76 PRODUCTS STATION #1099
200 HILL
LOS ANGELES, CA 90033

Cortese **S105024620**
N/A

CORTESE:
Reg Id: 911060025
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

70 West 1/4-1/2 1619 ft. Higher

LA CO HALL OF ADMINIST.
500 TEMPLE ST W
LOS ANGELES, CA 90012

LUST S102432399
Cortese N/A

State LUST:

Cross Street:	GRAND		
Qty Leaked:	Not reported		
Case Number	900120389		
Reg Board:	Los Angeles Region		
Chemical:	Diesel		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	9/6/1990		
Release Date:	11/10/1987		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	5/11/1988		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Inventory Control		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Piping		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	SARACCO, STEVE		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	9/6/1990		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	L.A. COUNTY HALL OF ADMINIST.		
RP Address:	500 WEST TEMPLE AVE, LOS ANGELES, CA 90012		
Global Id:	T0603700533		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		

LA CO HALL OF ADMINIST. (Continued) **S102432399**

Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 11/10/1987
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900120389
Substance: Diesel
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120389
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

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71 South 1/4-1/2 1684 ft. Lower

VETERANS AFFAIRS OUTPATIENT CL **LUST S102590721**
351 TEMPLE ST E **Cortese N/A**
LOS ANGELES, CA 90012

State LUST:
Cross Street: ALAMEDA ST
Qty Leaked: Not reported
Case Number 900120261
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 7/30/1997
Release Date: 7/1/1985
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: UNK
How Discovered: Subsurface Monitoring
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

VETERANS AFFAIRS OUTPATIENT CL (Continued) **S102590721**

MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : RN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : OLD CASE #030389-03
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 7/17/1997
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party VETERANS AFFAIRS OUTPATIENT CL
RP Address: 351 TEMPLE ST E, LOS ANGELES 90012 X4048
Global Id: T0603700522
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 7/1/1985
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120261
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: RN

CORTESE:
Reg Id: 900120261
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

72
WNW
1/4-1/2
1697 ft.
Higher

CATHEDRAL CHURCH
555 TEMPLE
LOS ANGELES, CA 90012

CA SLIC **S103547098**
N/A

SLIC Region 4:
Facility ID: Not reported
Facility Status: Closure
Region: 4
SLIC 0827
Staff: JTL

CATHEDRAL CHURCH (Continued) **S103547098**

Substance: VOCs

L73 **CALTRANS COMMERCIAL STREET PROPERTY** **CA SLIC** **S105219915**
SE **501 COMMERCIAL** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
1931 ft.
Lower **Site 1 of 3 in cluster L**

SLIC Region 4:
Facility ID: 2040048
Facility Status: Site Assessment
Region: 4
SLIC 1088
Staff: SSH
Substance: TPH

L74 **S & P COMMERCIAL PROPERTY** **Cortese** **S105024596**
SE **501 COMMERCIAL** **N/A**
1/4-1/2 **LOS ANGELES, CA**
1931 ft.
Lower **Site 2 of 3 in cluster L**

CORTESE:
Reg Id: 900120270
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

M75 **MOBIL #11-H41 (FORMER)** **LUST** **S102433578**
NNE **774 BROADWAY N** **N/A**
1/4-1/2 **MONTECITO HEIGHTS, CA 90012**
1950 ft.
Higher **Site 1 of 2 in cluster M**

State LUST:
Cross Street: ALPINE ST
Qty Leaked: Not reported
Case Number 900310125
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: 1/14/1992
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 9/26/1996
Release Date: 7/26/1990
Cleanup Fund Id : Not reported
Discover Date : Not reported

Confirm Leak: Not reported
Prelim Assess: 1/14/1992
Remed Plan: Not reported
Monitoring: Not reported

MOBIL #11-H41 (FORMER) (Continued) **S102433578**

Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 12/18/1990
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Yes
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : BRC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : OLD#121890-01
Oversight Prgm: BRC
Oversight Prgm : BRC
Review Date : 9/26/1996
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party MOBIL OIL CORP.
RP Address: 3700 190TH ST W, TPT2, TORRANCE CA 90509-2929
Global Id: T0603700793
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 7/26/1990
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900310125
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: BRC

N76
SW
1/4-1/2
1966 ft.
Higher

120 SOUTH SPRING STREET
LOS ANGELES, CA 90012

Site 1 of 2 in cluster N

HAZNET S100277423
CHMIRS N/A

(Continued)

S100277423

HAZNET:

Gepaid:	CAL000110277
Tepaid:	CAD009007626
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.6
Category:	Asbestos-containing waste
Disposal Method:	Disposal, Land Fill
Contact:	RICHARD CRAWFORD
Telephone:	(213) 620-3328
Mailing Address:	2187 RIVERSIDE DR LOS ANGELES, CA 90039
County	Los Angeles

CHMIRS:

OES Control Number:	9116179	DOT ID:	Not reported
DOT Hazard Class:	Corrosives		
Chemical Name:	UNKNOWN ACID		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	.5
Environmental Contamination:	Ground	Property Use:	Mercantile, Business
Incident Date:	03-APR-91	Date Completed:	03-APR-91

Time Completed :	1610
Physical State Stored :	Liquid
Physical State Released :	Liquid
Release Unit :	Gallons
Container Description :	2
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	0
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	2
Agency Id Number :	19105
Agency Incident Number :	380
OES Incident Number :	9116179
Time Notified :	1417
Surrounding Area :	500
Estimated Temperature :	80
Property Management :	P
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	0
Others Number Of Decontaminated :	0
Others Number Of Injuries :	0
Others Number Of Fatalities :	0
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported

(Continued) **S100277423**

CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		GREGORY E. NEWLAND GN0168
Report Date :		03-APR-91
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

M77 **MOBIL OIL CORP.** **CA SLIC** **S103546841**
NNE **774 BROADWAY** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
1973 ft.
Higher **Site 2 of 2 in cluster M**

SLIC Region 4:

Facility ID:	Not reported
Facility Status:	Closure
Region:	4
SLIC	0497
Staff:	JTL
Substance:	TPH/B

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78 **ELIAS Y ZAWAHERI** **LUST** **S101583982**
North **766 N HILL ST** **Cortese** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012** **CA FID UST**
1975 ft.
Higher

State LUST:

Cross Street:	ALPINE		
Qty Leaked:	Not reported		
Case Number	900120089		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	Vapor Extraction		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported

ELIAS Y ZAWAHERI (Continued) **S101583982**

Pollution Char: Not reported
Remed Action: Not reported
Close Date: 12/2/1991
Release Date: 1/26/1989
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : Not reported
Funding: Not reported
Staff Initials: UNK
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: Corrosion
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 12/2/1991
Stop Date : 2/2/1989
Work Suspended : Not reported
Responsible Party SHELL OIL CO.
RP Address: 511 N BROOKHURST ST, ANAHEIM, CA 92803
Global Id: T0603700507
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Remed Plan: Not reported
Monitoring: Not reported

LUST Region 4:
Report Date: 1/26/1989
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120089
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:

ELIAS Y ZAWAHERI (Continued) **S101583982**

Reg Id: 900120089
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

FID:

Facility ID:	19007752	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 240-3543
Mail To:	Not reported 766 N HILL ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

79
NW
1/4-1/2
1977 ft.
Higher

MOBIL #11-HPB (FORMER) **LUST S104406271**
706 SUNSET BLVD W **Cortese N/A**
LOS ANGELES, CA 90012

State LUST:

Cross Street:	GRAND		
Qty Leaked:	Not reported		
Case Number	900120189		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/23/1996		
Release Date:	9/7/1994		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	10/14/1987		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	OM		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	1/1/1965		
Max MTBE GW :	400 Parts per Billion		

MOBIL #11-HPB (FORMER) (Continued) **S104406271**

MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : ND Parts per Million
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 2/24/1997
Stop Date : 6/16/1987
Work Suspended : Not reported
Responsible Party MOBIL OIL CORP
RP Address: 3700 W 190TH ST, TORRANCE CA 90509
Global Id: T0603700514
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 2
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 9/7/1994
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120189
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120189
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

80
South
1/4-1/2
2017 ft.
Lower

151 N. SANPEDRO
LOS ANGELES, CA 90012

CHMIRS **S100218117**
N/A

(Continued) **S100218117**

CHMIRS:

OES Control Number:	8909499	DOT ID:	1203
DOT Hazard Class:	Flammable liquid		
Chemical Name:	GASOLINE		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	700
Environmental Contamination:	Ground	Property Use:	Industrial, Utility
Incident Date:	15-DEC-89	Date Completed:	15-DEC-89

Time Completed :	700
Physical State Stored :	Liquid
Physical State Released :	Liquid
Release Unit :	Gallons
Container Description :	3
Container Type :	01
Container Material :	Aluminum and Aluminium alloys
Level Of Container :	10
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	6
Agency Id Number :	19105
Agency Incident Number :	112
OES Incident Number :	8909499
Time Notified :	422
Surrounding Area :	600
Estimated Temperature :	60
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	0
Others Number Of Decontaminated :	0
Others Number Of Injuries :	0
Others Number Of Fatalities :	0
Vehicle Make/year :	KENSWORTH
Vehicle License Number :	BP1487
Vehicle State :	CA
Vehicle Id Number :	CAL-T 130057
CA/DOT/PUC/ICC Number :	ICCMC174330
Company Name :	MTT
Reporting Officer Name/ID :	GREGORY E. NEWLAND GN0168 FS4C
Report Date :	28-DEC-89
Comments :	Not reported
Facility Telephone Number :	213 485-7480
Waterway Involved :	Not reported
Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	Not reported
Containment :	Not reported
What Happened :	Not reported
Date/Time :	Not reported
Evacuations :	Not reported

(Continued) **S100218117**

Type : Not reported
Other : Not reported
Chemical 1 : Not Reported
Chemical 2 : Not Reported
Chemical 3 : Not Reported

L81 **PBR REALTY LLC** **LUST** **S104773306**
SE **531 COMMERCIAL ST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2042 ft.
Lower **Site 3 of 3 in cluster L**

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900120270		
Reg Board:	Los Angeles Region		
Chemical:	Hydrocarbons		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Post remedial action monitoring		
County:	Los Angeles		
Abate Method:	Remove Free Product - remove floating product from water table		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	3/19/1993	Prelim Assess:	3/19/1993
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	9/8/2000	Monitoring:	9/8/2000
Close Date:	Not reported		
Release Date:	4/8/1993		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	8/14/2000		
Enf Type:	EF		
Enter Date :	2/25/1993		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	UNK		
Leak Source:	Tank		
MTBE Date :	1/1/1965		
Max MTBE GW :	1.1 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	EW		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	OLD CASE #121494-11		
Oversight Prgm:	Spills, Leaks, Investigations and Cleanup UST		
Oversight Prgm :	SLIC		
Review Date :	10/12/2000		

PBR REALTY LLC (Continued) **S104773306**

Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyBYRON BALL
RP Address: 100 SHORELINE HWY, BLDG. B, SUITE 395
Global Id: T0603700523
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 4/8/1993
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120270
Substance: Hydrocarbons
Case Type: Groundwater
Status: Post remedial action monitoring
Region: 4
Staff: GN

82
SE
1/4-1/2
2076 ft.
Lower

US 101 N/COMMERICAL ST
LOS ANGELES, CA

CHMIRS **S100280922**
N/A

CHMIRS:
OES Control Number: 9991487 DOT ID: 1203
DOT Hazard Class: Flammable liquid
Chemical Name: GASOLINE
Extent of Release: Not reported
CAS Number: Not reported Quantity Released: 400
Environmental Contamination: Air Property Use: Freeway
Incident Date: 05-DEC-88 Date Completed: 06-DEC-88
Time Completed : Not reported
Physical State Stored : Liquid
Physical State Released : Liquid
Release Unit : Gallons
Container Description : 3
Container Type : 01
Container Material : Iron Steel and Other Iron Alloys
Level Of Container : Ground Level
Container Capacity : 4700
Container Capacity Units (code) : Gallons
Extent Of Release (code) : 7
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 9991487
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported

(Continued) **S100280922**

Property Management :		Not reported
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		Not reported
Responding Agency Personel # Of Fatalities :		Not reported
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

N83 **TIMES MIRROR CORPORATION** **LUST S102439123**
SW **145 SPRING ST S** **Cortese N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2107 ft.
Higher **Site 2 of 2 in cluster N**

State LUST:

Cross Street:	1ST ST		
Qty Leaked:	Not reported		
Case Number	900120061		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	No Action Required - incident is minor, requiring no remedial action		
Review Date:	Not reported	Confirm Leak:	Not reported

TIMES MIRROR CORPORATION (Continued) **S102439123**

Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 3/30/1989
Release Date: 4/27/1988
Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 6/3/1988
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Yes
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : MALCOR, JOSEPH V.
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 3/30/1989
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party TIMES MIRROR CORPORATION
RP Address: 145 S SPRING ST, LOS ANGELES, CA 90012
Global Id: T0603700505
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region 4:
Report Date: 4/27/1988
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120061
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

TIMES MIRROR CORPORATION (Continued) **S102439123**

CORTESE:
Reg Id: 900120061
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

84
ESE
1/4-1/2
2234 ft.
Lower

SO CAL GAS/ALISO A MGP **VCP** **S102564461**
KELLER ST., VIGNES ST., / 101 FREEWAY **N/A**
LOS ANGELES, CA 90012

VCP:

Facility ID	19490240
Dtsc Region Code :	3
Region Code Definition :	GLENDALE
County Code :	19
Site Name Under :	SO CAL GAS/ALISO A MGP
Current Status Date :	01192001
Current Status Code :	VCP
Current Status :	VOLUNTARY CLEANUP PROGRAM
Lead Agency Code :	DTSC
Lead Agency :	DEPT OF TOXIC SUBSTANCES CONTROL
Site Type Code :	VCP
Site Type :	VOLUNTARY CLEANUP PROGRAM
National Priorities List :	Not reported
Tier :	Not reported
Source Of Funding Code :	Not reported
Staff Member :	SCUTTS
Supervisor :	Not reported
Sic Code :	49
Sic Code Definition :	ELECTRIC, GAS & SANITARY SERVICES
Site Mitigatn & Brnflds Reuse Prog (SMBR) Code :	SA
SMBR Branch :	SO CAL - GLENDALE
Regional Water Quality Control Board :	LA
RWQCB Definition :	LOS ANGELES
Site Access Controlled :	Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE):	Not reported
Date Hazard Ranked :	Not reported
GW Contamination Suspected :	Not reported
# Of Sources Contributing To Contamination :	0.00000
Lat/Long :	0.00000° 0.00000′ 0.00000″ / 0.00000° 0.00000′ 0.00000″
Direction Lat :	Not reported
Direction Long :	Not reported
Lat/long Method :	Not reported
Entity Lat/long Coordinates Refer To :	Not reported
State Assembly Distt Code :	34
State Senate Distt Code :	22
Identifying Code:	CSTAR
ID Value:	300615
Other ID Desc:	CALSTARS CODE
Identifying Code:	CSTAR
ID Value:	301005-11
Other ID Desc:	CALSTARS CODE
Alternate Name(s):	SO. CAL. GAS, ALISO A
Alternate Name(s):	ALISO A

SO CAL GAS/ALISO A MGP (Continued) **S102564461**

Alternate Name(s):	SOUTHERN CALIFORNIA GAS COMPANY - ALISO
Alternate Name(s):	ALISO MANUFACTURED GAS PLANT
Alternate Name(s):	SOUTHERN CALIFORNIA GAS CO., ALISO A
Alternate Name(s):	SOUTHERN CALIF GAS CO - ALISO A
Alternate Name(s):	SO CAL GAS/ALISO A MGP
Alternate Name(s):	SOUTHERN CALIFORNIA GAS
Alternate Name(s):	ALLISO/RAMIREZ ST. TOWNE GAS SITE
Alternate Name(s):	ALISO/RAMIREZ
Alternate Name(s):	ALISO STREET TOWNE GAS SITE
Alternate Name(s):	LOS ANGELES GAS AND ELECTRIC
Alternate Name(s):	SO CAL GAS/ALISO-RAMIREZ MGP
Alternate Name(s):	SO CAL GAS/RAMIREZ MGP
Alternate Name(s):	SO CAL GAS/RAMIREZ (ALISO) MGP
Alternate Name(s):	SOUTHERN CALIFORNIA GAS
Alternate Name(s):	SOUTHERN CALIFORNIA GAS COMPANY
Address(es) :	KELLER ST., VIGNES ST., AND 101 FREEWAY
	LOS ANGELES, CA 90012
Address(es) :	530 RAMIREZ STREET
	LOS ANGELES, CA 90013
Background Info :	This site is an operable unit of the larger Aliso Street Towne
Background Info :	Gas site. The site was used for gas manufacturing beginning in
Background Info :	approximately 1875 and ending in 1946. Expected contaminants
Background Info :	Not reported
Background Info :	include lampblack, tars, petroleum hydrocarbons, and possibly
Background Info :	cyanide. The site is fully paved and there is no route of
Background Info :	exposure unless construction occurs. A series of prior
Background Info :	investigation associated with the active or proposed highway
Background Info :	construction has indicated that contaminants do exist. Some
Background Info :	cleanup work has occured off-site under Vignes and Ramirez
Background Info :	Streets. A Consent Order (Walk) has been written and the RP
Background Info :	is in full compliance.
Background Info :	Not reported
Facility Id :	19490240
AWP Activities Code :	1.00000
DTSC Site Activity Code :	ORDER
Activity Code Def:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id :	CO
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	08151996
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490240
AWP Activities Code :	2.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	VCP
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	06261997
Est # Of Person-years To Complete :	0.00000

SO CAL GAS/ALISO A MGP (Continued) **S102564461**

Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490240
AWP Activities Code :	3.00000
DTSC Site Activity Code :	CHP65
Activity Code Def:	AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION
AWP Activity Id :	ORDER
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	01041999
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490240
AWP Activities Code :	4.00000
DTSC Site Activity Code :	ORDER
Activity Code Def:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id :	VCA
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	10202000
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490240
AWP Activities Code :	5.00000
DTSC Site Activity Code :	RIFS
Activity Code Def:	REMEDIAL INVESTIGATION / FEASIBILITY STUDY
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	12302002
Revised Due Date :	Not reported
Date Activity Completed :	12132002
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Special Program Code:	Not reported
Special Program :	Not reported

SO CAL GAS/ALISO A MGP (Continued) **S102564461**

Comments Date : 01041999
Comments : Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-008, signed by the RP.
A Master Voluntary Agreement was signed under the So Cal Gas Master Agreement Aliso St. - Former MGP- for Sector A, B, C, D, and E, different blocks and various activities, terminating all previous agreements for the Aliso Street Former MGP Site.
RI Report has been received and is under review.
Review of RI Report will be completed in 3/02.
Review of RI report completed - awaiting response.
PEA completed. Further investigation (RI/FS) warranted for the site as PAH, VOC, TPH, metals and cyanide contamination exist in both soil and groundwater.
Revised RI Report and Risk Assessment under review.
Continued Remedial Investigation work done in November and December 2001. Both onsite and offsite subsurface soil samples were collected from about 20 locations. Eight soil-gas probes well installed around the Denny's Restaurant. RI Report scheduled for delivery by 8/31/2001
Not reported
On 08/15/1996 DTSC & The Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for a portio (Sector A) of the former Aliso Manufactured Gas Plant Site - which is being investigated in 5 sectors or units. The "530 Ramirez" site (CalSites 19490235) is a portion of Sector A.
Review of revised RI Report and Risk Assessment completed - awaiting response. Feasibility Study submitted and reviewed - awaiting response.
Awaiting RI Report.
RI report scheduled for delivery by 10/31/2001.
DTSC entered into a Voluntary Cleanup Agreement (Agreement) with Southern California Gas Company (Proponent). The purpose of this Agreement is for the Proponent to conduct a Remedial Investigation/Feasibility Study to further characterize the existing soil and groundwater contamination and, if necessary, to prepare a removal action workplan and implement a removal action under the oversight of DTSC. If appropriate, the Proponent has agreed to implement a deed restriction for the Site.
RI Report has been further delayed. Now scheduled for delivery by 12/31/2001. Will include a Feasibility Study.
Not reported
Feasibility Study Report for Aliso Street Sector A.

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85 NNE 1/4-1/2 2268 ft. Same **U.S. POSTAL SERVICE TERMINAL ANNEX**
900 ALAMEDA ST N
LOS ANGELES, CA 90012

LUST **S103281948**
N/A

State LUST:
Cross Street: MAIN ST
Qty Leaked: Not reported
Case Number 900120316
Reg Board: Los Angeles Region
Chemical: Diesel
Lead Agency: Regional Board

U.S. POSTAL SERVICE TERMINAL ANNEX (Continued) **S103281948**

Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: 8/10/1998
Remed Action: Not reported
Close Date: 11/12/1999
Release Date: 1/4/1994
Cleanup Fund Id : Not reported
Discover Date : 1/4/1994
Enforcement Dt : 6/11/1998
Enf Type: EF
Enter Date : 9/24/1996
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : 1/1/1965
Max MTBE GW : ND Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: 1C
Local Case # : Not reported
Beneficial: Not reported
Staff : GN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : OLD CASE #902210043
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 3/30/2000
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party PACIFIC FACILITIES SERVICE OFF
RP Address: 395 OLYSTER POINT BLVD., #225, S. SAN FRANCISCO 94099-0300
Global Id: T0603700527
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: 8/10/1998
Monitoring: Not reported

LUST Region 4:
Report Date: 1/4/1994
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120316
Substance: Diesel

U.S. POSTAL SERVICE TERMINAL ANNEX (Continued) **S103281948**

Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: GN

86
NE
1/4-1/2
2286 ft.
Same

FANSTEEL CALIFORNIA DROP FORGE
1033 ALHAMBRA AVE
LOS ANGELES, CA 90012

RCRIS-SQG **1000388388**
FINDS **CAD981400328**
HAZNET
Cortese

RCRIS:
Owner: FANSTEEL INC
(415) 555-1212
EPA ID: CAD981400328
Contact: ENVIRONMENTAL MANAGER
(213) 221-1134
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
AIRS Facility System (AIRS/AFS)
Facility Registry System (FRS)
National Compliance Database (NCDB)
National Emissions Trends (NET)
National Toxics Inventory (NTI)
Resource Conservation and Recovery Act Information system (RCRAINFO)

HAZNET:
Gepaid: CAD981400328
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0000
Category:
Disposal Method: Treatment, Tank
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1033 ALHAMBRA AVE
LOS ANGELES, CA 90012 - 2929
County Los Angeles

Gepaid: CAD981400328
Tepaid: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1250
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1033 ALHAMBRA AVE
LOS ANGELES, CA 90012 - 2929

FANSTEEL CALIFORNIA DROP FORGE (Continued) **1000388388**

County Los Angeles

Gepaid: CAD981400328
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 25.6455
Category: Waste oil and mixed oil
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1033 ALHAMBRA AVE
LOS ANGELES, CA 90012 - 2929
County Los Angeles

Gepaid: CAD981400328
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 3.3360
Category: Waste oil and mixed oil
Disposal Method: Treatment, Tank
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1033 ALHAMBRA AVE
LOS ANGELES, CA 90012 - 2929
County Los Angeles

Gepaid: CAD981400328
Tepaid: AZC950823111
Gen County: Los Angeles
Tsd County: 99
Tons: 12.6420
Category: Asbestos-containing waste
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 1033 ALHAMBRA AVE
LOS ANGELES, CA 90012 - 2929
County Los Angeles

The CA HAZNET database contains 50 additional records for this site.
Please contact your EDR Account Executive for more information.

CORTESE:
Reg Id: 3181
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

87
SE
1/4-1/2
2390 ft.
Lower

SO CAL GAS/ALISO C MGP
CENTER ST @ COMMERCIAL,DUCOMMUN / JACKSON
LOS ANGELES, CA 90012

VCP **S102564463**
N/A

VCP:
Facility ID 19490242
Dtsc Region Code : 3
Region Code Definition : GLENDALE

SO CAL GAS/ALISO C MGP (Continued) **S102564463**

County Code :	19
Site Name Under :	ALISO C
Current Status Date :	10102002
Current Status Code :	VCP
Current Status :	VOLUNTARY CLEANUP PROGRAM
Lead Agency Code :	DTSC
Lead Agency :	DEPT OF TOXIC SUBSTANCES CONTROL
Site Type Code :	VCP
Site Type :	VOLUNTARY CLEANUP PROGRAM
National Priorities List :	Not reported
Tier :	Not reported
Source Of Funding Code :	Not reported
Staff Member :	PCOOKE
Supervisor :	Not reported
Sic Code :	49
Sic Code Definition :	ELECTRIC, GAS & SANITARY SERVICES
Site Mitigatn & Brnflds Reuse Prog (SMBR) Code :	SA
SMBR Branch :	SO CAL - GLENDALE
Regional Water Quality Control Board :	LA
RWQCB Definition :	LOS ANGELES
Site Access Controlled :	Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE):	Not reported
Date Hazard Ranked :	Not reported
GW Contamination Suspected :	Not reported
# Of Sources Contributing To Contamination :	0.00000
Lat/Long :	0.00000° 0.00000′ 0.00000″ / 0.00000° 0.00000′ 0.00000″
Direction Lat :	Not reported
Direction Long :	Not reported
Lat/long Method :	Not reported
Entity Lat/long Coordinates Refer To :	Not reported
State Assembly Distt Code :	34
State Senate Distt Code :	22
Identifying Code:	CSTAR
ID Value:	300642
Other ID Desc:	CALSTARS CODE
Alternate Name(s):	SO CAL GAS - ALISO C
Alternate Name(s):	ALISO C
Alternate Name(s):	SOUTHERN CALIFORNIA GAS COMPANY, ALISO C
Alternate Name(s):	ALISO MANUFACTURED GAS PLANT
Alternate Name(s):	SO CAL GAS/ALISO C MGP
Alternate Name(s):	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name(s):	SOUTHERN CALIFORNIA GAS
Address(es) :	CENTER ST @ COMMERCIAL,DUCOMMUN &JACKSON LOS ANGELES, CA 90012
Background Info :	The former Aliso Street manufactured Gas Plant covered approxi-
Background Info :	mately 52 acres in downtown Los Angeles. The site is being
Background Info :	investigated as 5 sectors and an overall groundwater unit. The
Background Info :	"C" sector consists of 16.4 acres south of the Hollywood (101)
Background Info :	Freeway, bisected by Center Street and bounded by Commercial,
Background Info :	Ducommun and Jackson Streets. Sector C is further subdivided
Background Info :	into Blocks G, K, L, N, O, Q, and R. Contaminants suspected
Background Info :	include petroleum hydrocarbons, volatile organic compounds,
Background Info :	cyanide, polycyclic aromatic hydrocarbons and heavy metals.
Background Info :	See also Sites 19490240, 19490241, 19490243, 19490244, and
Background Info :	19490248.
Facility Id :	19490242
AWP Activities Code :	1.00000

SO CAL GAS/ALISO C MGP (Continued) **S102564463**

DTSC Site Activity Code :	ORDER
Activity Code Def:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id :	CO
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	01271997
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	2.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	03221999
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	3.00000
DTSC Site Activity Code :	CHP65
Activity Code Def:	AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION
AWP Activity Id :	ORDER
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	01041999
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	4.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	PEAEN
Dt Activity Due For Completion :	03302003
Revised Due Date :	Not reported
Date Activity Completed :	Not reported
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP

SO CAL GAS/ALISO C MGP (Continued) **S102564463**

Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	5.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	PEAEL
Dt Activity Due For Completion :	12302002
Revised Due Date :	Not reported
Date Activity Completed :	Not reported
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	6.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	PEAEQ
Dt Activity Due For Completion :	03302003
Revised Due Date :	Not reported
Date Activity Completed :	Not reported
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490242
AWP Activities Code :	7.00000
DTSC Site Activity Code :	ORDER
Activity Code Def:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id :	VCA
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	10102002
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Special Program Code:	Not reported
Special Program :	Not reported
Comments Date :	01041999
Comments :	Transition to Chapter 6.5 - Amendment to the existing Consent

SO CAL GAS/ALISO C MGP (Continued) **S102564463**

Order, No. 96/97-032, signed by the RP.
A Master Voluntary Cleanup Agreement was signed under the Master So Cal Gas Aliso St. Former MGP for Sector A, B, C, D, and E, different blocks and activities. All previous agreements for the Aliso Street Former MGP Site is terminated.
DTSC and the Southern California Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for the "C Sector of the former Aliso Manufactured Gas Plant site.
Not reported
RI Report has been received and is under review.
Soil and groundwater contamination. Contaminants include PAH's, VOC's and metals. RI recommended.
Block L - Additional RI work done, report under review. Risk Assessment under review.
Block N - Additional RI work done in May 2002, awaiting results. Risk Assessment expected in 07/2002.
Sector C has been divided up into several blocks:
Block L: RI implemented in March 2001 - awaiting report.
Block N: RI implemented in April 2001 - awaiting report.
Blocks Q and R: RI workplan being reviewed.
Block L - Review of Risk Assessment completed, awaiting response.
Block N - Still awaiting Risk Assessment.
Block L: RI report received - now reviewing.
Block N: Awaiting RI report.
Blocks Q and R: RI workplan being implemented.
Tosco Corporation and DTSC signed and executed a VCA to charaterize and cleanup Block L of Sector C within the Aliso Street Former MGP Completion of characterization and cleanup cleanup is expected during the summer of 2003.
Block L: Continuing to review RI report.
Block N: Awaiting RI report.
Blocks Q and R: RI Workplan implemented. Awaiting RI report.
Blocks G, K, and O: Included in master RI workplan for Alsio Street. Document under review.
Block N: Reviewing RI report.

88
South
1/4-1/2
2515 ft.
Lower

PARKER CENTER
151 SAN PEDRO ST N
LOS ANGELES, CA 90012

LUST **S101297231**
Cortese **N/A**

State LUST:

Cross Street:	001ST ST		
Qty Leaked:	Not reported		
Case Number	900120352		
Reg Board:	Los Angeles Region		
Chemical:	Diesel		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Preliminary site assessment underway		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	7/2/1990	Prelim Assess:	7/2/1990
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported

PARKER CENTER (Continued) **S101297231**

Close Date: Not reported
Release Date: 7/2/1990
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 12/12/1991
Funding: Not reported
Staff Initials: UNK
How Discovered: Tank Test
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: Tank
MTBE Date : 5/16/1996
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : 0.005 Parts per Million
Soil Qualifier : <
Hydr Basin #: Not reported
Operator : DEPT. OF GEN'L SVC
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 5/16/1996
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party COTTI, JOHN
RP Address: 200 N MAIN ST, RM 800 CHE, LOS ANGELES, 90012
Global Id: T0603700531
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 7/2/1990
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900120352
Substance: Diesel
Case Type: Soil
Status: Preliminary site assessment underway
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120352

PARKER CENTER (Continued) **S101297231**

Region: CORTESE
Reg By: Leaking Underground Storage Tanks

O89 **LA COUNTY SHERIFF DEPARTMENT** **HAZNET** **S103973963**
ENE **441 BAUCHET ST** **Cortese** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2517 ft.
Lower **Site 1 of 6 in cluster O**

HAZNET:
Gepaid: CAC000984136
Tepaid: CAT000646117
Gen County: Los Angeles
Tsd County: Kings
Tons: 8.4280
Category: Other inorganic solid waste
Disposal Method: Disposal, Land Fill
Contact: LA COUNTY
Telephone: (000) 000-0000
Mailing Address: 1060 N EASTERN AVE
LOS ANGELES, CA 90063
County Los Angeles

CORTESE:
Reg Id: 900120298
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

O90 **CHMIRS** **S100276240**
ENE **441 EAST BAUCHET STREET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2517 ft.
Lower **Site 2 of 6 in cluster O**

CHMIRS:

OES Control Number:	9014698	DOT ID:	1897
DOT Hazard Class:	Miscellaneous hazardous material		
Chemical Name:	PERCHLOROETHYLENE		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	50
Environmental Contamination:	Other	Property Use:	099
Incident Date:	31-DEC-90	Date Completed:	31-DEC-90
Time Completed :	1530		
Physical State Stored :	Liquid		
Physical State Released :	Liquid		
Release Unit :	Gallons		
Container Description :	1		
Container Type :	10		
Container Material :	Aluminum and Aluminium alloys		
Level Of Container :	Ground Level		
Container Capacity :	55		
Container Capacity Units (code) :	Gallons		
Extent Of Release (code) :	5		
Agency Id Number :	19105		
Agency Incident Number :	470		

(Continued) **S100276240**

OES Incident Number :		9014698
Time Notified :		1352
Surrounding Area :		500
Estimated Temperature :		65
Property Management :		C
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		0
Others Number Of Decontaminated :		19
Others Number Of Injuries :		3
Others Number Of Fatalities :		0
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		ALVIN K. BARNHART AB7044 FS-4B
Report Date :		31-DEC-90
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

O91 **CHMIRS** **S105633276**
ENE **441 E. BAUCHET ST.** **N/A**
1/4-1/2 **LA, CA**
2517 ft.
Lower **Site 3 of 6 in cluster O**

CHMIRS:

OES Control Number:	4876	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	ethylene glycol		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	100gals
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	

(Continued) **S105633276**

Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	4876
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	NO
Responding Agency Personel # Of Fatalities :	NO
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	Not reported
Spill Site :	OTHER
Cleanup By :	under co/doh supervision
Containment :	NO
What Happened :	pipe flang broke
Date/Time :	10/25/94 2149
Evacuations :	NO
Type :	CHEMICAL
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

O92 **LA COUNTY CENTRAL JAIL** **LUST** **S100851756**
ENE **441 BAUCHET ST** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2517 ft.
Lower **Site 4 of 6 in cluster O**

State LUST:

Cross Street:	VIGNES ST		
Qty Leaked:	Not reported		
Case Number	900120298		
Reg Board:	Los Angeles Region		
Chemical:	Diesel		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	3/10/1992	Prelim Assess:	3/10/1992
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	5/13/1997		
Release Date:	4/30/1996		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	10/9/1996		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	1/1/1965		
Max MTBE GW :	88 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	LT. JIM WETZEL (SEE SUMMARY)		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	6/25/1997		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	LA CO SHERIFF'S DEPT		
RP Address:	1060 EASTERN AVE, LOS ANGELES CA 90063		
Global Id:	T0603700525		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	1		
Mtbe Fuel:	0		

LA COUNTY CENTRAL JAIL (Continued) **S100851756**

Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 4/30/1996
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120298
Substance: Diesel
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

93
SSW
1/4-1/2
2522 ft.
Lower

LOS ANGELES TIMES
214 002ND ST E
LOS ANGELES, CA 90012

LUST **S104406275**
Cortese **N/A**

State LUST:
Cross Street: BROADWAY
Qty Leaked: Not reported
Case Number 900120252
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 7/19/1996
Release Date: 10/19/1992
Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 11/4/1992
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LOS ANGELES TIMES (Continued) **S104406275**

Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : OLD CASE #111092-01
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 11/10/1992
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyLOS ANGELES TIMES
RP Address: 145 S SPRING ST, 9TH FL, SAFETY DEPT, LA CA 90053 D
Global Id: T0603700521
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 10/19/1992
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120252
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120252
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

94
SSE
1/4-1/2
2539 ft.
Lower

433 EAST TEMPLE ST
LOS ANGELES, CA 24476

CHMIRS **S105664449**
N/A

CHMIRS:

OES Control Number:	00-5494	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Hydralic Fluid		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	20
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	11/22/00
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	

S105664449

(Continued)

Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	00-5494
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	LA River
Spill Site :	Utilities/Substation
Cleanup By :	Reporting Party
Containment :	Unknown
What Happened :	Failure of a crane, releasing 20 gallons of fluid to the storm drain.
Date/Time :	11/22/00 720
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

O95 **SO CAL GAS/ALISO E MGP** **VCP** **S105557612**
ENE **BAUCHET STREET / VIGNES STREET** **N/A**
1/4-1/2 **LOS ANGELES, CA 90012**
2539 ft.
Lower **Site 5 of 6 in cluster O**

VCP:

Facility ID	19490241
Dtsc Region Code :	3
Region Code Definition :	GLENDALE
County Code :	19
Site Name Under :	ALISO E
Current Status Date :	01192001
Current Status Code :	VCP
Current Status :	VOLUNTARY CLEANUP PROGRAM
Lead Agency Code :	DTSC
Lead Agency :	DEPT OF TOXIC SUBSTANCES CONTROL
Site Type Code :	VCP
Site Type :	VOLUNTARY CLEANUP PROGRAM
National Priorities List :	Not reported
Tier :	Not reported
Source Of Funding Code :	Not reported
Staff Member :	PCOOKE
Supervisor :	Not reported
Sic Code :	49
Sic Code Definition :	ELECTRIC, GAS & SANITARY SERVICES
Site Mitigatn & Brnflds Reuse Prog (SMBR) Code :	SA
SMBR Branch :	SO CAL - GLENDALE
Regional Water Quality Control Board :	Not reported
RWQCB Definition :	Not reported
Site Access Controlled :	Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE):	Not reported
Date Hazard Ranked :	Not reported
GW Contamination Suspected :	Not reported
# Of Sources Contributing To Contamination :	0.00000
Lat/Long :	0.00000° 0.00000′ 0.00000″ / 0.00000° 0.00000′ 0.00000″
Direction Lat :	Not reported
Direction Long :	Not reported
Lat/long Method :	Not reported
Entity Lat/long Coordinates Refer To :	Not reported
State Assembly Distt Code :	34
State Senate Distt Code :	22
Identifying Code:	CSTAR
ID Value:	300626
Other ID Desc:	CALSTARS CODE
Identifying Code:	CSTAR
ID Value:	301002
Other ID Desc:	CALSTARS CODE
Alternate Name(s):	SO CAL GAS - ALISO E
Alternate Name(s):	ALISO E
Alternate Name(s):	SOUTHERN CALIFORNIA GAS COMPANY
Alternate Name(s):	ALISO MANUFACTURED GAS PLANT
Alternate Name(s):	SO CAL GAS - ALISO E MGP
Alternate Name(s):	SO CAL GAS/ALISO E MGP
Alternate Name(s):	SOUTHERN CALIFORNIA GAS
Address(es) :	BAUCHET STREET AND VIGNES STREET LOS ANGELES, CA 90012
Background Info :	The former Aliso Manufactured Gas Plant Site covered

SO CAL GAS/ALISO E MGP (Continued) **S105557612**

Background Info :	approximately 52 acres in downtown Los Angeles. The
Background Info :	Site is being investigated as 5 sectors and an overall
Background Info :	groundwater unit. The 10-acre "E" Sector consists of 441, 451,
Background Info :	490, 496, and 498 Bauchet Street, northeast of Vignas Street,
Background Info :	a portion of Sector E houses County jail facilities.
Background Info :	The Site properties are paved or developed except for
Background Info :	landscaped areas. Investigations have been conducted on
Background Info :	the Site. Contaminants discovered in the soil & groundwater
Background Info :	include petroleum hydrocarbons, chlorinated solvents, cyanide
Background Info :	polycyclic aromatic hydrocarbons and heavy metals. See also
Background Info :	sites 19490235, 19490240, 19490242, 19490243, 19490244, and
Background Info :	19490248.
Facility Id :	19490241
AWP Activities Code :	1.00000
DTSC Site Activity Code :	ORDER
Activity Code Def:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id :	CO
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	10301996
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490241
AWP Activities Code :	2.00000
DTSC Site Activity Code :	PEA
Activity Code Def:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id :	CO
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	03031998
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490241
AWP Activities Code :	3.00000
DTSC Site Activity Code :	CHP65
Activity Code Def:	AMENDED ORDER/AGREEMENT, CHAPTER 6.5 TRANSITION
AWP Activity Id :	ORDER
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	01041999
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000

SO CAL GAS/ALISO E MGP (Continued) **S105557612**

Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490241
AWP Activities Code :	4.00000
DTSC Site Activity Code :	RAW
Activity Code Def:	REMOVAL ACTION WORKPLAN
AWP Activity Id :	VCA2
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	12132001
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Facility Id :	19490241
AWP Activities Code :	5.00000
DTSC Site Activity Code :	CEQA
Activity Code Def:	CEQA INCLUDING NEGATIVE DECS
AWP Activity Id :	Not reported
Dt Activity Due For Completion :	Not reported
Revised Due Date :	Not reported
Date Activity Completed :	11302001
Est # Of Person-years To Complete :	0.00000
Est. Size Of An Activity Code :	Not reported
Site Status When Activity Commitment Made :	VCP
Status Code Definition :	VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion :	0.00000
Gallons Of Liquid Removed Upon Completion :	0.00000
Cubic Yards Of Solids Treated Upon Completion :	0.00000
Actvty Deleted Via The Commitmnt/Completns Scree	Not reported
Special Program Code:	Not reported
Special Program :	Not reported
Comments Date :	01041999
Comments :	Transition to Chapter 6.5 - Amendment to the existing Consent Order, No. 96/97-015 signed by the RP. A Master Voluntary Cleanup Agreement was signed under the So Cal Gas Master Agreement Aliso St. - Former MGP for Sectors A, B, C, D, and E, different blocks and various activities. All previous agreements for the Aliso Street Former MGP Site terminated. Further investigation of the site is required. DTSC recommended that an RI/FS be conducted at the site. Soil Vapor Extraction System in operation since 1/2002. On 10/30/1996 DTSC and The Gas Company executed a Consent Order for a Preliminary Endangerment Assessment for a portion (Sector E) of the former Aliso Manufactured Gas Plant Site. Not reported Not reported Interim Remedial Measure has been submitted for review. Soil Vapor Extraction System under continued operation. Carbon changeouts approximately once a month. According to the Second

SO CAL GAS/ALISO E MGP (Continued) **S105557612**

Quarterly Monitoring Report, dated 7/30/2002, a total of 5201 pounds of compounds have been removed from the soil by the SVE System.
Site-wide Remedial Investigation field work continues.
CEQA (Notice of Exemption) approved.
Interim Remedial Measure consisting of a Soil Vapor extraction System Implementation 12/20/01.
Approved workplan.

O96 **CHMIRS** **S105633768**
ENE **450 BAUCHET ST** **N/A**
1/4-1/2 **LOS ANGELES (County), CA**
2578 ft.
Lower **Site 6 of 6 in cluster O**

CHMIRS:

OES Control Number:	4355	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	ethylene glycol		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	600 gal
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		4355	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		NO	
Responding Agency Personel # Of Fatalities :		NO	
Resp Agncy Personel # Of Decontaminated :		Not reported	
Others Number Of Decontaminated :		Not reported	
Others Number Of Injuries :		Not reported	
Others Number Of Fatalities :		Not reported	
Vehicle Make/year :		Not reported	
Vehicle License Number :		Not reported	
Vehicle State :		Not reported	

(Continued) **S105633768**

Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Not reported
Waterway :	la river	
Spill Site :		Not reported
Cleanup By :	la co hlth	
Containment :		YES
What Happened :	equipment failure during test allowed tank overflow	
Date/Time :		9/26/94 1118
Evacuations :		NO
Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

97
ENE
1/4-1/2
2584 ft.
Lower

MOGUL CORPORATION
967 VIGNES
LOS ANGELES, CA 90012

Cortese S105024711 N/A

CORTESE:
Reg Id: 19510059
Region: CORTESE
Reg By: CALSI

98
NE
1/4-1/2
2608 ft.
Higher

INTERNATIONAL BANK PROPERTY
943 MAIN
LOS ANGELES, CA 90012

CA SLIC S104549294 N/A

SLIC Region 4:
Facility ID: Not reported
Facility Status: Closure
Region: 4
SLIC 0945
Staff: John Geroch
Substance: VOCs

P99
East
1/2-1
2696 ft.
Lower

900 LYON ST
LA, CA

Site 1 of 2 in cluster P

CHMIRS S105629993 N/A

(Continued) **S105629993**

CHMIRS:

OES Control Number:	60585	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	BATTERY ACID		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	3-5 GALLONS
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	60585
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	NO
Responding Agency Personel # Of Fatalities :	NO
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	STORMDRAIN
Spill Site :	OTHER
Cleanup By :	LA CO TRANS AUTH
Containment :	YES
What Happened :	BATTERY FELL OFF A FORKLIFT.
Date/Time :	10/7/93 1330
Evacuations :	NO

(Continued) **S105629993**

Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

P100 **L.A.C.M.T.A.** **HAZNET S100944575**
East **900 LYON ST** **CHMIRS N/A**
1/2-1 **LOS ANGELES, CA 90013**
2696 ft.
Lower **Site 2 of 2 in cluster P**

HAZNET:

Gepaid:	CAD981576978
Tepaid:	CAD050806850
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.0035
Category:	Pharmaceutical waste
Disposal Method:	Recycler
Contact:	L.A.C.M.T.A.
Telephone:	(213) 972-5832
Mailing Address:	900 LYON ST
	LOS ANGELES, CA 90012 - 2913
County	Los Angeles

Gepaid:	CAD981576978
Tepaid:	CAD088504881
Gen County:	Los Angeles
Tsd County:	Orange
Tons:	.0500
Category:	Other inorganic solid waste
Disposal Method:	Recycler
Contact:	L.A.C.M.T.A.
Telephone:	(213) 972-5832
Mailing Address:	900 LYON ST
	LOS ANGELES, CA 90012 - 2913
County	Los Angeles

Gepaid:	CAD981576978
Tepaid:	CAD088504881
Gen County:	Los Angeles
Tsd County:	Orange
Tons:	7.7500
Category:	Liquids with pH <UN-> 2 with metals
Disposal Method:	Recycler
Contact:	L.A.C.M.T.A.
Telephone:	(213) 972-5832
Mailing Address:	900 LYON ST
	LOS ANGELES, CA 90012 - 2913
County	Los Angeles

L.A.C.M.T.A. (Continued) **S100944575**

Gepaid: CAD981576978
Tepaid: CAT000613935
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 35.6316
Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Transfer Station
Contact: L.A.C.M.T.A.
Telephone: (213) 972-5832
Mailing Address: 900 LYON ST
LOS ANGELES, CA 90012 - 2913
County Los Angeles

Gepaid: CAD981576978
Tepaid: CAT000613933
Gen County: Los Angeles
Tsd County: 0
Tons: 1.6513
Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
Disposal Method: Not reported
Contact: L.A.C.M.T.A.
Telephone: (213) 972-5832
Mailing Address: 900 LYON ST
LOS ANGELES, CA 90012 - 2913
County Los Angeles

The CA HAZNET database contains 216 additional records for this site.
Please contact your EDR Account Executive for more information.

CHMIRS:

OES Control Number:	98-5262	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	anti-freeze/water		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	4000
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	11/23/98

Time Completed : Not reported
Physical State Stored : Not reported
Physical State Released : Not reported
Release Unit : Not reported
Container Description : Not reported
Container Type : Not reported
Container Material : Not reported
Level Of Container : Not reported
Container Capacity : Not reported
Container Capacity Units (code) : Not reported
Extent Of Release (code) : Not reported
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 98-5262
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported

L.A.C.M.T.A. (Continued) **S100944575**

Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		No
Waterway :	Not reported	
Spill Site :		Other
Cleanup By :	Unknown	
Containment :		Yes
What Happened :	Underground storage tank pump blew a seal allowing substance to pumped out of the tank and in to surrounding soil	
Date/Time :		11/23/98 1500
Evacuations :		0
Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

Q101
ESE
1/2-1
2821 ft.
Lower

530 E. RAMIREZ ST
LOS ANGELES, CA 90012

CHMIRS **S100275128**
N/A

Site 1 of 3 in cluster Q

CHMIRS:

OES Control Number:	8908131	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	UNKNOWN		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	4000
Environmental Contamination:	Ground	Property Use:	Vacant Lot
Incident Date:	28-SEP-89	Date Completed:	28-SEP-89
Time Completed :		1330	
Physical State Stored :		Liquid	
Physical State Released :		Liquid	
Release Unit :		Gallons	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	

(Continued) **S100275128**

Level Of Container :		Not reported
Container Capacity :		Not reported
Container Capacity Units (code) :		Not reported
Extent Of Release (code) :		7
Agency Id Number :		19105
Agency Incident Number :		240
OES Incident Number :		8908131
Time Notified :		924
Surrounding Area :		500
Estimated Temperature :		80
Property Management :		P
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		0
Others Number Of Decontaminated :		0
Others Number Of Injuries :		0
Others Number Of Fatalities :		0
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		ALVIN K. BARNHART AB7044 F.S. 4-B
Report Date :		28-SEP-89
Comments :		Not reported
Facility Telephone Number :		213 485-7480
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

Q102 **LOS ANGELES CITY/DEPT OF TRANSPORTATION** **HAZNET** **S103664837**
ESE **555 RAMIREZ AVE** **Cortese** **N/A**
1/2-1 **LOS ANGELES, CA 90012**
2828 ft.
Lower **Site 2 of 3 in cluster Q**

LOS ANGELES CITY/DEPT OF TRANSPORTATION (Continued) **S103664837**

HAZNET:

Gepaid:	CAD980812879
Tepaid:	CAD050806850
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.6925
Category:	Other inorganic solid waste
Disposal Method:	Transfer Station
Contact:	CITY OF LOS ANGELES
Telephone:	(213) 485-2261
Mailing Address:	555 RAMIREZ AVE
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD980812879
Tepaid:	CAD050806850
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	0.7506
Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	Transfer Station
Contact:	CITY OF LOS ANGELES
Telephone:	(213) 485-2261
Mailing Address:	555 RAMIREZ AVE
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD980812879
Tepaid:	CAD050806850
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	1.1467
Category:	Waste oil and mixed oil
Disposal Method:	Transfer Station
Contact:	CITY OF LOS ANGELES
Telephone:	(213) 485-2261
Mailing Address:	555 RAMIREZ AVE
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD980812879
Tepaid:	CAD050806850
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.9283
Category:	Off-specification, aged, or surplus organics
Disposal Method:	Transfer Station
Contact:	CITY OF LOS ANGELES
Telephone:	(213) 485-2261
Mailing Address:	555 RAMIREZ AVE
	LOS ANGELES, CA 90012
County	Los Angeles

LOS ANGELES CITY/DEPT OF TRANSPORTATION (Continued) **S103664837**

Gepaid: CAD980812879
Tepaid: CAD050806850
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 0.045
Category: Other empty containers 30 gallons or more
Disposal Method: Transfer Station
Contact: CITY OF LOS ANGELES
Telephone: (213) 485-2261
Mailing Address: 555 RAMIREZ AVE
LOS ANGELES, CA 90012
County Los Angeles

The CA HAZNET database contains 39 additional records for this site.
Please contact your EDR Account Executive for more information.

CORTESE:
Reg Id: 900120398
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Q103
ESE
1/2-1
2828 ft.
Lower

555 E RAMIREZ ST #275
LOS ANGELES, CA 90012

Site 3 of 3 in cluster Q

CHMIRS **S100281099**
N/A

CHMIRS:

OES Control Number:	9991864	DOT ID:	2672
DOT Hazard Class:	Corrosives		
Chemical Name:	AMMONIA		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	5
Environmental Contamination:	Air	Property Use:	Industrial, Utility
Incident Date:	22-AUG-88	Date Completed:	22-AUG-88
Time Completed :		Not reported	
Physical State Stored :		Liquid	
Physical State Released :		Liquid	
Release Unit :		Gallons	
Container Description :		2	
Container Type :		04	
Container Material :		Plastic , Flexible	
Level Of Container :		10	
Container Capacity :		1	
Container Capacity Units (code) :		Gallons	
Extent Of Release (code) :		3	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		9991864	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	

(Continued) **S100281099**

Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		Not reported
Responding Agency Personel # Of Fatalities :		Not reported
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

104
WSW
1/2-1
2841 ft.
Higher

TIMES MIRROR
240 HILL ST S
LOS ANGELES, CA 90012

LUST **S101297033**
Cortese **N/A**

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900120107		
Reg Board:	Los Angeles Region		
Chemical:	Hydrocarbons		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	Remove Free Product - remove floating product from water table		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	12/10/1991	Prelim Assess:	12/10/1991
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	8/19/1997		
Release Date:	12/10/1991		

TIMES MIRROR (Continued) **S101297033**

Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 12/11/1991
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Yes
Leak Cause: UNK
Leak Source: UNK
MTBE Date : 1/1/1965
Max MTBE GW : 10 Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : RN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 9/29/1997
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party TIME MIRROR
RP Address: TIMES MIRROR SQUARE, LOS ANGELES CA 90053
Global Id: T0603700509
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 12/10/1991
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120107
Substance: Hydrocarbons
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: RN

CORTESE:
Reg Id: 900120107
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

105
North
1/2-1
2861 ft.
Higher

TEXACO
900 HILL ST
LOS ANGELES, CA 90012

HAZNET **S103990625**
Cortese **N/A**

HAZNET:
Gepaid: CAC001313656
Tepaid: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 1.6137
Category: Unspecified aqueous solution
Disposal Method: Treatment, Tank
Contact: JIMMY J
Telephone: (626) 445-2300
Mailing Address: 900 HILL ST
LOS ANGELES, CA 90012
County Los Angeles

CORTESE:
Reg Id: 900120343
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

106
NW
1/2-1
2869 ft.
Higher

MWD HEADQUARTERS GARAGE
610 FIGUEROA TERRACE N
LOS ANGELES, CA 90012

LUST **S101296998**
Cortese **N/A**

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number 900120207
Reg Board: Los Angeles Region
Chemical: Waste Oil
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: 8/27/1990
Remed Action: Not reported
Close Date: 7/14/1997
Release Date: 8/27/1990
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 10/15/1990
Funding: Not reported
Staff Initials: UNK
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: 8/27/1990
Monitoring: Not reported

MWD HEADQUARTERS GARAGE (Continued) **S101296998**

Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : RN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 7/8/1997
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyMETROPOLITAN WATER DISTRICT
RP Address: 13191 CROSSROADS PKWY N.,STE 305,CITY OF INDUSTRY 91746-3497
Global Id: T0603700516
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 8/27/1990
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120207
Substance: Waste Oil
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: RN

CORTESE:
Reg Id: 900120207
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

107
SSE
1/2-1
3005 ft.
Lower

MANGROVE ESTATE, B.V.
617 001ST ST E
LOS ANGELES, CA 90012

LUST **S104406272**
Cortese **N/A**

State LUST:
Cross Street: ALAMEDA ST.
Qty Leaked: Not reported
Case Number 900120225
Reg Board: Los Angeles Region

MANGROVE ESTATE, B.V. (Continued) **S104406272**

Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	Excavate and Dispose - remove contaminated soil and dispose in approved site		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	8/17/1992	Remed Plan:	8/17/1992
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	1/15/1997		
Release Date:	9/17/1992		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	8/31/1992		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	OLD#092292-02		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	12/8/1998		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	BLANK RP		
RP Address:	201 S SANTA FE AVE, SUITE 101, LOS ANGELES CA 90012		
Global Id:	T0603700517		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

LUST Region 4:
Report Date: 9/17/1992

MANGROVE ESTATE, B.V. (Continued) **S104406272**

Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120225
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120225
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

R108 North 1/2-1 3015 ft. Higher

MORGAN SERVICE INC
905 YALE
LOS ANGELES, CA 90012

Site 1 of 2 in cluster R

RCRIS-SQG 1000232653
FINDS CAD982052912
HAZNET
LUST
Cortese
CA FID UST
HIST UST

RCRIS:
Owner: RICHARD SENIOR
(415) 555-1212
EPA ID: CAD982052912

Contact: ENVIRONMENTAL MANAGER
(213) 231-8328

Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
National Emissions Trends (NET)
Resource Conservation and Recovery Act Information system (RCRAINFO)

State LUST:
Cross Street: COLLEGE ST
Qty Leaked: Not reported
Case Number 900120052
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Abate Method: Vapor Extraction
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 9/9/1996
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

MORGAN SERVICE INC (Continued) **1000232653**

Release Date: 5/21/1986
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 4/23/1987
Funding: Not reported
Staff Initials: UNK
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Yes
Leak Cause: Corrosion
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : JOSE MARTINEZ
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 9/9/1996
Stop Date : 5/16/1986
Work Suspended : Not reported
Responsible Party MORGAN SERVICES, INCORPORATED
RP Address: 323N. MICHIGAN AVE., CHICAGO, IL 90601
Global Id: T0603700504
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 5/21/1986
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120052
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

MORGAN SERVICE INC (Continued) **1000232653**

HAZNET:

Gepaid:	CAD982052912
Tepaid:	CAD093459485
Gen County:	Los Angeles
Tsd County:	Fresno
Tons:	.2500
Category:	Organic liquids with metals Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
Disposal Method:	Transfer Station
Contact:	Not reported
Telephone:	(000) 000-0000
Mailing Address:	905 YALE LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD982052912
Tepaid:	CAD044429835
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	0.5838
Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Contact:	Not reported
Telephone:	(000) 000-0000
Mailing Address:	905 YALE LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD982052912
Tepaid:	CAT000613893
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	0.0708
Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Transfer Station
Contact:	Not reported
Telephone:	(000) 000-0000
Mailing Address:	905 YALE LOS ANGELES, CA 90012
County	Los Angeles

CORTESE:

Reg Id:	900120052
Region:	CORTESE
Reg By:	Leaking Underground Storage Tanks

MORGAN SERVICE INC (Continued) **1000232653**

FID:

Facility ID:	19001214	Regulate ID:	00047003
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(213) 485-9666
Mail To:	Not reported 222 N MICHIGAN AVE LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

UST HIST:

Facility ID:	47003		
Tank Num:	1	Container Num:	3
Tank Capacity:	15000	Year Installed:	1973
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JOSE MARTINEZ	Telephone:	(213) 485-9666
Total Tanks:	5	Region:	STATE
Facility Type:	2	Other Type:	LAUNDRY

Facility ID:	47003		
Tank Num:	2	Container Num:	2
Tank Capacity:	15000	Year Installed:	1973
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JOSE MARTINEZ	Telephone:	(213) 485-9666
Total Tanks:	5	Region:	STATE
Facility Type:	2	Other Type:	LAUNDRY

Facility ID:	47003		
Tank Num:	3	Container Num:	1
Tank Capacity:	15000	Year Installed:	1973
Tank Used for:	PRODUCT		
Type of Fuel:	DIESEL	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	JOSE MARTINEZ	Telephone:	(213) 485-9666
Total Tanks:	5	Region:	STATE
Facility Type:	2	Other Type:	LAUNDRY

Facility ID:	47003		
Tank Num:	4	Container Num:	4
Tank Capacity:	2500	Year Installed:	Not reported
Tank Used for:	WASTE		
Type of Fuel:	Not Reported	Tank Construction:	6 inches
Leak Detection:	None		
Contact Name:	JOSE MARTINEZ	Telephone:	(213) 485-9666
Total Tanks:	5	Region:	STATE
Facility Type:	2	Other Type:	LAUNDRY

Facility ID:	47003		
Tank Num:	5	Container Num:	5

MORGAN SERVICE INC (Continued) **1000232653**

Tank Capacity:	4000	Year Installed:	Not reported
Tank Used for:	PRODUCT		
Type of Fuel:	Not Reported	Tank Construction:	6 inches
Leak Detection:	None		
Contact Name:	JOSE MARTINEZ	Telephone:	(213) 485-9666
Total Tanks:	5	Region:	STATE
Facility Type:	2	Other Type:	LAUNDRY

R109 **CHMIRS** **S100277225**
North **N/A**
1/2-1 **905 NORTH YALE STREET**
3015 ft. **LOS ANGELES, CA 90012**
Higher

Site 2 of 2 in cluster R

CHMIRS:

OES Control Number:	9115355	DOT ID:	Not reported
DOT Hazard Class:	Gases		
Chemical Name:	METHANE		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	Not reported
Environmental Contamination:	Ground	Property Use:	Industrial, Utility
Incident Date:	08-FEB-91	Date Completed:	08-FEB-91

Time Completed :	1445
Physical State Stored :	Gas
Physical State Released :	Gas
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	No Container
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	0
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	2
Agency Id Number :	19105
Agency Incident Number :	365
OES Incident Number :	9115355
Time Notified :	1243
Surrounding Area :	500
Estimated Temperature :	78
Property Management :	P
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	0
Others Number Of Decontaminated :	0
Others Number Of Injuries :	0
Others Number Of Fatalities :	0
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported

(Continued) **S100277225**

CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		MICHAEL CATILLO F.S. 4-B
Report Date :		08-FEB-91
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

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110 ESE 1/2-1 3060 ft. Lower

FRIEDMAN BAG CO INC
801 E COMMERCIAL ST
LOS ANGELES, CA 90012

RCRIS-SQG FINDS HAZNET LUST Cortese CA FID UST HIST UST

1000201452 CAD008236960

RCRIS:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAD008236960
Contact: ENVIRONMENTAL MANAGER
(213) 628-2341
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

State LUST:

Cross Street:	CENTER
Qty Leaked:	Not reported
Case Number	900120407
Reg Board:	Los Angeles Region
Chemical:	Gasoline
Lead Agency:	Regional Board
Local Agency :	19050
Case Type:	Soil only
Status:	Case Closed
County:	Los Angeles

FRIEDMAN BAG CO INC (Continued) **1000201452**

Review Date:	5/5/1987	Confirm Leak:	5/5/1987
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	8/23/2002		
Release Date:	5/5/1987		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	CLOS		
Enter Date :	8/13/1987		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	AT		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	LUST		
Oversight Prgm :	LUST		
Review Date :	5/5/1987		
Stop Date :	4/21/1987		
Work Suspended :	Not reported		
Responsible Party	KEN HEKIMIAN		
RP Address:	801 E. COMMERCIAL ST.		
Global Id:	T0603700535		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

LUST Region 4:

Report Date:	5/5/1987
Lead Agency:	Local Agency
Local Agency:	19050
Case Number:	900120407
Substance:	Gasoline
Case Type:	Soil
Status:	Leak being confirmed
Region:	4
Staff:	Not reported

FRIEDMAN BAG CO INC (Continued) **1000201452**

HAZNET:

Gepaid:	CAD008236960
Tepaid:	CAD008302903
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.3590
Category:	Other empty containers 30 gallons or more
Disposal Method:	Transfer Station
Contact:	FRIEDMAN BAG CO INC
Telephone:	(213) 628-2341
Mailing Address:	801 E COMMERCIAL ST
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD008236960
Tepaid:	KSD980633259
Gen County:	Los Angeles
Tsd County:	99
Tons:	1.6054
Category:	Unspecified organic liquid mixture
Disposal Method:	Not reported
Contact:	FRIEDMAN BAG CO INC
Telephone:	(213) 628-2341
Mailing Address:	801 E COMMERCIAL ST
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD008236960
Tepaid:	CAT000613893
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	0.1668
Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Transfer Station
Contact:	FRIEDMAN BAG CO INC
Telephone:	(213) 628-2341
Mailing Address:	801 E COMMERCIAL ST
	LOS ANGELES, CA 90012
County	Los Angeles

Gepaid:	CAD008236960
Tepaid:	OKD089761290
Gen County:	Los Angeles
Tsd County:	99
Tons:	6.6111
Category:	
Disposal Method:	Not reported
Contact:	FRIEDMAN BAG CO INC
Telephone:	(213) 628-2341
Mailing Address:	801 E COMMERCIAL ST
	LOS ANGELES, CA 90012
County	Los Angeles

FRIEDMAN BAG CO INC (Continued) **1000201452**

Gepaid: CAD008236960
Tepaid: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1000
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: FRIEDMAN BAG CO INC
Telephone: (213) 628-2341
Mailing Address: 801 E COMMERCIAL ST
LOS ANGELES, CA 90012
County Los Angeles

The CA HAZNET database contains 6 additional records for this site.
Please contact your EDR Account Executive for more information.

CORTESE:
Reg Id: 900120407
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

FID:

Facility ID:	19001341	Regulate ID:	00021061
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(213) 628-2341
Mail To:	Not reported 801 COMMERCIAL ST LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

UST HIST:

Facility ID:	21061		
Tank Num:	1	Container Num:	1
Tank Capacity:	500	Year Installed:	Not reported
Tank Used for:	PRODUCT		
Type of Fuel:	REGULAR	Tank Construction:	Not reported
Leak Detection:	Stock Inventor		
Contact Name:	RUBEN PRECIADO	Telephone:	(213) 628-2341
Total Tanks:	1	Region:	STATE
Facility Type:	2	Other Type:	CONTAINER MFG.

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111 NNE 1/2-1 3097 ft. Higher **LA CO PARKING GARAGE** **LUST S102432402**
1035 ALAMEDA ST N **Cortese N/A**
LOS ANGELES, CA 90012

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number 900120161
Reg Board: Los Angeles Region
Chemical: Gasoline

LA CO PARKING GARAGE (Continued) **S102432402**

Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: 1/22/1998
Release Date: 3/1/1995
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 11/8/1995
Funding: Not reported
Staff Initials: UNK
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : 1/1/1965
Max MTBE GW : 36 Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : GN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 4/8/1998
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party LA COUNTY, ENERGY MANAGEMENT
RP Address: 1100 N. EASTERN AVE., RM 101, LOS ANGELES, CA 90063
Global Id: T0603700513
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region 4:
Report Date: 3/1/1995
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120161

LA CO PARKING GARAGE (Continued) **S102432402**

Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: GN

CORTESE:
Reg Id: 900120161
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

112
North
1/2-1
3200 ft.
Higher

711 WEST COLLEGE STREET
LOS ANGELES, CA 90012

CHMIRS **S100277407**
N/A

CHMIRS:

OES Control Number:	9116122	DOT ID:	1787
DOT Hazard Class:	Corrosives		
Chemical Name:	HYDRIODIC ACID		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	10
Environmental Contamination:	Ground	Property Use:	Vacant Lot
Incident Date:	29-MAR-91	Date Completed:	29-MAR-91
Time Completed :	1635		
Physical State Stored :	Liquid		
Physical State Released :	Liquid		
Release Unit :	Gallons		
Container Description :	2		
Container Type :	Drum		
Container Material :	Plastic Fiberglass , Rigid		
Level Of Container :	Ground Level		
Container Capacity :	55		
Container Capacity Units (code) :	Gallons		
Extent Of Release (code) :	6		
Agency Id Number :	19105		
Agency Incident Number :	466		
OES Incident Number :	9116122		
Time Notified :	1323		
Surrounding Area :	500		
Estimated Temperature :	68		
Property Management :	P		
More Than Two Substances Involved? :	Not reported		
Special Studies 1 :	Not reported		
Special Studies 2 :	Not reported		
Special Studies 3 :	Not reported		
Special Studies 4 :	Not reported		
Special Studies 5 :	Not reported		
Special Studies 6 :	Not reported		
Responding Agency Personel # Of Injuries :	0		
Responding Agency Personel # Of Fatalities :	0		
Resp Agncy Personel # Of Decontaminated :	0		
Others Number Of Decontaminated :	0		
Others Number Of Injuries :	0		
Others Number Of Fatalities :	0		
Vehicle Make/year :	Not reported		

(Continued) **S100277407**

Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		ALVIN BARNHART AB7044 FSNB
Report Date :		29-MAR-91
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

113
SSW
1/2-1
3413 ft.
Lower

BREITLING PROPERTY #1
322 LOS ANGELES
, CA 90013

Cortese S105022418 N/A

CORTESE:

Reg Id:	3231
Region:	CORTESE
Reg By:	Leaking Underground Storage Tanks

114
WSW
1/2-1
3553 ft.
Higher

300 S. GRAND AVE
LOS ANGELES, CA 24476

CHMIRS S105661882 N/A

CHMIRS:

OES Control Number:	99-1835	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Halon 1301		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	1600
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	4/26/99
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	

(Continued) **S105661882**

Container Material :		Not reported
Level Of Container :		Not reported
Container Capacity :		Not reported
Container Capacity Units (code) :		Not reported
Extent Of Release (code) :		Not reported
Agency Id Number :		Not reported
Agency Incident Number :		Not reported
OES Incident Number :		99-1835
Time Notified :		Not reported
Surrounding Area :		Not reported
Estimated Temperature :		Not reported
Property Management :		Not reported
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		No
Waterway :	Not reported	
Spill Site :		Merchant/Business
Cleanup By :	Contractor	
Containment :		Yes
What Happened :	Fire or overheating in computer room which caused discharge of halon system, which then went into exhaust system and was evacuated to atmosphere Building was unoccupied at time	
Date/Time :		4/26/99 2009
Evacuations :		0
Type :	VAPOR	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

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115 East 1/2-1 3601 ft. Lower

MENDOZA SERVICE, INC.
866 CESAR CHAVEZ ST E
LOS ANGELES, CA 90012

LUST S102523295
Cortese N/A

MENDOZA SERVICE, INC. (Continued) **S102523295**

State LUST:

Cross Street:	MISSION RD		
Qty Leaked:	Not reported		
Case Number	900120307		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	4/30/1997	Prelim Assess:	4/30/1997
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	9/25/2000		
Release Date:	12/6/1996		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	3/5/1997		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Piping		
MTBE Date :	1/1/1965		
Max MTBE GW :	522 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	1C		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	GN		
GW Qualifier :	Not reported		
Max MTBE Soil :	42 Parts per Million		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	9/14/2000		
Stop Date :	11/1/1994		
Work Suspended :	Not reported		
Responsible Party	MENDOZA, RICHARD		
RP Address:	3410 BRANDON BLVD, PASADENA CA 91107		
Global Id:	T0603700526		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	2		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		

MENDOZA SERVICE, INC. (Continued) **S102523295**

Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 12/6/1996
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120307
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: GN

CORTESE:
Reg Id: 900120307
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

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116 NE 1/2-1 3683 ft. Higher **WILLIAM MEAD HOMES** **Cal-Sites S101482998**
1300 CARDINAL STREET **AWP N/A**
LOS ANGELES, CA 90012

CAL-SITES:

Facility ID	19290312	
Status:	Not reported	
Status Date:	10/05/2001	
Lead:	DTSC	
Region:	3 - GLENDALE	
Branch:	SA - SO CAL - GLENDALE	
File Name:	WILLIAM MEAD HOMES SITE	
Status Name:	ANNUAL WORKPLAN - ACTIVE SITE	
Lead Agency:	DEPT OF TOXIC SUBSTANCES CONTROL	Not reported
NPL:	Not Listed	
SIC:	29 MANU - PETROLEUM & COAL PRODUCTS	
Facility Type:	RP	
Type Name:	RESPONSIBLE PARTY	
Staff Member Responsible for Site:	RKINSELL	
Supervisor Responsible for Site:	Not reported	
Region Water Control Board:	Not reported	
Access:	Not reported	
Cortese:	Not reported	
Hazardous Ranking Score:	Not reported	
Date Site Hazard Ranked:	Not reported	
Groundwater Contamination:	Not reported	
No. of Contamination Sources:	0.00000	
Lat/Long:	0.00000° 0.00000′ 0.00000″ / 0° 0.00000′ 0.00000″	
Lat/long Method:	Not reported	
State Assembly District Code:	46	
State Senate District:	22	

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

AWP Facility ID: 19290312
Facility Type: AWP

117
SE
1/2-1
3727 ft.
Lower

210 N. CENTER ST.
LOS ANGELES, CA 24476

CHMIRS S105654622
N/A

CHMIRS:

OES Control Number:	98-3978	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Ammonia		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	100
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	8/30/98
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		98-3978	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		0	
Responding Agency Personel # Of Fatalities :		0	
Resp Agncy Personel # Of Decontaminated :		Not reported	
Others Number Of Decontaminated :		Not reported	
Others Number Of Injuries :		Not reported	
Others Number Of Fatalities :		Not reported	
Vehicle Make/year :		Not reported	
Vehicle License Number :		Not reported	
Vehicle State :		Not reported	
Vehicle Id Number :		Not reported	
CA/DOT/PUC/ICC Number :		Not reported	
Company Name :		Not reported	
Reporting Officer Name/ID :		Not reported	
Report Date :		Not reported	
Comments :		Not reported	
Facility Telephone Number :		Not reported	
Waterway Involved :		No	
Waterway :	Not reported		
Spill Site :		Industrial Plant	
Cleanup By :	Not feasible		

(Continued) **S105654622**

Containment : No
What Happened : Motor overload caused surge of ammonia buildup triggering a pressure relief valve to open. Release resulted in a plume release to atmosphere. Some odor detected in area but no casualties.
Date/Time : 8/30/98 530
Evacuations : 0
Type : CHEMICAL
Other : liquid
Chemical 1 : Not Reported
Chemical 2 : Not Reported
Chemical 3 : Not Reported

---

118 WSW 1/2-1 3752 ft. Higher **THE MUTUAL GARAGE BUILDING** **LUST S101297179**
363 OLIVE ST S **Cortese N/A**
LOS ANGELES, CA 90013

State LUST:

Cross Street:	4TH		
Qty Leaked:	Not reported		
Case Number	900130025		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	7/19/1996		
Release Date:	1/17/1986		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	12/31/1986		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		

THE MUTUAL GARAGE BUILDING (Continued) **S101297179**

Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 3/27/1992
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyMUTUAL GARAGE BUILDING
RP Address: 363 S OLIVE ST, LOS ANGELES CA 90013 D
Global Id: T0603700540
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 1/17/1986
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900130025
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900130025
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

119
WSW
1/2-1
3824 ft.
Higher

715 WEST 3RD STREET
LOS ANGELES, CA

CHMIRS **S105665340**
N/A

CHMIRS:

OES Control Number:	00-4555	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	fuel oil, #2		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	50
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	10/4/00

Time Completed : Not reported
Physical State Stored : Not reported
Physical State Released : Not reported
Release Unit : Not reported
Container Description : Not reported
Container Type : Not reported
Container Material : Not reported

(Continued) **S105665340**

Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	00-4555
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	storm drain
Spill Site :	Other
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	A fuel oil tank overfilled. The fuel oil went into the gutter and then into the storm drain.
Date/Time :	10/4/00 1800
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

---

120 NW 1/2-1 3849 ft. Higher

BANK OF AMERICA DATA CENTER
1000 TEMPLE ST W
LOS ANGELES, CA 90012

LUST S105032371
Cortese N/A
AST

State LUST:
Cross Street: TEMPLE/BEAUDRY

BANK OF AMERICA DATA CENTER (Continued) **S105032371**

Qty Leaked: Not reported
Case Number 900120116
Reg Board: Los Angeles Region
Chemical: Gasoline
Lead Agency: Regional Board
Local Agency : 19050
Case Type: Other ground water affected
Status: Remedial action (cleanup) Underway
County: Los Angeles
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Remove Free Product - remove floating product from water table, Vapor Extraction

Review Date:	7/23/1987	Confirm Leak:	7/23/1987
Workplan:	4/10/1988	Prelim Assess:	4/10/1988
Pollution Char:	11/7/1997	Remed Plan:	11/7/1997
Remed Action:	Not reported	Monitoring:	Not reported

Close Date: Not reported
Release Date: 5/3/1994
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 6/3/1988
Funding: Not reported
Staff Initials: UNK
How Discovered: OM
How Stopped: Not reported
Interim : Yes
Leak Cause: Structure Failure
Leak Source: Piping
MTBE Date : 1/1/1965
Max MTBE GW : 279,000 Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: 1B3
Local Case # : Not reported
Beneficial: Not reported
Staff : GN
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : BANK OF AMERICA
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 4/17/2002
Stop Date : 2/14/1994
Work Suspended : Not reported
Responsible Party LISA DAMERON
RP Address: 1000 W. TEMPLE ST.
Global Id: T0603700510
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0

BANK OF AMERICA DATA CENTER (Continued) **S105032371**

Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 5/3/1994
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120116
Substance: Gasoline
Case Type: Groundwater
Status: Remedial action (cleanup) Underway
Region: 4
Staff: GN

CORTESE:
Reg Id: 900120116
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

AST:
Owner: BANK OF AMERICA
Total Gallons: 100000

---

121 West 1/2-1 3923 ft. Higher **LOS ANGELES COUNTY FIRE STATION 3** **HAZNET S103975400**
108 FREMONT AVE **Cortese N/A**
LOS ANGELES, CA 90012

HAZNET:
Gepaid: CAC002283641
Tepaid: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .2085
Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: COUNTY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 108 FREMONT AVE
LOS ANGELES, CA 90012
County Los Angeles

Gepaid: CAD981690142
Tepaid: CAD099452708
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .8131
Category: Tank bottom waste
Disposal Method: Recycler
Contact: CITY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 200 N MAIN ST STE 1000
LOS ANGELES, CA 90012 - 4123
County Los Angeles

LOS ANGELES COUNTY FIRE STATION 3 (Continued) **S103975400**

Gepaid: CAD981690142
Tepaid: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .2502
Category: Tank bottom waste
Disposal Method: Recycler
Contact: CITY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 200 N MAIN ST STE 1000
LOS ANGELES, CA 90012 - 4123
County Los Angeles

Gepaid: CAD981690142
Tepaid: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 2.919
Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: CITY OF LOS ANGELES
Telephone: (000) 000-0000
Mailing Address: 200 N MAIN ST STE 1000
LOS ANGELES, CA 90012 - 4123
County Los Angeles

CORTESE:
Reg Id: 900120361
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Reg Id: 109
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

122
SW
1/2-1
3968 ft.
Lower

433 S. SPRING ST.
LOS ANGELES, CA 24476

CHMIRS **S105675147**
N/A

CHMIRS:

OES Control Number:	01-2499	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Green substance w/ Ph level of 10		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	10
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	4/29/01
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	

(Continued) **S105675147**

Container Capacity :		Not reported
Container Capacity Units (code) :		Not reported
Extent Of Release (code) :		Not reported
Agency Id Number :		Not reported
Agency Incident Number :		Not reported
OES Incident Number :		01-2499
Time Notified :		Not reported
Surrounding Area :		Not reported
Estimated Temperature :		Not reported
Property Management :		Not reported
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Unknown
Waterway :	Storm Drain	
Spill Site :		Residence
Cleanup By :	Unknown	
Containment :		Yes
What Happened :	Fire Dept. inspector discovered the leak from an air conditioner unit. RP states approx. 50 gallons ran down the side of the building, with 10 gallons entering into the storm drain.	
Date/Time :		4/29/01 1454
Evacuations :		0
Type :	CHEMICAL	
Other :	"chill water"	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

S123 **VACANT** **LUST** **S104406276**
NNE **1245 SPRING ST** **Cortese** **N/A**
1/2-1 **LOS ANGELES, CA 90012**
4003 ft.
Higher **Site 1 of 2 in cluster S**

VACANT (Continued) **S104406276**

State LUST:

Cross Street:	BAKER ST		
Qty Leaked:	Not reported		
Case Number	900120425		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Preliminary site assessment underway		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	8/9/1999	Prelim Assess:	8/9/1999
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported		
Release Date:	8/9/1999		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Subsurface Monitoring		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	8/9/1999		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	BLANK RP		
RP Address:	Not reported		
Global Id:	T0603700537		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		

VACANT (Continued) **S104406276**

Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 8/9/1999
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900120425
Substance: Gasoline
Case Type: Groundwater
Status: Preliminary site assessment underway
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120425
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

S124 **L A SIGNAL SHOP** **CHMIRS S101583746**
NNE **1251 N SPRING ST** **CA FID UST N/A**
1/2-1 **LOS ANGELES, CA 90012**
4006 ft.
Higher **Site 2 of 2 in cluster S**

CHMIRS:

OES Control Number:	01-3449	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Fuel Oil		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	40
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	6/14/01
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		01-3449	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	

L A SIGNAL SHOP (Continued) **S101583746**

Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Other
Cleanup By :	Responsible Party
Containment :	Yes
What Happened :	A fuel truck spilled diesel for an unknown reason in an inactive rail yard. It is under investigation.
Date/Time :	6/14/01 1400
Evacuations :	0
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

FID:

Facility ID:	19005869	Regulate ID:	00041511
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(714) 877-5830
Mail To:	Not reported 1 MARKET PLAZA - LOS ANGELES, CA 90012		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

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125 SW 1/2-1 4026 ft. Lower

METRO RAIL CONSTRUCTION PROJ
425 MAIN ST
LOS ANGELES, CA 90013

RCRIS-SQG **1000366293**
HAZNET **CAD982030405**
Cortese

METRO RAIL CONSTRUCTION PROJ (Continued) **1000366293**

RCRIS:
Owner: SO CALIF RTD
(415) 555-1212
EPA ID: CAD982030405
Contact: ENVIRONMENTAL MANAGER
(213) 972-6439
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

Violation Status: No violations found

HAZNET:
Gepaid: CAD982030405
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 4.2140
Category: Asbestos-containing waste
Disposal Method: Not reported
Contact: Not reported
Telephone: (000) 000-0000
Mailing Address: 900 LYON
LOS ANGELES, CA 90012
County Los Angeles

CORTESE:
Reg Id: 4B192515001
Region: CORTESE
Reg By: Cleanup or abatement orders that concern the discharge of wastes that are hazardous materials

---

126
WSW
1/2-1
4311 ft.
Higher

PACIFIC BELL
420 S GRAND
LOS ANGELES, CA 90071

FINDS **1000250339**
HAZNET **CAT080022809**
LUST
Cortese
RCRIS-LQG
UST

RCRIS:
Owner: NOT REQUIRED
(415) 555-1212
EPA ID: CAT080022809
Contact: ENVIRONMENTAL MANAGER
(213) 578-2827
Classification: Handler transports wastes, but commercial status is unknown, Large Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported

PACIFIC BELL (Continued) **1000250339**

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900710016		
Reg Board:	Los Angeles Region		
Chemical:	Diesel		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	3/13/1997		
Release Date:	12/10/1990		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	1/23/1991		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	OLD CASE #012391-03		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	2/28/1997		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	PACIFIC BELL		
RP Address:	100 N STONEMAN, RM #120, ALHAMBRA CA 91801		
Global Id:	T0603701232		
Org Name:	Not reported		

PACIFIC BELL (Continued) **1000250339**

Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 12/10/1990
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900710016
Substance: Diesel
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

HAZNET:
Gepaid: CAT080022809
Tepaid: CAD067786749
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 8.4280
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: PACIFIC BELL
Telephone: (925) 823-6161
Mailing Address: PO BOX 5095
SAN RAMON, CA 94583 - 0995
County Los Angeles

Gepaid: CAT080022809
Tepaid: CAD067786749
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 2.5284
Category: Asbestos-containing waste
Disposal Method: Not reported
Contact: PACIFIC BELL
Telephone: (925) 823-6161
Mailing Address: PO BOX 5095
SAN RAMON, CA 94583 - 0995
County Los Angeles

Gepaid: CAT080022809
Tepaid: CAD088504881
Gen County: Los Angeles
Tsd County: Orange
Tons: 16.5132
Category: Liquids with pH <UN-> 2
Disposal Method: Treatment, Tank
Contact: PACIFIC BELL
Telephone: (925) 823-6161
Mailing Address: PO BOX 5095
SAN RAMON, CA 94583 - 0995
County Los Angeles

PACIFIC BELL (Continued) **1000250339**

Gepaid: CAT080022809
Tepaid: CAD067786749
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .8428
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: PACIFIC BELL
Telephone: (925) 823-6161
Mailing Address: PO BOX 5095
SAN RAMON, CA 94583 - 0995
County Los Angeles

Gepaid: CAT080022809
Tepaid: CAD009007626
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 1.6856
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Contact: PACIFIC BELL
Telephone: (925) 823-6161
Mailing Address: PO BOX 5095
SAN RAMON, CA 94583 - 0995
County Los Angeles

The CA HAZNET database contains 11 additional records for this site.
Please contact your EDR Account Executive for more information.

CORTESE:
Reg Id: 900710016
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

State UST:
Facility ID: 23913
Total Tanks: 1
Region: STATE
Local Agency: Los Angeles, Los Angeles County

127
ESE
1/2-1
4379 ft.
Lower

SOLAGLAS
415 MISSION RD N
LOS ANGELES, CA 90033

LUST **S101297159**
Cortese **N/A**

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number 900330334
Reg Board: Los Angeles Region
Chemical: 1
Lead Agency: Local Agency
Local Agency : 19050
Case Type: Soil only
Status: Leak being confirmed
County: Los Angeles
Review Date: 8/10/1987 Confirm Leak: 8/10/1987

SOLAGLAS (Continued) **S101297159**

Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported		
Release Date:	8/10/1987		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	4/23/1987		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Corrosion		
Leak Source:	Tank		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	8/10/1987		
Stop Date :	3/27/1987		
Work Suspended :	Not reported		
Responsible Party	RAGUS, TIM		
RP Address:	415 N MISSION RD, LOS ANGELES, CA 90033		
Global Id:	T0603700852		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	0		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

CORTESE:

Reg Id:	900330334
Region:	CORTESE
Reg By:	Leaking Underground Storage Tanks

128
West
1/2-1
4406 ft.
Higher

UNOCAL #0122
1031 002ND ST W
LOS ANGELES, CA 90012

LUST **S104406270**
Cortese **N/A**

UNOCAL #0122 (Continued) **S104406270**

LUST Region 4:
Report Date: 10/24/1986
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120043
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120043
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

129
SSW
1/2-1
4425 ft.
Lower

443 SOUTH SAN PEDRO ST.
LOS ANGELES, CA 24476

CHMIRS **S105658484**
N/A

CHMIRS:

OES Control Number:	99-5446	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Sulphuric Acid		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	1
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	12/27/99

Time Completed : Not reported
Physical State Stored : Not reported
Physical State Released : Not reported
Release Unit : Not reported
Container Description : Not reported
Container Type : Not reported
Container Material : Not reported
Level Of Container : Not reported
Container Capacity : Not reported
Container Capacity Units (code) : Not reported
Extent Of Release (code) : Not reported
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 99-5446
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Responding Agency Personel # Of Injuries : 0
Responding Agency Personel # Of Fatalities : 0

(Continued) **S105658484**

Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	Co. Health
Containment :	Yes
What Happened :	Substance was used for cleaning in the commercial bldg at this location. A plastic one gallon jug had a leak and cleaning personnel put a cloth over it to contain it. The cloth caught fire and the substance leaked onto the floor and onto the floor of t
Date/Time :	12/27/99 2100
Evacuations :	0
Type :	CHEMICAL
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

130
SW
1/2-1
4428 ft.
Lower

220 WEST 5TH STREET
LOS ANGELES, CA 90013

CHMIRS **S100280147**
N/A

CHMIRS:

OES Control Number:	9100453	DOT ID:	Not reported
DOT Hazard Class:	Corrosives		
Chemical Name:	JEWELY GLOW		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	1
Environmental Contamination:	Air	Property Use:	Mercantile, Business
Incident Date:	24-MAY-91	Date Completed:	24-MAY-91
Time Completed :	1315		
Physical State Stored :	Liquid		
Physical State Released :	Gas		
Release Unit :	Gallons		
Container Description :	3		
Container Type :	Other		
Container Material :	Glass , Pottery and Clay		
Level Of Container :	Ground Level		
Container Capacity :	.5		
Container Capacity Units (code) :	Gallons		
Extent Of Release (code) :	7		

(Continued) **S100280147**

Agency Id Number :		19105
Agency Incident Number :		359
OES Incident Number :		9100453
Time Notified :		1219
Surrounding Area :		500
Estimated Temperature :		75
Property Management :		P
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		0
Others Number Of Decontaminated :		0
Others Number Of Injuries :		0
Others Number Of Fatalities :		0
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		ALVIN K. BARNHART FS4-B
Report Date :		24-MAY-91
Comments :		Yes
Facility Telephone Number :		213 485-6003
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

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131 **CALIFORNIA HOTEL** **Cortese** **S105024654**
SE **150 MYERS** **N/A**
1/2-1 **LOS ANGELES, CA 90033**
4568 ft.
Lower

CORTESE:
Reg Id: 3062
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

132
WSW
1/2-1
4577 ft.
Higher

ARCO PARKING STRUCTURE
400 S FLOWER ST
LOS ANGELES, CA 90071

LUST **S101586515**
Cortese **N/A**
CA FID UST

State LUST:

Cross Street:	5TH ST		
Qty Leaked:	Not reported		
Case Number	900710034		
Reg Board:	Los Angeles Region		
Chemical:	Waste Oil		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Leak being confirmed		
County:	Los Angeles		
Review Date:	2/4/1987	Confirm Leak:	2/4/1987
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported		
Release Date:	2/4/1987		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	4/23/1987		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	8/10/1987		
Stop Date :	2/4/1987		
Work Suspended :	Not reported		
Responsible Party	ARCO		
RP Address:	444 S FLOWER ST, LOS ANGELES, CA 90017		
Global Id:	T0603701234		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		

ARCO PARKING STRUCTURE (Continued) **S101586515**

Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 2/4/1987
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900710034
Substance: Waste Oil
Case Type: Soil
Status: Leak being confirmed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900710034
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

FID:

Facility ID:	19053089	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(213) 000-0000
Mail To:	Not reported 400 S FLOWER ST LOS ANGELES, CA 90071		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

133
SE
1/2-1
4625 ft.
Lower

237 NORTH MISSION ROAD
LOS ANGELES, CA 24476

CHMIRS **S105643015**
N/A

CHMIRS:

OES Control Number:	16884	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	transformer oil(pcb's unknown)		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	10 gals
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	

(Continued) **S105643015**

Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	16884
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	NO
Responding Agency Personel # Of Fatalities :	NO
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	Not reported
Spill Site :	RD
Cleanup By :	la hazmat crews
Containment :	NO
What Happened :	pole transformes downed due to vehicle versus pole accident
Date/Time :	0038 12/10/96
Evacuations :	NO
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

134
NW
1/2-1
4630 ft.
Higher

MARLAND COMPANY
1100-1154 BELLEVUE AVE
LOS ANGELES, CA 90012

Cortese **S105024731**
N/A

CORTESE:
Reg Id: 900120434
Region: CORTESE

MARLAND COMPANY (Continued) **S105024731**

Reg By: Leaking Underground Storage Tanks

T135 **SOUTHERN CA GAS CENTER** **LUST** **S102437788**
WSW **501 005TH ST W** **Cortese** **N/A**
1/2-1 **LOS ANGELES, CA 90013**
4669 ft.
Higher **Site 1 of 2 in cluster T**

State LUST:

Cross Street:	OLIVE & GRAND		
Qty Leaked:	Not reported		
Case Number	900130052		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	6/6/2001		
Release Date:	2/17/1989		
Cleanup Fund Id :	Not reported		
Discover Date :	1/1/1965		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	Not reported		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Subsurface Monitoring		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	UNK		
Leak Source:	Tank		
MTBE Date :	1/1/1965		
Max MTBE GW :	2 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	2A		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	GN		
GW Qualifier :	<		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	ADDRESSES 501 THROUGH 503		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	4/17/1990		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	MIKE HENEFENT		
RP Address:	555 W. 5TH ST., SUITE #700		
Global Id:	T0603700542		

SOUTHERN CA GAS CENTER (Continued) **S102437788**

Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 2/17/1989
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900130052
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: GN

CORTESE:
Reg Id: 900130052
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

U136 **LIBRARY SQUARE CONSTRUCTION** **LUST S104406319**
WSW **633 5TH ST W** **Cortese N/A**
1/2-1 **LOS ANGELES, CA 90071**
4700 ft.
Higher **Site 1 of 2 in cluster U**

State LUST:
Cross Street: 4TH ST
Qty Leaked: Not reported
Case Number 900710043
Reg Board: Los Angeles Region
Chemical: Waste Oil
Lead Agency: Local Agency
Local Agency : 19050
Case Type: Soil only
Status: Pollution Characterization
County: Los Angeles
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Release Date: 8/4/1987
Cleanup Fund Id : Not reported
Discover Date : 1/1/1965
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 8/14/1987
Funding: Not reported
Staff Initials: UNK
How Discovered: OM
How Stopped: Not reported
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LIBRARY SQUARE CONSTRUCTION (Continued) **S104406319**

Interim : Not reported
Leak Cause: Corrosion
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : TODD, WILLIAM
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 3/3/2000
Stop Date : 8/4/1987
Work Suspended :Not reported
Responsible PartyTURNER CONSTRUCTION
RP Address: 445 S. FIGUEROA ST., LOS ANGELES, CA 90071
Global Id: T0603701235
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 8/4/1987
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900710043
Substance: Waste Oil
Case Type: Soil
Status: Pollution Characterization
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900710043
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

137
NW
1/2-1
4725 ft.
Higher

KATHLEEN ROSS PROPERTY
1165 SUNSET BLVD W
LOS ANGELES, CA 90012

LUST **S101297272**
Cortese **N/A**

State LUST:
Cross Street: BELLEVUE AVE

KATHLEEN ROSS PROPERTY (Continued) **S101297272**

Qty Leaked:	Not reported		
Case Number	900120289		
Reg Board:	Los Angeles Region		
Chemical:	Hydrocarbons		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	8/30/1990	Prelim Assess:	8/30/1990
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	6/25/1998		
Release Date:	4/30/1990		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	12/13/1990		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	1C		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	GN		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	OLD CASE #121490-02		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	4/30/1998		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	BLANK RP		
RP Address:	17815 SUNBURST AVE, NORTHRIDGE, CA 91325		
Global Id:	T0603700524		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	0		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

KATHLEEN ROSS PROPERTY (Continued) **S101297272**

LUST Region 4:
Report Date: 4/30/1990
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120289
Substance: Hydrocarbons
Case Type: Soil
Status: Case Closed
Region: 4
Staff: GN

CORTESE:
Reg Id: 900120289
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

T138 **CHMIRS** **S105662780**
WSW **500 S. GRAND AVE** **N/A**
1/2-1 **LOS ANGELES, CA**
4760 ft.
Higher **Site 2 of 2 in cluster T**

CHMIRS:

OES Control Number:	99-0886	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Polyurethane		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	Unk
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	2/24/99

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	99-0886
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0

(Continued) **S105662780**

Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	None needed
Containment :	No
What Happened :	Workers at the Biltmore Hotel were doing a roofing job. The buckets containing the roofing material were open and near the buildings air handling system which took in the vapors and distributed them throughout the building. The building was evacuated on
Date/Time :	2/24/99 1108
Evacuations :	200
Type :	PETROLEUM
Other :	Vapors
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

U139 **LA CITY GENERAL SERVICES DPT** **LUST** **S100866067**
WSW **630 005TH ST W** **Cortese** **N/A**
1/2-1 **LOS ANGELES, CA 90071**
4815 ft.
Higher **Site 2 of 2 in cluster U**

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900170016		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	7/24/1996		
Release Date:	11/9/1984		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		

LA CITY GENERAL SERVICES DPT (Continued) **S100866067**

Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 12/31/1986
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Yes
Leak Cause: Not reported
Leak Source: Tank
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : CENTRAL LIBRARY PARKING LOT
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 4/7/1989
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party CITY OF LOS ANGELES
RP Address: 600 S SPRING ST, SUITE 200, LOS ANGELES CA 90014 D
Global Id: T0603700581
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 11/9/1984
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900170016
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900170016
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

140 WSW 1/2-1 4815 ft. Higher

FORMER LEACH CORP. FACILITY
444 FLOWER ST S
LOS ANGELES, CA 90071

LUST S103438000
Cortese N/A

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900710025		
Reg Board:	Los Angeles Region		
Chemical:	1		
Lead Agency:	Local Agency		
Local Agency :	19050		
Case Type:	Soil only		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	6/17/1998		
Release Date:	6/17/1998		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	6/29/1998		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)		
Oversight Prgm :	LIA		
Review Date :	6/17/1998		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	BLANK RP		
RP Address:	Not reported		
Global Id:	T0603701233		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		

FORMER LEACH CORP. FACILITY (Continued) **S103438000**

Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 6/17/1998
Lead Agency: Local Agency
Local Agency: 19050
Case Number: 900710025
Substance: 1
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900710025
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

141
SSE
1/2-1
4879 ft.
Lower

320 S. SANTA FE AVENUE
LOS ANGELES, CA 24476

CHMIRS **S105669825**
N/A

CHMIRS:

OES Control Number:	01-7383	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Unknown White Powder		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	.25
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	12/21/01

Time Completed : Not reported
Physical State Stored : Not reported
Physical State Released : Not reported
Release Unit : Not reported
Container Description : Not reported
Container Type : Not reported
Container Material : Not reported
Level Of Container : Not reported
Container Capacity : Not reported
Container Capacity Units (code) : Not reported
Extent Of Release (code) : Not reported
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 01-7383
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported

(Continued) **S105669825**

Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		0
Responding Agency Personel # Of Fatalities :		0
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		No
Waterway :	Not reported	
Spill Site :		Other
Cleanup By :	Fire Dept.	
Containment :		Yes
What Happened :	The substance was left in a Metrolink train car.	
Date/Time :		12/21/01 808
Evacuations :		0
Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

142
West
1/2-1
4938 ft.
Higher

CHEVRON #3-8619
1100 002ND ST W
LOS ANGELES, CA 90012

LUST S102427032
Cortese N/A

State LUST:

Cross Street:	Not reported		
Qty Leaked:	Not reported		
Case Number	900120025		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	1/7/1997		
Release Date:	11/14/1985		

CHEVRON #3-8619 (Continued) **S102427032**

Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 12/31/1986
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : 1/1/1965
Max MTBE GW : ND Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 4/8/1997
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party CHEVRON PRODUCTS CO
RP Address: P.O. BOX 2833, LA HABRA CA 90632-2833
Global Id: T0603700501
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 11/14/1985
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120025
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120025
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

V143 **CONSOLIDATED FREIGHT WASTE** **HAZNET** **S103958376**
East **750 LAMAR ST.** **CHMIRS** **N/A**
1/2-1 **LOS ANGELES, CA 90031**
4985 ft.
Higher **Site 1 of 2 in cluster V**

HAZNET:

Gepaid:	CAC001495560
Tepaid:	CAD000088252
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	.4500
Category:	Other inorganic solid waste
Disposal Method:	Transfer Station
Contact:	CONSOLIDATE FREIGHT WASTE
Telephone:	(650) 326-1700
Mailing Address:	175 LINFIELD DR.
	MENLO PARK, CA 94025
County	Los Angeles

CHMIRS:

OES Control Number:	97-2864	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Dirty Dirt		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	0
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	7/23/97

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	97-2864
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported

CONSOLIDATED FREIGHT WASTE (Continued) **S103958376**

Vehicle License Number :		Not reported	
Vehicle State :		Not reported	
Vehicle Id Number :		Not reported	
CA/DOT/PUC/ICC Number :		Not reported	
Company Name :		Not reported	
Reporting Officer Name/ID :		Not reported	
Report Date :		Not reported	
Comments :		Not reported	
Facility Telephone Number :		Not reported	
Waterway Involved :		No	
Waterway :	Not reported		
Spill Site :		Rail Road	
Cleanup By :	Contractor		
Containment :		Yes	
What Happened :	Bin which dirt was stored in, in Los Angeles caught fire. Fire was extinguished without any off the substance being released on the ground. Cause of fire is being investigated.		
Date/Time :		7/23/97 115	
Evacuations :		0	
Type :	UNSPECIFIED		
Other :	none		
Chemical 1 :		Not Reported	
Chemical 2 :		Not Reported	
Chemical 3 :		Not Reported	
OES Control Number:	00-3938	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	N/A		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	0
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	8/31/00
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		00-3938	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		0	

CONSOLIDATED FREIGHT WASTE (Continued) **S103958376**

Responding Agency Personel # Of Fatalities :	0		
Resp Agncy Personel # Of Decontaminated :	Not reported		
Others Number Of Decontaminated :	Not reported		
Others Number Of Injuries :	Not reported		
Others Number Of Fatalities :	Not reported		
Vehicle Make/year :	Not reported		
Vehicle License Number :	Not reported		
Vehicle State :	Not reported		
Vehicle Id Number :	Not reported		
CA/DOT/PUC/ICC Number :	Not reported		
Company Name :	Not reported		
Reporting Officer Name/ID :	Not reported		
Report Date :	Not reported		
Comments :	Not reported		
Facility Telephone Number :	Not reported		
Waterway Involved :	No		
Waterway :	Not reported		
Spill Site :	Rail Road		
Cleanup By :	Reporting Party		
Containment :	Yes		
What Happened :	A one car derailment in the Delores rail yard. The car did not overturn and there was no spill.		
Date/Time :	8/31/00 2030		
Evacuations :	0		
Type :	RAILROAD		
Other :	Not reported		
Chemical 1 :	Not Reported		
Chemical 2 :	Not Reported		
Chemical 3 :	Not Reported		
OES Control Number:	00-3038	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	40%% Ammonia Chloride		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	25
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	7/7/00
Time Completed :	Not reported		
Physical State Stored :	Not reported		
Physical State Released :	Not reported		
Release Unit :	Not reported		
Container Description :	Not reported		
Container Type :	Not reported		
Container Material :	Not reported		
Level Of Container :	Not reported		
Container Capacity :	Not reported		
Container Capacity Units (code) :	Not reported		
Extent Of Release (code) :	Not reported		
Agency Id Number :	Not reported		
Agency Incident Number :	Not reported		
OES Incident Number :	00-3038		
Time Notified :	Not reported		
Surrounding Area :	Not reported		
Estimated Temperature :	Not reported		
Property Management :	Not reported		
More Than Two Substances Involved? :	Not reported		
Special Studies 1 :	Not reported		
Special Studies 2 :	Not reported		

CONSOLIDATED FREIGHT WASTE (Continued) **S103958376**

Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Rail Road
Cleanup By :	Reporting Party
Containment :	Unknown
What Happened :	A 55 gallon drum was punctured during transport. The substance leaked out of railroad car and on to the tracks.
Date/Time :	7/7/00 1630
Evacuations :	0
Type :	CHEMICAL
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

V144
East
1/2-1
4985 ft.
Higher

750 LEMAR STREET
LOS ANGELES, CA 0

CHMIRS **S105648897**
N/A

Site 2 of 2 in cluster V

CHMIRS:

OES Control Number:	97-4094	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	N/A		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	0
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	10/14/97
Time Completed :	Not reported		
Physical State Stored :	Not reported		
Physical State Released :	Not reported		
Release Unit :	Not reported		
Container Description :	Not reported		
Container Type :	Not reported		
Container Material :	Not reported		
Level Of Container :	Not reported		

S105648897

(Continued)

Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	97-4094
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Rail Road
Cleanup By :	No Cleanup to be done
Containment :	Yes
What Happened :	The lead engine of a train derailed, it is upright.
Date/Time :	10/14/97 1930
Evacuations :	0
Type :	OTHER
Other :	N/A
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

145
NE
1/2-1
5096 ft.
Higher

MAIN STREET DAIRY (FORMER)
1620 SPRING ST N
LOS ANGELES, CA 90012

LUST S104406268
Cortese N/A

State LUST:

Cross Street:	SOTELLO
Qty Leaked:	Not reported
Case Number	900120016

MAIN STREET DAIRY (FORMER) (Continued) **S104406268**

Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	19050		
Case Type:	Other ground water affected		
Status:	Case Closed		
County:	Los Angeles		
Abate Method:	Remove Free Product - remove floating product from water table		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	1/24/1997		
Release Date:	8/9/1990		
Cleanup Fund Id :	Not reported		
Discover Date :	Not reported		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	8/30/1990		
Funding:	Not reported		
Staff Initials:	UNK		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	1/1/1965		
Max MTBE GW :	36 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	Not reported		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	JLC		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	4/15/1997		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	CUSHMAN & WAKEFIELD OF CA, INC		
RP Address:	555 S FLOWER ST, SUITE 4200, LOS ANGELES CA 90071-2418		
Global Id:	T0603700500		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	1		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		

LUST Region 4:
Report Date: 8/9/1990

MAIN STREET DAIRY (FORMER) (Continued) **S104406268**

Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900120016
Substance: Gasoline
Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900120016
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

146
SSE
1/2-1
5109 ft.
Lower

963 E. 4TH STREET
LOS ANGELES, CA

CHMIRS **S100219121**
N/A

CHMIRS:

OES Control Number:	8990012	DOT ID:	1805
DOT Hazard Class:	Corrosives		
Chemical Name:	ACID, PHOSPHORIC		
Extent of Release:	Not reported		
CAS Number:	7664-38-2	Quantity Released:	1500
Environmental Contamination:	Other	Property Use:	Manufacturing
Incident Date:	11-APR-89	Date Completed:	11-APR-89
Time Completed :		1429	
Physical State Stored :		Liquid	
Physical State Released :		Liquid	
Release Unit :		Gallons	
Container Description :		1	
Container Type :		01	
Container Material :		Other	
Level Of Container :		Ground Level	
Container Capacity :		5000	
Container Capacity Units (code) :		Gallons	
Extent Of Release (code) :		Not reported	
Agency Id Number :		19105	
Agency Incident Number :		368	
OES Incident Number :		8990012	
Time Notified :		1259	
Surrounding Area :		700	
Estimated Temperature :		70	
Property Management :		P	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		0	
Responding Agency Personel # Of Fatalities :		0	
Resp Agncy Personel # Of Decontaminated :		0	
Others Number Of Decontaminated :		0	

(Continued) **S100219121**

Others Number Of Injuries :		0
Others Number Of Fatalities :		0
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		WILLIAM QUINN FS27C
Report Date :		11-APR-89
Comments :		Not reported
Facility Telephone Number :		213 485-7480
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

W147
SW
1/2-1
5119 ft.
Lower

303 W. 6TH ST.
LOS ANGELES, CA 24476

CHMIRS **S105665046**
N/A

Site 1 of 3 in cluster W

CHMIRS:

OES Control Number:	00-4862	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	Nitric acid		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	1
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	10/20/00
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		00-4862	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	

(Continued) **S105665046**

Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	Reporting Party
Containment :	Yes
What Happened :	An illegal dumping of the container into a trash bin.
Date/Time :	10/20/00 430
Evacuations :	0
Type :	CHEMICAL VAPOR
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

W148
SW
1/2-1
5136 ft.
Lower

319 W 6TH ST
LOS ANGELES, CA 90014

Site 2 of 3 in cluster W

CHMIRS **S100216414**
N/A

CHMIRS:

OES Control Number:	8803372	DOT ID:	1680
DOT Hazard Class:	Poisonous and etiologic (infectious) material		
Chemical Name:	POTASSIUM CYANIDE		
Extent of Release:	Not reported		
CAS Number:	151-50-8	Quantity Released:	2
Environmental Contamination:	Ground	Property Use:	County/City Road
Incident Date:	19-OCT-88	Date Completed:	19-OCT-88
Time Completed :	2020		
Physical State Stored :	Liquid		
Physical State Released :	Liquid		
Release Unit :	Gallons		
Container Description :	2		

(Continued) **S100216414**

Container Type :		05
Container Material :		Plastic Fiberglass , Rigid
Level Of Container :		Ground Level
Container Capacity :		10
Container Capacity Units (code) :		Gallons
Extent Of Release (code) :		6
Agency Id Number :		19105
Agency Incident Number :		616
OES Incident Number :		8803372
Time Notified :		1755
Surrounding Area :		500
Estimated Temperature :		70
Property Management :		U
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		Not reported
Responding Agency Personel # Of Fatalities :		Not reported
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		1
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		ALVIN K BARNHART AB7044 FS4-B
Report Date :		19-OCT-88
Comments :		Yes
Facility Telephone Number :		213 485-7480
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

149
SW
1/2-1
5149 ft.
Lower

412 W. 6TH ST. ROOM 507
LOS ANGELES, CA

CHMIRS **S100196599**
N/A

(Continued) **S100196599**

CHMIRS:

OES Control Number:	8907464	DOT ID:	1789
DOT Hazard Class:	Corrosives		
Chemical Name:	ACID, HYDROCHLORIC		
Extent of Release:	Not reported		
CAS Number:	1003485-2	Quantity Released:	Not reported
Environmental Contamination:	Air	Property Use:	Manufacturing
Incident Date:	14-AUG-89	Date Completed:	14-AUG-89
Time Completed :		1930	
Physical State Stored :		Liquid	
Physical State Released :		Liquid	
Release Unit :		Not reported	
Container Description :		2	
Container Type :		04	
Container Material :		Plastic Fiberglass , Rigid	
Level Of Container :		10	
Container Capacity :		1	
Container Capacity Units (code) :		Gallons	
Extent Of Release (code) :		4	
Agency Id Number :		19105	
Agency Incident Number :		517	
OES Incident Number :		8907464	
Time Notified :		1540	
Surrounding Area :		500	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		0	
Responding Agency Personel # Of Fatalities :		0	
Resp Agncy Personel # Of Decontaminated :		5	
Others Number Of Decontaminated :		0	
Others Number Of Injuries :		5	
Others Number Of Fatalities :		0	
Vehicle Make/year :		Not reported	
Vehicle License Number :		Not reported	
Vehicle State :		Not reported	
Vehicle Id Number :		Not reported	
CA/DOT/PUC/ICC Number :		Not reported	
Company Name :		Not reported	
Reporting Officer Name/ID :		ALFRED W WOBING AW1379 F.S.4B	
Report Date :		14-AUG-89	
Comments :		Not reported	
Facility Telephone Number :		213 485-7480	
Waterway Involved :		Not reported	
Waterway :	Not reported		
Spill Site :		Not reported	
Cleanup By :	Not reported		
Containment :		Not reported	
What Happened :	Not reported		
Date/Time :		Not reported	
Evacuations :		Not reported	

(Continued) **S100196599**

Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

150
SW
1/2-1
5149 ft.
Lower

334 WEST 6TH ST
LOS ANGELES, CA

CHMIRS **S105632795**
N/A

CHMIRS:

OES Control Number:	5385	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	DIESEL		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	200 GALS
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported
Time Completed :		Not reported	
Physical State Stored :		Not reported	
Physical State Released :		Not reported	
Release Unit :		Not reported	
Container Description :		Not reported	
Container Type :		Not reported	
Container Material :		Not reported	
Level Of Container :		Not reported	
Container Capacity :		Not reported	
Container Capacity Units (code) :		Not reported	
Extent Of Release (code) :		Not reported	
Agency Id Number :		Not reported	
Agency Incident Number :		Not reported	
OES Incident Number :		5385	
Time Notified :		Not reported	
Surrounding Area :		Not reported	
Estimated Temperature :		Not reported	
Property Management :		Not reported	
More Than Two Substances Involved? :		Not reported	
Special Studies 1 :		Not reported	
Special Studies 2 :		Not reported	
Special Studies 3 :		Not reported	
Special Studies 4 :		Not reported	
Special Studies 5 :		Not reported	
Special Studies 6 :		Not reported	
Responding Agency Personel # Of Injuries :		NO	
Responding Agency Personel # Of Fatalities :		NO	
Resp Agncy Personel # Of Decontaminated :		Not reported	
Others Number Of Decontaminated :		Not reported	
Others Number Of Injuries :		Not reported	
Others Number Of Fatalities :		Not reported	
Vehicle Make/year :		Not reported	
Vehicle License Number :		Not reported	
Vehicle State :		Not reported	
Vehicle Id Number :		Not reported	
CA/DOT/PUC/ICC Number :		Not reported	
Company Name :		Not reported	

(Continued) **S105632795**

Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	STORM DRAINS
Spill Site :	Not reported
Cleanup By :	PRIVATE CONTRACTOR
Containment :	Not reported
What Happened :	HUMAN ERROR - WRONG PRODUCT INTO SUMP PUMP BY UNEXPLAIN
Date/Time :	11/25/94 1100
Evacuations :	NO
Type :	Not reported
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

151
SW
1/2-1
5155 ft.
Lower

610 S. MAIN ST.
LOS ANGELES, CA

CHMIRS **S105631884**
N/A

CHMIRS:

OES Control Number:	26827	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	diesel		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	300-400 gals
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	26827
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported

(Continued) **S105631884**

Responding Agency Personel # Of Injuries :	UNKNOWN
Responding Agency Personel # Of Fatalities :	UNKNOWN
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Not reported
Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	sp rr
Containment :	NO
What Happened :	ruptured fuel tank on diesel puller engine
Date/Time :	400
Evacuations :	UNKNOWN
Type :	PETROLEUM
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported

X152 **UPS MAIN ST. LA FACILITY** **Cortese** **S101297095**
ENE **714 LAMAR** **N/A**
1/2-1 **LOS ANGELES, CA 90031**
5156 ft.
Lower **Site 1 of 2 in cluster X**

CORTESE:
Reg Id: 900310216
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

X153 **EMPIRE CHEMICAL INC.** **HAZNET** **S105032778**
ENE **715 LAMAR AVE** **Cortese** **N/A**
1/2-1 **LOS ANGELES, CA 90031**
5156 ft.
Lower **Site 2 of 2 in cluster X**

EMPIRE CHEMICAL INC. (Continued) **S105032778**

HAZNET:
- Gepaid: CAC001109296
- Tepaid: CAD089446710
- Gen County: Los Angeles
- Tsd County: Los Angeles
- Tons: 2.2935
- Category: Aqueous solution with 10% or more total organic residues
- Disposal Method: Transfer Station
- Contact: EMPIRE CHEM INC
- Telephone: (310) 715-6500
- Mailing Address: 715 LAMAR AVE
  LOS ANGELES, CA 90031
- County: Los Angeles

CORTESE:
- Reg Id: 900310116
- Region: CORTESE
- Reg By: Leaking Underground Storage Tanks

W154
SW
1/2-1
5177 ft.
Lower

610 S. BROADWAY
LOS ANGELES, CA 24476

CHMIRS **S105636179**
N/A

Site 3 of 3 in cluster W

CHMIRS:

OES Control Number:	1770	DOT ID:	Not reported
DOT Hazard Class:	Not Reported		
Chemical Name:	sulphuric acid		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	1 gal
Environmental Contamination:	None Reported	Property Use:	Not reported
Incident Date:	Not reported	Date Completed:	Not reported

Time Completed :	Not reported
Physical State Stored :	Not reported
Physical State Released :	Not reported
Release Unit :	Not reported
Container Description :	Not reported
Container Type :	Not reported
Container Material :	Not reported
Level Of Container :	Not reported
Container Capacity :	Not reported
Container Capacity Units (code) :	Not reported
Extent Of Release (code) :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	1770
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported

(Continued) **S105636179**

Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		NO
Responding Agency Personel # Of Fatalities :		NO
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		YES
Waterway :	Not reported	
Spill Site :		OTHER
Cleanup By :	co/doh	
Containment :		NO
What Happened :	someone threw it on the sidewalk	
Date/Time :		4/15/94 1907
Evacuations :		NO
Type :	CHEMICAL	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

155
SW
1/2-1
5253 ft.
Lower

IN ALLEY NEXT TO 224 W 6TH ST
LOS ANGELES, CA

CHMIRS **S100281091**
N/A

CHMIRS:

OES Control Number:	9991848	DOT ID:	1680
DOT Hazard Class:	Poisonous and etiologic (infectious) material		
Chemical Name:	POTASSIUM CYANIDE		
Extent of Release:	Not reported		
CAS Number:	151-50-8	Quantity Released:	Not reported
Environmental Contamination:	Air	Property Use:	County/City Road
Incident Date:	14-FEB-88	Date Completed:	15-FEB-88
Time Completed :		Not reported	
Physical State Stored :		Solid	
Physical State Released :		Gas	
Release Unit :		Not reported	
Container Description :		1	
Container Type :		02	
Container Material :		Iron Steel and Other Iron Alloys	
Level Of Container :		Ground Level	
Container Capacity :		100	
Container Capacity Units (code) :		Lbs.	
Extent Of Release (code) :		7	
Agency Id Number :		Not reported	

(Continued) **S100281091**

Agency Incident Number :		Not reported
OES Incident Number :		9991848
Time Notified :		Not reported
Surrounding Area :		Not reported
Estimated Temperature :		Not reported
Property Management :		Not reported
More Than Two Substances Involved? :		Not reported
Special Studies 1 :		Not reported
Special Studies 2 :		Not reported
Special Studies 3 :		Not reported
Special Studies 4 :		Not reported
Special Studies 5 :		Not reported
Special Studies 6 :		Not reported
Responding Agency Personel # Of Injuries :		Not reported
Responding Agency Personel # Of Fatalities :		Not reported
Resp Agncy Personel # Of Decontaminated :		Not reported
Others Number Of Decontaminated :		Not reported
Others Number Of Injuries :		Not reported
Others Number Of Fatalities :		Not reported
Vehicle Make/year :		Not reported
Vehicle License Number :		Not reported
Vehicle State :		Not reported
Vehicle Id Number :		Not reported
CA/DOT/PUC/ICC Number :		Not reported
Company Name :		Not reported
Reporting Officer Name/ID :		Not reported
Report Date :		Not reported
Comments :		Not reported
Facility Telephone Number :		Not reported
Waterway Involved :		Not reported
Waterway :	Not reported	
Spill Site :		Not reported
Cleanup By :	Not reported	
Containment :		Not reported
What Happened :	Not reported	
Date/Time :		Not reported
Evacuations :		Not reported
Type :	Not reported	
Other :	Not reported	
Chemical 1 :		Not Reported
Chemical 2 :		Not Reported
Chemical 3 :		Not Reported

156
SW
1/2-1
5262 ft.
Lower

PACIFIC MUTUAL BUILDING
523 006TH ST W
LOS ANGELES, CA 90014

LUST **S100928629**
Cortese **N/A**

State LUST:

Cross Street:	PACIFIC AVE
Qty Leaked:	Not reported
Case Number	900140016
Reg Board:	Los Angeles Region
Chemical:	Gasoline
Lead Agency:	Regional Board
Local Agency :	19050

PACIFIC MUTUAL BUILDING (Continued) **S100928629**

Case Type: Other ground water affected
Status: Case Closed
County: Los Angeles
Abate Method: Remove Free Product - remove floating product from water table
Review Date: Not reported
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: Not reported
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 10/22/1996
Release Date: 12/21/1987
Cleanup Fund Id : Not reported
Discover Date : Not reported
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 3/31/1988
Funding: Not reported
Staff Initials: UNK
How Discovered: Not reported
How Stopped: Not reported
Interim : Yes
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 9/25/1996
Stop Date : Not reported
Work Suspended : Not reported
Responsible Party PM REALTY GROUP
RP Address: 523 W 6TH ST, SUITE 218, LOS ANGELES CA 90014
Global Id: T0603700543
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:
Report Date: 12/21/1987
Lead Agency: Regional Board
Local Agency: 19050
Case Number: 900140016
Substance: Gasoline

PACIFIC MUTUAL BUILDING (Continued) **S100928629**

Case Type: Groundwater
Status: Case Closed
Region: 4
Staff: Not reported

CORTESE:
Reg Id: 900140016
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
1994	ALAMEDA MOBIL SERVICE	520 N ALAMEDA	LOS ANGELES	CA	ESE	1/8-1/4	Lower	
N/A	SOUTHERN CALIFORNIA GAS CO. - MACY STREET PLANT	306 N LYON STREET	LOS ANGELES	CA	East	1/2-1	Lower	LOS ANGELES

Description: Site is located on East side of Lyon Street - North of E. Macy Street.

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N/A	SOUTHERN CALIFORNIA GAS CO. DUCOMMUN ST. PLANT	412 N CENTER STREET	LOS ANGELES	CA	SE	1/2-1	Lower	LOS ANGELES

Description: 1906 Los Angeles Gas and Electric Co. is located on East side of Center Street b un and Jackson. By 1937, site is called Southern California Gas Co. with additi nter between Commercial and Ducommun. Gas holders also located on West side of cial and Ducommun and between Ducommun and Jackson.

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N/A	SOUTHERN CALIFORNIA GAS CO.- BUTADIENE DIVISION, 803 CENTER STREET (PLANT OFFICE)		LOS ANGELES	CA	ESE	1/2-1	Lower	LOS ANGELES

Description: Large plant covers multi-block area bordered by Commercial, Lyon and E. Macy. 1 es Gas Co. on Southern portion of site. By 1894, expanded site called Los Angel 906, called Los Angeles Gas and Electric Co. 1937, site called Southern Califor ne Division.

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ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LA	S101585016	BANCO POPULAR DE PUERTO RICO	354 S SPRING ST	90012	CA FID UST
LOS ANGELES	S103679782	MURPHY INDUSTRIAL COATINGS INC	RTE 10 AT 10/60 SEPERATION		HAZNET
LOS ANGELES	S105628460	DOWNTOWN BUSINESS MAGNET	1061 / 1081 WEST TEMPLE STRE	90012	SCH
LOS ANGELES	S103679783	MURPHY IND COATING LOS ANGELES	RTE 134 / PASS ST OC LA RVR		HAZNET
LOS ANGELES	1000985012	CALTRANS	RTE 134 BETWEEN 0.5 MI E OF	90012	RCRIS-SQG, FINDS
LOS ANGELES	S103957068	CITY OF LOS ANGELES	2129 - 2135 1ST ST	90012	HAZNET
LOS ANGELES	S102798744	HALEX CORP.	ALAMEDA / 103RD ST.		HAZNET
LOS ANGELES	S100178456	LOS ANGELES HARBOR	BERTH 200A		Notify 65
LOS ANGELES	S100216007		BERTH 126 LA HARBOR		HAZNET, CHMIRS
LOS ANGELES	S102799273	RAFFI COHEN INDUSTRIES INC	BETWEEN BROADWAY / SPRING ST		HAZNET
LOS ANGELES	S103956269	CHOR'S JEWELRY DESIGN	818 N BROADWAY SUITE 112 B	90012	HAZNET
LOS ANGELES	S103967496	HEANG CHHUN HENG	818 N BROADWAY SUITE 114	90012	HAZNET
LOS ANGELES	S105088000	UNION PACIFIC RAILROAD	BRUNO AT ALAMEDA ST	90012	HAZNET
LOS ANGELES	S100932655	CITY OF LOS ANGELES	CAL STATE LOS ANGELES		HAZNET
LOS ANGELES	S103678376	DEPARTMENT OF GENERAL SERVICES	CAL STATE BLDG. 505	90012	HAZNET
LOS ANGELES	S102803750	ECOLOGICAL SYSTEMS	803 WEST CESAR CHAVEZ	90012	HAZNET
LOS ANGELES	S103393772	SO CAL GAS/ALISO D MGP	CESAR CHAVEZ / LYONS STREETS	90012	VCP
LOS ANGELES	S103959739	DANGS GARAGE	818 CESAR CHAVEZ AVE	90012	HAZNET
LOS ANGELES	S104568898	CALTRANS DISTRICT 7	CORNER OF ALAMEDA / IMPERIAL	90012	HAZNET
LOS ANGELES	S103956199	CHINATOWN CHIROPRACTIC CLINIC	838 N. HILL ST. STE A	90012	HAZNET
LOS ANGELES	S100933970	DIRECT KIWI VESSEL #LACP4	HOMEPORT OF LOS ANGELES		HAZNET
LOS ANGELES	S102804827	BARNARD TRANSPORTATION	I-5 HWY / HWY 118 AT THE PAX		HAZNET
LOS ANGELES	S102801764	UNOCAL SO CAL. DIV. PIPE LINE	SO. IMPERIAL HWY, E. OF BLOOM-		HAZNET
LOS ANGELES	U003057313	LOS ANGELES X	LOS ANGELES		HAZNET, LOS ANGELES CO. HMS
LOS ANGELES	S103975378	LOS ANGELES COUNTY/EMERG RESPONSE	LOS ANGELES COUNTY		HAZNET
LOS ANGELES	S103975368	LOS ANGELES COUNTY STORM DAMAGE	LOS ANGELES COUNTY		HAZNET
LOS ANGELES	S100866970	LOS ANGELES RIOT	LOS ANGELES COUNTY		HAZNET
LOS ANGELES	S100866951	LOS ANGELES CITY/BUR ST MAINT	200 N MAIN ST #1500 CHE	90012	HAZNET
LOS ANGELES	S105089429	DEPT OF RECREATION AND PARKS	200 N MAIN ST RM 800-CHE	90012	HAZNET
LOS ANGELES	S105266302	1X PACER STEAM CLEANERS (DIV OF AS	1250 N MAIN BLDG #3	90012	CLEANERS
LOS ANGELES	S104578186	LOS ANGELES COUNTY FIRE DEPARTMENT	7116 S MAKEE AVE - STATION 9		HAZNET
LOS ANGELES	S103663034	LOS ANGELES COUNTY FIRE DEPARTMENT	5127 OLYMPIC BLVD - OLD STATIO		HAZNET
LOS ANGELES	S104573141	CITY OF LOS ANGELES GSD	1890 SANCHEZ ST	90012	HAZNET
LOS ANGELES	1001115432	ALAMEDA CORRIDOR TRANS AUTHORITY	SEGMENT 1 ALAMEDA CORRIDOR	90012	RCRIS-SQG, FINDS, HAZNET
LOS ANGELES	S103679904	LOS ANGELES CO EARTHQUAKE OF 01/17	SITES AFFECTED BY EARTHQUAKE		HAZNET
LOS ANGELES	S103975401	LOS ANGELES FIRE STA 66	1909 SLAUSON AVE		HAZNET
LOS ANGELES	1000350193	LA PUMPING PLANT #92	900 W SOUTHERLAND AVE	90012	CERCLIS, RCRIS-SQG, FINDS
LOS ANGELES	S105092557	CHINA DENTAL CLINIC	633 NORTH SPRING ST STE 1	90012	HAZNET
LOS ANGELES	S103675558	UNOCAL SERVICE STATION #0253	900 SUNSET BLVD	90012	HAZNET, Cortese
LOS ANGELES	S104406269	UNOCAL #0253	900 SUNSET BLVD	90012	LUST
LOS ANGELES	S105084095	CNTY OF LOS ANGELES/ISD	210 W TEMPLE ST/CRIMINAL COURT	90012	HAZNET
LOS ANGELES	S103973949	LA COUNTY INTERNAL SERVCE DEPT	210 W TEMPLE RM 16-301	90012	HAZNET
LOS ANGELES	S103985274	ROMAN CATHOLIC ARCHDIOCESE OF LA	555 TEMPLE ST	90012	HAZNET

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ANGELES	S104565283	CALTRANS DISTRICT 7	555 W TEMPLE ST / HWY 1	90012	HAZNET
LOS ANGELES	S100839295	LOS ANGELES CITY-TUJUNGA & SHE	500' E TUJUNGA, 500' N SHERMAN		WMUDS/SWAT
LOS ANGELES	S102798959	1X MOUNTAINS RECRTN & CONCV AUTHOR	LA TUNA CANYON ROAD / HWY 21		HAZNET
LOS ANGELES	S105083391	PACIFIC RIM TRANSPORTATION INC	VAN NUYS OFF RAMP WB 101 FREEW		HAZNET
LOS ANGELES	S103680141	LOS ANGELES COUNTY/CLANDESTINE DRU	VARIOUS LOCATIONS IN LOS ANGEL		HAZNET
LOS ANGELES	S103441493	LOS ANGELES CITY-RIVERTON STRE	VENTURA		WMUDS/SWAT

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List
Source: EPA
Telephone: N/A
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 02/04/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 01/29/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/03
Elapsed ASTM days: 28
Date of Last EDR Contact: 02/04/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 03/24/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 03/19/03
Date Made Active at EDR: 04/08/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/24/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 03/24/03

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 01/15/03
Date Made Active at EDR: 03/04/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/21/03
Elapsed ASTM days: 42
Date of Last EDR Contact: 03/10/03

RCRIS: Resource Conservation and Recovery Information System
Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 03/07/03

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 01/27/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

CONSENT: Superfund (CERCLA) Consent Decrees
Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03
Date of Next Scheduled EDR Contact: 04/07/03

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: N/A
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/04/03
Date of Next Scheduled EDR Contact: 05/05/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report
Source: EPA
Telephone: N/A
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/14/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03
Date of Next Scheduled EDR Contact: 04/21/03

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 205-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/27/03
Date of Next Scheduled EDR Contact: 05/26/03

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/12/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-260-1531
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 03/25/03
Date of Next Scheduled EDR Contact: 06/23/03

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/06/03
Date of Next Scheduled EDR Contact: 06/09/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-564-2501

Date of Government Version: 01/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/24/03
Date of Next Scheduled EDR Contact: 06/23/03

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03
Date of Next Scheduled EDR Contact: 04/21/03

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/28/03
Database Release Frequency: Quarterly
Date of Last EDR Contact: 03/24/03
Date of Next Scheduled EDR Contact: 06/23/03

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites
Source: California Environmental Protection Agency
Telephone: 916-323-3400
Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 01/06/03
Date Made Active at EDR: 01/28/03
Database Release Frequency: Annually
Date of Data Arrival at EDR: 01/06/03
Elapsed ASTM days: 22
Date of Last EDR Contact: 01/06/03

CAL-SITES: Calsites Database
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 02/28/03
Date Made Active at EDR: 03/21/03
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/11/03
Elapsed ASTM days: 10
Date of Last EDR Contact: 03/11/03

CHMIRS: California Hazardous Material Incident Report System
Source: Office of Emergency Services
Telephone: 916-845-8400
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/01
Date Made Active at EDR: 01/15/03
Database Release Frequency: Varies
Date of Data Arrival at EDR: 12/02/02
Elapsed ASTM days: 44
Date of Last EDR Contact: 02/24/03

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 02/18/03

NOTIFY 65: Proposition 65 Records
Source: State Water Resources Control Board
Telephone: 916-445-3846
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 01/20/03

TOXIC PITS: Toxic Pits Cleanup Act Sites
Source: State Water Resources Control Board
Telephone: 916-227-4364
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 02/03/03

SWF/LF (SWIS): Solid Waste Information System
Source: Integrated Waste Management Board
Telephone: 916-341-6320
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/14/03
Date Made Active at EDR: 04/04/03
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/17/03
Elapsed ASTM days: 18
Date of Last EDR Contact: 03/17/03

WMUDS/SWAT: Waste Management Unit Database
Source: State Water Resources Control Board
Telephone: 916-227-4448
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/17/03

LUST: Leaking Underground Storage Tank Information System
Source: State Water Resources Control Board
Telephone: 916-341-5740
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/06/03
Date Made Active at EDR: 02/04/03
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 01/08/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 01/08/03

CA BOND EXP. PLAN: Bond Expenditure Plan
Source: Department of Health Services
Telephone: 916-255-2118
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned
Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA UST:

UST: Active UST Facilities
Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/06/03
Date Made Active at EDR: 01/28/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/08/03
Elapsed ASTM days: 20
Date of Last EDR Contact: 01/08/03

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/28/03
Date Made Active at EDR: 04/04/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/05/03
Elapsed ASTM days: 30
Date of Last EDR Contact: 03/05/03

INDIAN UST: Underground Storage Tanks on Indian Land
Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: 0
Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database
Source: California Environmental Protection Agency
Telephone: 916-445-6532
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database
Source: State Water Resources Control Board
Telephone: 916-341-5700
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities
Source: State Water Resources Control Board
Telephone: 916-341-5712
Registered Aboveground Storage Tanks.

Date of Government Version: 03/18/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CLEANERS: Cleaner Facilities
Source: Department of Toxic Substance Control
Telephone: 916-225-0873
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/18/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/15/03
Date of Next Scheduled EDR Contact: 04/07/03

CA WDS: Waste Discharge System
Source: State Water Resources Control Board
Telephone: 916-657-1571
Sites which have been issued waste discharge requirements.

Date of Government Version: 03/21/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/24/03
Date of Next Scheduled EDR Contact: 06/23/03

DEED: List of Deed Restrictions
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 01/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

NFA: No Further Action Determination
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 02/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/03
Date of Next Scheduled EDR Contact: 06/02/03

REF: Unconfirmed Properties Referred to Another Agency
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 03/18/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/03
Date of Next Scheduled EDR Contact: 06/02/03

SCH: School Property Evaluation Program
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/03
Date of Next Scheduled EDR Contact: 06/02/03

NFE: Properties Needing Further Evaluation
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 02/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/11/03
Date of Next Scheduled EDR Contact: 06/02/03

HAZNET: Hazardous Waste Information System
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 12/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

Underground Tanks
Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 11/26/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

CONTRA COSTA COUNTY:

Site List
Source: Contra Costa Health Services Department
Telephone: 925-646-2286
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/05/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/03/03
Date of Next Scheduled EDR Contact: 06/02/03

FRESNO COUNTY:

CUPA Resources List
Source: Dept. of Community Health
Telephone: 559-445-3271
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/28/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/24/03
Date of Next Scheduled EDR Contact: 05/12/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 03/25/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities
Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 03/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/20/03
Date of Next Scheduled EDR Contact: 05/19/03

City of El Segundo Underground Storage Tank
Source: City of El Segundo Fire Department
Telephone: 310-607-2239

Date of Government Version: 03/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

City of Long Beach Underground Storage Tank
Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/24/03
Date of Next Scheduled EDR Contact: 05/26/03

City of Torrance Underground Storage Tank
Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 02/25/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

City of Los Angeles Landfills
Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

HMS: Street Number List
Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/27/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

Site Mitigation List
Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/03
Database Release Frequency: Annually

Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

San Gabriel Valley Areas of Concern
Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/29/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites
Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 03/04/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

NAPA COUNTY:

Sites With Reported Contamination
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/31/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

Closed and Operating Underground Storage Tank Sites
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 03/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

ORANGE COUNTY:

List of Underground Storage Tank Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/04/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/14/03
Date of Next Scheduled EDR Contact: 06/09/03

List of Underground Storage Tank Facilities
Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/27/01
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/14/03
Date of Next Scheduled EDR Contact: 06/09/03

List of Industrial Site Cleanups
Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 03/14/03
Date of Next Scheduled EDR Contact: 06/09/03

PLACER COUNTY:

Master List of Facilities
Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 02/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/25/03
Date of Next Scheduled EDR Contact: 06/23/03

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Source: Department of Public Health
Telephone: 909-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/24/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

Underground Storage Tank Tank List
Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 02/24/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

SACRAMENTO COUNTY:

CS - Contaminated Sites
Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 10/25/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

ML - Regulatory Compliance Master List
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/05/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 05/05/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

SAN DIEGO COUNTY:

Solid Waste Facilities
Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 02/24/03
Date of Next Scheduled EDR Contact: 05/26/03

Hazardous Materials Management Division Database
Source: Hazardous Materials Management Division
Telephone: 619-338-2268
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/29/03
Date of Next Scheduled EDR Contact: 04/07/03

SAN FRANCISCO COUNTY:

Local Oversite Facilities
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 03/17/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

Underground Storage Tank Information
Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 03/17/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

SAN MATEO COUNTY:

Fuel Leak List
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 03/13/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 04/28/03

Business Inventory
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report
Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 01/08/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

Hazardous Material Facilities
Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 01/03/02
Database Release Frequency: Annually

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

SOLANO COUNTY:

Leaking Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/20/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

Underground Storage Tanks
Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 12/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 01/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

SUTTER COUNTY:

Underground Storage Tanks
Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 02/24/03
Date of Next Scheduled EDR Contact: 05/26/03

Listing of Underground Tank Cleanup Sites
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/10/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

Underground Tank Closed Sites List
Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 02/11/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/17/03
Date of Next Scheduled EDR Contact: 06/16/03

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 10/28/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation
Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/24/03
Date of Next Scheduled EDR Contact: 05/26/03

LUST REG 2: Fuel Leak List
Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

LUST REG 3: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 02/18/03
Database Release Frequency: Quarterly
Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

LUST REG 4: Underground Storage Tank Leak List
Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

LUST REG 5: Leaking Underground Storage Tank Database
Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 01/01/03
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/20/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 6L: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 01/01/03
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 01/24/03
Database Release Frequency: Quarterly
Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

LUST REG 7: Leaking Underground Storage Tank Case Listing
Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 03/31/03
Date of Next Scheduled EDR Contact: 06/30/03

LUST REG 8: Leaking Underground Storage Tanks
Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/14/03
Database Release Frequency: No Update Planned
Date of Last EDR Contact: 02/10/03
Date of Next Scheduled EDR Contact: 05/12/03

LUST REG 9: Leaking Underground Storage Tank Report
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/03/03
Date of Next Scheduled EDR Contact: 04/21/03

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 02/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 05/26/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 10/01/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/13/03
Date of Next Scheduled EDR Contact: 04/14/03

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 02/18/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/18/03
Date of Next Scheduled EDR Contact: 05/19/03

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 02/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/28/03

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075
Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 01/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 6L: SLIC Sites
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574

Date of Government Version: 03/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 03/10/03
Date of Next Scheduled EDR Contact: 06/09/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

Date of Government Version: 07/19/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/27/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 7: SLIC List
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491

Date of Government Version: 03/01/03
Database Release Frequency: Varies

Date of Last EDR Contact: 02/28/03
Date of Next Scheduled EDR Contact: 05/26/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-3298

Date of Government Version: 06/01/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Date of Government Version: 03/03/03
Database Release Frequency: Annually

Date of Last EDR Contact: 03/03/03
Date of Next Scheduled EDR Contact: 06/02/03

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

STATE OF CALIFORNIA BROWNFIELDS DATABASES RECORDS

VCP: Voluntary Cleanup Program Properties
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/05/03
Date of Next Scheduled EDR Contact: 06/02/03

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

EL PUEBLO DE LOS ANGELES
501 AND 513 NORH MAIN STREET
LOS ANGELES, CA 90012

TARGET PROPERTY COORDINATES

Latitude (North):	34.056702 - 34° 3' 24.1"
Longitude (West):	118.240303 - 118° 14' 25.1"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	385531.2
UTM Y (Meters):	3768942.0

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2434118-A2 LOS ANGELES, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General ESE

Source: General Topographic Gradient has been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
LOS ANGELES, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 0601370074C

Additional Panels in search area: 0601370065C
0601370066C
0601370075C

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LOS ANGELES	Not Available

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data:*

Search Radius:	2.0 miles
Location Relative to TP:	1/4 - 1/2 Mile ENE
Site Name:	MOGUL CORP
Site EPA ID Number:	CAD056437460
Groundwater Flow Direction:	West-Northwest
Inferred Depth to Water:	20 feet to 50 feet.
Hydraulic Connection:	The site is located in a groundwater recharge area.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
A2	1 - 2 Miles ESE	Not Reported
A3	1 - 2 Miles ESE	SW
4	1 - 2 Miles East	Not Reported
5	1 - 2 Miles ENE	Not Reported
6	1 - 2 Miles SE	SW
B8	1 - 2 Miles WNW	Not Reported
B9	1 - 2 Miles WNW	Not Reported
10	1 - 2 Miles NE	Not Reported

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

Soil Layer Information

	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures:
sandy loam
gravelly - sandy loam
silt loam
clay
sand
gravelly - sand
fine sandy loam
fine sand

Surficial Soil Types:
sandy loam
gravelly - sandy loam
silt loam
clay
sand
gravelly - sand
fine sandy loam
fine sand

Shallow Soil Types:
fine sandy loam
gravelly - loam

sandy clay
sandy clay loam
clay
sand
silty clay

Deeper Soil Types: gravelly - sandy loam
sandy loam
stratified
very gravelly - sandy loam
weathered bedrock
silty clay loam
gravelly - fine sandy loam
clay loam
sand
very fine sandy loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CA2210927	1/8 - 1/4 Mile SSE

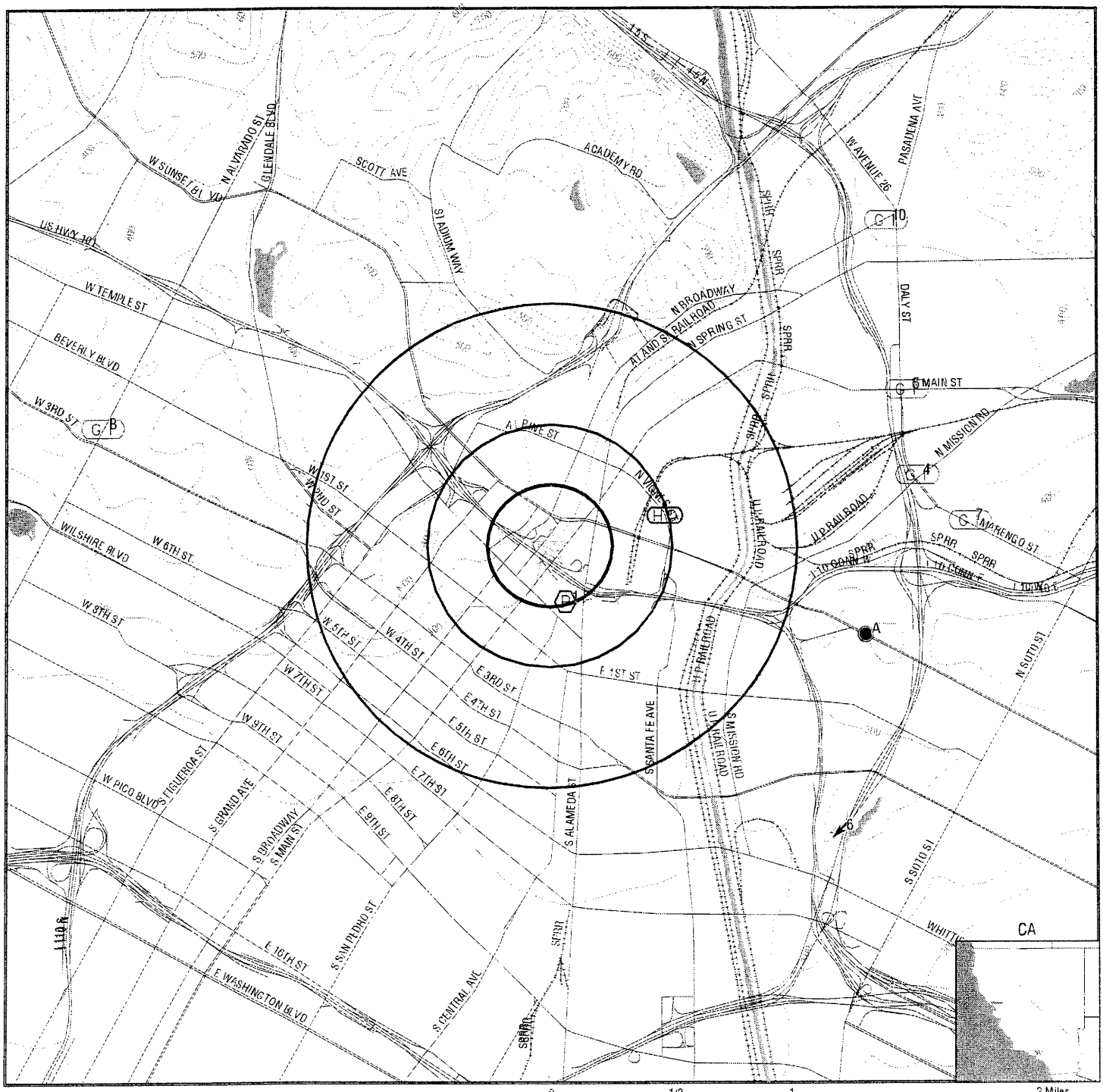
Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 0961494.3s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY:	El Pueblo de Los Angeles	CUSTOMER:	Sapphos Environmental, Inc.
ADDRESS:	501 and 513 Norh Main Street	CONTACT:	Andre Anderson
CITY/STATE/ZIP:	Los Angeles CA 90012	INQUIRY #:	0961494.3s
LAT/LONG:	34.0567 / 118.2403	DATE:	April 16, 2003 8:16 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **SSE** **1/8 - 1/4 Mile** **Lower**		**FRDS PWS**	**CA2210927**

PWS ID: CA2210927 PWS Status: Active
Date Initiated: 9205 Date Deactivated: Not Reported
PWS Name: WHISPERING PINES RECOVERY CENTER
LOS ANGELES, CA 90053

Addressee / Facility: Not Reported

Facility Latitude: 34 03 12 Facility Longitude: 118 14 18
City Served: NC NEVADA FALLS
Treatment Class: Not Reported Population: Not Reported

PWS currently has or had major violation(s) or enforcement: Yes

Violations information not reported.

ENFORCEMENT INFORMATION:

System Name: WHISPERING PINES RECOVERY
Violation Type: Initial Tap Sampling for Pb and Cu
Contaminant: LEAD & COPPER RULE
Compliance Period: 1993-07-01 - 2015-12-31 Analytical Value: 0000000.000000000
Violation ID: 95V0001 Enforcement ID: Not Reported
Enforcement Date: Not Reported Enf. Action: Not Reported

System Name: YOSEMITE BUG HOSTEL
Violation Type: Initial Tap Sampling for Pb and Cu
Contaminant: LEAD & COPPER RULE
Compliance Period: 1993-07-01 - 2015-12-31 Analytical Value: 0
Violation ID: 95V0001 Enforcement ID: Not Reported
Enforcement Date: Not Reported Enf. Action: Not Reported

System Name: YOSEMITE BUG HOSTEL
Violation Type: Initial Tap Sampling for Pb and Cu
Contaminant: LEAD & COPPER RULE
Compliance Period: 1993-07-01 - 2015-12-31 Analytical Value: 0000000.000000000
Violation ID: 95V0001 Enforcement ID: Not Reported
Enforcement Date: Not Reported Enf. Action: Not Reported

A2 **ESE** **1 - 2 Miles** **Higher**	Site ID: 900330225 Groundwater Flow: Not Reported Shallow Water Depth: 40 Deep Water Depth: 50 Average Water Depth: Not Reported Date: 11/19/1997		**AQUIFLOW**	**38178**

A3 **ESE** **1 - 2 Miles** **Higher**	Site ID: 900330189 Groundwater Flow: SW Shallow Water Depth: 25.59 Deep Water Depth: 30.09 Average Water Depth: Not Reported Date: 05/26/1993		**AQUIFLOW**	**38076**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation			Database	EDR ID Number
4 **East** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900330089 Not Reported 38'8" 39'5" Not Reported 05/06/1992	**AQUIFLOW**	**38065**
5 **ENE** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900310225 Not Reported Not Reported Not Reported 35 07/11/1991	**AQUIFLOW**	**69668**
6 **SE** **1 - 2 Miles** **Lower**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900330161 SW 25 25 Not Reported 09/19/1996	**AQUIFLOW**	**38082**
7 **East** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900330325 Not Reported Not Reported Not Reported 33 10/14/1998	**AQUIFLOW**	**38069**
B8 **WNW** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900570061 Not Reported 8.37 12 Not Reported 08/07/1996	**AQUIFLOW**	**55176**
B9 **WNW** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900570061 Not Reported 8.37 12 Not Reported 08/07/1996	**AQUIFLOW**	**55198**
10 **NE** **1 - 2 Miles** **Higher**	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	900570061 Not Reported 8.37 12 Not Reported 08/07/1996	**AQUIFLOW**	**55212**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6
Source: Department of Conservation
Telephone: 916-323-1779

RADON

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

PLAZA DE CULTURA Y ARTE ENVIRONMENTAL IMPACT REPORT
VOLUME IIc, DRAFT EIR
SCH NO. 2001101167

PREPARED FOR:

COUNTY OF LOS ANGELES
CHIEF ADMINISTRATIVE OFFICE
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC.
133 MARTIN ALLEY
PASADENA, CALIFORNIA 91105

OCTOBER 20, 2003

APPENDIX K
HAZARDOUS MATERIALS

Allied Environmental Services

ABATEMENT/RENOVATION COST ESTIMATE FOR PLAZA DE CULTURA Y ARTE

PREPARED FOR

SAPPHOS ENVIRONMENTAL, INC.
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PASADENA, CA 91105

PREPARED BY

ALLIED ENVIRONMENTAL SERVICE
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Sherman Oaks, Ca 91403
CSLB # 653122
DOSH # 758

Jeff Hall, Estimator

October 9, 2003

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OVERVIEW

The following cost estimate is for the site known as El Pueblo Plaza de Cultura y Arte, located in the County of Los Angeles, in the City of Los Angeles, California. The estimate is based on the proposed construction options as presented by Sapphos Environmental Inc.

The buildings listed in the Scope of Work (SOW) include the Plaza House (Garnier Building), the Vickrey-Brunswig Building,[1] and the Vickrey-Brunswig Annex. The Plaza House a two-story building was commissioned in 1883[2], and the Vickrey-Brunswig Building was constructed in 1888. The Annex was reportedly built in 1897 and was originally a two (2)-story structure with the third story being added after the turn of the century.

All of the buildings at this site are masonry with wood timber construction. The exterior walls are brick and mortar with interior framing, and wood floors. Interior walls in the buildings are wood or wood-lathe plaster construction.

The buildings were inspected by Allied Environmental Services (AES) to determine the existing building conditions on February 19th, March 10th, 25th, and 26th, 2003. The site inspections were performed for the purpose of investigating the current conditions and to establish the types of environmental work that the construction options would present.

Site access was provided by Mr. David Palma, Project Manager, Project Management Division 1, County of Los Angeles Department of Public Works.

The asbestos and lead-based paint (LBP) reports from the consulting firm EOS Environmental, Inc.[3] (Asbestos Survey and LBP Inspection Reports of the El Pueblo International Plaza; March 2000), were used for the purpose of reviewing the asbestos-containing materials (ACM) and LBP survey for each building in order to assess the accuracy and quality of the reports.

Severe water damage was observed in all three existing buildings. At the proposed project site, water damage observed in all areas from the roof to the basements has resulted in disintegration of structural framing members and the subsequent failure of structural members and flooring sheathing/timbers. The entry by vagrants into the building over the years has resulted in numerous fires

---

[1] The spelling Vickery and Vickrey can be found in the different reports reviewed in the preparation of this estimate. The spelling used in this report is Vickrey.

[2] Draft Cultural Resources Technical Report; *La Placita Block*, February 2, 2003, Carey & Co., Inc.

[3] EOS Environmental, Inc.- Environmental and Occupational Health Services; Asbestos Survey (2) and Lead-Based Paint (LBP) Inspection Report (2), March 30, 2000, for Buildings #3 (Brunswig Annex), #4 (Vickery-Brunswig), and #5 (Plaza House)

in various areas of the buildings resulting in both architectural and structural damage.

Based on the age of the structures, the cultural significance of the structures, and the placement of the structures on the National Historical Registry, the operations at this site to stabilize the existing asbestos and lead materials and to later remove the remaining materials for either renovation or demolition should be planned and phased. A cultural/historical archaeologist or architects with suitable knowledge of restoring damaged architectural components should be consulted and placed on the design team and used in the execution of the work at this site. Doors, windows, stairways, architectural finishes and items of historical significance must be documented and a plan designating the work at this facility, as well as the possible disposition of components, must be assessed, keeping the possible construction alternatives in mind. The Final Cultural Report[4] from Carey & Company was used to author this report.

Buildings at the El Pueblo Plaza De Cultura y Arte Site

The Buildings located at the present El Pueblo site are referenced as the Plaza House, the Vickrey-Brunswig Building, and the Vickrey-Brunswig Annex.

PLAZA HOUSE

The Plaza house is a two-story masonry and timber structure with a basement found under the structure. The first floor was used as offices and is sectioned off into three separate areas. The second floor was used as offices and the doors, windows, wainscoting, staircase and other trim and components are coated with LBP[5].

Due to the latest fire in this building, the roof structure and framing were consumed and the debris from the roof structure has been deposited on the second floor.

VICKREY-BRUNSWIG BUILDING

The Vickrey-Brunswig Building is a five-story masonry and timber structure with a basement found under the structure. The first floor was used as the building lobby and offices. The upper floors were used as offices. The exterior window components and fire escape, interior stair systems, interior doors, windows, wainscoting and other trim and components are coated with LBP. Roof mastic is recorded as being identified on the roof.

---

[4] The Cultural Resources Technical Report; *Antique Block*, April 15, 2003, by Carey & Co., Inc.

[5] See footnote #2 on the previous page.

VICKREY-BRUNSWIG ANNEX BUILDING

The Vickrey-Brunswig Annex Building is a three-story Masonry and Timber structure with a basement found under the structure. The first floor was used as storage and freight and the upper floors housed office areas. The exterior window components and fire escape, interior stair systems, doors, windows and other trim and components are coated with LBP. Roof mastic is recorded as being identified on the roof[6].

Observations Based on Field Investigation (Current Condition)

Fire and water damage was observed in all three buildings. The fire and water intrusions have resulted in architectural and structural damage to the buildings and potentially hazardous conditions from fall hazards to exposure to fungi. The buildings have been abandoned for at least 30-years and in that time the building envelopes have not been maintained. Water and vagrants have been allowed to enter into the building resulting in damage to the building, both structurally and architecturally from fire and water. The extreme conditions of disrepair as observed pose significant health and safety hazards, as well as engineering and construction challenges due to structural failure and fall hazards.

Extensive microbial contamination of the existing building materials, in the form of micro and macro fungi were observed to be growing on building materials and components due to the historic water intrusion and the exposure of the building to extreme environmental conditions. Excessive avian fecal contamination exists in/on the upper floors of the Vickrey-Brunswig and Vickrey-Brunswig Annex buildings.

PLAZA HOUSE

The upper or second floor of this structure suffered a major fire that destroyed the roof, roof framing, top of wall connections, and some of the second level floor due to structural failure. A temporary roof was placed over the remaining structure but was not adequate to protect the structure from the weather including several severe rains.

VICKREY-BRUNSWIG BUILDING

The Vickrey-Brunswig Building has suffered from several fires and severe water damage due to water intrusion and fire-fighting activities. The roof system is not intact and some sections of the roof structure have failed and fallen into the building. The lack of envelope integrity has resulted in water intrusion and water damage and subsequent mold growth in/on all floors of this building. Structural hazards and fall

[6] Ibid. Footnote #2

hazards due to loss of structural integrity of the building framing, floor sheathing and roof sheathing exist in this building.

VICKREY-BRUNSWIG ANNEX BUILDING

The Vickrey-Brunswig Annex Building has suffered from severe water damage due to water intrusion. The roof system is not intact and has allowed water intrusion into the interior of the building. The lack of envelope integrity has resulted in water intrusion and water damage and subsequent mold growth in/on all floors of this building. Structural hazards and fall hazards due to loss of structural integrity of the building floor sheathing and roof sheathing exist in this building.

PROPOSED WORK (ALTERNATIVES)

The following options or plans, as defined by the design team and submitted to AES by Sapphos Environmental Incorporated, involving the disposition of each building currently at the site is outlined below:

Proposed Project

- Plaza House to remain and undergo renovation
- Vickrey-Brunswig to be demolished
- Vickrey-Brunswig Annex to be demolished

Alternative A

- Plaza House to remain and undergo renovation
- Vickrey-Brunswig to remain and undergo renovation
- Vickrey-Brunswig Annex to be demolished

Alternative B

- Plaza House to remain and undergo renovation
- Vickrey-Brunswig to remain and undergo renovation
- Vickrey-Brunswig Annex to undergo renovation

Alternative C

- Plaza House to remain and undergo renovation
- Vickrey-Brunswig to remain and undergo renovation
- Vickrey-Brunswig Annex to undergo renovation

Alternative D

- Plaza House to undergo hazard control and demolition
- Vickrey-Brunswig to remain and undergo renovation/abatement
- Vickrey-Brunswig Annex to undergo hazard control and demolition

Alternative E

- Plaza House to undergo hazard control and demolition
- Vickrey-Brunswig to undergo hazard control and demolition
- Vickrey-Brunswig Annex to undergo hazard control and demolition

ABATEMENT AND DEMOLITION IN SOUTHERN CALIFORNIA

Abatement, renovation, and demolition are all regulated in Los Angeles County by many varied agencies from State agencies to the City of Los Angeles, including but not limited to California Occupational Safety Health Association (Cal/OSHA), the California Environmental Protection Agency (Cal/EPA), and the California Air Resources Board (CARB).

The various regulatory and enforcement agencies each enforce different rules, regulation, or codes, with some overlap. Some of the regulations are federal regulations that are strengthened and enforced by the State of California, and some, such as City Building Codes are enforced by the city building departments.

Regulated materials or hazards in the facility structures at the El Pueblo site include asbestos in building materials, lead-ceramic coatings, LBP, fungi, and avian feces.

For the purpose of clarification, the terms renovation, and demolition are used to refer to ACM and are borrowed from the Federal Register; 40 CFR 61, National Emission Standards for Hazardous Air Pollutants (NESHAP)[7] which is enforced by the South Coast Air Quality Management District (SCAQMD) under Rule 1403[8]:

> "Renovation- the altering, removing or stripping of one or more facility component(s), including, but not limited to, the stripping or removal of Asbestos-Containing Materials (ACM) from facility components, retrofitting for fire protection, the installation or the removal of heating, ventilation, air conditioning (HVAC) system(s)."
>
> "Demolition- the wrecking or removal of any load-supporting structural member of a facility and related handling operations or the intentional burning of any facility."

Abatement for the purposes of this estimate means:

> Abatement- The removal or control of regulated or non-regulated contaminants from mechanical objects, building components or surfaces. For the majority of the discussion in this estimate, abatement means the removal of surface fungal growth (fungi) from building components or

[7] Code of Federal Regulation, Environmental Protection Agency (EPA) 40 CFR Part 61; Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP).

[8] The South Coast Air Quality Management District (SCAQMD) is one of the 17 Air Quality Districts set up in the 34 counties of California to Enforce the Federal Clean Air Act of 1970. The SCAQMD enforces EPA Codes such as NESHAP and AHERA under Rule 1403 Asbestos Renovation/Demolition.

surfaces but can be used to describe the removal of other identified hazards or waste streams such as LBP, mold, fungi, feces or other hazards.

Specific regulations that will impact the proposed operations at this site are discussed in more detail below:

Asbestos

Prior to any work in a facility under the auspices of the SCAQMD, a comprehensive asbestos inspection, conforming to the requirements as set forth in the Federal Register under 40 CFR 763- Asbestos Hazard Emergency Response Act (AHERA)[9] and NESHAP must be performed. The Federal AHERA requirements for building inspection and bulk sampling/analysis protocols are required by the SCAQMD prior to renovation or demolition activities as described in Rule 1403.

California state law concerning occupational exposures as outlined in the California Code of Regulation (CCR) are based on existing Federal asbestos Worker-Protection law and apply to this site. Cal/OSHA regulations as described in CCR Title 8, Section1529; Asbestos[10] are more stringent than existing Federal law and will therefore supersede Federal regulations. CCR Title 8, Section 1529 regulations describe engineering controls, work practices, and packaging requirements for operations at this facility.

Cal/EPA rules describing packaging and waste shipment, manifesting, and land filling do apply at this facility for the intended operations.

Existing Asbestos Reports

AES reviewed the previously mentioned EOS Environmental reports prior to entry into the buildings. The surveys appeared to have sufficiently documented ACM in the interiors and exteriors of the three buildings including laboratory counter tops, and roof mastic. Should additional suspect ACM materials be discovered in the renovation or demolition at this site, additional sampling must be performed.

Elemental Lead

Elemental Lead (Pb) in the form of LBP exists at this site in all of the buildings particularly on the exterior finishes. Lead work in California is

[9] Code of Federal Regulation, Environmental Protection Agency (EPA) 40 CFR 761; Subpart G Asbestos Hazard Emergency Response Act (AHERA).

[10] CCR Title 8 Section 1529; Asbestos, Subchapter 4, Construction Safety Orders, Article 4. Dusts, fumes, Mists, Vapors, and Gasses.

regulated by various agencies. Worker protection is covered under California Code of Regulation (CCR) Title 8, Section 1532.1 Lead.[11] This standard covers training, work practices, engineering controls, and respiratory protection requirements for lead work.

The State of California through Cal/OSHA and various agencies regulates the training, certification, work practices and engineering controls regarding work involving lead removal or abatement. Training, accreditation of trainers, worker certification and work practices are regulated under Title 17- Accreditation, Certification, and Work Practices for Lead-Based Paint and Lead Hazards[12]. This regulations implement California Health & Safety Code 105250 and 105185-105195.

Additionally the Department of Health Services (DHS) Childhood Lead Poisoning Prevention Branch (CLPPB) has instituted training and certification requirements for work in public buildings and schools. DHS relies on Cal/OSHA Title 8, Section 1532.1 and Title 17 for enforcement and definition. The County of Los Angeles has implemented the CLPPB at the county level and does enforce the referenced state law at the county and city level.

Existing Lead Reports

AES referred to the previously mentioned EOS Environmental reports prior to entry into the buildings. The Surveys by EOS Environmental, Inc. appeared to document LBP coatings and ceramics in the interiors and exteriors of the three buildings.

EOS used X-ray fluorescence (XRF) technology to assess the paint coatings in the three buildings. The findings, as presented in the referenced reports suggests that the exterior and some of the interior paint coatings have regulated levels of elemental lead in them and must therefore be manipulated by certified and licensed contractor personnel. The exterior brick and mortar is coated with LBP. At the time of the AES inspection, this material was determined to be delaminating and in bad condition on the exteriors of the buildings.

The existing LBP survey should be supplemented in order to provide more detailed information on specific surfaces or finishes to eliminate labor and cost of paint abatement in the interiors of the buildings. Supplemental

[11] Title 8 California Code of Regulations (CCR), Chapter 4, Division of Industrial Safety, Subchapter 4- Construction Safety Orders, Article 4-Dusts, Fumes, Mists, Vapors and Gases, Section 1532.1

[12] Title 17, California Code of Regulations (CCR), Division 1, Chapter 8- Accreditation, Certification, And Work Practices for Lead-Based Paint and Lead Hazards, Article 1-16 (§35001-§36100)

survey inspections and testing of the building and components using XRF and atomic absorption spectrophotometery (AAS), conforming to current state Cal/OSHA Lead in Construction and California Department of Health Services (DHS) requirements, should be conducted so that a work plan can be devised and executed based on the proposed construction alternatives.

The referenced lead inspections did not include potential waste stream characterization based on the items or components present in the buildings at this site.

Fungi

Fungi can be a serious health threat to workers who may enter the building to perform work or cleanup if they are not respirator protected and are exposed to airborne fungi toxins and/or spores. While the Environmental Protection Agency (EPA), federal and state OSHA, and other governmental health organizations do not, and are not expected in the future to put forth any published exposure levels, health professionals and industrial hygienists do agree that personal protective equipment (PPE), in the form of protective body suits and respirators equipped with high efficiency particulate air (HEPA) filters and organic vapor (OV) cartridges, should be required for persons who may enter a contaminated building and who may be exposed to airborne microbes.

The basements of the buildings and many of the interior areas in the buildings have varying levels of fungal growth and colonization on the wood and debris found in the areas. No known reports documenting the types and quantities of fungi exist at this time.

Currently there are no rules or regulations (Federal or State) governing the assessment, identification, control, or abatement of fungal or non-medical microbial conditions. The trend in the state of California concerning fungal growth and potential exposure to workers or entrants into a building is to remove fungal growth and protect building entrants based on known fungal exposure hazards and potential legal liability in allowing exposure to potentially harmful fungal growth or conditions.

Avian Feces

Bird droppings were observed in various areas of each building. Bird droppings are known to serve as reservoirs for certain fungi, bacteria and viral infections that are known to cause illness (minor allergic reactions to severe systemic diseases) in exposed individuals (human) unless protected by a respirator. Some of the organisms that are known to be found in avian fecal matter pose severe health risks to unprotected workers who may enter the buildings to perform work. Like fungal growth

or hazards, there are no current rules or regulations on the State or Federal level governing avian fecal matter in construction.

ABATEMENT REQUIREMENTS AT THIS SITE

Asbestos

At the time of this report, TEG/LVI Environmental Services, Inc., under contract to the Los Angeles County, Department of Public works has commenced. The intent of the operation according to Mr. David Palma, is to remove and dispose of all accessible debris, including loose asbestos tile and paint chips in the interior of the three subject buildings. The ACM renovation is being conducted in accordance with SCAQMD Special Work Procedure #5[13], as authored by a certified asbestos consultant (CAC).[14] The Contractor representative in charge of the operation, Mr. Chris Pechon indicated to AES that his directive was to remove and dispose of all interior debris from the buildings including, ballasts for fluorescent light fixtures containing poly-chlorinated biphenyls (PCB), fluorescent light tubes (mercury waste), asbestos, avian feces, and loose and flaking LBP (lead waste).

It should be noted that through future work at this site inaccessible or hidden ACM materials might be discovered and have an impact on the project both in time and cost.

Asbestos contractors who may be engaged to conduct asbestos work at this site must meet the following criteria:

- Proper certification with the California Contractors State License Board (CSLB) Special Asbestos (ASB) License[15]
- Division of Safety & Health (DOSH) Asbestos Registration[16]
- SCAQMD Registration
- Proper bonding and insurances
- Respiratory Protection Program (RPP)[17]
- Injury and illness prevention program (IIPP)[18]

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[13] There are five (5) designations of Work involving the manipulation of asbestos by the SCAQMD, Procedure #4, and #5 require that a trained Certified Asbestos Consultant (CAC) author the special work plan and submit the plan for approval to the SCAQMD.

[14] CAC training and certification requirements are defined in CCR Title 8; §1529 Asbestos.

[15] California Business and Professions Code, Division 3, Chapter 9, Article 11, § 7058.5-6, 7180-7189.7 and 7028.1.

[16] California Code of Regulation (CCR) Title 8, Article 2.5 Registration- Asbestos Related Work, § 341.6 through 341.14.

[17] California Code of Regulation (CCR), Title 8, Subchapter 7, General Industry Safety Order, Group 16, Dusts, Fumes, Mists, Vapors, and Gases, § 5144- Respiratory Protection Program.

[18] California Code of Regulation (CCR), Title 8, Subchapter 7, General Industry Safety Order, Group 1, § 3203- Injury and Illness Prevention Program.

Elemental Lead

LBP on all exterior brick will be removed from the brick and mortar to bring the building back to historical state. Other LBP-coated fixtures and architectural items will be addressed as well so that the LBP are removed from the exterior of the buildings. Scaffolding will be erected around each structure for access and will be maintained for the duration of the work.

Interior components such as doors, window components, trim, baseboards, wainscoting, fixtures, stair systems and columns will be stripped or partially stripped and coated with Lead-barrier coating (LBC). The abatement of lead hazards at this site will carry a high fiscal impact to the project.

Waste characterization will be required on all lead waste generated at this site prior to shipment and disposal. The waste at this site that is generated from LBP stripping operations will be packaged, shipped, and disposed of as regulated Resource Conservation and Recovery Act (RCRA)[19] waste. Mixed construction debris from other operations will be packaged, shipped and disposed of as Toxic Substances Control Act (TSCA)[20] or State of California regulated waste.

Fungi

Extensive fungal decontamination will be required in the basements of the Plaza House, Vickrey-Brunswig and the Annex buildings. Moldy water-damaged building materials and moldy walls and ceilings, as found inside the existing structures, will be cleaned by limited actions during the current Procedure #5 decontamination at this site. A more thorough decontamination of the basement areas will be required following the asbestos decontamination in the buildings. Extensive surface fungal growth on the framing and wooden components in the building basements should be undertaken and anti-fungal coatings applied to prevent future mold growth.

Avian Feces

Bird droppings were observed in various areas of each building. Bird droppings at this site will be removed during the Procedure #5 work. It should be noted that areas may remain where avian fecal matter is not removed because it is inaccessible. The Procedure #5 work is not intended to leave the surfaces in a sanitary or disinfected state where contamination existed.

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[19] Resource Conservation and Recovery Act (RCRA), Environmental Protection Agency (EPA) 40 CFR, Parts 240-299.

[20] Toxic Substances Control Act (TSCA) of 1976.

Poly-Chlorinated Biphenyl (PCB)

Fluorescent light tube ballasts and other electrical devices containing PCB and dielectric fluids may exist in this building in light fixtures, electrical devices (switches or transformers) or in hydraulic fluids or oils. For the purpose of this estimate, these materials are excluded based on lack of analytical data specific to the site. Sampling and/or a survey of PCBs in compliance with the Code of Federal Regulations 40 CFR 761, Poly-Chlorinated Biphenyls (PCB)[21] should be undertaken prior to renovation/demolition activities at this site. PCB wastes are generally regulated as TSCA wastes and do require profiling and characterization prior to disposal.

Fluorescent Light Tubes

Elemental mercury (Hg) as found in light tubes may be located in the light fixtures in this facility. The Department of Toxic Substance Control (DTSC)[22] policy allowing up to 25 light tubes to be disposed of as trash from a single facility would not apply to this facility. As a county owned facility or property, the county would be required under the Universal Waste Emergency Rules to comply with the rules that superseded the DTSC policy.[23] Mercury wastes are generally regulated as TSCA wastes and do require profiling and characterization prior to disposal.

[21] Code of Federal Regulations (CFR) 40 CFR 761, Poly-Chlorinated Biphenyls (PCB).

[22] California Department of Toxic Substance Control (DTSC), a Division of the California Environmental Protection Agency (Cal/EPA) that regulates waste packaging, shipment and disposal of regulated waste.

[23] See the Department of Toxic Substances Control "Repeal of DTSC's 25 Fluorescent Tubes Policy", March 6, 2000.

COST OF ABATEMENT/DEMOLITION BY ALTERNATIVE

This estimate is based on known and assumed information and data. Prevailing Wage Rate Determinations[24] are used in the following estimates per option to determine the cost of labor for the site improvements. The following assumptions apply to the site and cost estimate and are listed as follow:

- The asbestos renovation cost impact to this site is significant, as the Procedure #5 work that is currently being conducted will not eliminate the known asbestos hazards in the three subject buildings.

- Exterior roof mastics will remain and must be abated by a licensed abatement contractor from the Vickrey-Brunswig Building and Vickrey-Brunswig Annex buildings.
- Lead hazards in the form of LBP will carry a significant cost in renovating the site if paint removal is undertaken at the site based on the historical significance of the windows, doors, trim, wainscoting, and other architectural items and materials that are to be stripped of LBP.
- Plaster walls with LBP in the first floor and ceramic tile coatings on the restroom walls and floors in the remaining floors of the Vickrey-Brunswig Building will be removed and disposed of as California Regulated Lead Waste.
- LBP removed from components and wall will be disposed of as RCRA waste.

Proposed Project

The previous assumptions and the following conditions were used to compile the abatement estimates for the proposed plan and each of the alternative plans. Table 1 is an expanded estimate for the work to be performed based on current asbestos, lead and fungal conditions and requirements. The alternative cost values are listed using the cost values in Tables 2 through 6; summaries of the alternative costs are listed in Table 7. Prior to demolition at the site, any buildings with regulated materials will still be required to have abatement (control) or renovation activities performed but to a lesser extent and cost. Cost of demolition of the building is not included in this estimate.

The estimate as presented is a draft version and is based on information supplied by Sapphos Environmental Inc. and the County of Los Angeles. Production rates used for the determination of man-day rates and

[24] See current Prevailing Wage Rates Determinations for Los Angeles County, for the appropriate divisions of work, as published by the State of California-Director of Industrial Relations.

production rates are based on typical production rates based on similar work sites with similar work conditions.

Utilities such as water and power are not included in the estimate and must be supplied to the contractor at no cost to the contactor for the duration of the abatement/removal project.

Estimated Cost for Proposed Project

- .Plaza House to remain and undergo renovation/abatement
- Vickrey-Brunswig to be demolished with hazard control
- Vickrey-Brunswig Annex to be demolished with hazard control

Table 1 -Estimated Proposed Project Cost

Task	Total
Plaza House Building	
Exterior LBP Paint Abatement	$80,724
Scaffold Erection and Rental	$28,000
Exterior Metal (Column) LBP Abatement	$8,600
Exterior Window LBP Abatement	$40,800
Storefront LBP Abatement	$25,500
Stair Case LBP Abatement	$12,750
Interior Door LBP Abatement	$30,600
Interior Window LBP Abatement	$40,800
Interior Wainscoting LBP Abatement	$66,489
Vinyl Asbestos Tile Renovation	$16,500
Fungal Abatement	$73,429
Building Total	$424,192
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$177,199
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$3,000
Exterior Window LBP Abatement	$37,750
Fire Escape LBP Abatement	$1,385
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,345
Interior Window LBP Abatement	$13,250
Interior Wall LBP Removal/Abatement	$76,000
Interior Column LBP Abatement	$14,875
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic	$10,625
Building Total	$464,669
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$93,095
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$23,375
Fire Escape LBP Abatement	$3,250
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,800
Interior Column LBP Abatement	$12,750
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic Renovation	$10,625
Building Total	$219,375
Proposed Project Total	**$1,108,236**

Estimated Cost for Alternative A

- Plaza House to remain and undergo renovation
- Vickrey-Brunswig to remain and undergo renovation
- Vickrey-Brunswig Annex to be demolished with hazard control

Table 2- Estimated Cost of Abatement/Renovation - Alternative A

Task	Total
Plaza House Building	
Exterior LBP Paint Removal	$80,724
Scaffold Erection and Rental	$28,000
Exterior Metal (Column) LBP Abatement	$8,600
Exterior Window LBP Abatement	$40,800
Storefront LBP Abatement	$25,500
Stair Case LBP Abatement	$12,750
Interior Door LBP Abatement	$30,600
Interior Window LBP Abatement	$40,800
Interior Wainscoting LBP Abatement	$66,489
Vinyl Asbestos Tile Renovation	$16,500
Fungal Abatement	$73,429
Building Total	$424,192
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$295,333
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$12,000
Exterior Window LBP Abatement	$148,750
Fire Escape LBP Abatement	$14,875
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$150,450
Interior Window LBP Abatement	$81,600
Interior Wall LBP Removal/Abatement	$140,796
Interior Column LBP Abatement	$59,500
Fungal Abatement	$74,936
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic Renovation	$10,625
Building Total	$1,131,175
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$93,095
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$23,375
Fire Escape LBP Abatement	$3,250
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,800
Interior Column LBP Abatement	$12,750
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic Renovation	$10,625
Building Total	$219,375
Alternative A Total	**$1,774,742**

Estimated Cost for Alternative B

- Plaza House to remain and undergo renovation/abatement
- Vickrey-Brunswig to remain and undergo renovation/abatement
- Vickrey-Brunswig Annex to undergo renovation/abatement

Table 3- Estimated Cost of Abatement/Renovation- Alternate B

Task	Total
Plaza House Building	
Exterior LBP Paint Removal	$80,724
Scaffold Erection and Rental	$28,000
Exterior Metal (Column) LBP Abatement	$8,600
Exterior Window LBP Abatement	$40,800
Storefront LBP Abatement	$25,500
Stair Case LBP Abatement	$12,750
Interior Door LBP Abatement	$30,600
Interior Window LBP Abatement	$40,800
Interior Wainscoting LBP Abatement	$66,489
Vinyl Asbestos Tile Renovation	$16,500
Fungal Abatement	$73,429
Building Total	$424,192
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$295,333
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$12,000
Exterior Window LBP Abatement	$148,750
Fire Escape LBP Abatement	$14,875
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$150,450
Interior Window LBP Abatement	$81,600
Interior Wall LBP Removal/Abatement	$140,796
Interior Column LBP Abatement	$59,500
Fungal Abatement	$74,936
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic	$10,625
Building Total	$1,131,175
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$155,159
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$46,750
Fire Escape LBP Abatement	$6,375
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$27,200
Interior Column LBP Abatement	$51,000
Fungal Abatement	$46,693
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic	$10,625
Building Total	$431,352
Alternative B Total	**$1,986,719**

Estimated Cost for Alternative C

- Plaza House to remain and undergo renovation/abatement
- Vickrey-Brunswig to remain and undergo renovation/abatement
- Vickrey-Brunswig Annex to undergo renovation/abatement

Table 4- Estimated Cost of Abatement/Renovation - Alternate C

Task	Total
Plaza House Building	
Exterior LBP Paint Removal	$80,724
Scaffold Erection and Rental	$28,000
Exterior Metal (Column) LBP Abatement	$8,600
Exterior Window LBP Abatement	$40,800
Storefront LBP Abatement	$25,500
Stair Case LBP Abatement	$12,750
Interior Door LBP Abatement	$30,600
Interior Window LBP Abatement	$40,800
Interior Wainscoting LBP Abatement	$66,489
Vinyl Asbestos Tile	$16,500
Fungal Abatement	$73,429
Building Total	$424,192
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$295,333
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$12,000
Exterior Window LBP Abatement	$148,750
Fire Escape LBP Abatement	$14,875
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$150,450
Interior Window LBP Abatement	$81,600
Interior Wall LBP Removal/Abatement	$140,796
Interior Column LBP Abatement	$59,500
Fungal Abatement	$74,936
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic Renovation	$10,625
Building Total	$1,131,175
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$155,159
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$46,750
Fire Escape LBP Abatement	$6,375
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$27,200
Interior Column LBP Abatement	$51,000
Fungal Abatement	$46,693
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic	$10,625
Building Total	$431,352
Alternative C Total	**$1,986,719**

Estimated Cost for Alternative D

- Plaza House to undergo hazard control and demolition
- Vickrey-Brunswig to remain and undergo renovation/abatement
- Vickrey-Brunswig Annex to undergo hazard control and demolition

Table 5- Estimated Cost of Abatement/Renovation - Alternate D

Task	Total
Plaza House Building	
Exterior LBP Paint Removal	$35,850
Scaffold Erection and Rental	$12,000
Exterior Metal (Column) LBP Abatement	$2,890
Exterior Window LBP Abatement	$17,540
Storefront LBP Abatement	$3,650
Stair Case LBP Abatement	$1,275
Interior Door LBP Abatement	$2,670
Interior Window LBP Abatement	$3,200
Interior Wainscoting LBP Abatement	$5,870
Vinyl Asbestos Tile	$16,500
Building Total	$101,445
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$295,333
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$12,000
Exterior Window LBP Abatement	$148,750
Fire Escape LBP Abatement	$14,875
Stair Case LBP Abatement	$26,750
Interior Door LBP Abatement	$150,450
Interior Window LBP Abatement	$81,600
Interior Wall LBP Removal/Abatement	$140,796
Interior Column LBP Abatement	$59,500
Fungal Abatement	$74,936
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic Renovation	$10,625
Building Total	$1,131,175
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$93,095
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$23,375
Fire Escape LBP Abatement	$3,250
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,800
Interior Column LBP Abatement	$12,750
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic Renovation	$10,625
Building Total	$219,375
Alternative D Total	**$1,451,995**

Estimated Cost for Alternative E

- Plaza House to undergo hazard control and demolition
- Vickrey-Brunswig to undergo hazard control and demolition
- Vickrey-Brunswig Annex to undergo hazard control and demolition

Table 6- Estimated Cost of Abatement/Renovation - Alternate E

Task	Total
Plaza House Building	
Exterior LBP Paint Removal	$35,850
Scaffold Erection and Rental	$12,000
Exterior Metal (Column) LBP Abatement	$2,890
Exterior Window LBP Abatement	$17,540
Storefront LBP Abatement	$3,650
Stair Case LBP Abatement	$1,275
Interior Door LBP Abatement	$2,670
Interior Window LBP Abatement	$3,200
Interior Wainscoting LBP Abatement	$5,870
Vinyl Asbestos Tile	$16,500
Building Total	$101,445
Vickrey-Brunswig Building	
Exterior LBP Paint Removal	$177,199
Scaffold Erection and Rental	$70,000
Exterior Metal (Column) LBP Abatement	$3,000
Exterior Window LBP Abatement	$37,750
Fire Escape LBP Abatement	$1,385
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,345
Interior Window LBP Abatement	$13,250
Interior Wall LBP Removal/Abatement	$76,000
Interior Column LBP Abatement	$14,875
Asbestos Vinyl Asbestos Tile Renovation	$45,560
Asbestos Roof Mastic	$10,625
Building Total	$464,669
Vickrey-Brunswig Annex Building	
Exterior LBP Paint Removal	$93,095
Scaffold Erection and Rental	$40,000
Exterior Window LBP Abatement	$23,375
Fire Escape LBP Abatement	$3,250
Stair Case LBP Abatement	$8,680
Interior Door LBP Abatement	$6,800
Interior Column LBP Abatement	$12,750
Asbestos Vinyl Asbestos Tile Renovation	$20,800
Asbestos Roof Mastic Renovation	$10,625
Building Total	$219,375
Alternative E Total	**$785,489**

CONCLUSION

Should competitive bidding be applied to this project after project specifications, scopes of work, critical time paths, and overall project definition are defined, pricing for services from qualified contractors will reflect the budget numbers listed in this document if similar assumptions are used in establishing the work to be performed at this site.

The cost of demolition is not included in the cost estimates as presented. Changes in prevailing wages, cost of materials, and subcontractors services, reflective of the general economy in the greater Los Angeles area over time will impact the actual cost of services once this project is competitively bid and awarded. The proposed project and alternative costs are presented for comparison in the following table:

Table 7- Comparative Estimated Cost by Alternative

Option	Description of Work	Estimate
Base Proposal	Plaza House to remain with renovation/abatement Vickrey-Brunswig renovation/abatement and demolition Vickrey-Brunswig Annex renovation/abatement and demolition	**$1,108,236**
Alternative A	Plaza House to remain with renovation/abatement Vickrey-Brunswig to remain with renovation/abatement Vickrey-Brunswig Annex renovation/abatement and demolition	**$1,774,742**
Alternative B	Plaza House to remain with renovation/abatement Vickrey-Brunswig to remain with renovation/abatement Vickrey-Brunswig Annex to remain with renovation/abatement	**$1,986,719**
Alternative C	Plaza House to remain with renovation/abatement Vickrey-Brunswig to remain with renovation/abatement Vickrey-Brunswig Annex to remain with renovation/abatement	**$1,986,719**
Alternative D	Plaza House to undergo hazard control and demolition Vickrey-Brunswig to remain with renovation/abatement Vickrey-Brunswig Annex with hazard control and demolition	**$1,451,995**
Alternative E	Plaza House to undergo hazard control and demolition Vickrey-Brunswig to undergo hazard control and demolition Vickrey-Brunswig Annex with hazard control and demolition	**$785,489**

APPENDIX L
DRAINAGE CONCEPT STUDY

PLAZA DE CULTURA Y ARTE

Drainage Concept Study

MARCH, 2003

Prepared by:

CIVIL AND ENVIRONMENTAL ENGINEERING
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HYDROLOGY STUDY
AND HYDRAULIC CALCULATIONS
FOR
PLAZA DE CULTURA Y ARTE
LOS ANGELES, CALIFORNIA

PREPARED BY:

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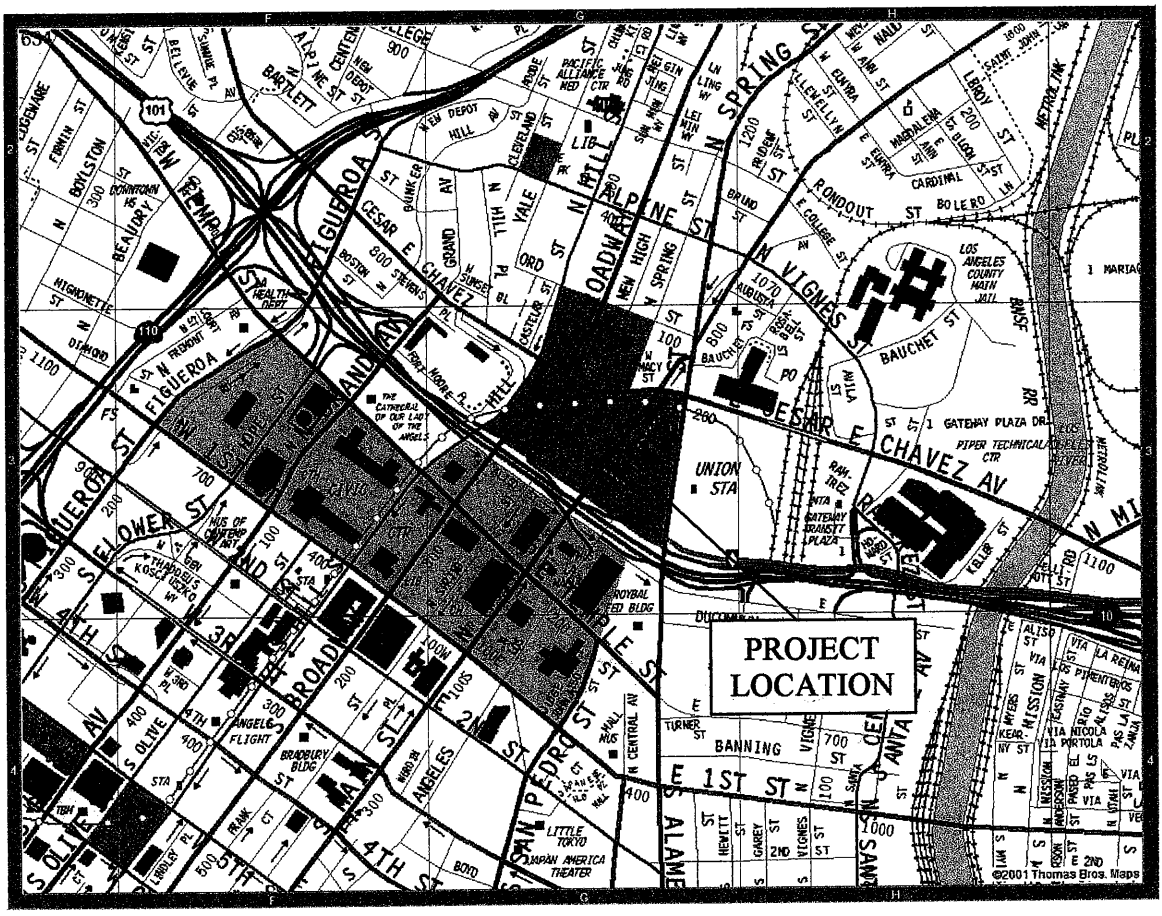

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HYDROLOGY DATA

FROM L.A.C.D.P.W. HYDROLOGY AND SEDIMENTATION APPENDIX: FIGURE 1-H1-19

RAINFALL ZONE	K
SOIL CLASSIFICATION	006
DESIGN FREQUENCY (SMALL DRAINAGE AREA)	10, 25 AND 50 YEAR

HYDROLOGY CALCULATIONS

A. PRE-DEVELOPMENT

TRIBUTARY AREAS:

A1 = 0,50 ACRES
A2 = 0.45 ACRES
A3 – 0.46 ACRES
A4 = 0.41 ACRES
A5 = 0.42 ACRES
A6 = 0.54 ACRES
A7 = 0.09 ACRES

RUNOFF COEFFICIENT GROUP: A (FROM TABLE M-1)
PEAK CAPITAL FLOOD Q, K RAINFALL ZONE (FROM TABLE M-2)

① A1 = 0.50 Ac

FOR 0.50 Ac,
Q(50) = 2.30 CFS
Q(25) = 1.97 CFS
Q(10) = 1.60 CFS

② A2 = 0.45 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.45 Ac

$$Q_{(50)} = \frac{0.45}{0.50} \times 2.3 = 2.06 \text{ CFS}$$

$$Q_{(25)} = 2.06 \times .855 = 1.76 \text{ CFS}$$

$$Q_{(10)} = 2.06 \times .696 = 1.43 \text{ CFS}$$

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HYDROLOGY CALCULATIONS (CONT.)

③ A3 = 0.46 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.46 Ac

$$Q_{(50)} = \frac{0.46}{0.50} \times 2.3 = 2.13 \text{ CFS}$$
$$Q_{(25)} = = 1.82 \text{ CFS}$$
$$Q_{(10)} = = 1.49 \text{ CFS}$$

④ A4 = 0.41 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.41 Ac

$$Q_{(50)} = \frac{0.41}{0.50} \times 2.3 = 1.88 \text{ CFS}$$
$$Q_{(25)} = = 1.61 \text{ CFS}$$
$$Q_{(10)} = = 1.31 \text{ CFS}$$

⑤ A5 = 0.42 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.42 Ac

$$Q_{(50)} = \frac{0.42}{0.50} \times 2.3 = 1.93 \text{ CFS}$$
$$Q_{(25)} = = 1.65 \text{ CFS}$$
$$Q_{(10)} = = 1.34 \text{ CFS}$$

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HYDROLOGY CALCULATIONS (CONT.)

⑥ A6 = 0.54 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
FOR 1.0 ACRE, Q(CAP) = 4.5 CFS
INTERPOLATING TO AREA = 0.54 Ac

$$Q_{(50)} = 2.3 + \frac{0.542 - 0.500}{1.0 - 0.542} \times (4.5 - 2.3) = 2.50 \text{ CFS}$$

$$Q_{(25)} = 2.14 \text{ CFS}$$

$$Q_{(10)} = 1.74 \text{ CFS}$$

⑦ A7 = 0.092 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.092 Ac

$$Q_{(50)} = \frac{0.092}{0.50} \times 2.3 = 0.42 \text{ CFS}$$

$$Q_{(25)} = 0.366 \text{ DFS}$$

$$Q_{(10)} = 0.295 \text{ CFS}$$

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HYDROLOGY CALCULATIONS (CONT.)

SUMMARY

SUB-AREA NO.	AREA (ACRES)	YEARS EVENT RUNOFF Q (CFS)			REMARKS
		50 YRS.	25 YRS.	10 YRS	
1	0.50	2.30	1.97	1.60	A1 RUNOFF FLOWS TO REPBULIC ST.
2	0.45	2.06	1.76	1.43	A2 RUNOFF FLOWS TO MAIN ST.
3	0.46	2.13	1.82	1.49	A3 RUNOFF FLOWS TO EXIST. 12" RCP ALONG NEW HIGH ST. AND SPRING ST.
4	0.41	1.88	1.61	1.31	A4 RUNOFF FLOWS TO MAIN ST.
5	0.42	1.93	1.65	1.34	A5 RUNOFF FLOWS TO MAIN ST.
6	0.54	2.50	2.14	1.74	A6 RUNOFF FLOWS TO MAIN ST.
7	0.09	0.42	0.37	0.30	A7 RUNOFF FLOWS TO SPRING ST.

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HYDROLOGY CALCULATIONS

B. POST DEVELOPMENT

TRIBUTARY AREAS:

B1 = 0.57 ACRE
B2 = 0.42 ACRE
B3 = 0.39 ACRE
B4 = 0.26 ACRE
B5 = 0.18 ACRE
B6 = 0.39 ACRE
B7 = 0.40 ACRE
B8 = 0.29 ACRE

RUNOFF COEFFICIENT GROUP: A (FROM TABLE M-1)
PEAK CAPITAL FLOOD Q, K RAINFALL ZONE (FROM TABLE M-2)

① B1 = 0.57 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
FOR 1.0 ACRE, Q(CAP) = 4.5 CFS
INTERPOLATING TO AREA = 0.57 Ac

$$Q_{(50)} = 2.3 + \frac{0.569 - 0.500}{1.0 - 0.569} \times (4.5 - 2.3) = 2.65 \text{ CFS}$$

$$Q_{(25)} = 2.27 \text{ CFS}$$

$$Q_{(10)} = 1.85 \text{ CFS}$$

② B2 = 0.42 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.420 AC

$$Q_{(50)} = \frac{0.42}{0.50} \times 2.3 = 1.93 \text{ CFS}$$

$$Q_{(25)} = 1.93 \times .855 = 1.65 \text{ CFS}$$

$$Q_{(10)} = 1.93 \times .696 = 1.34 \text{ CFS}$$

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CHECKED BY OAS DATE 5-12-03
SCALE NONE

HYDROLOGY CALCULATIONS (CONT.)

③ B3 = 0.388 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.388 AC

$$Q_{(50)} = \frac{0.388}{0.50} \times 2.6 = 1.78 \text{ CFS}$$
$$Q_{(25)} = = 1.53 \text{ CFS}$$
$$Q_{(10)} = = 1.24 \text{ CFS}$$

④ B4 = 0.260 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.260 Ac

$$Q_{(50)} = \frac{0.26}{0.50} \times 2.3 = 1.20 \text{ CFS}$$
$$Q_{(25)} = = 1.02 \text{ CFS}$$
$$Q_{(10)} = = 0.83 \text{ CFS}$$

⑤ B5 = 0.175 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.175 Ac

$$Q_{(50)} = \frac{0.175}{0.50} \times 2.3 = 0.81 \text{ CFS}$$
$$Q_{(25)} = = 0.69 \text{ CFS}$$
$$Q_{(10)} = = 0.56 \text{ CFS}$$

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HYDROLOGY CALCULATIONS (CONT.)

⑥ B6 = 0.390 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.390 Ac

$Q_{(50)} = \frac{0.39}{0.50} \times 2.3 = 0.67$ CFS
$Q_{(25)} = 0.57$ CFS
$Q_{(10)} = 0.46$ CFS

⑦ B7 = 0.395 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.395 Ac

$Q_{(50)} = \frac{0.395}{0.50} \times 2.3 = 1.20$ CFS
$Q_{(25)} = 1.55$ CFS
$Q_{(10)} = 1.26$ CFS

⑧ B8 = 0.228 Ac

FOR 0.5 ACRE, Q(CAP) = 2.3 CFS
INTERPOLATING TO AREA = 0.228 Ac

$Q_{(50)} = \frac{0.228}{0.50} \times 2.3 = 1.05$ CFS
$Q_{(25)} = 0.90$ CFS
$Q_{(10)} = 0.73$ CFS

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HYDROLOGY CALCULATIONS (CONT.)

SUMMARY

SUB-AREA NO.	AREA (ACRES)	YEARS EVENT RUNOFF Q (CFS)			REMARKS
		50 YRS.	25 YRS.	10 YRS	
B1	.0569	2.65	2.27	1.85	B1 RUNOFF IS DIRECTED TO A CATCH BASIN THEN DRAIN TO BIORETENSION AREA AT B6 BY MEANS OF A 4" PVC PIPE.
B2	0.384	1.77	1.51	1.23	SMALL PART OF THE FLOW RUNS BY SHEET FLOW TO PEDESTRIAN ST. (FORMERLY REPUBLIC ST. AND THE LARGER PART INTERCEPTED BY A C.B.
B3	0.476	2.19	1.87	1.52	RUNOFF IS DIRECTED TO AN EXIST. 12" SD LOCATED AT SIDEWALK, WEST SIDE OF NEW HIGH ST., AND CONNECTED TO AN EXISTING SD MANHOLE AT EAST SIDE OF SPRING STREET.
B4	0.260	1.20	1.02	0.83	RUNOFF ON THIS AREA IS ALLOWED TO PERMEATE THROUGH THE POROUS PAVEMENT THEN SINK TO THE SOIL BENEATH.
B5	0.175	0.81	0.69	0.56	RUNOFF IS COLLECTED TO A SUMP C.B. THEN PUMPED TO A BIORETEN-TION AREA LOCATED AT SUBAREA, B6.

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CALCULATED BY M.F.F. DATE 5-12-03
CHECKED BY O.A.S. DATE 5-12-03
SCALE NONE

HYDROLOGY CALCULATIONS (CONT.)

SUMMARY (CONT.)

SUB-AREA NO.	AREA (ACRES)	YEARS EVENT RUNOFF Q (CFS)			REMARKS
		50 YRS.	25 YRS.	10 YRS	
B6	0.390	1.79	1.53	1.25	50% OF THE RUNOFF DRAINS TO A C.B. THEN RELEASED TO A CURB OUTLET AT WEST SIDE OF MAIN ST; 50% DRAINS TO A BIORETENTION AREA AT LANDSCAPE.
B7	0.395	1.87	1.55	1.26	FLOW DRAINS TO FIVE AREA DRAINS. SINCE THIS AREA IS 99% LANDSCAPED VERY MINIMAL FLOW WILL REACH THESE AREA DRAINS. IF ANY, IT IS CONDUCTED TO C.B., RUNOFF EXPECTED TO PERCOLATE TO SOIL.
B8	0.228	1.05	0.90	0.73	RUNOFF IS DIRECTED TO AN EXISTING CATCH BASIN DOWNSTREAM AT EAST OF SPRING STREET.

Appendix A

LEGEND

——— SOIL CLASSIFICATION AREA

····· DEBRIS POTENTIAL AREA

-·-·-·- RAINFALL ZONE

—12— 50-YEAR ISOHYET (MAX. 24-HOUR AMOUNT)

L A C D P W

LOS ANGELES **1981**

hydrologic map

0 FEET 5000

Appendix B

Runoff Coefficient Groups																	
RC	G	RC	G	RC	G	RC	G	RC	G	RC	G	RC	G	RC	G	RC	G
1	-	21	B	41	B	61	B	81	A	101	B	121	B	141	A	161	B
2	A	22	A	42	A	62	A	82	A	102	A	122	B	142	A	162	A
3	B	23	A	43	B	63	A	83	-	103	A	123	A	143	B	163	A
4	A	24	B	44	A	64	A	84	B	104	A	124	B	144	B	164	A
5	A	25	A	45	B	65	A	85	B	105	A	125	B	145	B	165	A
6	A	26	B	46	B	66	A	86	B	106	B	126	B	146	A	166	B
7	A	27	B	47	A	67	B	87	B	107	A	127	B	147	A	167	A
8	A	28	B	48	A	68	A	88	B	108	A	128	B	148	B	168	B
9	A	29	A	49	A	69	B	89	A	109	A	129	B	149	B	169	B
10	B	30	B	50	A	70	A	90	A	110	A	130	B	150	B	170	B
11	A	31	B	51	A	71	A	91	A	111	A	131	B	151	A	171	B
12	A	32	A	52	B	72	A	92	A	112	A	132	B	152	A	172	B
13	A	33	A	53	B	73	A	93	A	113	A	133	A	153	B		
14	A	34	A	54	A	74	B	94	A	114	A	134	B	154	A		
15	B	35	B	55	A	75	B	95	A	115	A	135	A	155	A		
16	A	36	A	56	A	76	B	96	B	116	B	136	B	156	A		
17	A	37	B	57	B	77	A	97	A	117	A	137	A	157	B		
18	B	38	A	58	A	78	B	98	A	118	A	138	B	158	B		
19	B	39	A	59	A	79	A	99	A	119	B	139	A	159	A		
20	B	40	A	60	B	80	A	100	A	120	A	140	A	160	B		

RC = Runoff Coefficient Curve Number
G = Group Letter (See Pages 2 & 3)

NOT for use for Areas Greater than 10 Acres
***

Los Angeles County
Department of Public Works

CAPITAL FLOOD Q'S FOR SMALL DEVELOPED DRAINAGE AREAS
-
RUNOFF COEFFICIENT GROUP DEFINITION

Area (Acres)	Capital Flood Q's by Rainfall Zone:				
	I	J	K	L	M
0.5	2.0	1.5	2.3	2.8	3.3
1.0	4.0	2.9	4.5	5.6	6.5
1.5	5.9	4.4	6.8	8.4	9.8
2.0	7.9	5.9	9.1	11.0	13.0
2.5	9.9	7.4	11.0	14.0	16.0
3.0	12.0	8.8	14.0	17.0	20.0
3.5	14.0	10.0	16.0	19.0	23.0
4.0	16.0	12.0	18.0	22.0	26.0
4.5	18.0	13.0	20.0	25.0	29.0
5.0	20.0	15.0	23.0	28.0	33.0
5.5	22.0	16.0	25.0	31.0	36.0
6.0	24.0	18.0	27.0	33.0	39.0
6.5	26.0	19.0	29.0	36.0	42.0
7.0	28.0	21.0	32.0	39.0	46.0
7.5	30.0	22.0	34.0	42.0	49.0
8.0	32.0	24.0	36.0	45.0	52.0
8.5	34.0	25.0	39.0	47.0	56.0
9.0	36.0	26.0	41.0	50.0	59.0
9.5	38.0	28.0	43.0	53.0	62.0
10.0	40.0	29.0	45.0	55.0	65.0

NOT for use for Areas Greater Than 10 Acres.

QAREA2.TAB

Flood Level Adjustment	
Flood Level	Factor
10 Yrs.	0.696
Urban	0.855

To Adjust from a Capital Flood to a 10-Year or Urban Flood, Multiply the Table Q by the Factor.

Los Angeles County
Department of Public Works

CAPITAL FLOOD Q'S FOR SMALL DEVELOPED DRAINAGE AREAS
-
RUNOFF COEFFICIENT GROUP A

December 1990

Area (Acres)	Capital Flood Q's by Rainfall Zone:				
	I	J	K	L	M
0.5	1.8	1.4	2.1	2.6	3.0
1.0	3.3	2.6	4.0	4.9	5.7
1.5	4.8	3.7	5.8	7.1	8.2
2.0	6.2	4.9	7.6	9.2	11.0
2.5	7.6	6.0	9.4	11.0	13.0
3.0	8.9	7.0	11.0	13.0	15.0
3.5	10.0	8.1	13.0	15.0	18.0
4.0	12.0	9.2	14.0	17.0	20.0
4.5	13.0	10.0	16.0	19.0	22.0
5.0	14.0	11.0	18.0	21.0	24.0
5.5	15.0	12.0	19.0	23.0	27.0
6.0	17.0	13.0	21.0	25.0	29.0
6.5	18.0	14.0	23.0	27.0	31.0
7.0	19.0	15.0	24.0	29.0	33.0
7.5	20.0	16.0	26.0	31.0	35.0
8.0	21.0	17.0	27.0	33.0	37.0
8.5	23.0	18.0	29.0	35.0	40.0
9.0	24.0	19.0	30.0	36.0	42.0
9.5	25.0	20.0	32.0	38.0	44.0
10.0	26.0	21.0	34.0	40.0	46.0

NOT for use for Areas Greater Than 10 Acres.

QAREA3.TAB

Flood Level Adjustment	
Flood Level	Factor
10 Yrs.	0.696
Urban	0.855

To Adjust from a Capital Flood to a 10-Year or Urban Flood, Multiply the Table Q by the Factor.

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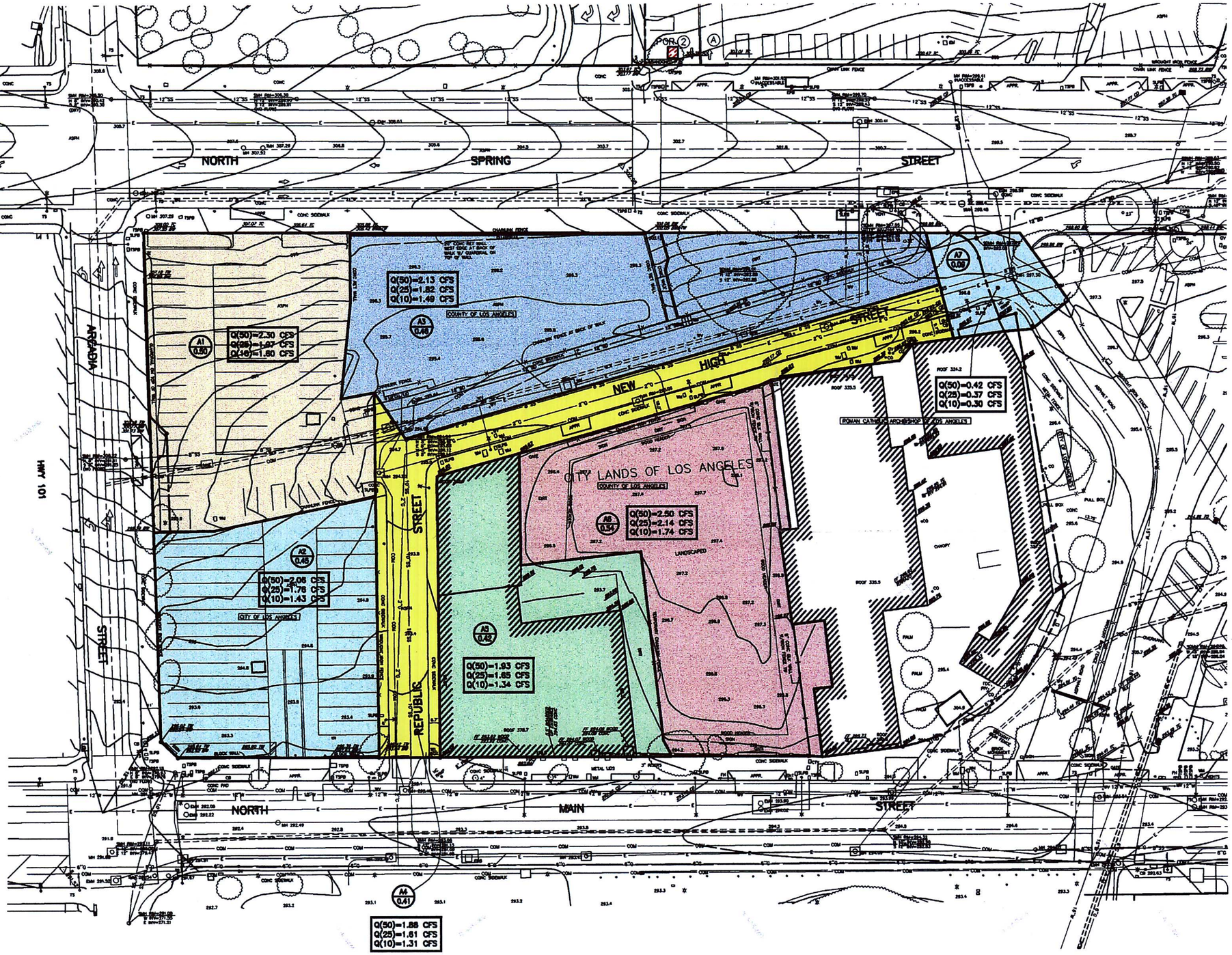
Department of Public Works

CAPITAL FLOOD Q'S FOR SMALL DEVELOPED DRAINAGE AREAS
-
RUNOFF COEFFICIENT GROUP B

Appendix C



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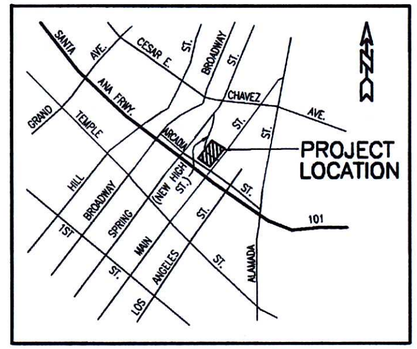
30' 0 30' 60'



LOCATION MAP

NOT TO SCALE

WATERSHED MAP
(PRE-DEVELOPMENT)

HYDROLOGIC DESIGN DATA

RAINFALL ZONE = K

STUDY AREA = 2.87 ACRES

SOIL TYPE = 006

CALCULATION METHOD USED = RATIONAL METHOD

GROUP G= A (APPENDIX M-1)

STORM FREQUENCIES MODELED = 50 YRS., 25 YRS. & 10 YRS.

LEGEND

A1 / 0.50 — INDICATES DRAINAGE BASIN IDENTIFIER / INDICATES DRAINAGE BASIN AREA IN ACRES

Q(50)=1.76 CFS — PEAK FLOW RATE FOR 50 YEAR STORM

Q(25)=1.505 CFS — PEAK FLOW RATE FOR 25 YEAR STORM

Q(10)=1.225 CFS — PEAK FLOW RATE FOR 10 YEAR STORM

FLOW DIRECTION

REGISTERED PROFESSIONAL ENGINEER
W. DAVID BYRUM
No. 43296
Exp. 03/31/04
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

CIVILTEC engineering inc.

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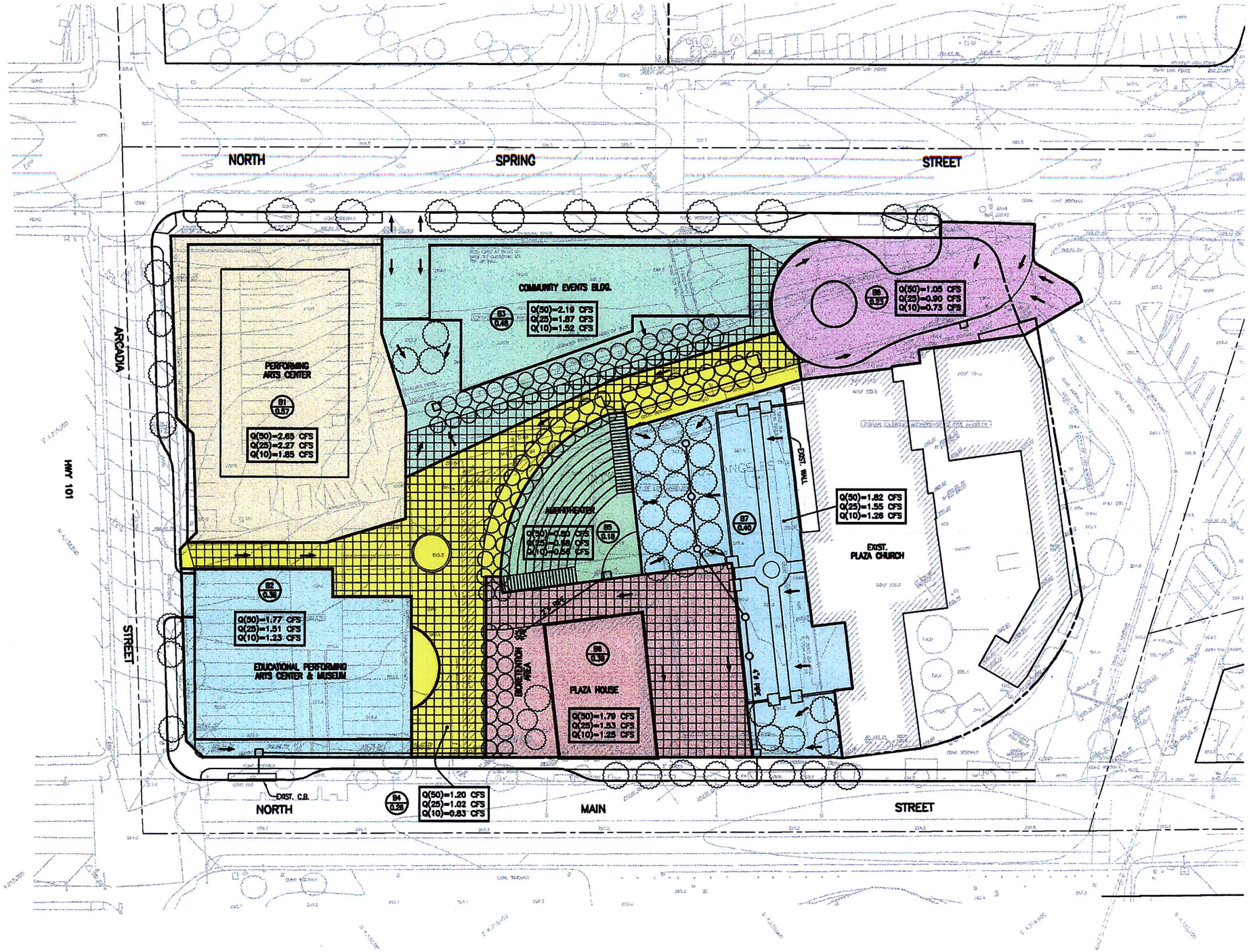
DRAINAGE STUDY

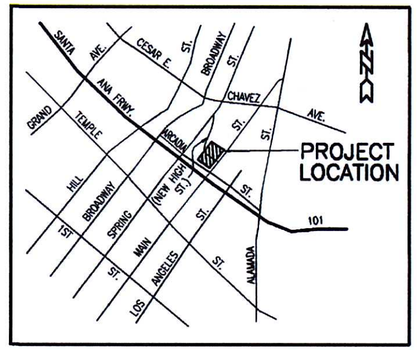
PLAZA DE CULTURA Y ARTE
PRE-DEVELOPMENT

DESIGN:	CHECKED:	SCALE: 1"=30'
DRAWN:	REVISED:	SHEET 1 OF 1



SCALE 1"=30'

30' 0 30' 60'



LOCATION MAP

NOT TO SCALE

WATERSHED MAP (POST-DEVELOPMENT)

HYDROLOGIC DESIGN DATA

RAINFALL ZONE = K

STUDY AREA = 2.9 ACRES

SOIL TYPE = 006

CALCULATION METHOD USED = RATIONAL METHOD

GROUP G= A (APPENDIX M-1)

STORM FREQUENCIES MODELED = 50 YRS., 25 YRS. & 10 YRS.

LEGEND

A1 / 0.514 — INDICATES DRAINAGE BASIN IDENTIFIER / INDICATES DRAINAGE BASIN AREA IN ACRES

Q(50)=1.79 CFS — PEAK FLOW RATE FOR 50 YEAR STORM

Q(25)=1.525 CFS — PEAK FLOW RATE FOR 25 YEAR STORM

Q(10)=1.225 CFS — PEAK FLOW RATE FOR 10 YEAR STORM

FLOW DIRECTION

REGISTERED PROFESSIONAL ENGINEER
W. DAVID BYRUM
No. 43296
Exp. 03/31/04
CIVIL
STATE OF CALIFORNIA

PLANS PREPARED BY:

CIVILTEC engineering inc.

Civil and Environmental Engineering, Planning and Construction Management

118 West Lime Avenue
Monrovia, Ca. 91016
Phone: (626) 357-0588
Fax: (626) 303-7957

DRAINAGE STUDY

PLAZA DE CULTURA Y ARTE
POST-DEVELOPMENT

DESIGN:	CHECKED:	SCALE:	1"=30'
DRAWN:	REVISED:	SHEET	1 OF 1

APPENDIX M
ACOUSTICAL ANALYSIS

Davy
& Associates, Inc.
Consultants in Acoustics

2627 Manhattan Beach Blvd., Suite 212 • Redondo Beach, CA 90278-1604 • Tel: 310-643-5161 • Fax: 310-643-5364 • Email:DavyAssoc@aol.com

JN2001-93

August 11, 2003

Mr. Andre Anderson
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

SUBJECT: TECHNICAL REPORT - NOISE
Proposed Plaza de Cultura y Arte Project, Los Angeles, California

Dear Andre:

Enclosed are copies of our Technical Report - Noise for the proposed Plaza de Cultura y Arte Project in Los Angeles, California.

If you have any questions concerning the enclosed report, please call me. It has been a pleasure working with you on this project.

Sincerely,

DAVY & ASSOCIATES, INC.

Bruce A. Davy, P.E.
President

BD/jr

Enclosure

Davy
& Associates, Inc.
Consultants in Acoustics

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JN2001-93

ACOUSTICAL ANALYSIS

Proposed Plaza de Cultura y Arte Project
Los Angeles, California

FOR

Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

August, 2003

1.0 Introduction

At the direction of **Sapphos Environmental, Inc., Davy & Associates, Inc.** has completed an acoustical analysis of the proposed Plaza de Cultura y Arte Project in Los Angeles, California.

Section 2.0 includes a discussion of the regulatory framework for the project including State of California guidelines and City of Los Angeles regulations.

Section 3.0 discusses Significance Thresholds.

Section 4.0 discusses Existing Conditions and Traffic Noise Analysis and project impacts.

Section 5.0 discusses Mitigation Measures.

Section 6.0 summarizes the results of this analysis.

The proposed Project is located on the 500 block on North Main Street which is referred to as the Antique Block of the El Pueblo de Los Angeles State Historic Park. The Project Site is bounded by the existing Plaza Church to the north, existing surface parking lots and Arcadia Street to the south, Main Street to the east, and Spring Street to the west.

The proposed Project and five Alternatives are planned for completion in three development phases.

Phase I of the proposed Project includes the Campo Santo Memorial Garden and Central Courtyard which will be a park-like setting. Phase II of the proposed Project will involve construction of a Community Events Center (Building1) to be located adjacent to Spring Street south of the Plaza Church. Phase III of the proposed Project includes construction of a Performing Arts Center to be located at the southwest corner of the Project site where the Los Angeles County parking lot is currently located.

Alternative A restores two existing buildings-the Plaza House and the Vickrey Brunswig Building. The existing Annex building is planned for demolition as part of Alternative A. In its place will be a 99-seat theater, a large multi-purpose room, and auxiliary components.

Alternative B is the same as Alternative A except that it restores all three existing buildings-the Plaza House, the Vickrey Brunswig Building and the Vickrey Brunswig Annex Building.

Alternative C restores all three existing buildings-the Plaza House, the Vickrey Brunswig Building and the Vickrey Brunswig Annex Building.

Alternative D will keep the Vikrey Brunswig and will demolish the Plaza and Brunswig Annex buildings Programming will be same as described in Alternative A.

Alternative E will demolish all three buildings and replace them with three new buildings of similar size and shape. Programming will be the same as those described in Alternative A.

2.0 Regulatory Framework

Characteristics of Noise

Noise can be defined as unwanted sound. Both noise and sound are caused by mechanical oscillations of air molecules and there is no physical difference between noise and sound. At certain levels, noise can cause speech interference, sleep disturbance or awakening, and interference with activities or recreation.

Noise Metrics

To accurately account for human reaction to noise, a complete description of the noise must be provided by the chosen metric. This description should include intensity, frequency characteristics, and variation with time.

Community noise levels are commonly measured with a metric termed "A-weighted noise levels" or noise levels in dBA.

A-weighted noise levels are filtered or weighted to quantitatively reduce the effect of low frequency noise. This metric was designed to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter that includes an A-weighting filter. A-weighted levels provide a simple measure that correlates well with human subjective assessment of the loudness or noisiness of many types of noise.

In general, community noise varies with time on a daily, weekly, or annual basis. To account for the temporal variation of noise, metrics including the equivalent sound level (LEQ) and statistical noise levels (LN values) have been developed.

LEQ is the steady state noise level that has the same acoustic energy as the time varying environmental noise level over the measurement period. LEQ is fully defined in Appendix A.

The statistical noise level Ln is that noise level which is exceeded n% of the time during the observation period. For example, the L90 level is the noise level exceeded 90% of the time and L50 is the noise level exceeded 50% of the time. These two particular levels are significant in that the L50 represents the median noise level and L90 is an approximate measure of the lowest noise level in a given community when there are no identifiable noise sources in the area. Statistical noise levels in this report are A-weighted. These statistical noise levels are also defined in Appendix A.

The Community Noise Equivalent Level (CNEL) was developed as a land-use planning tool in the State of California to assess the potential impact of highway, railroad, and airport noise on residential areas.

CNEL is the energy averaged noise level measured over a 24-hour period with different weighing factors for the noise levels occurring during the day, evening, and nighttime periods. Evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during these time periods. There is no increase for noise events occurring during daytime hours (7 a.m. to 7 p.m.). CNEL is fully defined in Appendix A.

The Federal Environmental Protection Agency (EPA), the Department of Housing and Urban Development (HUD), and the Federal Aviation Administration (FAA) utilize a 24-hour metric that is similar to the CNEL. This metric is referred to as the Day Night Equivalent Level (LDN).

The LDN standard is essentially the same as the CNEL standard with the evening (7 p.m. to 10 p.m.) weighing equal to one. That means that there is no increase for evening noise events. The LDN standard is used nationally and is beginning to appear in California Codes. Whereas the LDN usually is less than the CNEL by approximately 1 dB, it is generally considered to be equivalent to and interchangeable with the CNEL metric. LDN is fully defined in Appendix A.

---

[1] The California Department of Aeronautics, "Noise Standards," California Administrative Code, Chapter 9, Title 4 (Register 70, No. 48, November 28, 1970)

State of California

In the State of California, Senate Bill 860 (Beilenson) which became effective January 1, 1976 directed the California Office of Noise Control within the State Department of Health to prepare "Guidelines for the Preparation and Content of Noise Elements of the General Plan." Part of the purpose of these guidelines was to provide sufficient information concerning the noise environment in the community so that noise may be considered in the Land Use Planning Process. As part of this publication, Land Use Compatibility Standards were developed in four categories. These categories include Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable. These categories were based on earlier work done by HUD. The interpretation of the four categories is as follows:

> Normally Acceptable: Specified Land Use is satisfactory without special insulation.
>
> Conditionally Acceptable: New Development requires detailed analysis of noise insulation requirements
>
> Normally Unacceptable: New Development is discouraged and requires a detailed analysis of insulation features.
>
> Clearly Unacceptable: New Development should not be undertaken.

A copy of this Land Use Compatibility Metric for Community Noise Environments is shown in Figure 1.

As can be seen from the data in Figure 1, the dividing line between Normally Acceptable and Conditionally Acceptable for single-family residential is CNEL 55 to 60. For multi-family, residential, and transient lodging - hotels and motels it is the range of CNEL 60 to 65. The dividing line between Conditionally Acceptable and Normally Unacceptable for the same Land Use categories is CNEL 70.

The State Building Code (Part 2, Title 24, CCR) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses and residential units other than detached single-family residences from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL or LDN is 60 dBA or greater are required to provide sound insulation to limit the interior CNEL to a maximum of 45 dBA. An acoustical analysis report prepared by a person experienced in the field of acoustical engineering is required for the issuance of a building permit for these structures.

City of Los Angeles

Chapter XI - Noise Regulations of the Los Angeles City Code sets noise standards in various zones. Residential zones are deemed to have a presumed ambient noise level of 40 dBA during nighttime hours and 50 dBA during daytime hours. Nighttime is considered to be 10 p.m. to 7 a.m. and daytime is 7 a.m. to 10 p.m.

When the measured ambient noise level is less than the presumed ambient noise level, the presumed ambient noise level is considered to be the minimum ambient noise level for compliance with the Ordinance. If the measured ambient noise level exceeds the presumed ambient noise level, then the measured ambient noise level is utilized.

It is considered to be a violation of the Los Angeles City Noise Ordinance if noise levels exceed ambient noise levels at the same location by more than 5 dB.

The Los Angeles City Noise Ordinance includes a reduction in the measured intrusive noise by 5 dB for noise occurring more than 5 but less than 15 minutes in any hour. These times correspond to the L8 and L25 standards defined in Appendix A.

The City of Los Angeles Noise Ordinance (Chapter XI, Noise Regulations) has a section related to amplified sound. Section 112.01 of the Ordinance states that any amplified noise levels which are audible at a distance in excess of 150 feet from the property line of the noise source within 500 feet of a residential zone are a violation. Additionally, any amplified noise level that exceeds the ambient noise level at a residential property by more than 5 dB is a violation.

Section 112.04 prohibits construction between the hours of 10 p.m. and 7 a.m. the following day within 500 feet of a residential area.

Section 112.05 restricts noise levels for construction equipment to a maximum noise level of 75 dBA at 50 feet at the property line of a construction site. The equipment includes graders/dozers, dump trucks/compactors, dump/debris trucks, construction vehicles and other powered equipment including power hand tools.

County of Los Angeles

Noise Control Regulations adopting by Reference Chapter 12.08 of Title 12 of the Los Angeles County Code establishes allowable exterior noise levels for various receptor properties within a designated noise zone. These requirements are summarized in Table 1 as follows:

Table 1

County of Los Angeles Noise Ordinance

Noise Zone	Designated Noise Zone	Time Interval	Exterior Noise Level, dBA
I	Noise-sensitive Area	Anytime	45
II	Residential Properties	10 p.m. to 7 a.m. 7 a.m. to 10 p.m.	45 50
III	Commercial Properties	10 p.m. to 7 a.m. 7 a.m. to 10 p.m.	55 60
IV	Industrial Properties	Anytime	70

Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level stated above: or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.

Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level stated above, plus 5 dB: or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.

Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 5 minutes in any hour. Standard No. 3 shall be the applicable noise level stated above, plus 10 dB: or, if the ambient L8 exceeds the foregoing level, then the ambient L8 becomes the exterior noise level for Standard No. 3.

Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level stated above, plus 15 dB: or, if the ambient L2 exceeds the foregoing level, then the ambient L2 becomes the exterior noise level for Standard No. 4.

Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level stated above, plus 20 dB: or, if the ambient L0 exceeds the foregoing level, then the ambient L0 becomes the exterior noise level for Standard No. 5.

The Los Angeles County Ordinance also discusses construction noise. Construction activities must be conducted so that the allowable noise levels in Table 2 are not exceeded. These apply to operations of ten days or more.

Table 2

Maximum Allowable Construction Noise Levels - Los Angeles County

	Single-Family Residential	**Multi-Family Residential**	**Semi-Residential Commercial**
Daily, except Sundays and holidays, 7 a.m. to 8 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8 p.m. to 7 a.m. and Sundays & holidays	50	55	60

The Los Angeles County Noise Ordinance defines the perception threshold for vibration to be a motion velocity of 0.01 inches/second over the range 1 to 100 Hertz.

3.0 Significance Thresholds

If noise levels from the project exceed the allowable levels under the City of Los Angeles Noise Ordinance or if the Project results in a substantial increase in existing ambient noise levels, then a significant environmental impact would occur.

In addition to the requirements of the City of Los Angeles Noise Ordinance, it is important to consider ambient noise level increases. Ambient noise levels are most appropriately defined in terms of CNEL values since these account for a full day of noise exposure.

If a given area is characterized by a quiet noise environment and a new noise source is introduced that increases the noise exposure in the area without violating the City's Noise Ordinance, then a noise impact might occur. Objective standards for evaluating such impacts have not been adopted formally within the City of Los Angeles or even within the State of California. It is important to note that the CNEL values listed in Figure 1 are only guidelines.

It is generally accepted that most people will consider an increase in the existing CNEL ambient level of 5 dB or more as noticeable. Therefore, a CNEL increase of 5 dBA or more is generally considered to be a significant environmental impact. A change in the CNEL value from 3 to 5 dBA may be noticed by some people. Therefore, this level of change is generally considered to constitute an adverse impact since these conditions could lead to complaints. Changes in the CNEL values of less than 3 dBA are generally not noticeable and are therefore considered to be insignificant impacts.

Even though increases in CNEL values of 3 to 5 dBA are generally considered to be insignificant noise impacts, if there is a category change in the Land Use Compatibility Guidelines discussed in Figure 1 above, the overall impact would be considered to be significant. For example, a category change would occur if the CNEL value moves from normally acceptable to conditionally acceptable. The following significance thresholds are therefore utilized to determine Project impacts.

CNEL Increases	Category Change	Impact
5 dBA or more	No	Significant
3 to 5 dBA	No	Adverse
3 to 5 dBA	Yes	Significant

4.0 Existing Conditions and Project Impacts

Ambient Noise Measurement Methodology

Environmental noise levels were monitored along Main Street, Spring Street, Cesar E. Chavez Avenue and Arcadia Street. These measurements were made on April 1st and April 2nd, 2003 between the hours of 3:00 p.m. and 5:00 p.m.

Noise levels at the site are dominated by vehicular traffic on the four perimeter streets bordering the site. No other significant sources of noise were noted during the site visit.

Environmental noise levels were measured with a precision integrating LD 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. The sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period. A copy of the analysis of the acoustical data is attached in Appendix B.

The data thus collected were analyzed to determine the CNEL level at each of the four streets that border the site. The CNEL value was determined by measuring the equivalent noise level (LEQ) directly, and then calculating the equivalent noise level for each of the other 23 hours in the day.[1] This CNEL approach has been utilized extensively and the accuracy of this procedure has been established with automatic 24-hour measurements at the same location. The procedure has always been within acceptable accuracy limits. The results of the monitoring and calculations are summarized below in Table 1.

Table 1

Measured Ambient Noise Levels in dB

Location	Peak Hour LEQ	CNEL
Main Street	67.9 dB	68.9 dB
Spring Street	72.1	73.1
Cesar E. Chavez Ave.	73.8	74.8
Arcadia Street	70.9	71.9

As can be seen from the data in Table 1, ambient noise levels at the Project Site range from CNEL 68.9 to CNEL 74.8 due to traffic on the arterials that border the Site.

[1] See, for example, "Insulation of Buildings Against Highway Noise," Bruce Davy and Steven Skale, Federal Highway Administration FHWA-TS-77-202.

Existing Average Daily Traffic (ADT) Volumes for Existing and Future Conditions were analyzed. ADT Volumes for several conditions including Existing Conditions, Future Conditions without Project, Future Conditions With Project, Future Conditions with Alternative A Conditions, Future Conditions with Alternative B Conditions, Future Conditions with Alternative C, Future Conditions with Alternative D and Future Conditions with Alternative E. Both Weekday and Saturday traffic volumes were analyzed. These ADT volumes are listed in Tables 2 through 7. These ADT volumes were calculated from P.M. peak hour traffic volumes which represent 10% of daily ADT volumes. These volumes were taken from the Traffic Study by Linscott, Law Greenspan dated June 23, 2003.

Table 2

ADT Volumes For Existing Conditions

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	12,120	7,890	29,420	9,220
Saturday	5,040	7,850	20,900	7,870

Table 3

ADT Volumes For Future Conditions Without Project

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	13,620	9,010	41,460	10,800
Saturday	5,930	8,590	28,130	9,230

Table 4

ADT Volumes For Future Conditions With Project

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	14,030	9,360	41,940	11,030
Saturday	6,380	8,820	28,610	9,400

Table 5

ADT Volumes
For Future Conditions With Alternative A

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	14,020	9,470	41,970	11,030
Saturday	6,400	8,830	28,620	9,410

Table 6

ADT Volumes
For Future Conditions With Alternative B

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	13,970	9,450	41,920	11,010
Saturday	6,330	8,770	28,540	9,380

Table 7

ADT Volumes
For Future Conditions With Alternative C

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	13,970	9,450	41,910	11,010
Saturday	6,280	8,770	28,520	9,360

Table 8

ADT Volumes
For Future Conditions With Alternative D

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	14,020	9,470	41,970	11,030
Saturday	6,400	8,830	28,620	9,410

Table 9

ADT Volumes
For Conditions With Alternative E

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	14,020	9,470	41,970	11,030
Saturday	6,400	8,830	28,620	9,410

The increases in ADT volumes over Future Pre-Project Conditions for the Project, Alternative A, Alternative B, Alternative C, Alternative D and Alternative E are shown in Tables 10 through 15.

Table 10

Increase in ADT Volumes
Over Future Conditions With Project

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	410	350	480	230
Saturday	450	230	480	170

Table 11

Increase in ADT Volumes
Over Future Conditions With Alternative A

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	400	460	510	230
Saturday	470	240	490	180

Table 12

Increase in ADT Volumes
Over Future Conditions With Alternative B

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	350	440	460	210
Saturday	400	180	410	150

Table 13

Increase in ADT Volumes
Over Future Conditions With Alternative C

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	350	440	450	210
Saturday	350	180	390	130

Table 14

Increase in ADT Volumes
Over Future Conditions With Alternative D

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	400	460	510	230
Saturday	470	240	490	180

Table 15

Increase in ADT Volumes
Over Future Conditions With Alternative E

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	400	460	510	230
Saturday	470	240	490	180

Increases in CNEL values for the Project, Alternative A, Alternative B, and Alternative C are shown in Tables 16 through 21.

Table 16

Increase in CNEL Values
Over Future Conditions With Project

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

Table 17

Increase in CNEL Values
Over Future Conditions With Alternative A

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

Table 18

Increase in CNEL Values
Over Future Conditions With Alternative B

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

Table 19

Increase in CNEL Values
Over Future Conditions With Alternative C

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

Table 20

Increase in ADT Volumes
Over Future Conditions With Alternative D

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

Table 21

Increase in ADT Volumes
Over Future Conditions With Alternative E

Conditions	Main St.	Spring St.	Cesar E. Chavez Ave.	Arcadia St.
Weekday	0.1	0.2	0.1	0.1
Saturday	0.3	0.1	0.1	0.1

As can be seen from the calculated CNEL value increases with the Project, with Alternative A, with Alternative B, with Alternative C, with Alternative D and with Alternative E range from 0.1 dB to 0.3 dB. Data in Section 3.0 of this report, these noise level increases will not be noticeable. Therefore, traffic noise increases are considered to be an insignificant impact.

Proposed Outdoor Classroom Space

There is a proposed Outdoor Classroom Space that will be part of the Project. This will be an Outdoor Space where students can talk and teachers can discuss things. Based on the Existing and Future ambient noise levels discussed in Section 4.0 of this Report, potential noise impacts from this proposed Outdoor Classroom Space should not be audible offsite and therefore will be an insignificant impact.

Construction Noise Impacts

Construction activities are normally carried out in phases utilizing different pieces of equipment. Noise associated with construction of the Project or one of the Alternatives may result in short term audible noise levels in the area.

A-Weighted noise measurements made at 50 feet for various types of construction equipment expected to be used on the Project are listed in Table 22.

Table 22

Measured A-Weighted Noise Levels in dB
Various Types of Construction Equipment at 50 Feet

Type	A-Weighted Noise Level
Dozers	77 dB
Water Trucks	81
Graders	76
Dump Trucks	75
Scrapers	76
Front End Loaders	75

Actual noise levels associated with construction of the Project will vary widely during the course of construction depending on where the equipment is located and what pieces of equipment are in use at any one time.

Maximum noise levels associated with all construction equipment operating at the same time would probably never occur during construction. Typically, noise levels from construction activities on a project such as this would range from 65 dBA to 75 dBA at a distance of 50 feet from the property line of the construction site. This would translate to noise levels that do not exceed 65 dBA at the closest residential property to the northwest of the site. Therefore, construction activities at the site will comply with the requirements of the Los Angeles County Noise Ordinance.

Additionally, ambient daytime noise levels at the closest sensitive receptor are approximately 74 dBA. Therefore, construction noise levels should not be audible at any receptors near the site.

The requirements of the Los Angeles County Noise Ordinance concerning vibration are that motion velocities do not exceed 0.01/second over the range of 1 to 100 Hertz. Ground born vibration levels typically associated with pile driving activities and major grading activities can exceed this vibration threshold level at distances within 100 feet. However, since there will be no pile driving or major grading activities at the site, perceptible ground vibration at locations off site are unlikely. Therefore, vibration levels during construction will comply with the Los Angeles County Noise Ordinance.

The Plaza Church is considered to be a sensitive receptor. Operational noise levels should not interfere with activities at the Church. However, construction noise activities could be considered annoying and a potential impact at the Church.

5.0 Mitigation Measures

Construction Noise

Although there is no mitigation that will completely eliminate this potential annoyance from construction, it is recommended that the following measures be adopted to reduce noise impacts to less than significant levels.

1. Restrict grading and construction activities to daily operation between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. There should be no work on Sundays or Federal holidays.

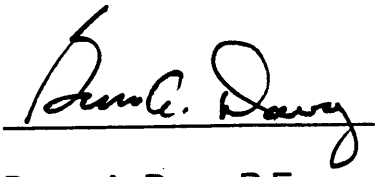
2. Ensure that all construction and grading equipment is properly maintained. All vehicles and compressors should utilize exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.

3. There should be no construction activities when there are Church services or ceremonies taking place at the Plaza Church. Contractors should coordinate these time limitations with the officials at the Church.

6.0 Conclusions

As summarized in Section 4.0, traffic noise increases due to the Project will be insignificant.

Short-term noise levels from construction activities may be audible in some areas. However, with the recommended mitigation proposed in Section 5.0, construction noise is considered to be less than significant.



Bruce A. Davy, P.E.
Davy & Associates, Inc.
I.N.C.E. Board Certified

APPENDIX A

Noise Metrics for Evaluation of Community Response to Noise

One area of environmental acoustics which has received considerable attention in recent years is the development of methods for describing the impact of noise on communities. Attempts to correlate noise levels with community annoyance have led to the development of a number of different metrics or descriptors for the assessment of community reactions. To accurately account for human reaction to noise, a complete description of the noise must be provided by the metric chosen. This complete description should include intensity, frequency characteristics, and variation with time. Some characteristics of a few of the more commonly used noise descriptors are as follows:

A-WEIGHTED NOISE LEVEL (dBA)

A-weighted noise levels are filtered or weighted to quantitatively reduce the effect of low frequency noise. This metric was designed to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter which contains the A-weighted network.

A-weighted levels provide a simple measure that correlates well with human subjective assessment of the loudness or noisiness of many types of noise.

STATISTICAL NOISE LEVELS (Ln)

The statistical noise level Ln is that noise level which is exceeded n% of the time during the observation period. For example, the L90 level is the noise level exceeded 90% of the time and L50 is the noise level exceeded 50% of the time. These two particular levels are significant in that the L50 represents a median noise level and L90 is an approximate measure of the lowest noise level in a given community when there are no identifiable noise sources in the area. The L90 level is often used as the ambient noise level for a particular area.

All statistical noise levels are usually A-weighted unless otherwise specified.

EQUIVALENT SOUND LEVEL (LEQ)

Equivalent Sound Level (LEQ) is the energy averaged noise level integrated over some specified amount of time. The purpose of LEQ is to provide a single number measure of time-varying noise for a specific time period.

Equivalent signifies that the numerical value of the fluctuating noise is equivalent in level to a steady state noise with the same amount of acoustic energy. This specified time integration period may be for varying durations - 2 minutes, 2 hours, or 24 hours. If not stipulated, the level of the noise is taken to be A-weighted, although other frequency weightings may be used.

24-HOUR EQUIVALENT LEVEL (LEQ 24)

The LEQ (24) is a special case of LEQ. It is simply the LEQ measured over a 24-hour period.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

The Community Noise Equivalent Level (CNEL) is the energy averaged noise level measured over a 24-hour period with different weighting factors for the noise levels occurring during the day, evening, and nighttime periods. Evening (7 p.m. - 10 p.m.) and nighttime (10 p.m. - 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during those time periods.

CNEL was developed for noise surveillance in land use planning and is used in the State Of California for evaluation of the potential impact of highway, railroad, and airport noise on residential areas.

CNEL may be determined from the following relationship:

$$\text{CNEL} = 10 \log \left\{ \left(\sum_{i=1}^{24} W_i \times \log^{-1} LEQ_i/10 \right) /24 \right\}$$

where:

W_i is the time of day weighting factor as follows:

Period	Time	Weighting
Daytime	7 a.m. - 7 p.m.	1
Evening	7 p.m. - 10 p.m.	3
Nighttime	10 p.m. - 7 a.m.	10

LEQ_i is the equivalent sound level for the ith hour of the day.

DAY-NIGHT LEVEL (LDN)

The LDN standard is essentially the same as the CNEL standard with the evening (7 p.m. - 10 p.m.) weighting equal to 1. The LDN standard is used nationally and is beginning to appear in California Codes. It is generally considered to be interchangeable with the CNEL metric.

REFERENCES TO APPENDIX A

[1] California Department of Aeronautics, "Noise Standards," California Administrative Code, Chapter 9, Title 4 (Register 70, No. 48, November 28, 1970)

APPENDIX B

JN2001-93

PROJECT:	EL PUEBLO PLAYA DE CULTURA Y ARTE
LOCATION:	SOUTH PROPERTY LINE-ARCADIA STREET
TEST DATE:	APRIL 2, 2003
START TIME:	4:00 P.M.
END TIME:	4:30 P.M.
EQUIPMENT USED:	LARSON DAVIS 820 SLM 1/2" RANDOM INCIDENCE MIC WINDSCREEN B&K 4230 CALIBRATOR TRIPOD WIND SPEED INDICATOR MICRONTA THERMOMETER/HYGROMETER
TEMPERATURE:	68°f
RELATIVE HUMIDITY:	55%
WIND:	0-2 mph

LEQ:	70.9	L90:	65.9
LMAX:	81.7	L50:	68.3
LMIN:	64.5	L25:	70.9
CNEL:	71.9	L8:	75.4
LDN:	70.9	L2:	78.6
		L1:	79.8

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SITE MONITORING NOISE ANALYSIS

JN2001-93

PROJECT:	EL PUEBLO PLAZA DE CULTURA Y ARTE
LOCATION:	EAST PROPERTY LINE- MAIN STREET
TEST DATE:	APRIL 1, 2003
START TIME:	3:30 P.M.
END TIME:	4:00 P.M.
EQUIPMENT USED:	LARSON DAVIS 820 SLM 1/2" RANDOM INCIDENCE MIC WINDSCREEN B&K 4230 CALIBRATOR TRIPOD WIND SPEED INDICATOR MICRONTA THERMOMETER/HYGROMETER
TEMPERATURE:	68°f
RELATIVE HUMIDITY:	55%
WIND:	0-2 mph

LEQ:	67.9	L90:	59.5
LMAX:	79.5	L50:	63.0
LMIN:	57.1	L25:	67.0
CNEL:	68.9	L8:	73.3
LDN:	67.9	L2:	77.1
		L1:	77.9

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SITE MONITORING NOISE ANALYSIS

JN2001-93

PROJECT:	EL PUEBLO PLAZA DE CULTURA Y ARTE
LOCATION:	WEST PROPERTY LINE- SPRING STREET
TEST DATE:	APRIL 1, 2003
START TIME:	4:00 P.M.
END TIME:	4:30 P.M.
EQUIPMENT USED:	LARSON DAVIS 820 SLM 1/2" RANDOM INCIDENCE MIC WINDSCREEN B&K 4230 CALIBRATOR TRIPOD WIND SPEED INDICATOR MICRONTA THERMOMETER/HYGROMETER
TEMPERATURE:	68°f
RELATIVE HUMIDITY:	55%
WIND:	0-2 mph

LEQ:	72.1	L90:	66.1
LMAX:	84.5	L50:	69.7
LMIN:	62.8	L25:	72.0
CNEL:	73.1	L8:	75.4
LDN:	72.1	L2:	79.5
		L1:	82.3

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SITE MONITORING NOISE ANALYSIS

JN2001-93

PROJECT:	EL PUEBLO PLAZA DE CULTURA Y ARTE
LOCATION:	NORTH PROPERTY LINE - CAESAR CHAVEZ
TEST DATE:	APRIL 2, 2003
START TIME:	3:30 P.M.
END TIME:	4:00 P.M.
EQUIPMENT USED:	LARSON DAVIS 820 SLM 1/2" RANDOM INCIDENCE MIC WINDSCREEN B&K 4230 CALIBRATOR TRIPOD WIND SPEED INDICATOR MICRONTA THERMOMETER/HYGROMETER
TEMPERATURE:	68°f
RELATIVE HUMIDITY:	55%
WIND:	0-2 mph

LEQ:	73.8	L90:	68.8
LMAX:	84.2	L50:	71.5
LMIN:	63.7	L25:	73.5
CNEL:	74.8	L8:	78.0
LDN:	73.8	L2:	81.3
		L1:	82.5

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APPENDIX N
TRAFFIC IMPACT STUDY

TRAFFIC IMPACT ANALYSIS
PLAZA DE CULTURA Y ARTE PROJECT
CITY OF LOS ANGELES, CALIFORNIA

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June 23, 2003
1-013100-1

Prepared under the Supervision of:

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Principal

LINSCOTT LAW & GREENSPAN ENGINEERS

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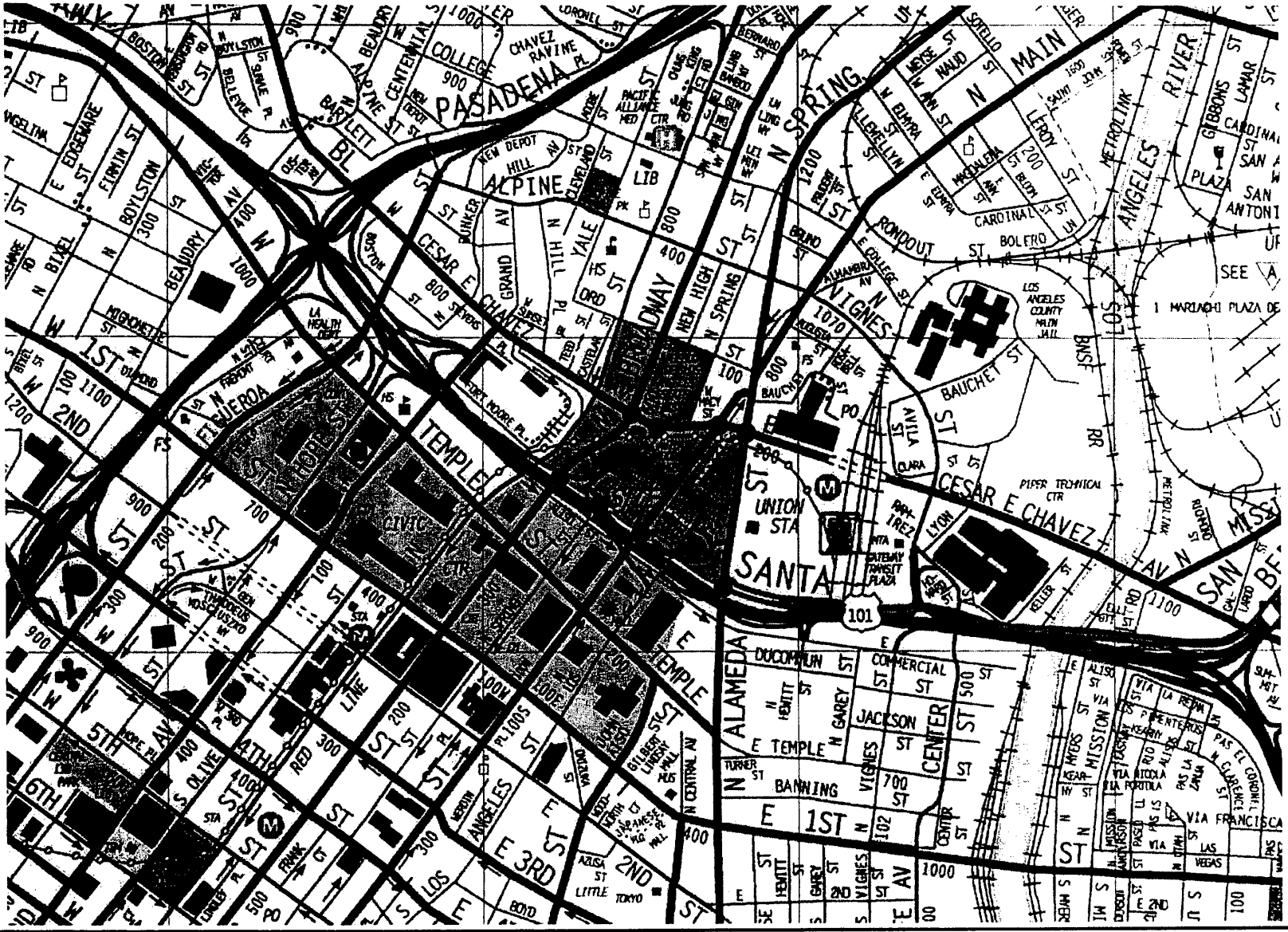
TRAFFIC IMPACT ANALYSIS
PLAZA DE CULTURA Y ARTE PROJECT
CITY OF LOS ANGELES, CALIFORNIA

INTRODUCTION

This traffic analysis has been conducted to identify and evaluate the potential traffic impacts of the proposed Plaza de Cultura Y Arte project. The proposed project is located on the 500 block of North Main Street which is referred to as the Antique block of the El Pueblo de Los Angeles State Historic Park. The project site is generally bounded by the existing Plaza Church to the north, existing surface parking lots and Arcadia Street to the south, Main Street to the east, and Spring Street to the west. The goal of the Plaza de Cultura Y Arte project is to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historic Monument. The project will display the cultural richness of its people and heritage through Latino educational, cultural and arts programming. The project site location and general vicinity are shown in Figure 1.

Although the project is proposed by the Los Angeles County Department of Parks and Recreation, the traffic analysis follows the City of Los Angeles traffic study guidelines as all roadways surrounding the project site are under the jurisdiction of the City of Los Angeles. The study is also consistent with transportation impact assessment guidelines set forth in the *2002 Congestion Management Program for Los Angeles County*. This traffic analysis evaluates potential project-related impacts at eight study intersections in the vicinity of the project site. The study intersections were determined in consultation with City of Los Angeles Department of Transportation and Los Angeles County Department of Public Works staff. The Critical Movement Analysis method was used to determine Volume-to-Capacity ratios and Levels of Service for the study intersections. In addition, a review was conducted of Los Angeles County Metropolitan Transportation Authority intersection and freeway monitoring stations to determine if a Congestion Management Program transportation impact assessment analysis is required for the proposed project.



MAP SOURCE: THOMAS BROS. GUIDE

● STUDY INTERSECTION

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FIGURE 1
VICINITY MAP

PLAZA DE CULTURA Y ARTE PROJECT

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This study i) presents existing traffic volumes, ii) forecasts future traffic volumes with the related projects, iii) forecasts future traffic volumes with the proposed project and the project alternatives, and iv) determines project and alternative project-related impacts.

PROJECT DESCRIPTION

The proposed project is located on the 500 block of North Main Street which is referred to as the Antique block of the El Pueblo de Los Angeles State Historic Park. The project site is generally bounded by the existing Plaza Church to the north, existing surface parking lots and Arcadia Street to the south, Main Street to the east, and Spring Street to the west. The goal of the Plaza de Cultura Y Arte project is to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historic Monument. The project will display the cultural richness of its people and heritage through Latino educational, cultural and arts programming.

The project site currently is occupied by a City of Los Angeles parking lot located at the southeast corner of the site, a County of Los Angeles parking lot located at the southwest corner of the site, the existing Plaza House and Brunswig buildings, as well as the existing Brunswig annex building. The existing buildings are currently vacant and, due to recent damage caused by fires and water, are presently being evaluated for rehabilitation or demolition. In addition, the existing City and County parking lots will be removed to accommodate the proposed project but would be retained as part of all three alternative projects.

The proposed project and all three alternative projects are planned for completion in three development phases. The three development phases for the proposed project and the three alternative projects will be constructed and utilized by the year 2010. Additionally, as part of the proposed project and the three alternative projects, two street vacations (Republic Street and most of New High Street) are proposed and are currently being processed through the County of Los Angeles as they are under the County's jurisdiction.

Proposed Project Description

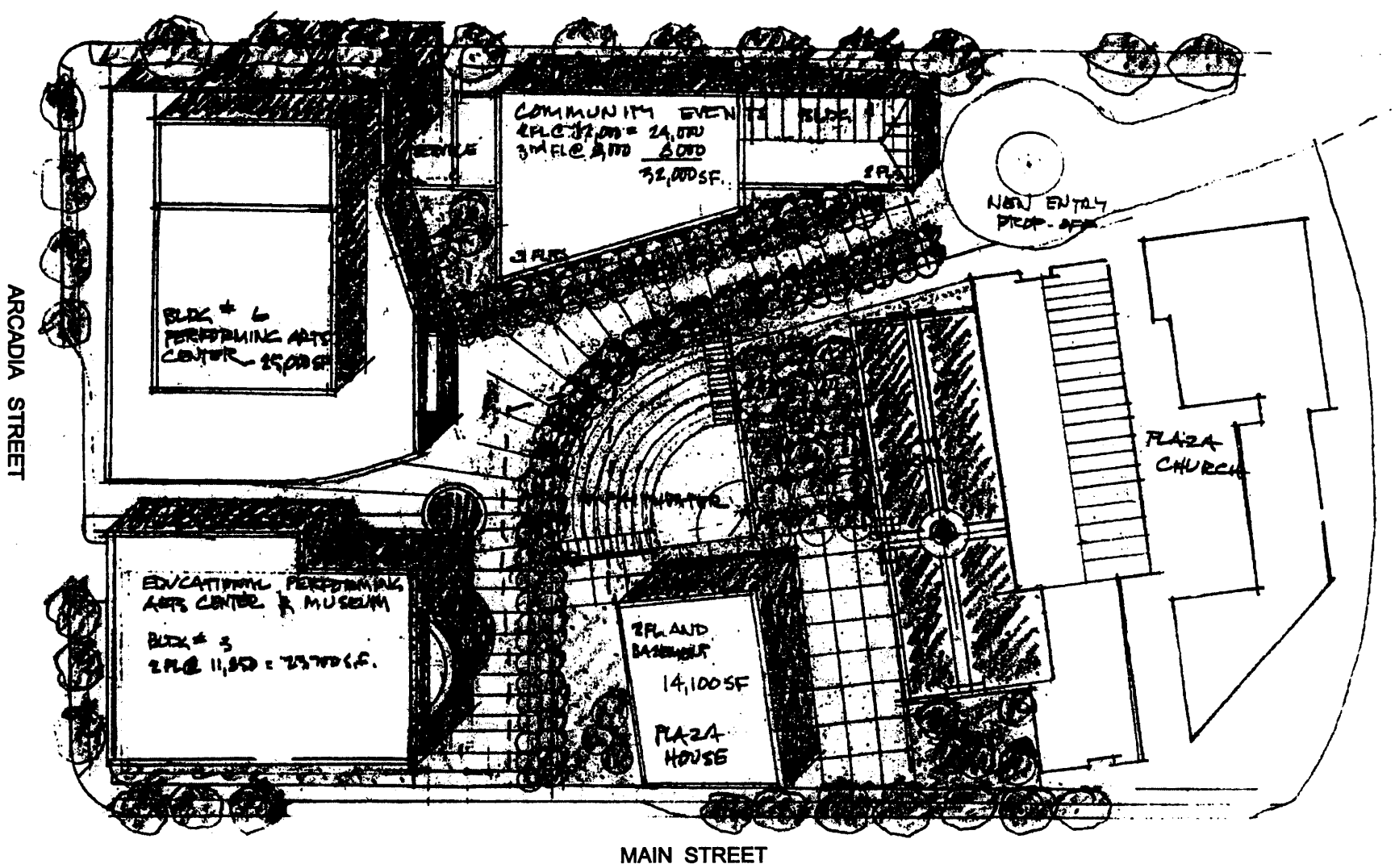
Descriptions of the construction phase components planned for the proposed project are provided in the following paragraphs. The proposed Plaza de Cultura Y Arte project site plan is illustrated in Figure 2. A copy of the proposed project programming information prepared by Community Arts Resources, Inc., is provided in Appendix A-1.

Proposed Project Phase I Components

Phase I of the proposed project includes the Campo Santo Memorial Garden and Central Courtyard which will be a park-like setting to honor the City's first settlers and the Pueblo's first cemetery. An entry plaza and drop-off area to/from Spring Street will also be provided. A pedestrian paseo and emergency access road will be provided. It is envisioned that the project will provide for pedestrian connections within the historic district. Travel via public transportation (e.g., bus, MetroLink, Red Line, and other lines) will also be encouraged. The internal streets (i.e., Republic Street and New High Street) are proposed to be vacated as part of the project.

Proposed Project Phase II Components

Phase II of the proposed project will involve construction of a Community Events Center (Building 1) to be located adjacent to Spring Street, southerly of the Plaza Church. The Community Events Center will feature exhibition space, classrooms for community based educational classes, and meeting space for local performances, cultural activities and other public/private events. The existing Plaza House (Building 2) will be rehabilitated and will provide a bookstore and discovery center for exhibits and displays, as well as ancillary office space. The Museum and School Building (Building 3) to be located at the southeast corner of the project site (currently the location of the City of Los Angeles surface parking lot) will provide a bookstore, museum and display space, as well as classroom space.



SOURCE: SAPPHOS ENVIRONMENTAL, INC.

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FIGURE 2
SITE PLAN

PLAZA DE CULTURA Y ARTE PROJECT

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Proposed Project Phase III Components

Phase III of the proposed project will include construction of a Performing Arts Center to be located at the southwest corner of the project site where the Los Angeles County parking lot is currently located. The Performing Arts Center will provide space for live performances and presentations. Performances are not anticipated to occur before 7:30 PM.

Alternative A Project Description

The Alternative A project restores two existing buildings: the Plaza House and VickREY Brunswig buildings. The existing Annex building is planned for demolition as part of the Alternative A project scheme. In its place will be the proposed new construction which includes a 99-seat theater, a large multi-purpose room, as well as auxiliary components. The Plaza House building will provide a bookstore, café, discovery center, and administrative offices. The VickREY Brunswig building will provide exhibition space, offices, classrooms, and a media arts center. The new construction will consist of an entry lobby, theater, multi-purpose room, and a kitchen facility to be located in the basement. In addition, as described in the proposed project description, the Alternative A project will include the Campo Santo Memorial Garden and Central Courtyard component. The proposed Alternative A project site plan is illustrated in Figure 2A. A copy of the Alternative A project programming information prepared by Community Arts Resources, Inc., is provided in Appendix A-2.

Alternative B Project Description

The Alternative B project restores all three existing buildings: the Plaza House, the VickREY Brunswig building and the VickREY Brunswig Annex building. As in the Alternative A project, the proposed new construction will include a 99-seat theater, a large multi-purpose room, as well as auxiliary components. The Plaza House building will provide a bookstore, café, discovery center, and administrative offices. The VickREY Brunswig building will provide exhibition space, offices, classrooms, and a media arts center. However, theater classrooms are omitted in the Alternative B project due to limited space. The new construction will consist of an entry lobby, theater, multi-purpose room, and a kitchen facility to be located in the basement. In addition, as described in the proposed project description, the Alternative B project will include the Campo Santo Memorial

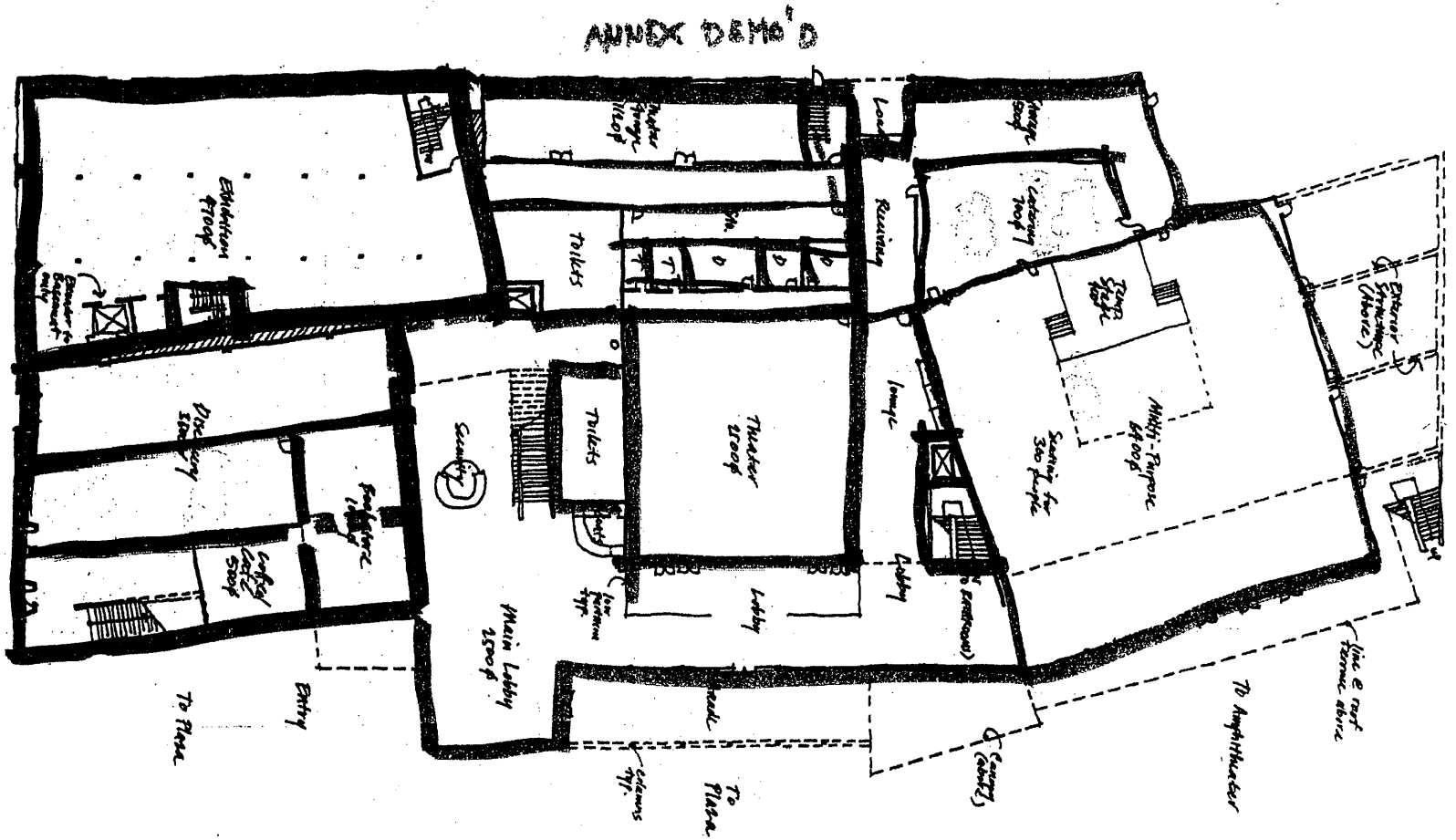

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FIGURE 2A
ALTERNATIVE A PROJECT SITE PLAN

PLAZA DE CULTURA Y ARTE PROJECT

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Garden and Central Courtyard component. The proposed Alternative B project site plan is illustrated in Figure 2B. A copy of the Alternative B project programming information prepared by Community Arts Resources, Inc., is provided in Appendix A-3.

Alternative C Project Description

The Alternative C project restores all three existing buildings: the Plaza House, the VickREY Brunswig building and the VickREY Brunswig Annex building. The Annex building is proposed to be converted into additional exhibition space which is larger than that proposed in the Alternative A and B projects. As there is no theater or multi-purpose room, no programming information was included for these uses. Due to the structural limitations of the space, dance and theater classrooms will be not be provided under this alternative. However, four visual arts rooms are added as part of the Alternative C project. The Plaza House building will provide a bookstore, café, discovery center, and administrative offices. The VickREY Brunswig building will provide exhibition space, offices, classrooms, and a media arts center. In addition, as described in the proposed project description, the Alternative C project will include the Campo Santo Memorial Garden and Central Courtyard component. The proposed Alternative C project site plan is illustrated in Figure 2C. A copy of the Alternative C project programming information prepared by Community Arts Resources, Inc., is provided in Appendix A-4.

SITE ACCESS

The proposed project site is centrally located for access via alternative modes of travel, including walking, public bus transit, light rail (Gold Line), and train (MetroRail and MetroLink), as well as by automobile. Brief descriptions of the pedestrian, vehicular and transit modes of access are provided in the following subsections.

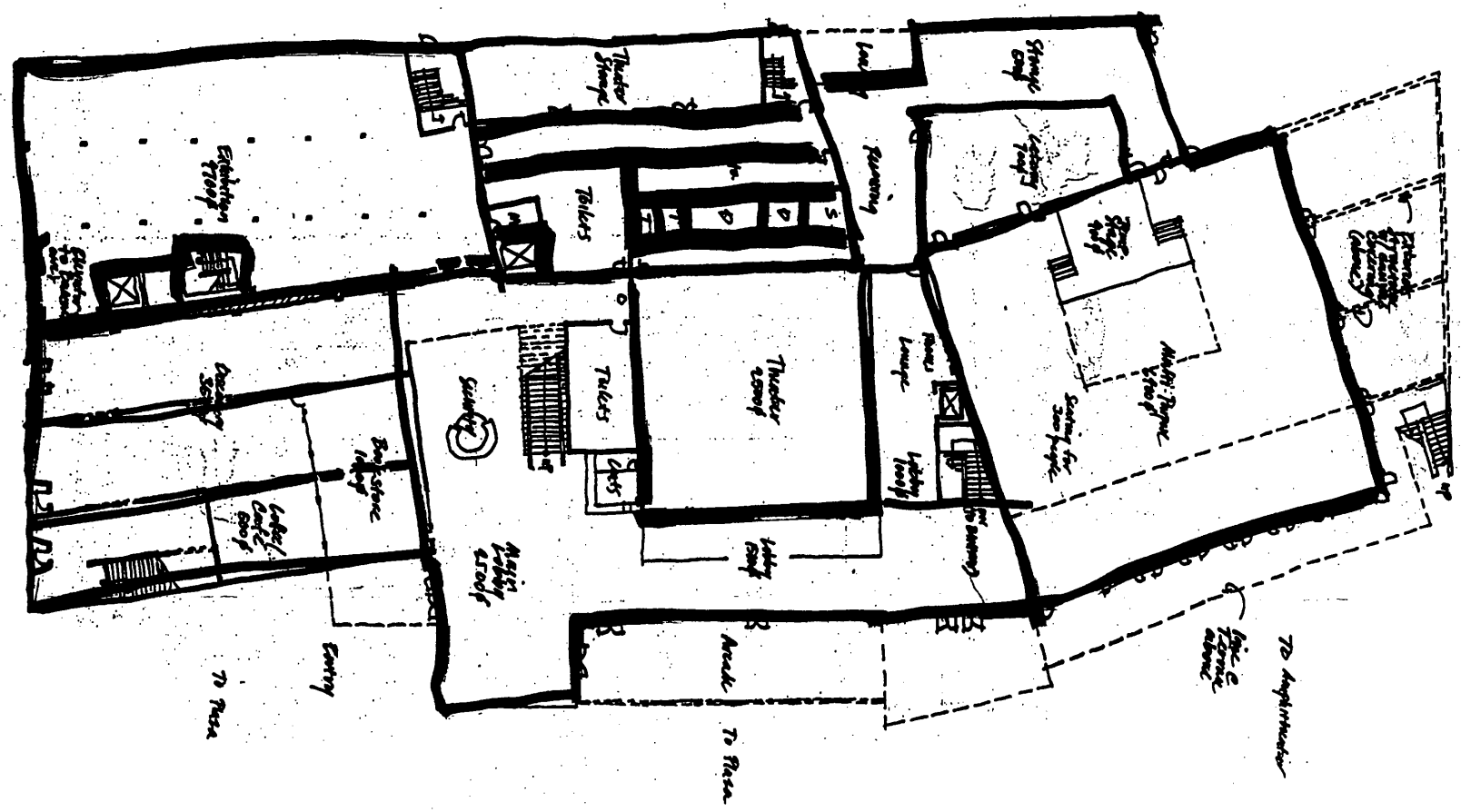

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FIGURE 2B
ALTERNATIVE B PROJECT SITE PLAN

PLAZA DE CULTURA Y ARTE PROJECT

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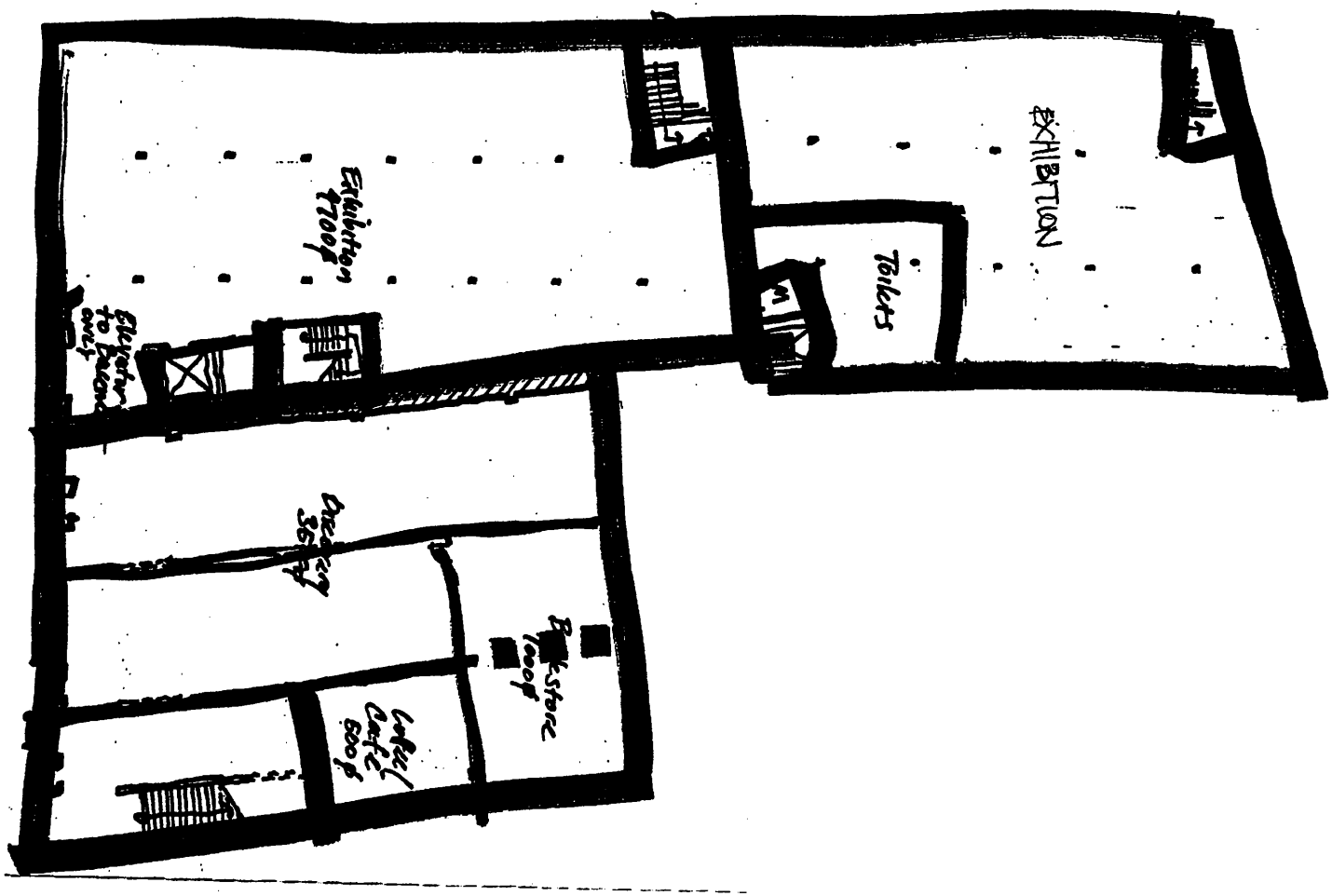

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FIGURE 2C
ALTERNATIVE C PROJECT SITE PLAN

PLAZA DE CULTURA Y ARTE PROJECT

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Pedestrian Access

As previously mentioned, the goal of the Plaza de Cultura Y Arte project is to create a pedestrian-oriented facility. The project includes the vacation of Republic Street and the partial vacation of New High Street to improve pedestrian connections, internal pedestrian circulation, and to create a drop-off/entry plaza. In order to enhance pedestrian connectivity within the Historic District, including Olvera Street, the proposed project site, transit/rail facilities and parking facilities, it is recommended that the at-grade crossings at Spring Street and Main Street be improved to emphasize pedestrian activity. The recommended improvements include widening the pedestrian crosswalks and installing decorative pavers. Sample plans for both Spring Street and Main Street that show 50-foot wide decorative crosswalks with pavers are provided in Appendix B. It should be noted that these concept roadway plans were prepared by the City of Los Angeles but have not yet been approved.

Transit Access

It is anticipated that the proposed project will utilize and promote the extensive public bus and rail transit operations provided in the site vicinity. Numerous public bus transit lines are provided along Spring Street, Main Street and E. Cesar Chavez Avenue, as well as within easy walking distance to/from the project site. Additionally, public bus stops are situated along both sides of Spring Street, the east side of Main Street and on E. Cesar Chavez Avenue immediately adjacent to the Plaza de Cultura Y Arte project. Please refer to the Local Public Transit Services section for a discussion of the public transit services provided in the vicinity of the project site.

As transit service is provided between Union Station and the proposed project site, patrons and visitors will be able to utilize existing MetroRail, MetroLink, Amtrak and the Gold Line light rail services via Union Station. Additionally, Union Station is located approximately two blocks east of the project site, allowing patrons and visitors to walk to the Plaza de Cultura Y Arte site.

Vehicular Access

Principal vehicular access to the Plaza de Cultura Y Arte site will be via Spring Street and Main Street. The proposed site access and internal circulation scheme for the project is illustrated in Figure 2. Access to the proposed project entry drop-off area is planned to be provided at Spring Street, directly west of the Plaza Church. The drop-off area will be accessible via passenger cars and vans. School-aged children visiting the Historic District via school buses will continue to board and alight along Main Street (east side of the project site).

The project driveway on Spring Street (at New High Street) will be approximately 30 feet wide and is planned to accommodate southbound left-turn entry and exiting left-turns as Spring Street operates as a one-way southbound roadway for vehicles other than public buses. Accordingly, it is important to note that Spring Street provides bus only travel lanes northbound, thus, northbound right-turn ingress and right-turn egress traffic movements are currently not planned to be accommodated.

Parking for patron and visitor vehicles will be accommodated in existing surface parking lots provided within walking distance of the project site. The following nine existing surface parking lots, which are designated as separate zones, have been identified for usage by Plaza de Cultura Y Arte patrons and visitors:

- Zone 1: Private Lot located at the northwest corner of the North Broadway and E. Cesar Chavez Avenue intersection; 843 spaces;
- Zone 2: County Lot 21 located on the west side of North Broadway just south of E. Cesar Chavez Avenue; 176 spaces;
- Zone 3: County Lot 15 (Juror Lot) located on the west side of North Spring Street immediately opposite the project site; 158 spaces;
- Zone 4: City Lot 3 located on the east side of Los Angeles Street just north of Arcadia Street; approximately 50 spaces;
- Zone 5: City Lot 4 located on the west side of Alameda Street just north of Arcadia Street; approximately 65 spaces;

- Zone 6: Olvera Street valet parking lot located on the west side of Alameda Street just south of E. Cesar Chavez Avenue; approximately 40 spaces;
- Zone 7: Church Lot located immediate north of the project site between Spring Street and Main Street; 220 spaces;
- Zone 8: County Lot 25 located at the northeast corner of the North Spring Street and Arcadia Street intersection; 75 spaces; and
- Zone 9: City Lot located at the northwest corner of the North Main Street and Arcadia Street intersection; approximately 75 spaces.

It is anticipated that a project wayfinding program (see the Project Mitigation section for a discussion of the project Wayfinding Program) will direct visitors and patrons to the off-site parking facilities. It should be noted that a parking analysis for the Plaza de Cultura Y Arte project will be contained in a separate document.

EXISTING STREET SYSTEM

The following eight intersections were selected for analysis to evaluate the potential impacts generated by the proposed project in consultation with City of Los Angeles Department of Transportation (LADOT) staff and Los Angeles County Department of Public Works (LACDPW) staff:

1. North Broadway and East Cesar Chavez Avenue.
2. North Broadway and Arcadia Street.
3. North New High Street/North Spring Street and East Cesar Chavez Avenue.
4. North Spring Street and Arcadia Street.
5. North Main Street and East Cesar Chavez Avenue.
6. North Main Street and Arcadia Street.
7. Alameda Street and East Cesar Chavez Avenue.
8. Alameda Street and Arcadia Street/US-101 Freeway Northbound Off-Ramp.

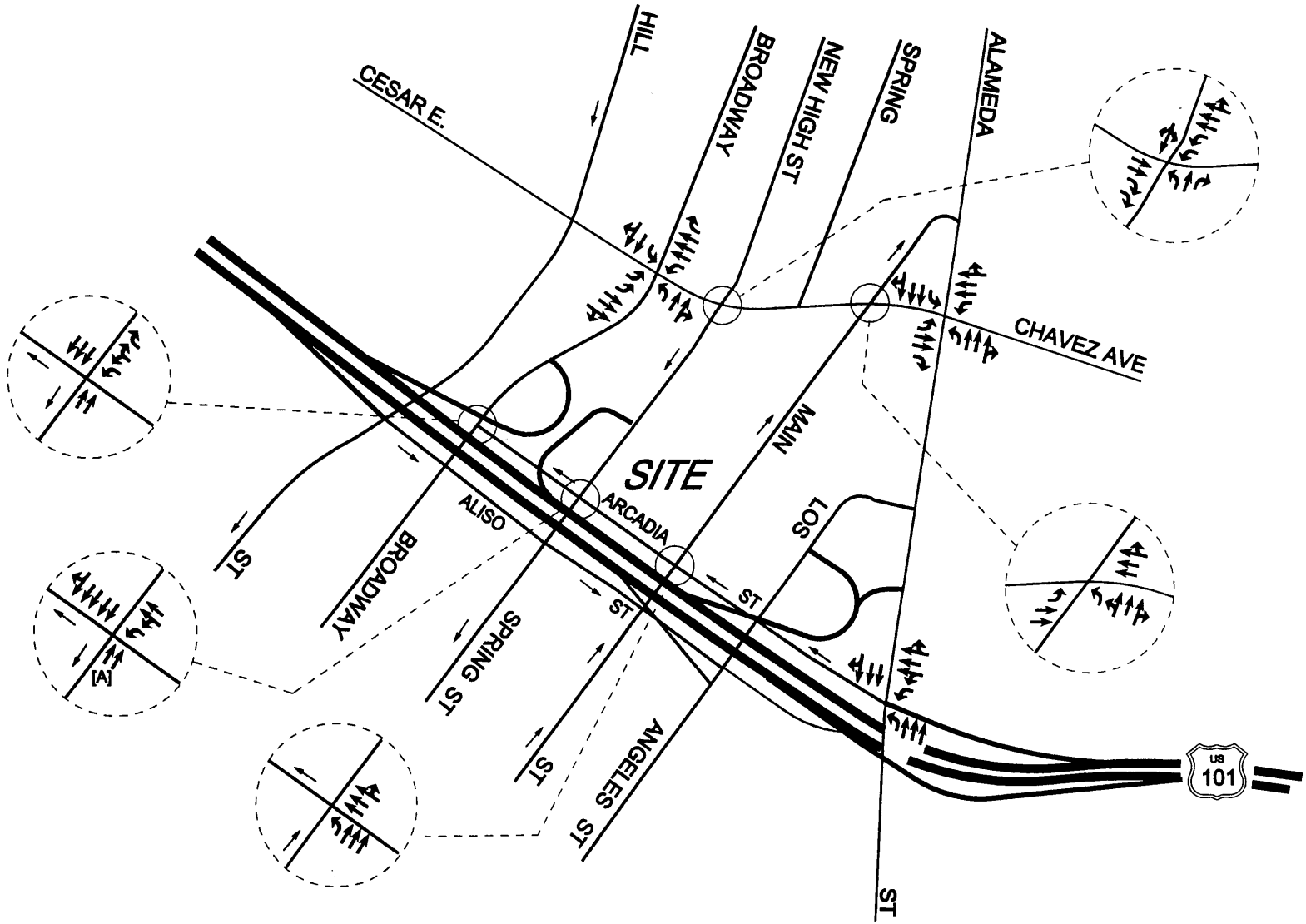
All of the eight study intersections are controlled by traffic signals. The existing lane configurations at the study intersections are displayed in Figure 3. A brief description of the important roadways in the project vicinity is provided in the following paragraphs.

Broadway is a north-south roadway located west of the project site. Broadway is designated as Secondary Highway in the City of Los Angeles General Plan Transportation Element. Broadway extends between Mission Road in Lincoln Heights and Main Street in Carson. Two travel lanes are generally provided in each direction on Broadway in the project vicinity. Parking is prohibited along both sides of Broadway south of East Cesar Chavez Avenue with posted Tow Away No Stopping Anytime (TANSAT) zones along both sides of the roadway.

New High Street is a north-south roadway located east of the project site. New High Street extends between Alpine Street and East Cesar Chavez. One travel lane is generally provided in each direction on New High Street in the project vicinity. Parking is generally permitted along both sides of New High Street near the project site.

Spring Street is a north-south roadway located east of the project site. Spring Street is designated as Major Highway in the City of Los Angeles General Plan Transportation Element. Spring Street extends between Main Street in Downtown Los Angeles and Broadway in Chinatown. Spring Street is a one-way roadway south of East Cesar Chavez Avenue in the project vicinity. Four travel lanes are generally provided in the southbound direction on Spring Street and one lane in the northbound direction for buses only. Parking is prohibited along both sides of Spring Street with posted TANSAT zones along both sides of the roadway. North of East Cesar Chavez Avenue, Spring Street is a two-way street with generally two travel lanes provided in each direction. Parking is generally permitted along both sides of the Spring Street.

Main Street is a north-south roadway located west of the project site. Main Street is designated as Secondary Highway in the City of Los Angeles General Plan Transportation Element. Main Street extends between Mission Road in Lincoln Heights and Lomita Boulevard in Carson. Main Street is a one-way roadway between West 9th Street and Alameda Street in the project vicinity. Three travel



[A] BUS ONLY LANE

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FIGURE 3
EXISTING LANE CONFIGURATIONS

PLAZA DE CULTURA Y ARTE PROJECT

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lanes are generally provided in the northbound direction. Parking is prohibited along both sides of Main Street with posted TANSAT zones along both sides of the roadway.

Alameda Street is a north-south roadway located east of the project site. Alameda Street is designated as Major Highway in the City of Los Angeles General Plan Transportation Element. Alameda Street extends between Spring Street in Chinatown and Harry Bridges Boulevard near the City of Long Beach. Three travel lanes are generally provided in each direction on Alameda Street in the project vicinity. Parking is prohibited along both sides of Alameda Street with posted TANSAT zones along both sides of the roadway. Alameda Street is posted for 35 miles per hour speed limit in the project vicinity.

East Cesar Chavez Avenue is an east-west roadway located north of the project site. Cesar Chavez Avenue is designated as Major Highway in the City of Los Angeles General Plan Transportation Element. East Cesar Chavez Avenue extends between Figueroa Street in Los Angeles and Atlantic Boulevard in Monterey Park. West of Figueroa Street, the roadway is designated as Sunset Boulevard. Three travel lanes are generally provided in each direction on East Cesar Chavez Avenue in the project vicinity. Parking is prohibited along both sides of East Cesar Chavez Avenue east of Broadway with posted TANSAT zones along both sides of the roadway while parking is generally permitted along both sides of the roadway west of Broadway. East Cesar Chavez Avenue is posted for 35 miles per hour speed limit in the project vicinity.

Arcadia Street is one-way westbound, freeway frontage roadway located south of the project site. Arcadia Street extends between Alameda Street/US-101 Freeway westbound off-ramp and Broadway. Three travel lanes are generally provided in westbound direction on Arcadia Street in the project vicinity. Parking is prohibited along both sides of Arcadia Street with posted TANSAT zones along both sides of the roadway. Arcadia Street is posted for 25 miles per hour speed limit in the project vicinity.

LOCAL PUBLIC TRANSIT SERVICES

Public transit service in the project vicinity is currently provided by the Los Angeles County Metropolitan Transportation Authority (MTA), Los Angeles Department of Transportation (LADOT), Foothill Transit (FT), Santa Clarita Transit (SCT) and Torrance Transit (TT). In addition, Metro Red Line, Amtrak and MetroLink, which all provide regional rail service, have stops at the Los Angeles Union Station, located approximately two blocks east of the proposed site. The following paragraphs provide brief descriptions of bus/rail lines that provide transit service in the project vicinity. The existing public transit routes in the Plaza de Cultura Y Arte project site vicinity are illustrated in Figure 4.

MTA Line 2/3/302

MTA Line 2/3/302 provides local service along Broadway and Cesar Chavez Avenue in the project vicinity. This route provides service from Castamallare to Downtown Los Angeles, with stops in Pacific Palisades, Westwood and Hollywood. MTA Line 2/3 is a local bus service while MTA Line 302 is a limited stop service bus line on Sunset Boulevard from Beverly Drive to Cesar Chavez Avenue/Figueroa Street. MTA Line 2/3/302 provides a headway of nine buses per hour in both the eastbound and westbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 2/3/302 provides a headway of six buses per hour in the eastbound direction and four buses per hour in the westbound direction.

MTA Line 4/304

MTA Line 4/304 provides local service along Broadway and Cesar Chavez Avenue in the project vicinity. This route provides service from Castamallare to Downtown Los Angeles, with stops in Pacific Palisades, Westwood and Hollywood. MTA Line 4 is a local bus service while MTA Line 304 is a limited stop service bus line on Santa Monica Boulevard from Wilshire Boulevard to Sunset Boulevard and on Sunset Boulevard to Cesar Chavez Avenue/Figueroa Street. MTA Line 4/304 provides a headway of 14 buses per hour in the eastbound direction and 10 buses per hour in the westbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 4 provides service every 7 minutes in both the eastbound and westbound directions. Line 304 does not operate on Saturdays.

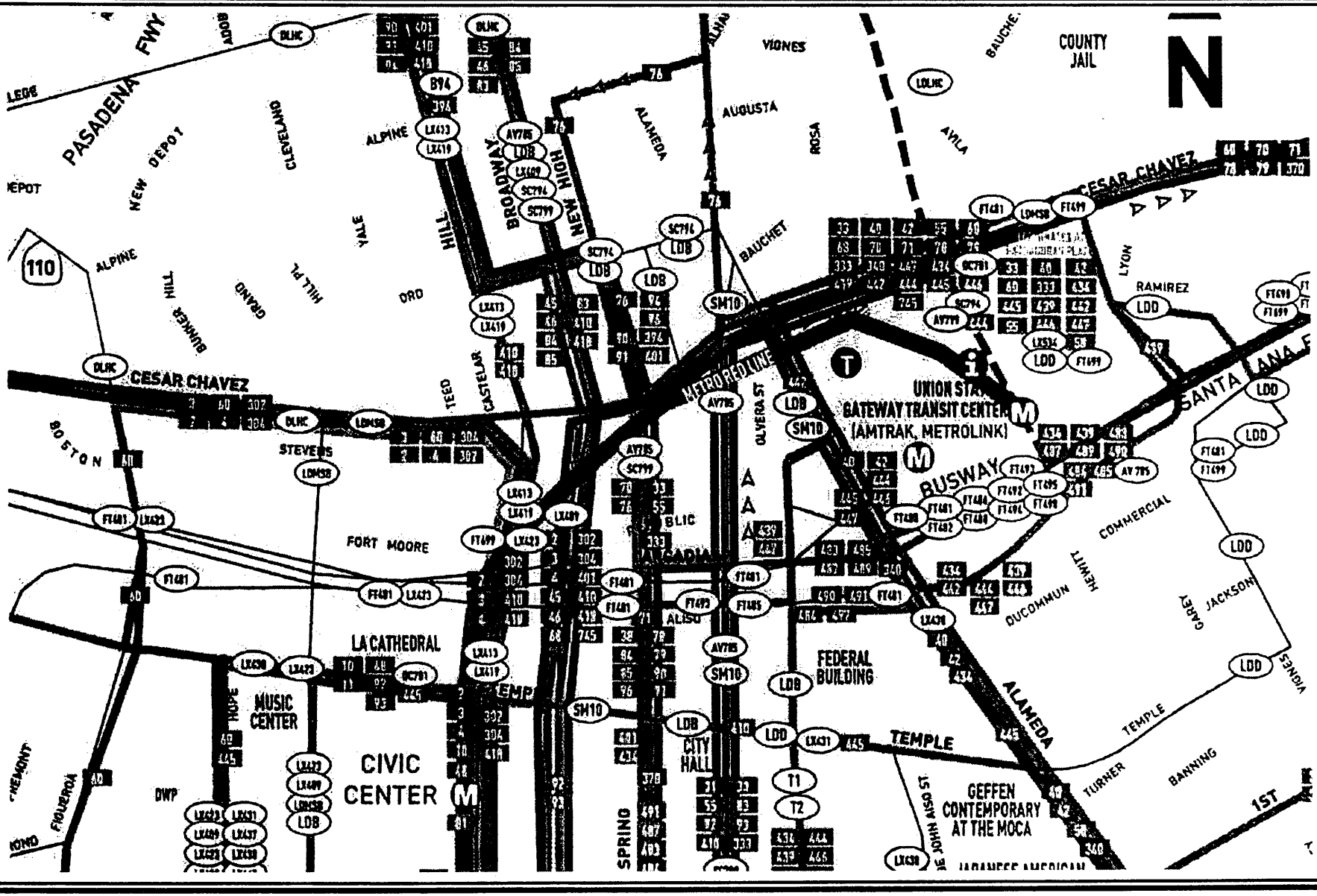

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FIGURE 4
EXISTING PUBLIC TRANSIT ROUTES

PLAZA DE CULTURA Y ARTE PROJECT

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MTA Line 28/328

MTA Line 28/328 provides local service along Spring Street, Broadway and Cesar Chavez Avenue in the project vicinity. This route provides service from Century City to Downtown Los Angeles. MTA Line 28 is a local bus service while MTA Line 328 is a limited stop service bus line on Olympic Boulevard from La Brea Avenue to Figueroa Street. MTA Line 28/328 provides a headway of 11 buses per hour in both the eastbound and westbound directions during the weekday afternoon peak hour. On Saturdays, MTA Line 28 provides a headway of eight buses per hour in both the eastbound and westbound directions. Line 328 does not operate on Saturdays.

MTA Line 33/333

MTA Line 33/333 provides local service along Spring Street, Main Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the City of Santa Monica to Downtown Los Angeles, with stops in Venice, Culver City and Mid-City. MTA Line 33 is a local bus service while MTA Line 333 is a limited stop service bus line from Main Street and Venice Way to Venice Boulevard and Figueroa Street. MTA Line 33/333 provides a headway of 16 buses per hour in the eastbound direction and 11 buses per hour in the westbound direction during the weekday afternoon peak hour. On Saturdays, MTA Line 33 provides a headway of five buses per hour in the eastbound direction and seven buses per hour in the westbound direction. Line 333 does not operate on Saturdays.

MTA Line 38/71

MTA Line 38/71 provides local service along Spring Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the West Los Angeles Transit Center to the CSULA Busway Station, with stops at the USC campus, LAC/USC Medical Center and Union Station. MTA Line 38/71 provides a headway of five buses per hour in the eastbound direction and seven buses per hour in the westbound direction during the afternoon peak hour. During Saturdays, MTA Line 38/71 provides a headway of three buses per hour in both the eastbound and westbound directions.

MTA Line 40/340

MTA Line 40/340 provides local service along Alameda Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the South Bay Galleria Transit Center to Union Station, with stops in Hawthorne, Inglewood and Leimert Park. MTA Line 40 is a local bus service while MTA Line 340 is a limited stop service bus line from Main Street and Venice Way to Venice Boulevard and Figueroa Street. MTA Line 40/340 provides a headway of ten buses per hour in the northbound direction and 12 buses per hour in the southbound direction during the weekday afternoon peak hour. On Saturdays, MTA Line 40 provides a headway of eight buses per hour in the northbound direction and seven buses per hour in the southbound direction. Line 340 does not operate on Saturdays.

MTA Line 42

MTA Line 42 provides local service along Alameda Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the LAX City Bus Center to Union Station. MTA Line 42 provides a headway of three buses per hour in the northbound direction and two buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 42 provides a headway of two buses per hour in both the northbound and southbound directions.

MTA Line 45/46

MTA Line 45/46 provides local service along Broadway in the project vicinity. This route provides service from Rosecrans Avenue in Rosewood to El Sereno-Montecito Heights area, with stops in Downtown Los Angeles. MTA Line 45/46 provides a headway of six buses per hour in both the northbound and southbound directions during the afternoon peak hours. During Saturdays, MTA Line 45/46 provides a headway of four buses per hour in both the northbound and southbound directions.

MTA Line 55

MTA Line 55 provides local service along Spring Street, Main Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the Martin Luther King Jr. Transit Center in Compton to Union Station in Downtown Los Angeles. MTA Line 55 provides a headway of five buses per hour in the northbound and 11 buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 55 provides a headway of six buses per hour in both the northbound and southbound directions.

MTA Line 58

MTA Line 58 provides local service along Los Angeles Street and Alameda Street in the project vicinity. This route provides loop service to/from the Union Station via Los Angeles Street and Alameda Street. MTA Line 58 provides a headway of three buses per hour in both the northbound and southbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 58 provides a headway of two buses per hour in both the northbound and southbound directions.

MTA Line 60

MTA Line 60 provides local service along Cesar Chavez Avenue in the project vicinity. This route provides service from Union Station to the Long Beach Transit Mall. MTA Line 60 provides a headway of six buses per hour in the northbound direction and ten buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 60 provides a headway of three buses per hour in both the northbound and southbound directions.

MTA Line 68

MTA Line 68 provides local service along Broadway and Cesar Chavez Avenue in the project vicinity. This route provides service from West Los Angeles Transit Center to the Montebello Town Center, with stops in Downtown Los Angeles and Monterey Park. MTA Line 68 provides a headway of seven buses per hour in the eastbound direction and ten buses per hour in the westbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 68 provides a headway of six buses per hour in both the eastbound and westbound directions.

MTA Line 70/370

MTA Line 70/370 provides local service along Spring Street and Cesar Chavez Avenue in the project vicinity. This route provides service from El Monte to Los Angeles, with stops in Rosemead and Monterey Park. MTA Line 70 is a local bus service while MTA Line 370 is a limited stop service bus line from the El Monte Bus Station to Garvey Avenue and Atlantic Boulevard. MTA Line 70/370 provides a headway of nine buses per hour in the eastbound direction and eight buses per hour in the westbound direction during the weekday afternoon peak hour. On Saturdays, MTA Line 70 provides a headway of six buses per hour in the eastbound and westbound directions. Line 370 does not operate on Saturdays.

MTA Line 76

MTA Line 76 provides local service along Spring Street and Cesar Chavez Avenue in the project vicinity. This route provides service from Los Angeles to the El Monte Bus Station, with stops in Lincoln Heights, Alhambra and Rosemead . MTA Line 76 provides a headway of six buses per hour in the eastbound direction and five buses per hour in the westbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 76 provides a headway of four buses per hour in both the eastbound and westbound directions.

MTA Line 78/79

MTA Line 78/79 provides local service along Spring Street and Cesar Chavez Avenue in the project vicinity. This route provides service from Los Angeles to Arcadia, with stops in El Sereno, San Gabriel and San Marino. Line 78/79 provides a headway of eight buses per hour in the eastbound direction and five buses per hour in the westbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 78/79 provides a headway of four buses per hour in both the eastbound and westbound directions.

MTA Line 83

MTA Line 83 provides local service along Spring Street, Cesar Chavez Avenue and Broadway in the project vicinity. This route provides service from Downtown Los Angeles to Eagle Rock. Line 83 provides a headway of six buses per hour in both the eastbound and westbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 83 provides a headway of four buses per hour in both the eastbound and westbound directions.

MTA Line 84/85

MTA Line 84/85 provides local service along Spring Street, Cesar Chavez Avenue and Broadway in the project vicinity. This route provides service from Downtown Los Angeles to Glendale. Line 84/85 provides a headway of six buses per hour in both the eastbound and westbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 84 provides a headway of four buses per hour in both the eastbound and westbound directions. Line 85 does not operate on Saturdays.

MTA Line 90/91

MTA Line 90/91 provides local service along Spring Street in the project vicinity. This route provides service from Downtown Los Angeles to Sylmar. Line 90/91 provides a headway of four buses per hour in the northbound direction and three buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 90 provides a headway of two buses per hour in both the northbound and southbound directions.

MTA Line 92/93/410

MTA Line 92/93/410 provides local service along Spring Street, Main Street, Temple Street and Broadway in the project vicinity. This route provides service from Downtown Los Angeles to the Sylmar/San Fernando MetroLink Station, with stops in Glendale and Burbank. MTA Line 92/93/410 provides a headway of seven buses per hour in the northbound direction and five buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 92/93 provides a headway of four buses per hour in both the northbound and southbound directions. Line 410 does not operate on Saturdays.

MTA Line 94/394

MTA Line 94/394 provides local service along Spring Street in the project vicinity. This route provides service from Downtown Los Angeles to the Olive View Medical Center in Sylmar, with stops in Glendale, Burbank, Sun Valley, Pacoima and San Fernando. MTA Line 94 is a local bus service while MTA Line 394 is a limited stop service bus line from the El Monte Bus Station to Garvey Avenue and Atlantic Boulevard. MTA Line 94/394 provides a headway of nine buses per hour in both the northbound and southbound directions during the weekday afternoon peak hour. On Saturdays, MTA Line 94 provides a headway of five buses per hour in both the northbound and southbound directions. Line 394 does not operate on Saturdays.

MTA Line 96

MTA Line 96 provides local service along Spring Street in the project vicinity. This route provides service from Downtown Los Angeles to Sherman Oaks, with stops in Universal City, Burbank and Griffith Park. Line 96 provides a headway of three buses per hour in both the eastbound/southbound and northbound/westbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 96 provides a headway of two buses per hour in both the eastbound/southbound and northbound/westbound directions.

MTA Line 401

MTA Line 401 provides local service along Spring Street in the project vicinity. This route provides service from Downtown Los Angeles to Sherman Oaks, with stops in Universal City, Burbank and Griffith Park. Line 401 provides a headway of six buses per hour in the northbound direction and four buses per hour in the southbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 401 provides a headway of one bus per hour in both the northbound and southbound directions.

MTA Line 434

MTA Line 434 provides local service along Spring Street in the project vicinity. This route provides service from Downtown Los Angeles to Malibu, with stops in Santa Monica. Line 434 provides a headway of two buses per hour in both the eastbound and westbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 434 provides a headway of one bus per hour in both the eastbound and westbound directions. MTA Line 434 has a limited stop service from the West Los Angeles Transit Station to Venice Boulevard and Figueroa Street.

MTA Line 439

MTA Line 439 provides local service along Los Angeles Street, Aliso Street and Arcadia Street in the project vicinity. This route provides service from Downtown Los Angeles to Redondo Beach, with stops in Culver City, El Segundo, Manhattan Beach and Hermosa Beach. Line 439 provides a headway of two buses per hour in both the northbound and southbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 439 provides a headway of one bus per hour in both the northbound and southbound directions.

MTA Line 442

MTA Line 442 provides express service along Los Angeles Street, Alameda Street and Cesar Chavez Avenue in the project vicinity. This route provides service from the South Bay Galleria Transit Center to the Union Station in Downtown Los Angeles, with stops in the communities of Hawthorne and Inglewood. MTA Line 442 provides a headway of two buses per hour in the northbound direction during the morning peak hour and a headway of two buses per hour in the southbound direction in the afternoon peak hour.

MTA Line 444

MTA Line 444 provides transit service along Los Angeles Street, Alameda Street and Aliso Street in the project vicinity. This route provides express service from Rancho Palos Verdes to the Union Station in Downtown Los Angeles. MTA Line 444 provides a headway of two buses per hour in the northbound direction and one bus per hour in the southbound direction during the weekday afternoon morning peak hour. During Saturdays, MTA Line 444 provides a headway of one bus per hour in both the northbound and southbound directions.

MTA Line 445

MTA Line 445 provides bus service along Alameda Street in the project vicinity. This route provides service from San Pedro to the Union Station in Downtown Los Angeles. MTA Line 445 provides a headway of two buses per hour in both the northbound and southbound directions during the weekday afternoon morning peak hour. During Saturdays, MTA Line 445 provides a headway of one bus per hour in both the northbound and southbound directions.

MTA Line 446/447

MTA Line 446/447 provides transit service along Los Angeles Street, Alameda Street and Aliso Street in the project vicinity. This route provides service from San Pedro to Union Station in Downtown Los Angeles. MTA Line 446/447 provides a headway of four buses per hour in both the northbound and southbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 446/447 provides a headway of two buses per hour in both the northbound and southbound directions.

MTA Line 483/485

MTA Line 483/485 provides transit service along Spring Street, Alameda Street, Arcadia Street and Aliso Street in the project vicinity. This route provides service from Altadena to Downtown Los Angeles. MTA Line 483/485 provides a headway of three buses per hour in both the northbound and southbound directions during the weekday afternoon peak hour. During Saturdays, MTA Line 483/485 provides a headway of three buses per hour in both the northbound and southbound directions.

MTA Line 484

MTA Line 484 provides bus service along Spring Street, Alameda Street, Arcadia Street and Aliso Street in the project vicinity. This route provides service from the Pomona Transit Center to Union Station in Downtown Los Angeles. MTA Line 484 provides a headway of three buses per hour in both the eastbound and westbound directions during the weekday afternoon morning peak hour. During Saturdays, MTA Line 484 provides a headway of two buses per hour in both the eastbound and westbound directions.

MTA Line 487/489

MTA Line 487/489 provides transit service along Spring Street, Alameda Street, Arcadia Street and Aliso Street in the project vicinity. This route provides service from Sierra Madre to Downtown Los Angeles, with stops at Pasadena, Rosemead and San Gabriel. MTA Line 487/489 provides a headway of six buses per hour in the eastbound direction and three buses per hour in the westbound direction during the weekday afternoon peak hour. During Saturdays, MTA Line 487/489 provides a headway of one bus per hour in both the eastbound and westbound directions.

MTA Line 490

MTA Line 490 provides bus service along Spring Street, Alameda Street, Arcadia Street and Aliso Street in the project vicinity. This route provides service from Cal State Fullerton to Downtown Los Angeles, with stops at Diamond Bar, Pomona, Mt. San Antonio College, West Covina, Covina, Baldwin Park and El Monte. MTA Line 490 provides a headway of three buses per hour in both the eastbound and westbound directions during the weekday afternoon morning peak hour. On Saturdays, this route provides service from the Brea to Downtown Los Angeles, with stops at Diamond Bar, Pomona, Mt. San Antonio College, West Covina, Covina, Baldwin Park and El Monte. MTA Line 490 provides a headway of one bus per hour in both the eastbound and westbound directions.

MTA Line 491

MTA Line 491 provides bus service along Spring Street, Alameda Street, Arcadia Street and Aliso Street in the project vicinity. This route provides service from Sierra Madre to Los Angeles, with stops at Arcadia, El Monte and Union Station. MTA Line 491 provides a headway of three buses per hour in both the eastbound and westbound directions during the weekday afternoon morning peak hour. Line 491 does not operate west of El Monte Station on Saturdays.

MTA Line 745

MTA Line 745 is a Metro Rapid bus service along Broadway in the project vicinity. This route provides service from the Harbor Freeway/I-105 Metro Green Line Station to Union Station in Downtown Los Angeles. MTA Line 745 provides a headway of five to ten buses per hour in both the northbound and southbound directions during the morning and afternoon peak hours.

LADOT Dash Route B

LADOT Dash Route B operates along Alameda Street in the project vicinity. LADOT Dash Route B provides service between Chinatown and the Financial District. LADOT Dash Route B operates every five minutes between the weekday hours of 5:50 AM and 6:30 PM.

LADOT Dash Route DD (Discovery Route)

LADOT Dash Route DD operates along Los Angeles Street and Alameda Street in the project vicinity. LADOT Dash Route DD provides a headway of four buses per hour between the hours of 10:00AM and 5:00 PM on Saturdays and Sundays.

LADOT Dash Lincoln Heights/Chinatown

LADOT Dash Lincoln Heights/Chinatown operates along Cesar Chavez Avenue and Alameda Street in the project vicinity. LADOT Dash Lincoln Heights/Chinatown provides service between Chinatown and Lincoln Heights. LADOT Dash Lincoln Heights/Chinatown operates every 30 minutes between the hours of 7:00 AM and 7:00 PM on weekdays and between the hours 8:30 AM and 6:30 PM on Saturdays.

FT 480/481

FT 480/481 is an express service from Downtown Los Angeles to the cities of Montclair, West Covina and El Monte. FT 480/481 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 480/481 provides a headway of eight buses per hour in the eastbound direction and six buses per hour in the westbound direction during the afternoon peak hour. During Saturdays, FT 480/481 provides a headway of five buses per hour for both the eastbound and westbound directions.

FT 482

FT 482 is an express service to Downtown Los Angeles from the cities of Pomona, Hacienda Heights and Los Angeles. FT 482 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 482 provides a headway of four buses per hour in the eastbound direction and two buses per hour in the westbound direction during the weekday afternoon peak hour.

FT 486

FT 486 is an express service to Downtown Los Angeles from the cities of Pomona (Cal Poly Pomona), El Monte and Los Angeles. FT 486 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 486 provides a headway of five buses per hour in the eastbound direction and four buses per hour in the westbound direction during the weekday afternoon peak hour.

FT 488

FT 488 is an express service to Downtown Los Angeles from the cities of Glendora, West Covina and Los Angeles. FT 488 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 488 provides a headway of two buses per hour in the eastbound and westbound directions during the weekday afternoon peak hour.

FT 492

FT 492 is an express service to Downtown Los Angeles from the cities of Montclair, Arcadia and Los Angeles. FT 492 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 492 provides a headway of two buses per hour in the eastbound and westbound directions during the weekday afternoon peak hour.

FT 494

FT 494 is an express service from Downtown Los Angeles to the cities of San Dimas and Glendora. FT 494 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 494 provides a headway of two buses per hour in the eastbound direction in the weekday morning peak hour and two buses per hour in the westbound direction during the weekday afternoon peak hour.

FT 699

FT 699 is an express service from Downtown Los Angeles to the city of Montclair, the Fairplex Park & Ride and Lakes Park & Ride. FT 699 provides transit service along Spring Street, Alameda Street and Arcadia Street in the project vicinity. FT 699 provides a headway of five buses per hour in the westbound direction during the weekday morning peak hour and five buses per hour in the eastbound direction during the weekday afternoon peak hour.

SCT Line 799

SCT Line 799 is a commuter bus service from the Santa Clarita MetroLink Station to Downtown Los Angeles. It has a "Pick-up Only" and a "Drop-off Only" configuration, with drop-off service at Spring Street and Temple Street during the morning peak hours. During the afternoon peak hours, pick-up is available at Main Street and Spring Street.

TT Route 1

TT Route 1 is an express service from Downtown Los Angeles to the City of Torrance. TT Route 1 provides transit service along Los Angeles Street and Alameda Street in the project vicinity. TT Route 1 provides a headway of two buses per hour in the northbound and southbound directions in the afternoon peak hour.

TT Route 2

TT Route 2 is an express service from Downtown Los Angeles to the City of Torrance. TT Route 2 provides transit service along Los Angeles Street and Alameda Street in the project vicinity. TT Route 2 provides a headway of one bus per hour in both the northbound and southbound directions during the weekday afternoon peak hour and Saturdays.

Metro Red Line

Metro Red Line is an east-west subway system which provides service through the Mid-Wilshire area and Hollywood area between the San Fernando Valley and Union Station located approximately two blocks of the project site. The Metro Red Line subway meets the Blue Line at the 7th Street/Metro Center Station, which runs north-south between Los Angeles and Long Beach. Starting in mid-2003, the Metro Red Line will also connect with the Metro Gold Line at Union Station, which runs northeast to Pasadena. During the PM peak hour, eleven trains are provided at the Firestone Boulevard Metro Blue Line station in both the northbound and southbound directions.

Amtrak

Amtrak operates passenger trains to/from various destinations across the U.S. with stops at Union Station in Downtown Los Angeles, located approximately two blocks east of the project site. The Coast Starlight provides service to/from Seattle, WA via Portland, OR and Oakland, CA to/from Union Station. The Pacific Surfliner provides service to/from San Luis Obispo, CA via Union Station in Los Angeles, CA to/from San Diego, CA. The Southwest Chief provides service to/from Chicago, IL via Kansas City, MO to/from Union Station in Los Angeles, California. The Sunset Limited provides service to/from Orlando, FL via New Orleans, LA to/from Union Station. Train times vary daily.

MetroLink Commuter Rail

MetroLink is a regional commuter train system which provides service within the Los Angeles, Ventura, Orange, Riverside, and San Bernardino counties. The MetroLink Lines include the Ventura County Line, Antelope Valley Line, Burbank Airport Line, San Bernardino Line, Riverside Line, Orange County line, Inland Empire-Orange County Line and the 91 Line. All MetroLink Lines, except for the Inland Empire-Orange County Line, provide service to/from the Los Angeles Union Station located approximately two blocks east of the project site. Monday to Friday service is available on all lines and weekend service is available on the Antelope Valley Line (Saturday Only) and the San Bernardino Line (Saturday & Sunday) only.

TRAFFIC COUNTS

Manual counts of vehicular turning movements were conducted at each of the eight existing study intersections during the weekday afternoon (PM) commuter period and Saturday midday period to determine the peak hour traffic volume. The manual counts were conducted by a traffic count subconsultant, Accutek Traffic Data, at the eight study intersections from 3:00 to 6:00 PM to determine the weekday PM peak commuter hour, and from 11:00 AM to 2:00 PM to determine the Saturday peak hour.

The weekday PM and Saturday peak hour manual counts of turning vehicles at the eight study intersections are summarized in Table 1. The existing traffic volumes at the study intersections during the weekday PM and Saturday peak hours are shown in Figures 5 and 6, respectively. Summary data worksheets of the manual traffic counts are contained in Appendix C.

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Table 1
EXISTING TRAFFIC VOLUMES [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

NO.	INTERSECTION	DATE	DIR	WEEKDAY PM PEAK HOUR BEGAN	WEEKDAY PM PEAK HOUR VOLUME	SATURDAY PEAK HOUR BEGAN	SATURDAY PEAK HOUR VOLUME
1	North Broadway and E. Cesar Chavez Avenue	05/15/03 05/17/03	NB SB EB WB	4:45	1,520 619 1,391 1,592	1:00	934 812 741 1,212
2	North Broadway and Arcadia Street	05/15/03 05/17/03	NB SB EB WB	4:45	1,405 490 0 853	1:00	746 548 0 676
3	North New High/North Spring Street and E. Cesar Chavez Avenue	05/15/03 05/17/03	NB SB EB WB	5:00	70 143 1,312 1,841	12:45	56 223 704 1,492
4	North Spring Street and Arcadia Street	05/15/03 05/24/03	NB SB EB WB	5:00	48 582 0 1,006	12:45	33 752 0 574
5	North Main Street and E. Cesar Chavez Avenue	05/15/03 05/17/03	NB SB EB WB	5:00	1,203 0 1,095 1,359	1:00	641 0 543 1,009
6	North Main Street and Arcadia Street	05/15/03 05/17/03	NB SB EB WB	5:00	1,301 0 0 922	1:00	472 0 0 787
7	Alameda Street and E. Cesar Chavez Avenue	05/15/03 05/17/03	NB SB EB WB	4:45	1,505 971 1,297 1,435	1:00	724 711 557 990
8	Alameda Street and Arcadia Street/U.S. 101 Freeway NB Off-Ramp	05/15/03 05/17/03	NB SB EB WB	4:30	1,648 835 0 1,437	1:00	1,017 632 0 1,296

[1] Count conducted by Accutek Traffic Data.

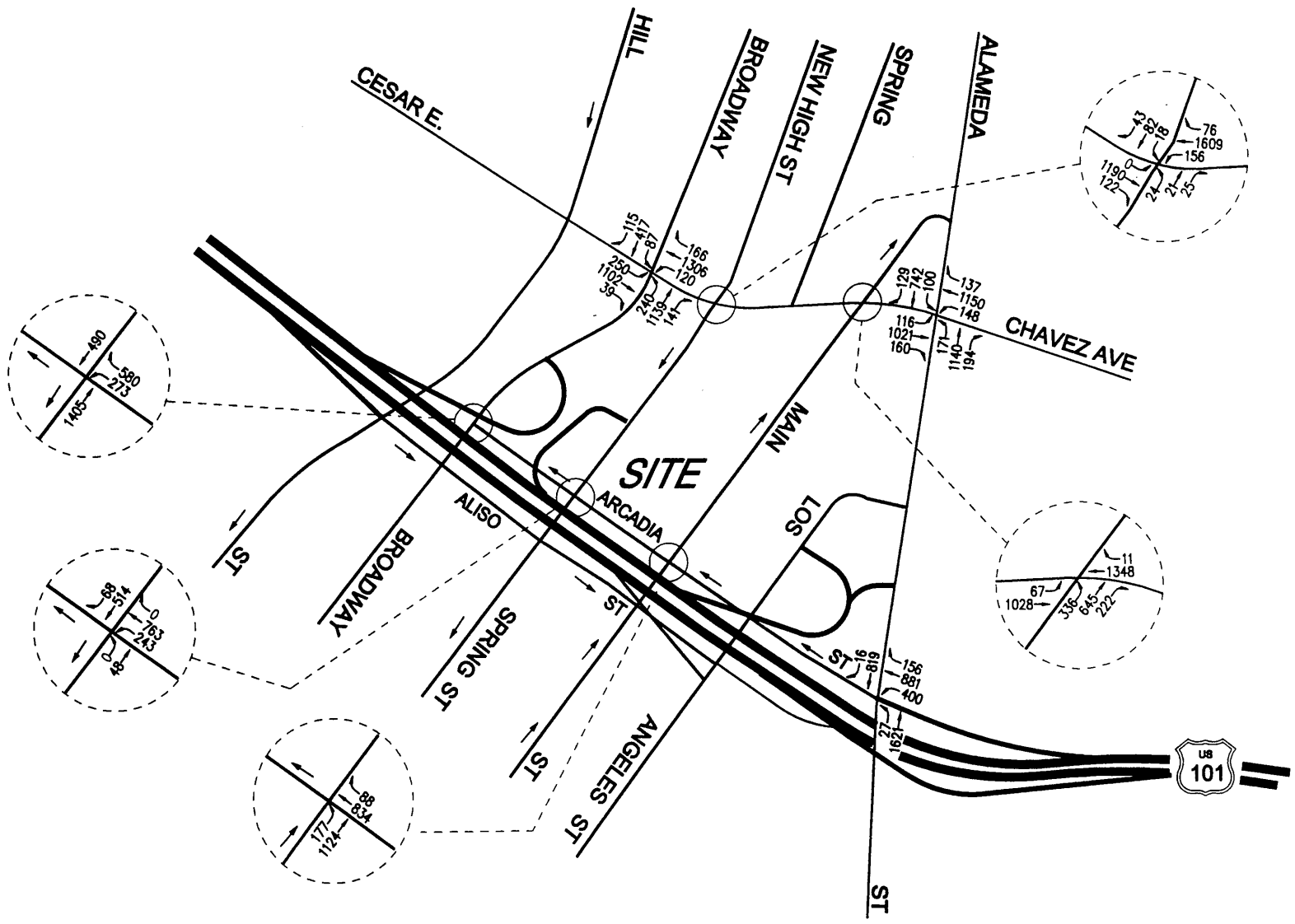

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FIGURE 5
EXISTING TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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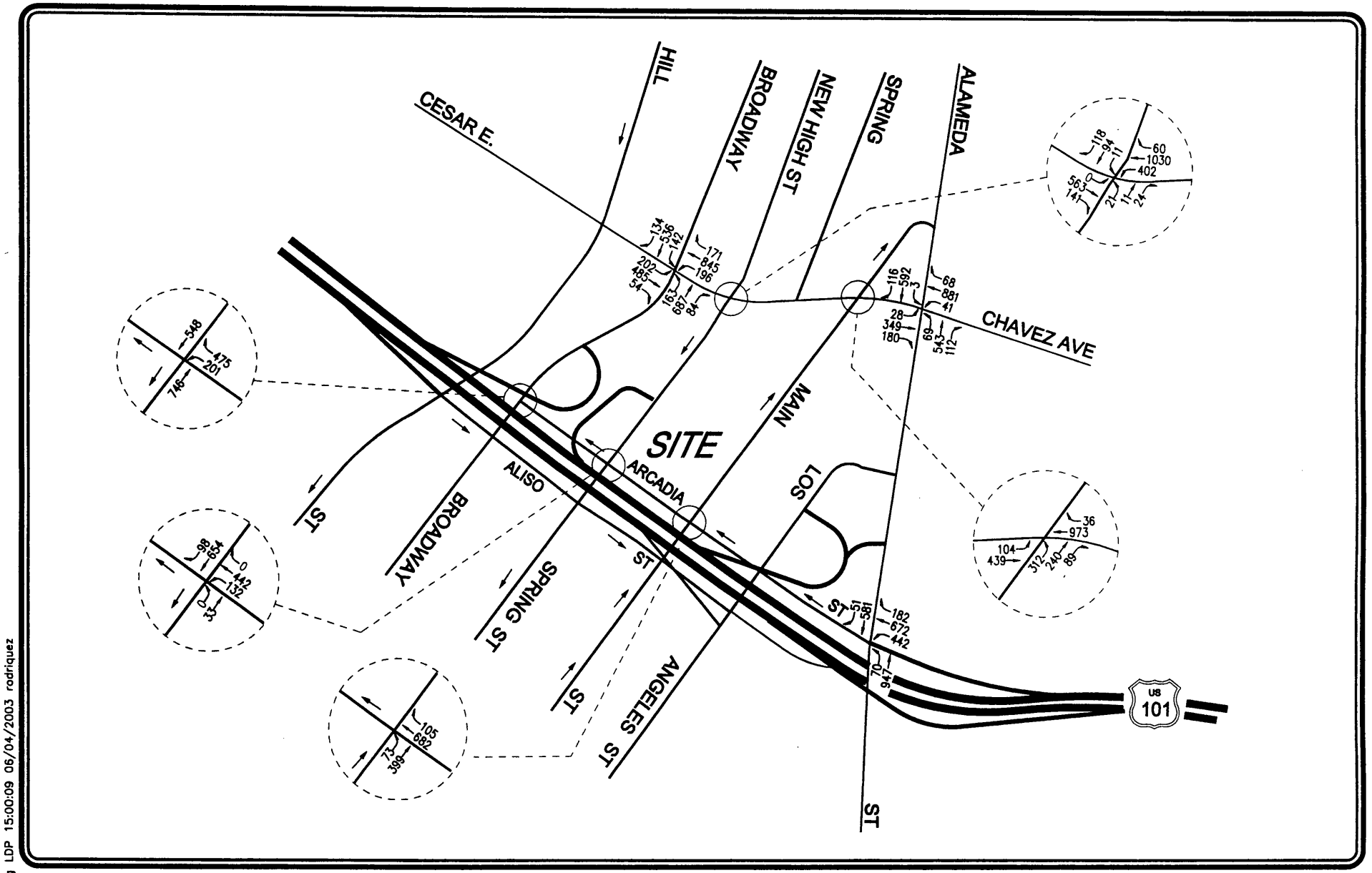

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FIGURE 6
EXISTING TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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PROJECT TRAFFIC GENERATION

Traffic volumes expected to be generated by the proposed project during the weekday AM and PM peak hours, as well as on a daily basis, were estimated using rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 6th Edition, 1997, as well as on programming and population data provided by Community Arts Resources, Inc. Traffic volumes expected to be generated by the project were forecast based on anticipated patronage of the facilities (e.g., exhibition areas, display areas, etc.), expected student enrollment for the classrooms, and the calculated number of employees for the office-related components of the proposed project and alternative projects.

The trip generation forecasts reflect the synergy between the proposed Plaza de Cultura Y Arte project and the El Pueblo historic district, as well as within the facilities to be provided on the project site. These internal capture trips will be fostered by the pedestrian-oriented design planned for the project site. Internal capture trips are those trips made internal to the site between land uses in a mixed-use development. When combined in mixed-use developments, land uses tend to interact, and thus attract a portion of each other's trip generation. Further, assumptions were made to the vehicular trip generation forecast to account for trips made by walking, public transit, and bicycle, particularly in that the urban location of the project site would encourage these types of travel modes as an alternative to the private automobile. As previously mentioned, an extensive number of public bus transit lines service the project site and the study area, and rail transit is accommodated at the nearby Union Station. Accordingly, appropriate assumptions regarding transit usage and pedestrian access were also incorporated into the trip generation forecasts that were submitted to LADOT staff for review and approval.

It should be noted that the project trip generation forecast does not reflect application of an existing use credit to account for the vehicles generated to and from the two existing surface parking lots, as those trips will likely still be on the adjacent street system, albeit in a slightly different distribution. Further, no pass-by trip reduction was applied to the forecast traffic volumes for the project based on City of Los Angeles Department of Transportation policy on pass-by trips.

Proposed Project Trip Generation

The traffic generation forecast for the proposed project is summarized in Table 2. As presented in Table 2, the proposed project is expected to generate a net increase of 146 vehicle trips (102 inbound and 44 outbound) during the weekday PM peak hour. During the Saturday peak hour, the proposed project is expected to generate a net increase of 150 vehicle trips (112 inbound and 38 outbound).

Alternative A Project Trip Generation

The traffic generation forecast for the Alternative A project is summarized in Table 2A. As indicated in Table 2A, the Alternative A project is expected to generate a net increase of 158 vehicle trips (100 inbound and 58 outbound) during the weekday PM peak hour. During the Saturday peak hour, the Alternative A project is expected to generate a net increase of 157 vehicle trips (117 inbound and 40 outbound).

Alternative B Project Trip Generation

The traffic generation forecast for the Alternative B project is summarized in Table 2B. As summarized in Table 2B, the Alternative B project is expected to generate a net increase of 144 vehicle trips (89 inbound and 55 outbound) during the weekday PM peak hour. During the Saturday peak hour, the Alternative B project is expected to generate a net increase of 129 vehicle trips (98 inbound and 31 outbound).

Alternative C Project Trip Generation

The traffic generation forecast for the Alternative C project is summarized in Table 2C. As presented in Table 2B, the Alternative C project is expected to generate a net increase of 141 vehicle trips (87 inbound and 54 outbound) during the weekday PM peak hour. During the Saturday peak hour, the Alternative C project is expected to generate a net increase of 119 vehicle trips (89 inbound and 30 outbound).

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Table 2
PROJECT TRIP GENERATION SUMMARY
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	WEEKDAY PM PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL	SATURDAY PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL
PHASE I								
Campo Santo Memorial [3]	50 People	nom.	nom.	nom.	50 People	nom.	nom.	nom.
Entry Plaza [4]		nom.	nom.	nom.		nom.	nom.	nom.
Pedestrian Connection [5]		nom.	nom.	nom.		nom.	nom.	nom.
Subtotal Phase I		**0**	**0**	**0**		**0**	**0**	**0**
PHASE II								
Community Events Center:								
Exhibition Area [6]	25 People	4	0	4	0 People	0	0	0
Multi-Purpose Room [6]	25 People	4	0	4	15 People	3	0	3
Meetings/Performances [7]		nom.	nom.	nom.	40 People	7	0	7
Office [8]	15 Employees	1	6	7	0 Employees	0	0	0
Total for Classrooms [9]	137 People				160 People			
Driving Age Students	14 People	9	0	9	16 People	11	0	11
Parents Drop-off & Pickup	34 People	15	15	30	40 People	17	17	34
Parents Drop-off & Stay	34 People	15	0	15	40 People	17	0	17
Plaza House:								
Bookstore [8]	10 Employees	1	4	5	10 Employees	1	4	5
Discovery Center [6]	20 People	3	0	3	50 People	8	0	8
Office [8]	15 Employees	1	6	7	10 Employees	1	4	5
Museum:								
Administration [8]	10 Employees	1	4	5	5 Employees	0	2	2
Museum & Display [6]	25 People	4	0	4	50 People	8	0	8
Total for Classrooms [9]	85 People				101 People			
Driving Age Students	9 People	6	0	6	10 People	7	0	7
Parents Drop-off & Pickup	21 People	9	9	18	25 People	11	11	22
Parents Drop-off & Stay	21 People	9	0	9	25 People	11	0	11
Subtotal Phase II		**82**	**44**	**126**		**102**	**38**	**140**

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Table 2 (Continued)
PROJECT TRIP GENERATION SUMMARY
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	WEEKDAY PM PEAK HOUR				SATURDAY PEAK HOUR			
		VOLUMES [2]				VOLUMES [2]		
	SIZE [1]	IN	OUT	TOTAL	SIZE [1]	IN	OUT	TOTAL
PHASE III								
Performing Arts Center:								
Staff, Performers [10]	30 Employees	20	0	20	15 Employees	10	0	10
Subtotal Phase III		**20**	**0**	**20**		**10**	**0**	**10**
TOTAL		**102**	**44**	**146**		**112**	**38**	**150**

[1] Programming information (i.e., numbers of employees, visitors, and students) for the proposed project provided Community Arts Resources, Inc. (CARS).
[2] Trips are one-way traffic movements, entering or leaving.
[3] Campo Santo Memorial Garden will comprise approximately 16,500 square feet of a park-like setting. It is anticipated that patronage for Campo Santo primarily will be via pedestrian access from the local community and the adjacent historic district.
[4] The Entry Plaza includes the pedestrian paseo and emergency access road.
[5] Pedestrian Connection Opportunities involves new emphasis on travel via public transportation (e.g., public bus, MetroLink, Red Line, Gold Line, etc.) and connections to Union Station.
[6] Trip generation assumptions for this use include the following:
- 50 percent (50.0%) patronage from the local community and adjacent historic district via pedestrian connection;
- 25 percent (25.0%) arrive via public transportation; and
- 25 percent (25.0%) arrive via auto with an average vehicle ridership (AVR) of 1.5 people per vehicle.

For example: 100 [people] x 0.25 [arrive via auto] = 25 [people] / 1.5 [AVR] = 17 trips.
[7] The Meeting/Performance space includes 1,200 square feet and is planned to be utilized for small lunch meetings and evening community group meetings. No meetings are planned to commence prior to 7:00 PM during weekdays. See note [6] for Saturday trip generation assumptions.
[8] ITE "Trip Generation" manual, 6th Edition, 1997. ITE Land Use Code 710 (General Office Building) trip generation average rates for number of employees.
[9] Trip generation assumptions for this use include the following:
- 10 percent (10.0%) driving age students arrive via auto with an AVR of 1.5 people per vehicle;
- 40 percent (40.0%) of students arrive via public transportation;
- 50 percent (50.0%) of students are dropped-off by parents via auto with an AVR of 2.3 people per vehicle; of this total of students:
  - One-half of parents drop-off and pickup the students during the peak hours (per CARS staff)
  - One-half of parents drop-off and stay at the site during the peak hours (per CARS staff)

[10] Assumes arrival of staff, stage hands, performers, etc., during the afternoon peak hour. An AVR of 1.5 people per vehicle has been applied to account for arrival via public transportation, pedestrian access and carpooling.

Note: nom. = nominal number of trips.

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Table 2A
ALTERNATIVE A PROJECT TRIP GENERATION SUMMARY
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	WEEKDAY PM PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL	SATURDAY PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL
PHASE I								
Campo Santo Memorial [3]	50 People	nom.	nom.	nom.	50 People	nom.	nom.	nom.
Entry Plaza [4]		nom.	nom.	nom.		nom.	nom.	nom.
Pedestrian Connection [5]		nom.	nom.	nom.		nom.	nom.	nom.
Subtotal Phase I		0	0	0		0	0	0
PHASES II & III								
Exhibition Area [6]	33 People	6	0	6	33 People	6	0	6
Multi-Purpose Room [6]	25 People	4	0	4	25 People	4	0	4
Theater [7]	13 Employees	9	0	9	13 Employees	9	0	9
Office [8]	46 Employees	4	17	21	40 Employees	2	2	4
Total for Classrooms [9]	253 People				298 People			
Driving Age Students	25 People	17	0	17	30 People	20	0	20
Parents Drop-off & Pickup	63 People	27	27	54	75 People	33	33	66
Parents Drop-off & Stay	63 People	27	0	27	75 People	33	0	33
Bookstore [8]	10 Employees	1	4	5	10 Employees	1	4	5
Discovery Center [6]	20 People	3	0	3	50 People	8	0	8
Cafe/Kitchen [8]	27 Employees	2	10	12	27 Employees	1	1	2
Subtotal Phases II & III		100	58	158		117	40	157
TOTAL		100	58	158		117	40	157

[1] Programming information (i.e., numbers of employees, visitors, and students) for the proposed project provided Community Arts Resources, Inc. (CARS).
[2] Trips are one-way traffic movements, entering or leaving.
[3] Campo Santo Memorial Garden will comprise approximately 16,500 square feet of a park-like setting. It is anticipated that patronage for Campo Santo primarily will be via pedestrian access from the local community and the adjacent historic district.
[4] The Entry Plaza includes the pedestrian paseo and emergency access road.
[5] Pedestrian Connection Opportunities involves new emphasis on travel via public transportation (e.g., public bus, MetroLink, Red Line, Gold Line, etc.) and connections to Union Station.
[6] Trip generation assumptions for this use include the following:
- 50 percent (50.0%) patronage from the local community and adjacent historic district via pedestrian connection;
- 25 percent (25.0%) arrive via public transportation; and
- 25 percent (25.0%) arrive via auto with an average vehicle ridership (AVR) of 1.5 people per vehicle.
For example: 100 [people] x 0.25 [arrive via auto] = 25 [people] / 1.5 [AVR] = 17 trips.
[7] Assumes arrival of staff, stage hands, performers, etc., during the afternoon peak hour. An AVR of 1.5 people per vehicle has been applied to account for arrival via public transportation, pedestrian access and carpooling.
[8] ITE "Trip Generation" manual, 6th Edition, 1997. ITE Land Use Code 710 (General Office Building) trip generation average rates for number of employees.
[9] Trip generation assumptions for this use include the following:
- 10 percent (10.0%) driving age students arrive via auto with an AVR of 1.5 people per vehicle;
- 40 percent (40.0%) of students arrive via public transportation;
- 50 percent (50.0%) of students are dropped-off by parents via auto with an AVR of 2.3 people per vehicle; of this total of students:
  - One-half of parents drop-off and pickup the students during the peak hours (per CARS staff)
  - One-half of parents drop-off and stay at the site during the peak hours (per CARS staff)

Note: nom. = nominal number of trips.

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Table 2B
ALTERNATIVE B PROJECT TRIP GENERATION SUMMARY
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	WEEKDAY PM PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL	SATURDAY PEAK HOUR SIZE [1]	VOLUMES [2] IN	OUT	TOTAL
PHASE I								
Campo Santo Memorial [3]	50 People	nom.	nom.	nom.	50 People	nom.	nom.	nom.
Entry Plaza [4]		nom.	nom.	nom.		nom.	nom.	nom.
Pedestrian Connection [5]		nom.	nom.	nom.		nom.	nom.	nom.
Subtotal Phase I		0	0	0		0	0	0
PHASES II & III								
Exhibition Area [6]	33 People	6	0	6	58 People	10	0	10
Multi-Purpose Room [6]	25 People	4	0	4	25 People	4	0	4
Theater [7]	13 Employees	9	0	9	13 Employees	9	0	9
Office [8]	48 Employees	4	18	22	40 Employees	2	2	4
Total for Classrooms [9]	213 People				219 People			
Driving Age Students	21 People	14	0	14	22 People	15	0	15
Parents Drop-off & Pickup	53 People	23	23	46	55 People	24	24	48
Parents Drop-off & Stay	53 People	23	0	23	55 People	24	0	24
Bookstore [8]	10 Employees	1	4	5	10 Employees	1	4	5
Discovery Center [6]	20 People	3	0	3	50 People	8	0	8
Cafe/Kitchen [8]	27 Employees	2	10	12	27 Employees	1	1	2
Subtotal Phases II & III		89	55	144		98	31	129
TOTAL		89	55	144		98	31	129

[1] Programming information (i.e., numbers of employees, visitors, and students) for the proposed project provided Community Arts Resources, Inc. (CARS).
[2] Trips are one-way traffic movements, entering or leaving.
[3] Campo Santo Memorial Garden will comprise approximately 16,500 square feet of a park-like setting. It is anticipated that patronage for Campo Santo primarily will be via pedestrian access from the local community and the adjacent historic district.
[4] The Entry Plaza includes the pedestrian paseo and emergency access road.
[5] Pedestrian Connection Opportunities involves new emphasis on travel via public transportation (e.g., public bus, MetroLink, Red Line, Gold Line, etc.) and connections to Union Station.
[6] Trip generation assumptions for this use include the following:
- 50 percent (50.0%) patronage from the local community and adjacent historic district via pedestrian connection;
- 25 percent (25.0%) arrive via public transportation; and
- 25 percent (25.0%) arrive via auto with an average vehicle ridership (AVR) of 1.5 people per vehicle.

For example: 100 [people] x 0.25 [arrive via auto] = 25 [people] / 1.5 [AVR] = 17 trips.
[7] Assumes arrival of staff, stage hands, performers, etc., during the afternoon peak hour. An AVR of 1.5 people per vehicle has been applied to account for arrival via public transportation, pedestrian access and carpooling.
[8] ITE "Trip Generation" manual, 6th Edition, 1997. ITE Land Use Code 710 (General Office Building) trip generation average rates for number of employees.
[9] Trip generation assumptions for this use include the following:
- 10 percent (10.0%) driving age students arrive via auto with an AVR of 1.5 people per vehicle;
- 40 percent (40.0%) of students arrive via public transportation;
- 50 percent (50.0%) of students are dropped-off by parents via auto with an AVR of 2.3 people per vehicle; of this total of students:
  - One-half of parents drop-off and pickup the students during the peak hours (per CARS staff)
  - One-half of parents drop-off and stay at the site during the peak hours (per CARS staff)

Note: nom. = nominal number of trips.

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Table 2C
ALTERNATIVE C PROJECT TRIP GENERATION SUMMARY
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	WEEKDAY PM PEAK HOUR SIZE [1]	WEEKDAY PM PEAK HOUR VOLUMES [2] IN	OUT	TOTAL	SATURDAY PEAK HOUR SIZE [1]	SATURDAY PEAK HOUR VOLUMES [2] IN	OUT	TOTAL
PHASE I								
Campo Santo Memorial [3]	50 People	nom.	nom.	nom.	50 People	nom.	nom.	nom.
Entry Plaza [4]		nom.	nom.	nom.		nom.	nom.	nom.
Pedestrian Connection [5]		nom.	nom.	nom.		nom.	nom.	nom.
Subtotal Phase I		0	0	0		0	0	0
PHASES II & III								
Exhibition Area [6]	58 People	10	0	10	83 People	14	0	14
Office [7]	48 Employees	4	18	22	40 Employees	2	2	4
Total for Classrooms [8]	236 People				224 People			
Driving Age Students	24 People	16	0	16	22 People	15	0	15
Parents Drop-off & Pickup	59 People	26	26	52	56 People	24	24	48
Parents Drop-off & Stay	59 People	26	0	26	56 People	24	0	24
Bookstore [7]	10 Employees	1	4	5	10 Employees	1	4	5
Discovery Center [6]	20 People	3	0	3	50 People	8	0	8
Cafe [7]	15 Employees	1	6	7	15 Employees	1	0	1
Subtotal Phases II & III		87	54	141		89	30	119
TOTAL		87	54	141		89	30	119

[1] Programming information (i.e., numbers of employees, visitors, and students) for the proposed project provided Community Arts Resources, Inc. (CARS).
[2] Trips are one-way traffic movements, entering or leaving.
[3] Campo Santo Memorial Garden will comprise approximately 16,500 square feet of a park-like setting. It is anticipated that patronage for Campo Santo primarily will be via pedestrian access from the local community and the adjacent historic district.
[4] The Entry Plaza includes the pedestrian paseo and emergency access road.
[5] Pedestrian Connection Opportunities involves new emphasis on travel via public transportation (e.g., public bus, MetroLink, Red Line, Gold Line, etc.) and connections to Union Station.
[6] Trip generation assumptions for this use include the following:
- 50 percent (50.0%) patronage from the local community and adjacent historic district via pedestrian connection;
- 25 percent (25.0%) arrive via public transportation; and
- 25 percent (25.0%) arrive via auto with an average vehicle ridership (AVR) of 1.5 people per vehicle.

For example: 100 [people] x 0.25 [arrive via auto] = 25 [people] / 1.5 [AVR] = 17 trips.
[7] ITE "Trip Generation" manual, 6th Edition, 1997. ITE Land Use Code 710 (General Office Building) trip generation average rates for number of employees.
[8] Trip generation assumptions for this use include the following:
- 10 percent (10.0%) driving age students arrive via auto with an AVR of 1.5 people per vehicle;
- 40 percent (40.0%) of students arrive via public transportation;
- 50 percent (50.0%) of students are dropped-off by parents via auto with an AVR of 2.3 people per vehicle; of this total of students:
  - One-half of parents drop-off and pickup the students during the peak hours (per CARS staff)
  - One-half of parents drop-off and stay at the site during the peak hours (per CARS staff)

Note: nom. = nominal number of trips.

PROJECT TRIP DISTRIBUTION

Project traffic was assigned to the local roadway system based on a traffic distribution pattern which reflected the proposed project land uses, the location of parking facilities near the project site, anticipated drop-off/pickup patterns at the site, existing traffic movements, characteristics of the surrounding roadway system, and nearby residential areas. The project and alternative projects trip distribution patterns were developed in consultation with LADOT staff. The following regional distribution percentages were utilized in the analysis:

- To/From the North: 25 percent
- To/From the South: 20 percent
- To/From the West: 25 percent
- To/From the East: 30 percent

Based on discussions with LADOT staff, it was assumed in the Future With Project analysis condition that vehicular project-related traffic would travel to and from project site. The project trip distribution percentages at the eight study intersections are provided in a graphic contained in Appendix D (Appendix Figure D). The project trip distribution percentages at the study intersections were submitted for review and approval by LADOT staff.

As also discussed with LADOT staff, it is anticipated that vehicular project-related traffic will be directed to parking facilities in the vicinity of the project site in conjunction with a recommended wayfinding program (see the Project Mitigation section for a discussion of the project Wayfinding Program). As several dispersed parking facilities have been identified for use by patrons and visitors for the project, separate distribution patterns and traffic assignment have been assumed for each facility, as well as for those patrons and visitors who drop-off and pickup people at the site (i.e., via Spring Street and Main Street). This trip distribution scheme has been assumed in the Future With Project Mitigation analysis condition. The traffic volume distribution percentages at the eight study intersections for the area parking facilities and the drop-off/pickup visitors are provided in separate figures contained in Appendix D (Appendix Figures D-1 through D-9). The trip distribution percentages at the eight study intersections for the off-site parking facilities were submitted for review and approval by LADOT staff.

The forecast proposed project traffic volumes at the study intersections for the weekday PM and Saturday peak hours are presented in Figures 7A and 7B, respectively. The forecast Alternative A project traffic volumes at the study intersections for the weekday PM and Saturday peak hours are illustrated in Figures 8A and 8B, respectively. The forecast Alternative B project traffic volumes at the study intersections for the weekday PM and Saturday peak hours are illustrated in Figures 9A and 9B, respectively. The forecast Alternative C project traffic volumes at the study intersections for the weekday PM and Saturday peak hours are illustrated in Figures 10A and 10B, respectively.

RELATED PROJECTS

A forecast of on-street traffic conditions prior to the occupancy of the proposed project was prepared by incorporating the potential trips associated with other known development projects (related projects) in the area. With this information, the potential impact of the proposed project can be evaluated within the context of the cumulative impact of all ongoing development. The related projects research was based on information on file at the City of Los Angeles Departments of Planning and Transportation. The list of related projects in the area is presented in Table 3. The location of the related projects is displayed in Figure 11.

Traffic volumes expected to be generated by the related projects were estimated using accepted generation rates published in the ITE *Trip Generation* manual. The related projects respective traffic generation for the weekday PM and Saturday peak hours is presented in Table 4. The anticipated distribution of the related projects traffic volumes at the eight study intersections during the weekday PM and Saturday peak hours is shown in Figures 12 and 13, respectively.

In order to account for unknown related projects not included in this analysis, the existing traffic volumes were increased at an annual rate of one percent (1.0%) per year to the year 2010 (i.e., the anticipated year of project build-out). Application of these annual ambient growth factors allow for a conservative worst case forecast of future traffic volumes in the area. The ambient growth factor was determined by LADOT staff.

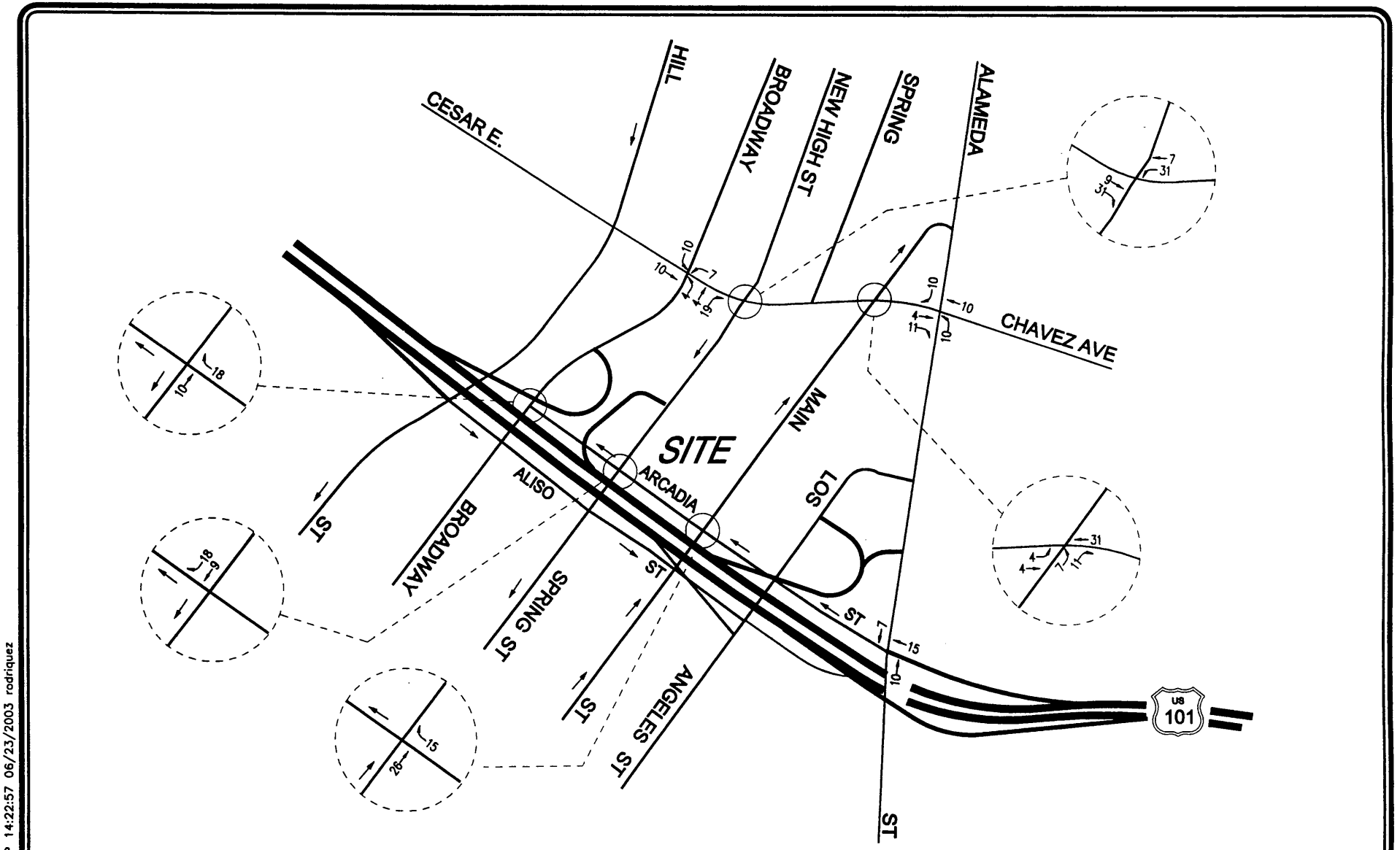

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FIGURE 7A
PROPOSED PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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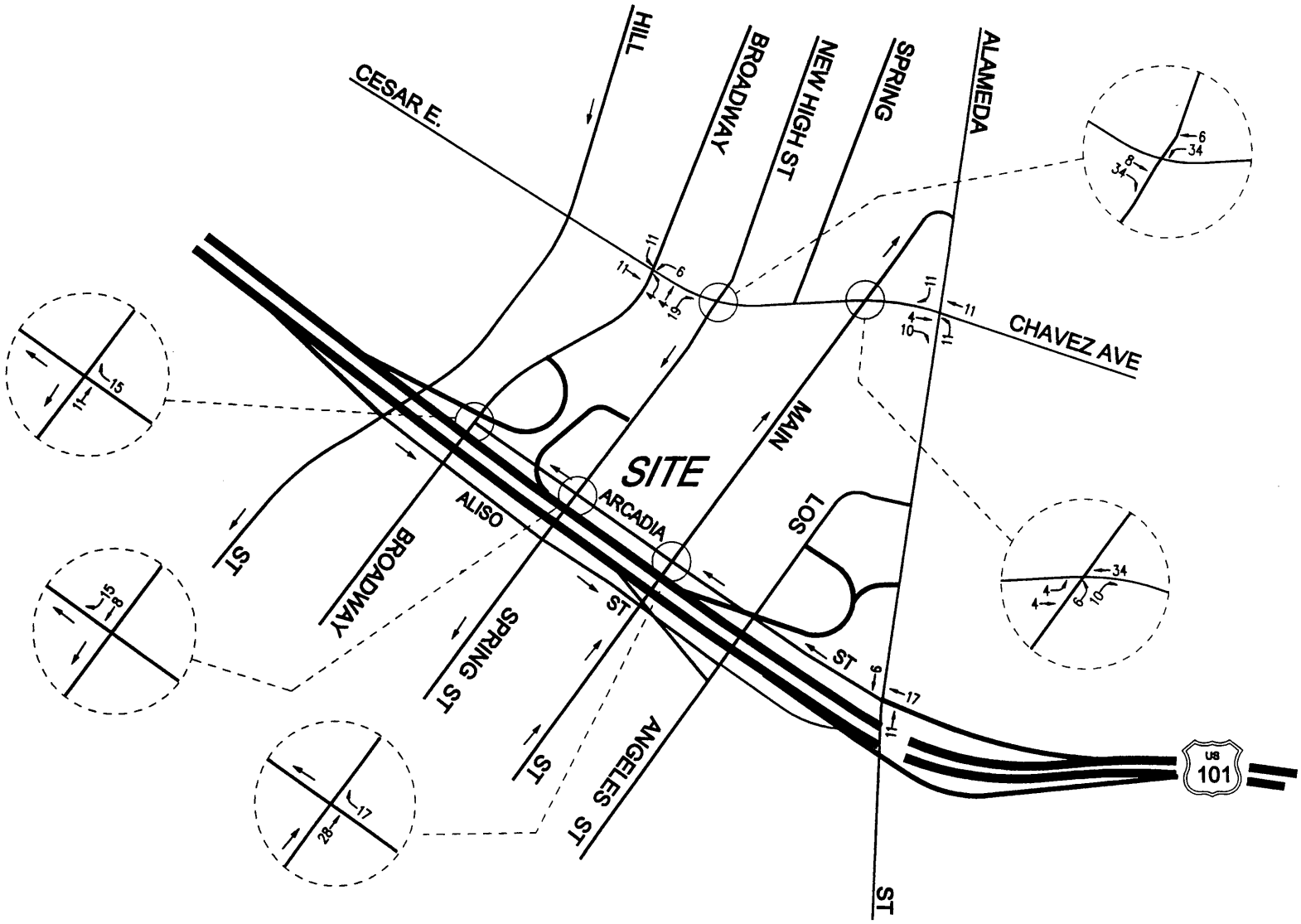

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FIGURE 7B
PROPOSED PROJECT TRAFFIC VOLUMES
SATURDAY PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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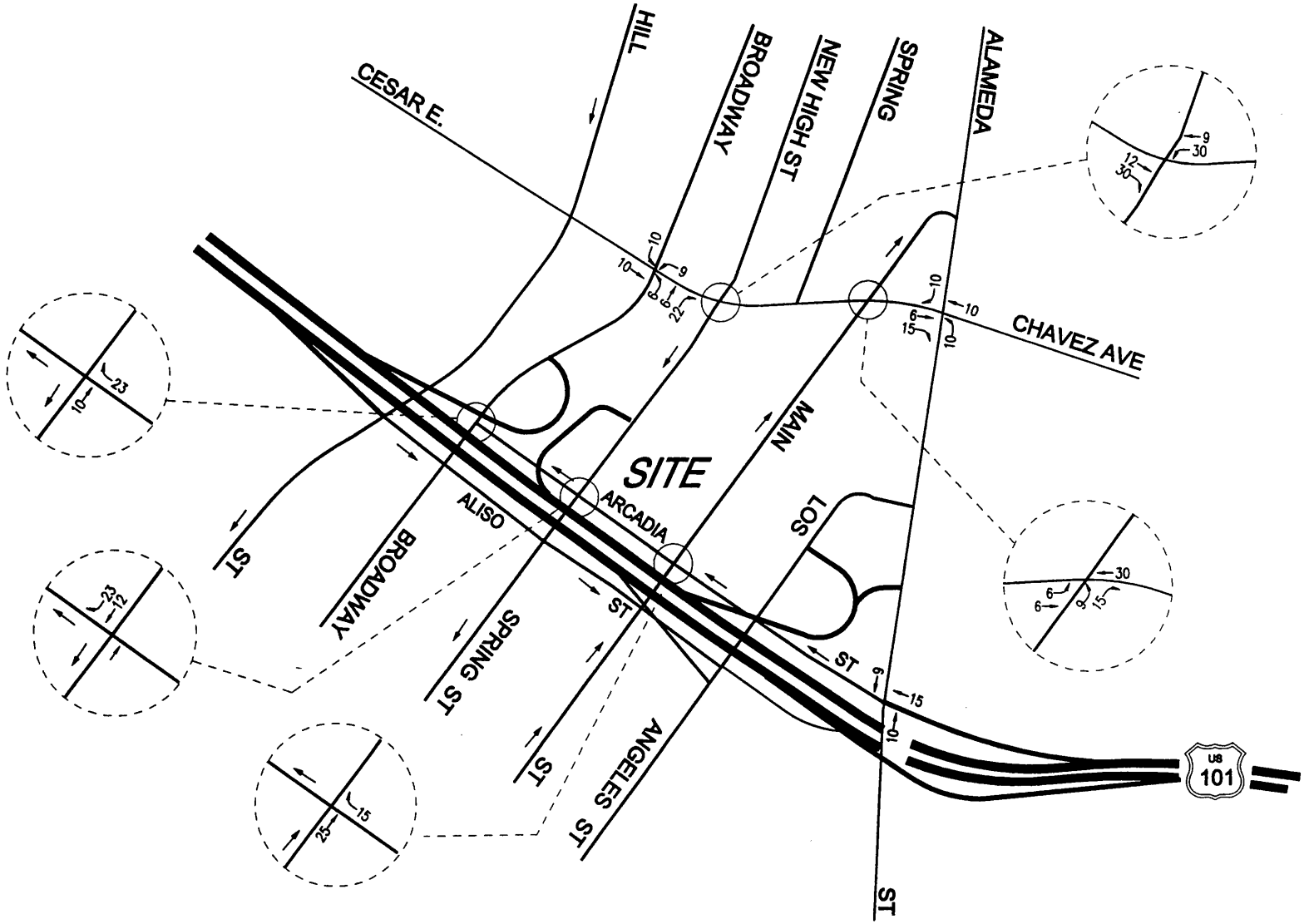

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FIGURE 8A
ALTERNATIVE A PROJECT TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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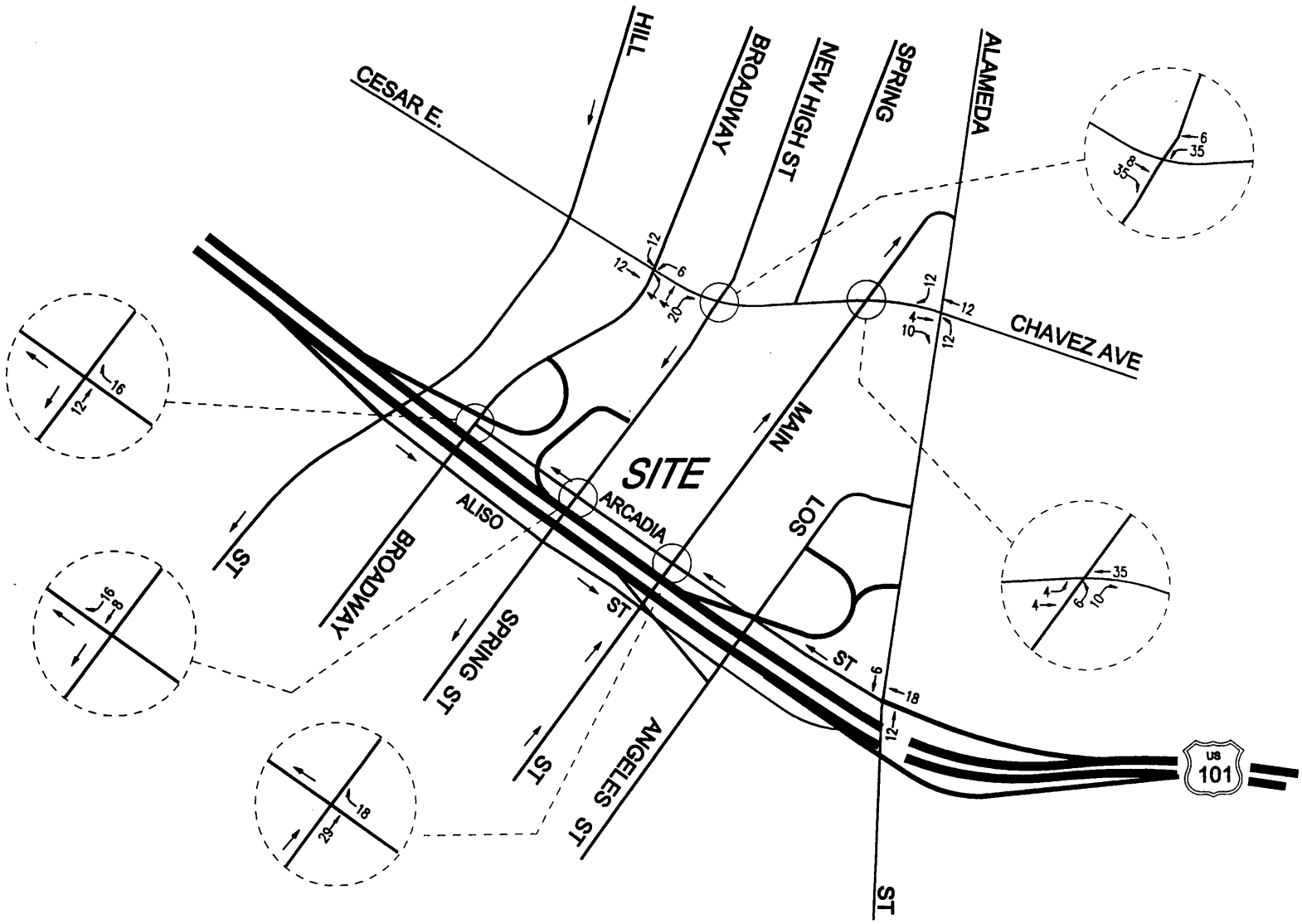

FIGURE 8B
ALTERNATIVE A PROJECT TRAFFIC VOLUMES
SATURDAY PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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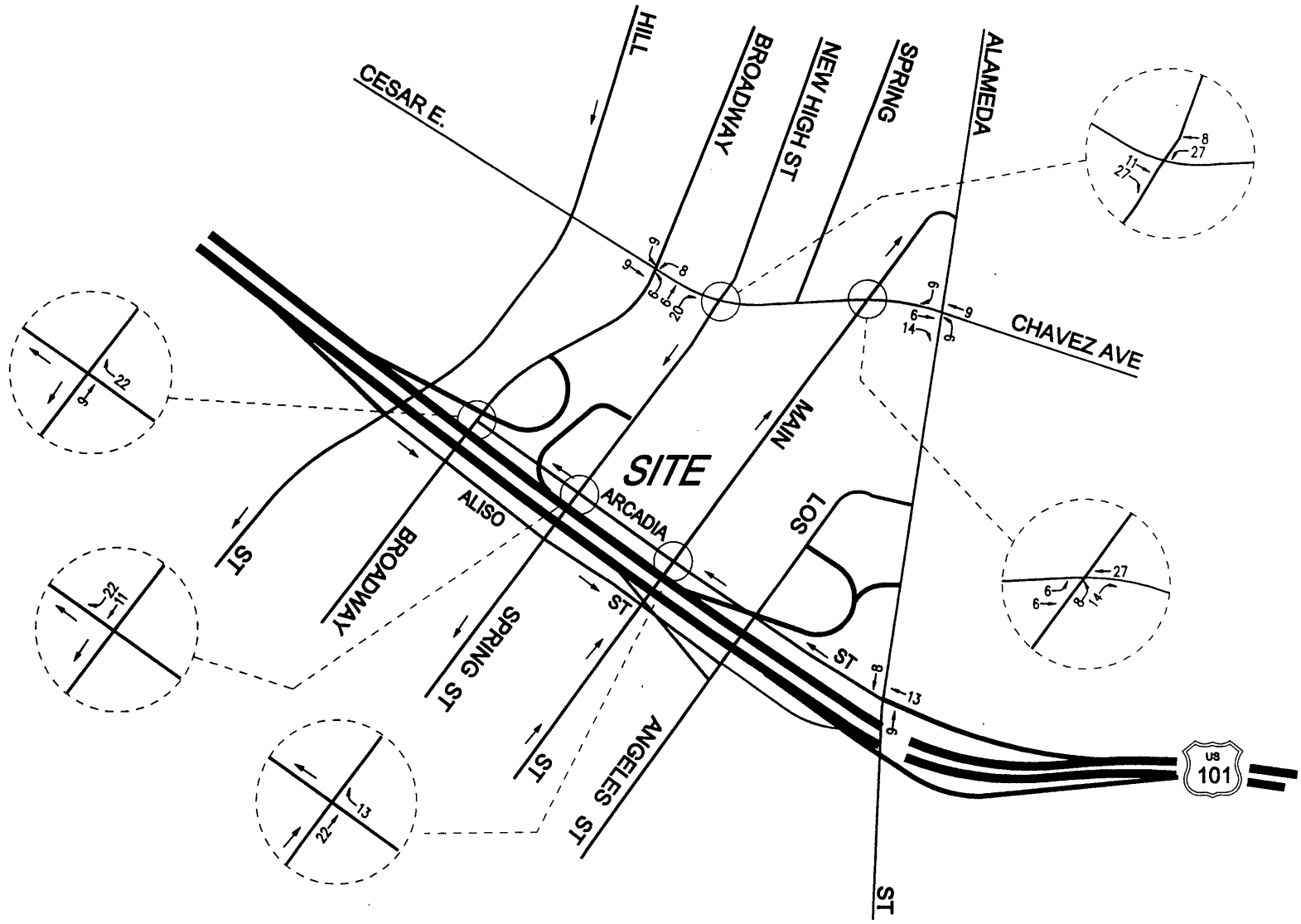

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FIGURE 9A
ALTERNATIVE B PROJECT TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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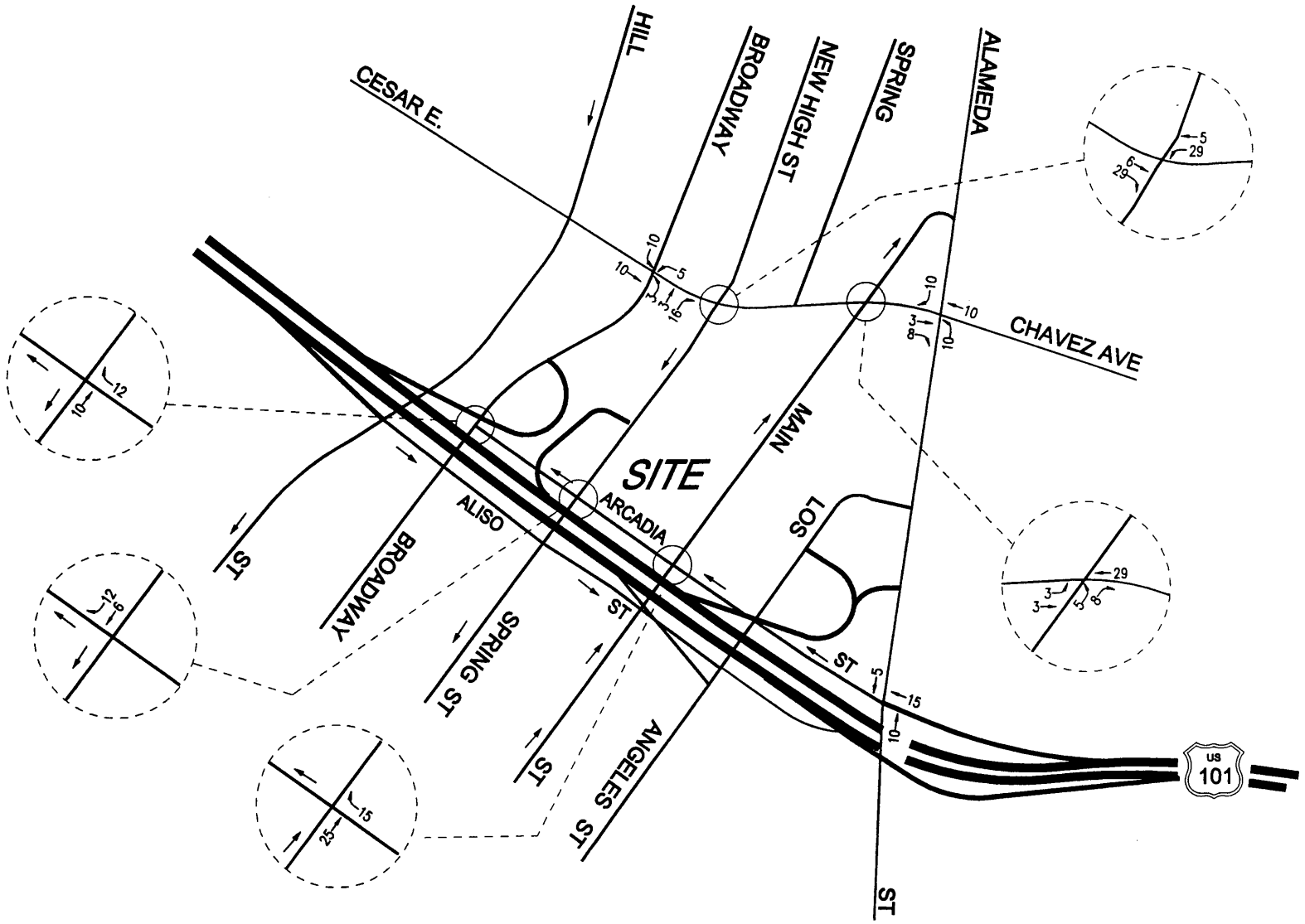

FIGURE 9B
ALTERNATIVE B PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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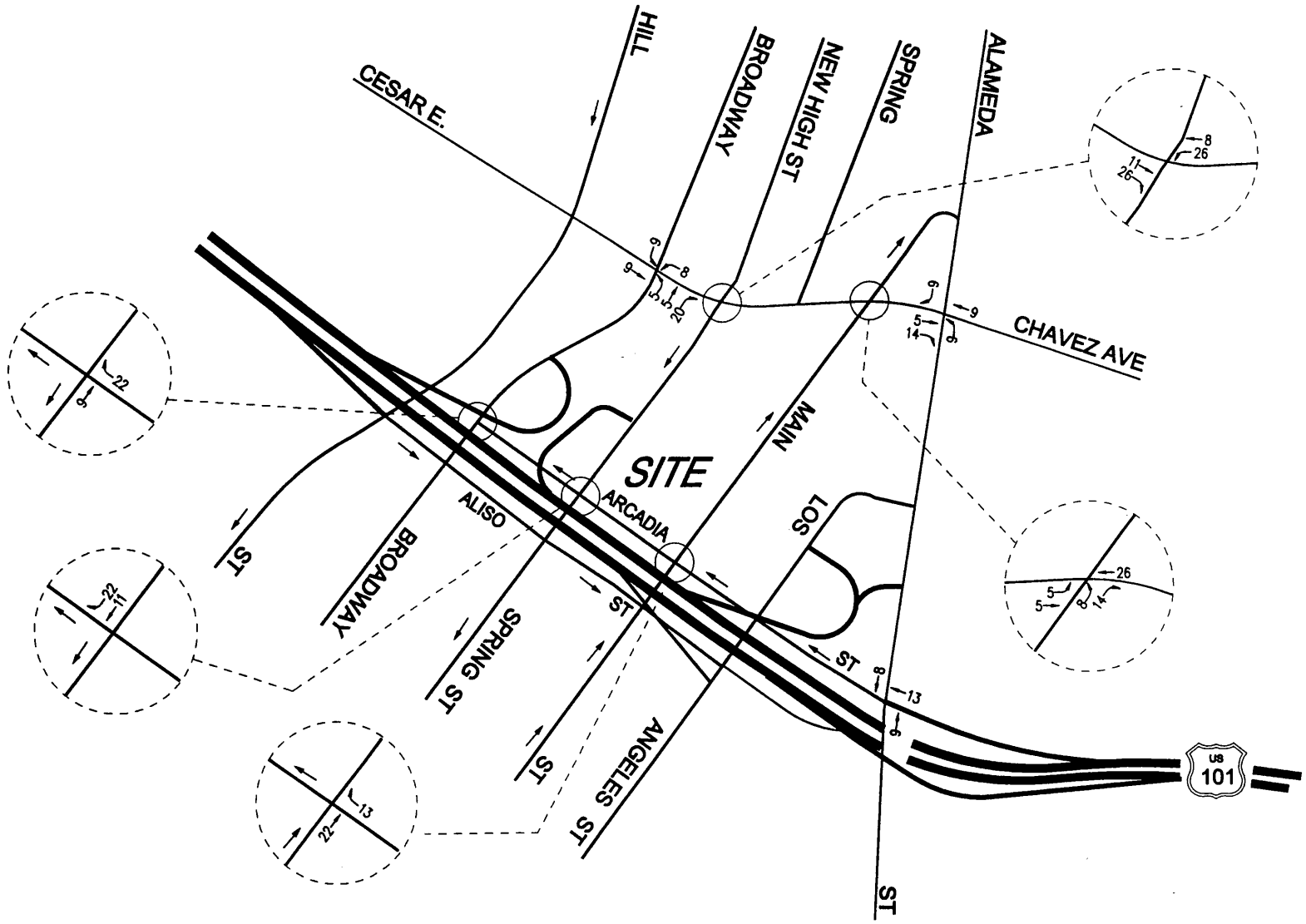

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FIGURE 10A
ALTERNATIVE C PROJECT TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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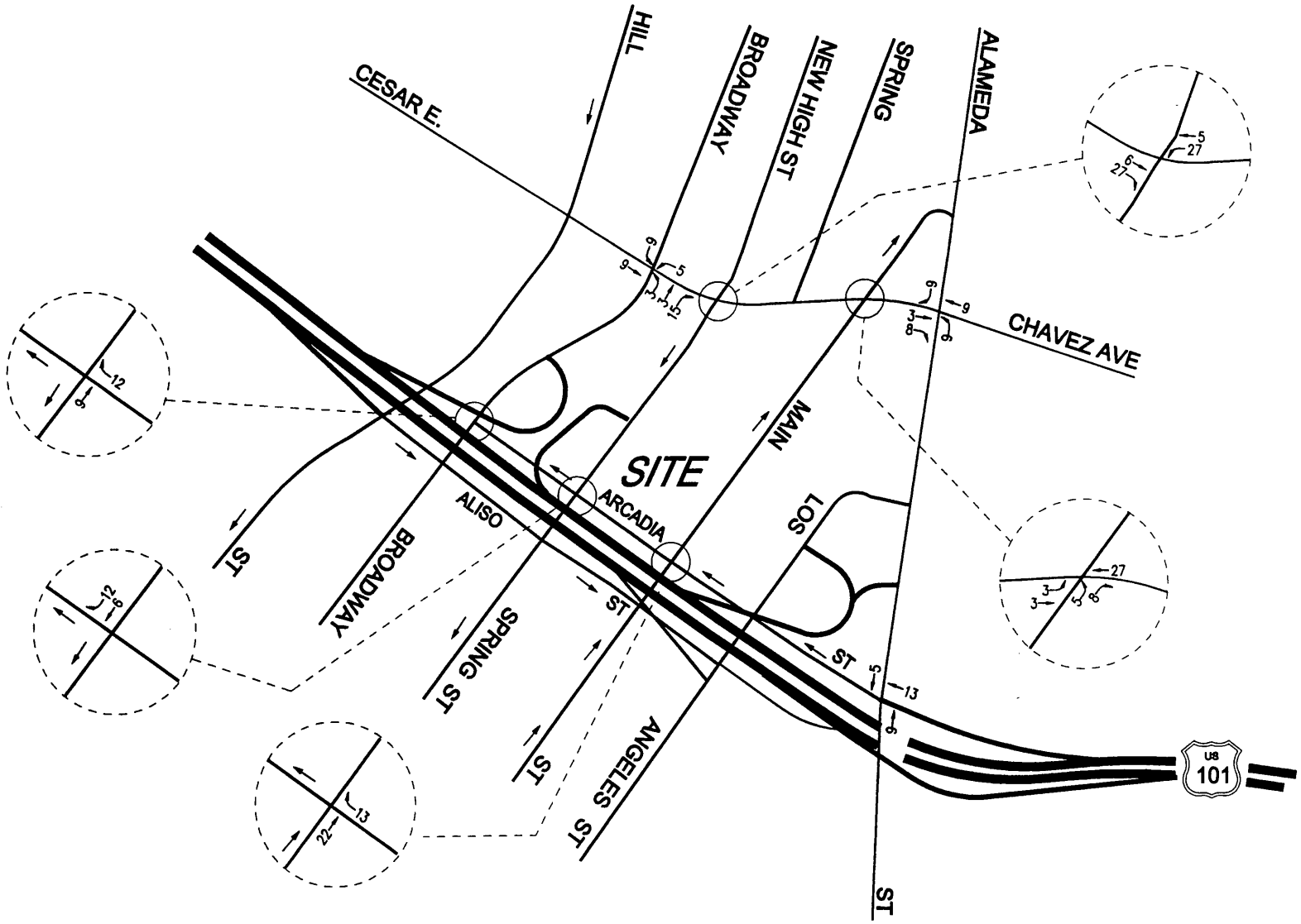

FIGURE 10B
ALTERNATIVE C PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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Table 3
LIST OF RELATED PROJECTS [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

MAP NO.	PROJECT	LOCATION	LAND USE	SIZE	STATUS
1	EAF1999-0152	1010 Bellevue Avenue; Bellevue Avenue at Beaudry Avenue	Convent	25,328 SF	Proposed
2	[2]	North side of E. Cesar Chavez Avenue, just west of Hill Street	Affordable Multi-Family Housing	46 DU	Built & Partially Occupied
3	First Street South Plaza	Alameda Street at 1st Street	General Office Condominum Hotel	415,782 SF 1,154 DU 500 Rooms	Proposed
4	EAF2000-1860 Freight Yard	970 3rd Street; 3rd Street at Santa Fe Avenue	Architect School General Office Retail Apartment	88,096 SF 39,895 SF 188,325 SF 408 DU	Proposed
5	EAF2000-2380 7-Eleven	2600 Main Street	Convenience Store	3,000 SF	Proposed
6	Children's Museum	Alameda Street at Temple Street	Museum	80,000 SF	Proposed
7	Disney Hall	Hope Street at 1st Street	Concert Hall	2,268 Seats	Under Construction
8	Capitol Mills	Alameda Street at College Street	General Office Retail Artists Lofts	20,000 SF 5,000 SF 30 DU	Proposed
9	Alameda District Plan	Alameda Street corridor	General Office Hotel Apartment Retail Museum	8,200,000 SF 750 Rooms 300 DU 250,000 SF 70,000 SF	Proposed
10	LA Center Studios Expansion	Bixel Street at 5th Street	Sound Stages/ Production Support	249,300 SF	Proposed
11	EAF2000-2943	400 Main Street; Main Street at 4th Street	Restaurant/Bar	5,265 SF (Seats 215)	Proposed

[1] Source: City of Los Angeles Departments of Planning and Transportation.
[2] Source: "Draft Environmental Impact Report, Grand Avenue and Environs Project", dated May 28, 2002, prepared by Sapphos Environmental, Inc.

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Table 3 (Continued)
LIST OF RELATED PROJECTS [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

MAP NO.	PROJECT	LOCATION	LAND USE	SIZE	STATUS
12	EAF2000-3234 Mixed-Use	1207 3rd Street; Boylston Street at 3rd Street	Residential Commercial	330 DU 50,000 SF	Proposed
13	EAF2000-3743	740 Broadway; Broadway at 7th Street (convertion of existing theatre)	Dance Hall	12,500 SF	Proposed
14	EAF2000-4422	108 2nd Street; Spring Street at 2nd Street (conversion of existing vacant office building)	Condomium	146 DU	Proposed
15	EAF2000-4997 Orsini	505 Figueroa Street; Figueroa Street at Sunset Boulevard	Apartment Commercial	330 DU 40,000 SF	Under Construction
16	EAF2001-3307	616 Saint Paul Street; Saint Paul Street at Wilshire Boulevard	Apartment Commercial	330 DU 10,000 SF	Proposed
17	EAF2002-2160	900 Broadway; Broadway at College Street (Little Joe's site)	Apartment Retail	300 DU 29,000 SF	Proposed
18	EAF2002-1991 White Memorial	1720 Cesar Chavez Avenue; Boyle Avenue at Cesar Chavez (Replacement Project; sizes shown are net new)	Hospital Medical Office	9 Beds 114,000 SF	Proposed
19	Hall of Justice	Spring Street at Temple Street (Reoccupancy Project; sizes shown are net new)	Office	317 Employees	Proposed
20	[2] River Station	Spring Street at Baker Street	Manufacturing Warehouse	476,835 SF 476,835 SF	Proposed
21	[2] Standard Hotel	6th Street at Flower Street	Hotel	200 Room	Built & Occupied
22	[2] Citicorp Plaza II	Figueroa Street at 8th Street	General Office	900,000 SF	Proposed
23	[2] Rowan Building	Spring Street at 4th Street	Loft Apartment	209 DU	Proposed

[1] Source: City of Los Angeles Departments of Planning and Transportation.
[2] Source: "Draft Environmental Impact Report, Grand Avenue and Environs Project", dated May 28, 2002, prepared by Sapphos Environmental, Inc.

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Table 3 (Continued)
LIST OF RELATED PROJECTS [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

MAP NO.	PROJECT	LOCATION	LAND USE	SIZE	STATUS
24	Sakura Village	Little Tokyo	Condominum	75 DU	Proposed
25	[2] Security Building	Spring Street at 5th Street	Apartment	150 DU	Proposed
26	[2] Continental Building	Spring Street at 4th Street	Loft Apartment	56 DU	Proposed
27	[2] Halekulani Hotel	Figueroa Street at 8th Street	Hotel	390 Rooms	Proposed
28	[2] Embassy Hotel	Grand Avenue at 8th Street	Hotel	237 Rooms	Proposed
29	[2] Visconti	3rd Street at Bixel Avenue	Apartment	300 DU	Proposed
30	[2] Pacific Building	Main Street at 6th Street	Loft Apartment	200 DU	Proposed
31	[2] Pan American Building	Main Street at 6th Street	Loft Apartment	48 DU	Proposed
32	[2] Medici Phases IV-VI	Bixel Avenue at 7th Street	Apartment	297 DU	Proposed
33	[2]	Northeast corner of Main Street and 9th Street	Retail	151,000 SF	Proposed
34	[2]	Block bounded by Grand Avenue, Olive Street, 8th Street, 7th Street	Hotel Live-Work Apartment	225 Rooms 100 DU	Proposed
35	[2] South Park Supermarket	9th Street between Flower Street and Hope Street	Supermarket Loft Apartment	55,000 SF 300 DU	Proposed
36	[2] Colburn Conservatory	Olive Street at 2nd Street	Instruc. School Admin. School Dormitory	84,000 SF 28,000 SF 66 Units	Proposed
37	[2] Mangrove States	Alameda Street at 1st Street	Hotel Condominium General Office	600 Room 1,200 DU 221,048 SF	Proposed
38	[2] Subway Terminal Building	Hill Street at 4th Street	Loft Apartment	250 DU	Proposed

[1] Source: City of Los Angeles Departments of Planning and Transportation.
[2] Source: "Draft Environmental Impact Report, Grand Avenue and Environs Project", dated May 28, 2002, prepared by Sapphos Environmental, Inc.

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Table 3 (Continued)
LIST OF RELATED PROJECTS [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

MAP NO.	PROJECT	LOCATION	LAND USE	SIZE	STATUS
39	[2] Los Angeles Center Ph. 1A	North of 6th Street	General Office Retail	880,000 SF 10,000 SF	Proposed
40	[2] Parcel Q/ Parcel W2	Block bounded by Grand Avenue, Olive Street, 1st Street	General Office Retail Less Existing	1,336,000 SF 50,000 SF 1,050,000 SF	Proposed
41	[2] Broadway Arcade Building	Spring Street at Broadway	Office/Storage Retail/Food Court	180,000 SF 94,000 SF	Proposed
42	[2] Pershing Square Center	4th Street at Olice Street	General Office Retail/Restaurant Hotel Condominium	837,000 SF 100,000 SF 540 Rooms 60 DU	Proposed
43	[2] Grand Promenade Ph II	Southwest corner Grand Avenue at General K. Way	Apartment	300 DU	Proposed
44	[2] Grand Promenade Ph III	Northwest corner Grand Avenue at General K. Way	Apartment	300 DU	Proposed
45	[2] Accessory Mart	Main Street at Olympic Boulevard	Retail Storage	32,533 SF 7,900 SF	Proposed
46	[2] Balasco Theater	Hill Street at Olympic Boulevard	Live Theater	32,423 SF	Proposed
47	[2] Metropolitan Lofts	Flower Street at 11th Street	Apartment	230 DU	Proposed
48	[2] Toy Center Re-Use	Flower Street at 11th Street	Restaurant	17,000 SF	Proposed
49	[2]	615 Olympic Boulevard	Apartment	66 DU	Proposed
50	[2] Parking Center	Southwest corner of Flower Street and Pico Boulevard	Retail	40,000 SF	Proposed
51	[2] Retail Clothing Outlet	727-735 East 12th Street	Retail	15,840 SF	Proposed
52	[2] Garment Building Net	1015 South Wall Street	Retail	25,400 SF	Proposed

[1] Source: City of Los Angeles Departments of Planning and Transportation.
[2] Source: "Draft Environmental Impact Report, Grand Avenue and Environs Project", dated May 28, 2002, prepared by Sapphos Environmental, Inc.

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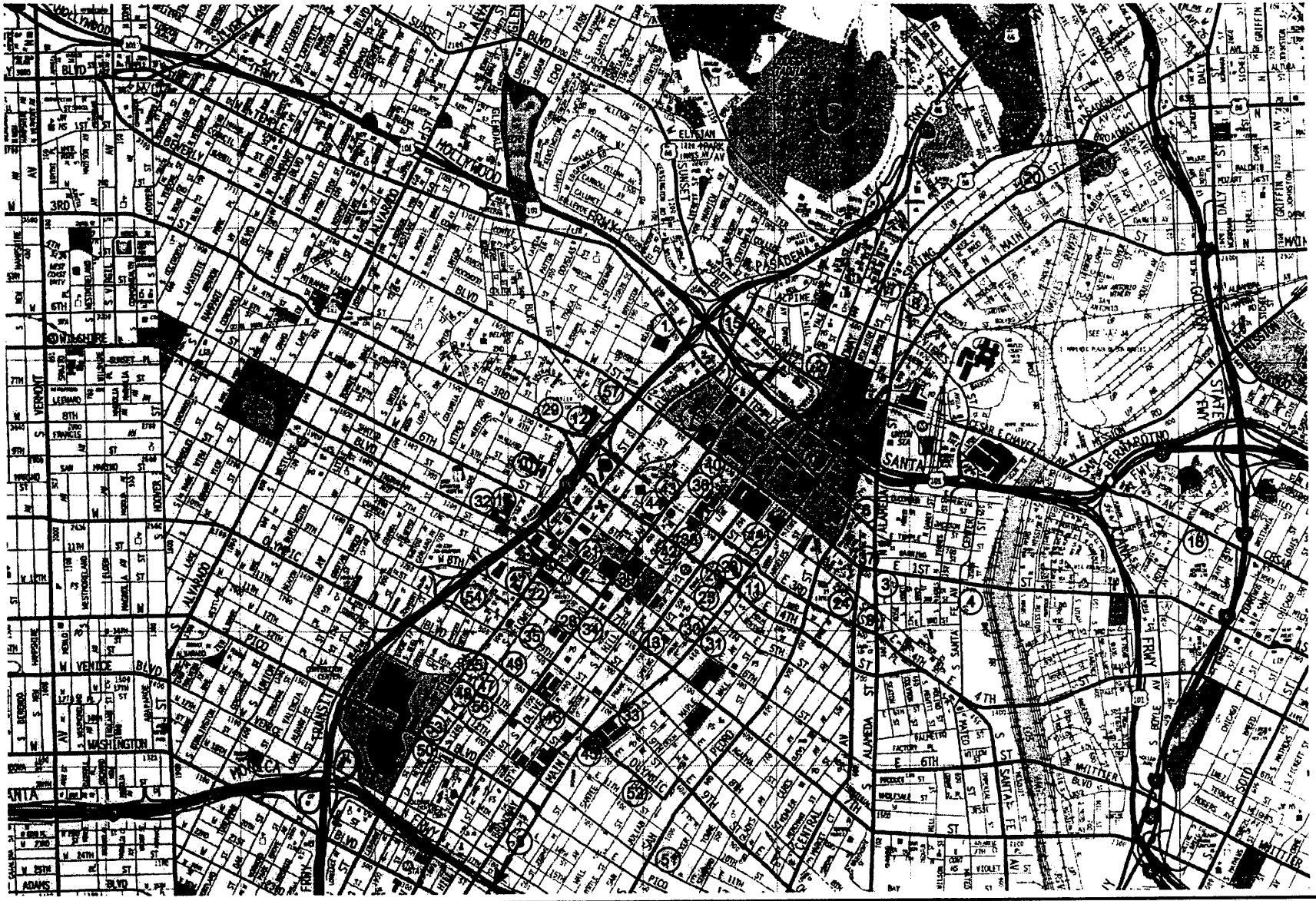
Table 3 (Continued)
LIST OF RELATED PROJECTS [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

MAP NO.	PROJECT	LOCATION	LAND USE	SIZE	STATUS
53	[2]	Block bounded by Figueroa Street, Flower Street, Pico Boulevard	Retail General Office	20,000 SF 225,000 SF	Proposed
54	[2] Metropolis	Francisco Street at 8th Street	Hotel General Office Retail	600 Rooms 1,600,000 SF 223,000 SF	Proposed
55	[2] Los Angeles Entertainment District	Figueroa Street at 11th Street	Hotel Theater Entertainment Restaurant Retail Health Club General Office Medical Office Residentail	1,800 Rooms 7,000 Seats 195,000 SF 265,000 SF 385,000 SF 125,000 SF 165,000 SF 135,000 SF 800 DU	Proposed
56	Holiday Inn Expansion	Flower Street at 11th Street	Hotel	300 Rooms	Proposed
57	Belmont Learning Center	Beaudry Avenue at 1st Street	High School Retail	4,800 Students 80,000 SF	Proposed

[1] Source: City of Los Angeles Departments of Planning and Transportation.
[2] Source: "Draft Environmental Impact Report, Grand Avenue and Environs Project", dated May 28, 2002, prepared by Sapphos Environmental, Inc.



MAP SOURCE: THOMAS BROS. GUIDE

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FIGURE 11
LOCATION OF RELATED PROJECTS

PLAZA DE CULTURA Y ARTE PROJECT

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Table 4
RELATED PROJECTS TRIP GENERATION [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

	LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	PM PEAK HOUR VOLUMES [2] IN	OUT	TOTAL	DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2] IN	OUT	TOTAL
1	Church [3]	25,328 GSF	231	9	8	17	246	61	21	82
2	Apartment [12]	46 DU	305	19	9	28	179	12	12	24
3	General Office [7]	415,782 GSF	3,965	93	453	546	907	65	56	121
	Condominium [8]	1,154 DU	6,762	418	206	624	3,538	293	249	542
	Hotel [9]	500 Rooms	4,115	162	143	305	2,498	202	158	360
	Subtotal		14,842	673	802	1,475	6,943	560	463	1,023
	Less 5% Internal Capture [10]		(742)	(34)	(40)	(74)	(347)	(28)	(23)	(51)
	Total		14,100	639	762	1,401	6,596	532	439	972
4	Junior/Community College [11]	88,096 GSF	1,617	89	67	156	585	27	39	66
	General Office [7]	39,895 GSF	655	21	103	124	104	10	8	18
	Retail [5]	188,325 GLSF	10,241	458	496	954	13,610	685	632	1,317
	Apartment [12]	408 DU	2,705	169	83	252	1,610	106	106	212
	Subtotal		15,219	737	749	1,486	15,909	828	785	1,613
	Less 5% Internal Capture [10]		(761)	(37)	(37)	(74)	(795)	(41)	(39)	(81)
	Less 30% Pass-by [6]		(3,072)	(137)	(149)	(286)	(4,083)	(206)	(190)	(396)
	Total		11,385	563	563	1,126	11,031	580	556	1,136
5	Convenience Market [13]	3,000 GLSF	2,214	81	81	162	2,589	94	98	192
	Less 50% Pass-by [6]		(1,107)	(41)	(41)	(82)	(1,295)	(47)	(49)	(96)
	Total		1,107	40	40	80	1,295	47	49	96
6	Museum [7]	80,000 GSF	1,118	29	140	169	189	17	15	32
7	Theater [14]	2,835 Seats	5,000	28	28	56	Nom.	Nom.	Nom.	Nom.
	Ballroom [15]	25,000 GSF	2,249	125	62	187	2,359	160	111	271
	General Office [7]	22,424 GSF	421	18	87	105	66	6	5	11
	Retail [5]	17,172 GLSF	2,196	94	102	196	3,025	144	133	277
	Subtotal		9,865	265	279	544	5,450	310	249	559
	Less 5% Internal Capture [10]		(493)	(13)	(14)	(27)	(272)	(16)	(12)	(28)
	Less 50% Pass-by [6]		(1,098)	(47)	(51)	(98)	(1,512)	(72)	(67)	(139)
	Total		8,274	205	214	419	3,665	223	170	392
8	General Office [7]	20,000 GSF	386	17	84	101	61	6	5	10
	Retail [5]	5,000 GLSF	993	42	45	87	1,394	65	60	125
	Apartment [12]	30 DU	199	12	6	18	115	8	8	16
	Subtotal		1,578	71	135	206	1,570	79	73	151
	Less 5% Internal Capture [10]		(79)	(4)	(7)	(11)	(78)	(4)	(4)	(8)
	Less 50% Pass-by [6]		(497)	(21)	(23)	(44)	(697)	(33)	(30)	(63)
	Total		1,002	46	105	151	794	42	39	81
9	General Office [7]	8,200,000 GSF	39,149	1,576	7,695	9,271	17,534	738	629	1,367
	Hotel [9]	750 Rooms	6,173	242	215	457	3,743	302	238	540
	Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
	Retail [5]	250,000 GLSF	12,287	552	598	1,150	16,260	823	760	1,583
	Museum [7]	70,000 GSF	1,009	27	131	158	168	15	13	28
	Subtotal		60,607	2,522	8,700	11,222	38,894	1,957	1,718	3,675
	Less 5% Internal Capture [10]		(3,030)	(126)	(435)	(561)	(1,945)	(98)	(86)	(184)
	Less 30% Pass-by [6]		(3,686)	(166)	(179)	(345)	(4,878)	(247)	(228)	(475)
	Total		53,890	2,230	8,086	10,316	32,071	1,612	1,404	3,016
10	Sound Stage & Production Studios [16]	249,300 GSF	3,186	65	194	259	Nom.	Nom.	Nom.	Nom.
11	Sit-Down Restaurant [17]	5,265 GSF	686	34	23	57	834	66	39	105
	Less 10% Pass-by [6]		(69)	(3)	(2)	(5)	(83)	(7)	(4)	(11)
	Total		618	31	21	52	750	59	35	94
12	Apartment [12]	330 DU	2,188	137	68	205	1,310	86	86	172
	Retail [5]	50,000 GLSF	4,365	191	207	398	5,918	289	267	556
	Subtotal		6,553	328	275	603	7,228	375	353	728
	Less 5% Internal Capture [10]		(328)	(16)	(14)	(30)	(361)	(19)	(18)	(36)
	Less 40% Pass-by [6]		(1,746)	(76)	(83)	(159)	(2,367)	(116)	(107)	(223)
	Total		4,479	236	178	414	4,499	240	228	469

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Table 4 (Contiuned)
RELATED PROJECTS TRIP GENERATION [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	PM PEAK HOUR VOLUMES [2] IN	OUT	TOTAL	DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2] IN	OUT	TOTAL
13 Dance Hall [18]	12,500 SF	N/A	95	78	173	Nom.	Nom.	Nom.	Nom.
14 Condominium [8]	146 DU	856	53	26	79	448	37	32	69
15 Apartment [12]	330 DU	2,188	137	68	205	1,310	86	86	172
Retail [5]	40,000 GLSF	3,782	165	178	343	5,144	250	231	481
Subtotal		5,970	302	246	548	6,454	336	317	653
Less 5% Internal Capture [10]		(298)	(15)	(12)	(27)	(323)	(17)	(16)	(33)
Less 50% Pass-by [6]		(1,891)	(83)	(89)	(172)	(2,572)	(125)	(116)	(241)
Total		3,780	204	145	349	3,559	194	185	379
16 Apartment [12]	330 DU	2,188	137	68	205	1,310	86	86	172
Retail [5]	10,000 GLSF	1,551	66	71	137	2,154	101	94	195
Subtotal		3,739	203	139	342	3,464	187	180	367
Less 5% Internal Capture [10]		(187)	(10)	(7)	(17)	(173)	(9)	(9)	(18)
Less 50% Pass-by [6]		(775)	(33)	(36)	(69)	(1,077)	(51)	(47)	(98)
Total		2,776	160	96	256	2,214	127	124	251
17 Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
Retail [5]	29,000 GLSF	3,075	133	144	277	4,203	203	187	390
Subtotal		5,064	258	205	463	5,392	281	265	546
Less 5% Internal Capture [10]		(253)	(13)	(10)	(23)	(270)	(14)	(13)	(27)
Less 50% Pass-by [6]		(1,538)	(67)	(72)	(139)	(2,102)	(102)	(94)	(196)
Total		3,273	178	123	301	3,021	165	158	323
18 Hospital [19]	9 Bed	106	4	7	11	100	7	4	11
Medical Office [20]	114,000 GSF	4,119	113	305	418	1,021	236	178	414
Less 10% Pass-by [6]		(412)	(11)	(31)	(42)	(102)	(24)	(18)	(42)
Total		3,813	106	281	387	1,019	219	164	383
19 General Office [21]	317 Employees	1,052	25	121	146	172	15	13	28
20 Manufacturing [22]	476,835 GSF	1,822	127	226	353	710	67	67	134
Warehouse [23]	476,835 GSF	2,365	58	185	243	582	37	21	58
Total		4,187	185	411	596	1,292	104	88	192
21 Hotel [9]	200 Rooms	1,646	65	57	122	999	81	63	144
22 General Office [7]	900,000 GSF	7,174	185	903	1,088	1,941	122	104	226
23 Apartment [12]	209 DU	1,386	87	43	130	831	54	54	108
24 Condominium [8]	75 DU	440	27	13	40	227	19	16	35
25 Apartment [12]	150 DU	995	62	31	93	594	39	39	78
26 Apartment [12]	56 DU	371	23	11	34	217	15	15	30
27 Hotel [9]	390 Rooms	3,210	126	112	238	1,949	157	124	281
28 Hotel [9]	237 Rooms	1,951	77	68	145	1,188	96	75	171
29 Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
30 Apartment [12]	200 DU	1,326	83	41	124	792	52	52	104
31 Apartment [12]	48 DU	318	20	10	30	192	12	12	24
32 Apartment [12]	297 DU	1,969	123	61	184	1,176	77	77	154
33 Retail [5]	151,000 GLSF	8,885	396	429	825	11,847	593	547	1,140
Less 50% Pass-by [6]		(4,442)	(198)	(215)	(413)	(5,924)	(297)	(274)	(571)
Total		4,442	198	214	412	5,924	296	273	569

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Table 4 (Contiuned)
RELATED PROJECTS TRIP GENERATION [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

	LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	PM PEAK HOUR VOLUMES [2] IN	OUT	TOTAL	DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2] IN	OUT	TOTAL
34	Hotel [9]	225 Rooms	1,852	73	65	138	1,130	91	71	162
	Apartment [12]	100 DU	663	42	20	62	396	26	26	52
	Total		2,515	115	85	200	1,526	117	97	214
35	Supermarket [24]	55,000 GLSF	6,133	323	310	633	9,767	344	330	674
	Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
	Subtotal		8,122	448	371	819	10,956	422	408	830
	Less 5% Internal Capture [10]		(406)	(22)	(19)	(41)	(548)	(21)	(20)	(42)
	Less 50% Pass-by [6]		(3,067)	(162)	(155)	(317)	(4,884)	(172)	(165)	(337)
	Total		4,649	264	197	461	5,524	229	223	452
36	School [25]	112,000 GSF	2,056	113	85	198	744	34	50	84
37	Hotel [9]	600 Rooms	4,938	194	172	366	2,998	242	190	432
	Condominium [8]	1,200 DU	7,032	434	214	648	3,674	305	259	564
	General Office [7]	221,048 GSF	2,440	56	271	327	491	39	33	72
	Subtotal		14,410	684	657	1,341	7,163	586	482	1,068
	Less 10% Internal Capture [10]		(1,441)	(68)	(66)	(134)	(358)	(59)	(48)	(107)
	Total		12,969	616	591	1,207	6,805	527	434	961
38	Apartment [12]	250 DU	1,658	104	51	155	990	65	65	130
39	General Office [7]	880,000 GSF	7,051	181	885	1,066	1,898	120	102	222
	Retail [5]	10,000 GLSF	1,551	66	71	137	2,154	101	94	195
	Less 50% Pass-by [6]		(775)	(33)	(36)	(69)	(1,077)	(51)	(47)	(98)
	Total		7,826	214	920	1,134	2,975	170	149	319
40	General Office [7]	286,000 GSF	2,974	68	332	400	629	48	41	89
	Retail [5]	50,000 GLSF	4,365	191	207	398	5,918	289	267	556
	Less 50% Pass-by [6]		(2,183)	(96)	(104)	(200)	(2,959)	(145)	(134)	(279)
	Total		5,157	163	435	598	3,588	192	174	366
41	General Office [7]	180,000 GSF	2,084	48	233	281	403	33	28	61
	Retail [5]	94,000 GLSF	6,551	289	313	602	8,797	436	402	838
	Less 50% Pass-by [6]		(3,275)	(145)	(157)	(302)	(4,399)	(218)	(201)	(419)
	Total		5,359	192	389	581	4,802	251	229	480
42	General Office [7]	837,000 GSF	6,785	173	845	1,018	1,806	115	98	213
	Retail [5]	100,000 GLSF	6,817	301	327	628	9,146	454	419	873
	Less 50% Pass-by [6]		(3,408)	(151)	(164)	(315)	(4,573)	(227)	(210)	(437)
	Hotel [9]	540 Rooms	4,444	175	155	330	2,703	218	171	389
	Condominium [8]	60 DU	352	22	11	33	187	15	13	28
	Total		14,989	520	1,174	1,694	9,269	575	491	1,066
43	Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
44	Apartment [12]	300 DU	1,989	125	61	186	1,189	78	78	156
45	Retail [5]	33,433 GLSF	3,370	146	158	304	4,596	222	205	427
	Less 50% Pass-by [6]		(1,685)	(73)	(79)	(152)	(2,298)	(111)	(103)	(214)
	Total		1,685	73	79	152	2,298	111	102	213
46	Theater [14]	25,000 Seats	5,000	250	250	500	Nom.	Nom.	Nom.	Nom.
47	Apartment [12]	230 DU	1,525	96	47	143	914	60	60	120
48	Sit-Down Restaurant [17]	17,000 GSF	2,216	111	74	185	2,692	214	126	340
49	Apartment [12]	66 DU	438	27	14	41	262	17	17	34
50	Retail [5]	40,000 GLSF	3,782	165	178	343	5,144	250	231	481
	Less 50% Pass-by [6]		(1,891)	(83)	(89)	(172)	(2,572)	(125)	(116)	(241)
	Total		1,891	82	89	171	2,572	125	115	240

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Table 4 (Contiuned)
RELATED PROJECTS TRIP GENERATION [1]
Plaza de Cultura Y Arte Project

23-Jun-2003

	LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	PM PEAK HOUR VOLUMES [2] IN	OUT	TOTAL	DAILY TRIP ENDS [2] VOLUMES	SAT PEAK HOUR VOLUMES [2] IN	OUT	TOTAL
51	Retail [5]	15,840 GLSF	2,085	89	97	186	2,875	137	126	263
	Less 50% Pass-by [6]		(1,042)	(45)	(49)	(94)	(1,438)	(69)	(63)	(132)
	Total		1,042	44	48	92	1,438	68	63	131
52	Retail [5]	25,400 GLSF	2,824	122	132	254	3,868	186	172	358
	Less 50% Pass-by [6]		(1,412)	(61)	(66)	(127)	(1,934)	(93)	(86)	(179)
	Total		1,412	61	66	127	1,934	93	86	179
53	General Office [7]	225,000 GSF	2,474	56	275	331	499	40	34	73
	Retail [5]	20,000 GLSF	2,422	104	113	217	3,329	159	147	306
	Less 50% Pass-by [6]		(1,211)	(52)	(57)	(109)	(1,664)	(80)	(74)	(154)
	Total		3,685	108	331	439	2,163	119	107	225
54	Hotel [9]	600 Rooms	4,938	194	172	366	2,998	242	190	432
	General Office [7]	1,600,000 GSF	11,160	318	1,555	1,873	3,436	195	166	362
	Retail [5]	223,000 GLSF	11,416	512	554	1,066	15,134	764	706	1,470
	Less 50% Pass-by [6]		(5,708)	(256)	(277)	(533)	(7,567)	(382)	(353)	(735)
	Total		21,806	768	2,004	2,772	14,001	819	709	1,529
55	Hotel [9]	1,800 Rooms	14,814	582	516	1,098	8,993	726	570	1,296
	Theater [14]	2,500 Seats	5,000	25	25	50	Nom.	Nom.	Nom.	Nom.
	Sit-Down Restaurant [17]	265,000 GSF	34,540	1,727	1,151	2,878	41,968	3,339	1,961	5,300
	Retail [5]	580,000 GLSF	21,108	962	1,042	2,004	27,584	1,424	1,315	2,739
	Less 50% Pass-by [6]		(10,554)	(481)	(521)	(1,002)	(13,792)	(712)	(658)	(1,370)
	Health Club [26]	125,000 GSF	None	328	210	538	None	None	None	None
	General Office [7]	165,000 GSF	1,950	45	219	264	371	31	26	57
	Medical Office [27]	135,000 GSF	4,878	133	361	494	1,210	279	211	490
	Apartment [12]	800 DU	5,304	332	164	496	3,169	208	208	416
	Subtotal		77,040	3,653	3,167	6,820	69,503	5,295	3,633	8,928
	Less 10% Internal Capture [10]		(7,704)	(365)	(317)	(682)	(3,475)	(529)	(363)	(893)
	Total		69,336	3,288	2,850	6,138	66,027	4,765	3,270	8,035
56	Hotel [9]	300 Rooms	2,469	97	86	183	1,499	121	95	216
57	High School [4]	4,800 Students	8,592	288	432	720	3,072	426	150	576
	Retail [5]	80,000 GLSF	5,906	260	282	542	7,950	392	362	754
	Subtotal		14,498	548	714	1,262	11,022	818	512	1,330
	Less 40% Pass-by [6]		(2,362)	(104)	(113)	(217)	(3,180)	(157)	(145)	(302)
	Total		12,135	444	601	1,045	7,842	661	367	1,028
TOTAL			**332,445**	**14,318**	**23,814**	**38,132**	**232,499**	**14,873**	**11,899**	**26,773**

[1] Source: ITE "Trip Generation", 6th Edition, 1997.
[2] Trips are one-way traffic movements, entering or leaving.
[3] ITE Land Use Code 560 (Church) trip generation average rates.
[4] ITE Land Use Code 530 (High School) trip generation average rates.
[5] ITE Land Use Code 820 (Shopping Center) trip generation equation rates.
[6] Pass-by trip reduction per LADOT guidelines.
[7] ITE Land Use Code 710 (General Office) trip generation equation rates.
[8] ITE Land Use Code 230 (Condominium) trip generation average rates.
[9] ITE Land Use Code 310 (Hotel) trip generation average rates.
[10] A 5 percent (5%) reduction has been assumed to account for the interaction of trips within the mixed-use development.
[11] ITE Land Use Code 540 (Junior/Community College) trip generation average rates.
[12] ITE Land Use Code 220 (Apartment) trip generation average rates.
[13] ITE Land Use Code 851 (Convenience Market) trip generation average rates.
[14] ITE Land Use Code 441 (Live Theater) trip generation average rates.
[15] ITE Land Use Code 831 (Quality Restaurant) trip generation average rates.
[16] Trip generation rate from "Traffic Impact Analysis, Lantana Studio Expansion," January 2002, Kimley-Horn and Associates.
[17] ITE Land Use Code 832 (Sit-Down Restaurant) trip generation average rates.
[18] ITE Land Use Code 836 (Drinking Place) trip generation average rates.
[19] ITE Land Use Code 610 (Hospital) trip generation average rates.
[20] ITE Land Use Code 720 (Medical/Dental Office Building) trip generation average rates.
[21] Obtained from "Traffic Analysis for Renovation and Reoccupancy of Hall of Justice", Crain & Associates (April 2003). ITE Land Use Code 710 (General Office) trip generation equation rates for Saturday.
[22] ITE Land Use Code 140 (Manufacturing) trip generation average rates.
[23] ITE Land Use Code 150 (Warehousing) trip generation average rates.
[24] ITE Land Use Code 850 (Supermarket) trip generation average rates.
[25] ITE Land Use Code 540 (Junior/Community College) trip generation average rates.
[26] ITE Land Use Code 493 (Health Club) trip generation average rates.
[27] ITE Land Use Code 720 (Medical Office) trip generation average rates.

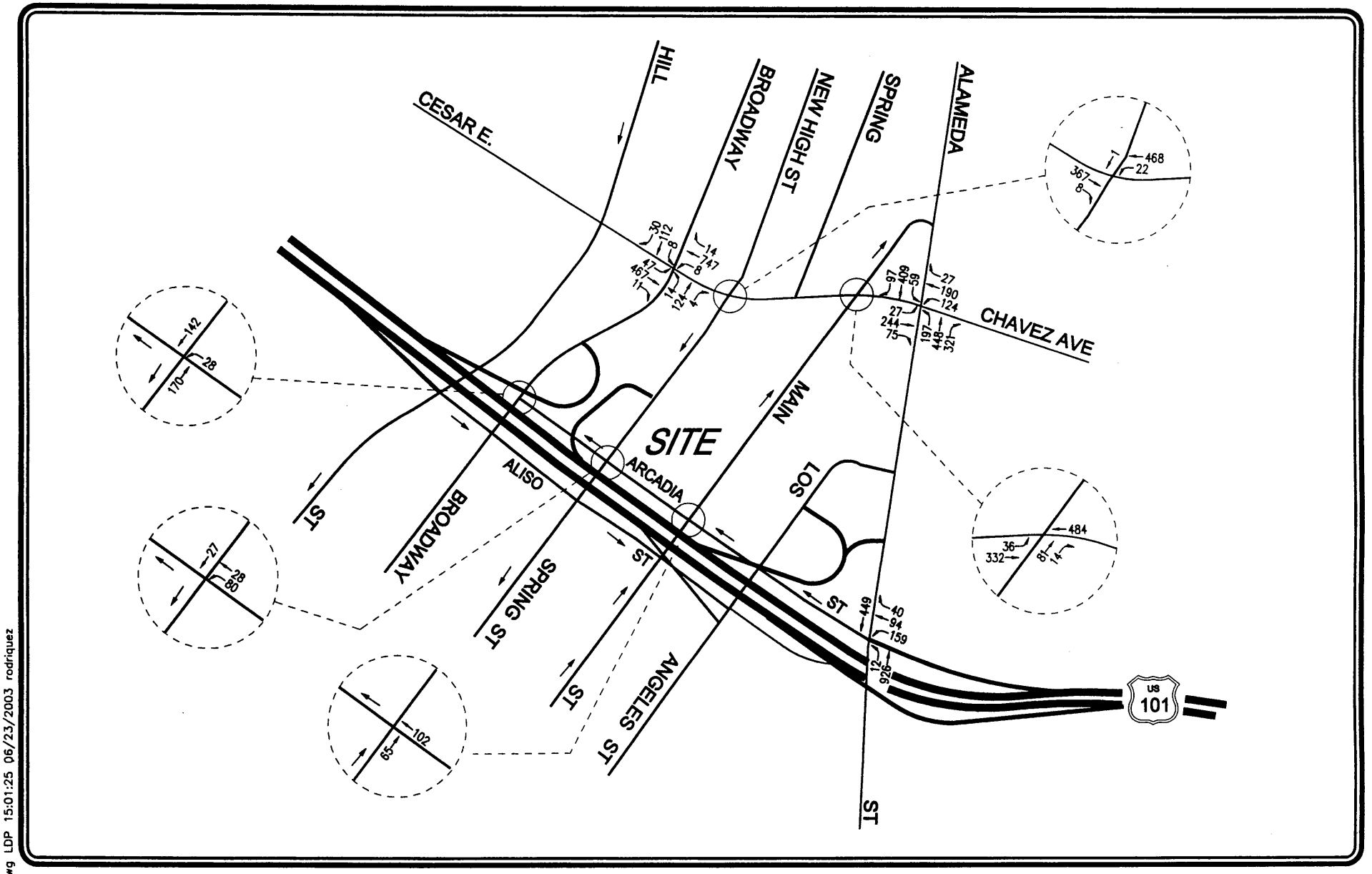

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FIGURE 12
RELATED PROJECTS TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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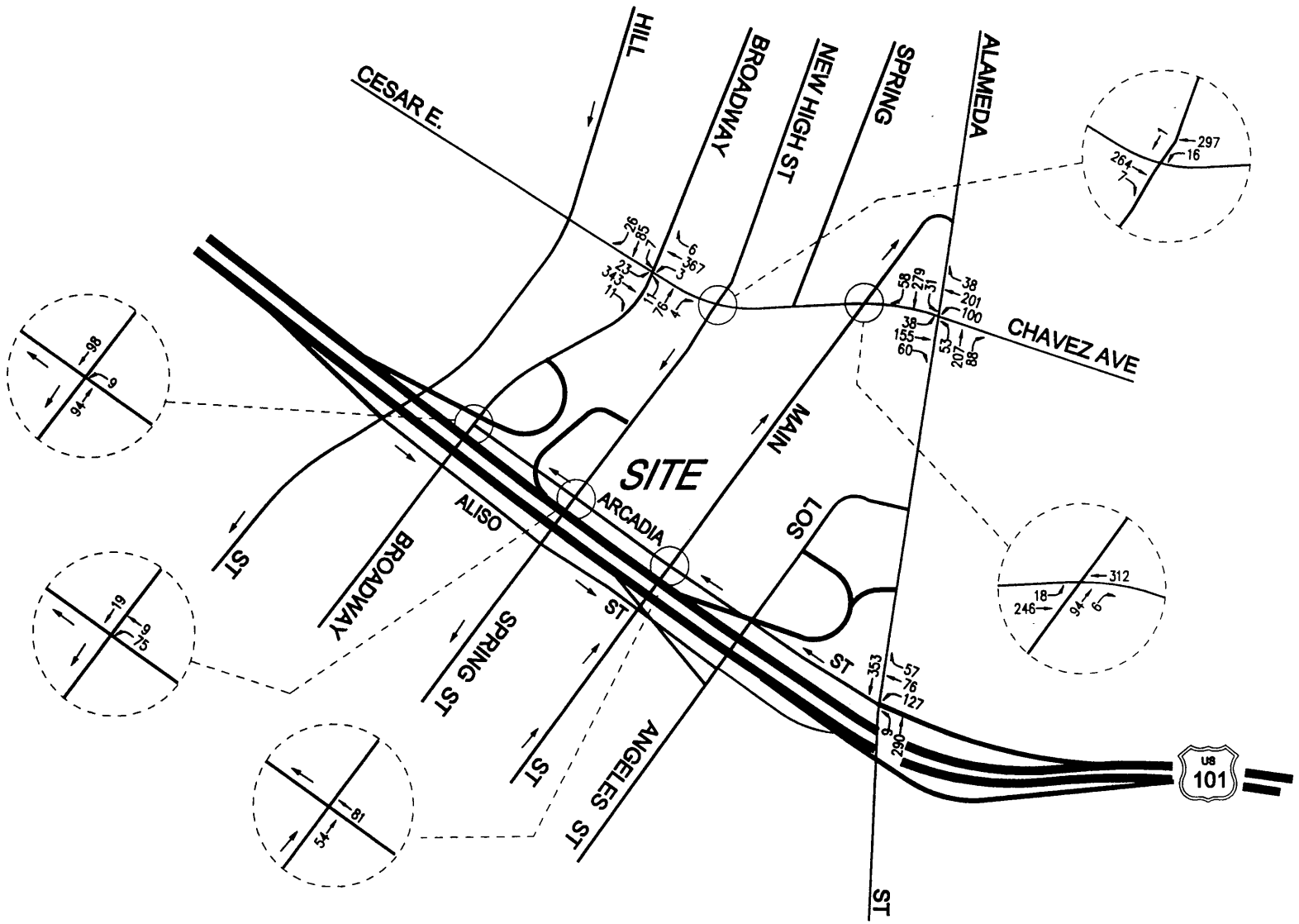

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FIGURE 13
RELATED PROJECTS TRAFFIC VOLUMES
SATURDAY PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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TRAFFIC IMPACT ANALYSIS AND METHODOLOGY

The eight study intersections were evaluated using the Critical Movement Analysis (CMA) method of analysis which determines volume-to-capacity (v/c) ratios on a critical lane basis. The overall intersection v/c ratio is subsequently assigned a Level of Service (LOS) value to describe intersection operations. The Levels of Service vary from LOS A (free flow) to LOS F (jammed condition). A description of the CMA method and corresponding Levels of Service is provided in Appendix E.

Impact Criteria and Thresholds

The relative impact of the added project traffic volumes expected to be generated by the proposed project during the weekday PM and Saturday peak hours was evaluated based on analysis of future operating conditions at the eight study intersections, without and then with the proposed project. The previously discussed capacity analysis procedures were utilized to evaluate the future volume-to-capacity relationships and service level characteristics at each study intersection.

The significance of the potential impacts of project generated traffic at each study intersection was identified using the traffic impact criteria set forth in LADOT's *Traffic Study Policies and Procedures*, November, 1993. According to the City's published traffic study guidelines, a significant transportation impact is determined based on the sliding scale criteria presented in Table 5.

As previously mentioned, an annual one percent (1.0%) ambient growth rate was assumed so as to account for unknown related projects in the vicinity of the proposed project. It was also assumed that the build-out of the proposed project will be complete and fully utilized by the end of the year 2010. Additionally, the *v/c* ratios in the Level of Service calculations include a 0.10 reduction to account for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

Table 5 LADOT INTERSECTION IMPACT THRESHOLD CRITERIA[1] Plaza de Cultura Y Arte Project		
Final *v/c*	**Level of Service**	**Project Related Increase in *v/c***
>0.700-0.800	C	equal to or greater than 0.04
>0.800-0.900	D	equal to or greater than 0.02
> 0.900	E-F	equal to or greater than 0.01

[1] Source: LADOT's *Traffic Study Policies and Procedures*, November, 1993.

Traffic Impact Analysis Scenarios

Pursuant to the direction of LADOT's traffic study guidelines, Level of Service calculations have been prepared for the following scenarios:

(a) Existing traffic conditions.

(b) Condition (a) plus one percent (1.0%) ambient traffic growth up through year 2010.

(c) Condition (b) with completion and occupancy of the related projects.

(d) Condition (c) with completion and occupancy of the proposed project (year 2010).

(e) Condition (c) with completion and occupancy of the Alternative A project (year 2010).

(f) Condition (c) with completion and occupancy of the Alternative B project (year 2010).

(g) Condition (c) with completion and occupancy of the Alternative C project (year 2010).

(h) Conditions (d, e, f, and g) with implementation project mitigation measures, where necessary.

The traffic volumes for each new condition were added to the volumes in the prior condition to determine the change in capacity utilization at the study intersections.

Summaries of the proposed project *v/c* ratios and LOS values for the study intersections during the weekday PM and Saturday peak hours are shown in Table 6. The proposed project CMA data worksheets for the analyzed intersections during the weekday PM and Saturday peak hours are contained in Appendix E-1. Summaries of the Alternative A project *v/c* ratios and LOS values for the study intersections during the weekday PM and Saturday peak hours are shown in Table 6A. The Alternative A project CMA data worksheets for the analyzed intersections during the weekday PM and Saturday peak hours are contained in Appendix E-2. Summaries of the Alternative B project *v/c* ratios and LOS values for the study intersections during the weekday PM and Saturday peak hours are shown in Table 6B. The Alternative B project CMA data worksheets for the analyzed intersections during the weekday PM and Saturday peak hours are contained in Appendix E-3. Summaries of the Alternative C project *v/c* ratios and LOS values for the study intersections during the weekday PM and Saturday peak hours are shown in Table 6C. The Alternative C project CMA data worksheets for the analyzed intersections during the weekday PM and Saturday peak hours are contained in Appendix E-4.

TRAFFIC ANALYSIS

Existing Conditions

As indicated in Column [1] of Table 6, all eight study intersections are presently operating at LOS D or better during the weekday PM and/or Saturday peak hours under existing conditions. As previously mentioned, the existing traffic volumes for the weekday PM and Saturday peak hours are displayed in Figures 5 and 6, respectively.

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Table 6
PROPOSED PROJECT
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY PM AND SATURDAY PEAK HOURS
Plaza de Cultura Y Arte Project

23-Jun-2003

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2003 EXISTING V/C	LOS	[2] YEAR 2010 W/ AMBIENT GROWTH V/C	LOS	[3] YEAR 2010 W/ RELATED PROJECTS V/C	LOS	[4] YEAR 2010 W/PROPOSED PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT	[5] YEAR 2010 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	North Broadway and E. Cesar Chavez Avenue	Weekday PM	0.845	D	0.912	E	1.164	F	1.179	F	0.015	YES	1.118	F	-0.046	YES
		Sat. Midday	0.569	A	0.616	B	0.748	C	0.765	C	0.017	NO	0.743	C	-0.005	---
2	North Broadway and Arcadia Street	Weekday PM	0.639	B	0.691	B	0.747	C	0.759	C	0.012	NO	0.763	C	0.016	---
		Sat. Midday	0.370	A	0.403	A	0.435	A	0.445	A	0.010	NO	0.450	A	0.015	---
3	N. High St./N. Spring Street and E. Cesar Chavez Avenue	Weekday PM	0.495	A	0.537	A	0.675	B	0.690	B	0.015	NO	0.688	B	0.013	---
		Sat. Midday	0.424	A	0.461	A	0.560	A	0.576	A	0.016	NO	0.574	A	0.014	---
4	N. Spring Street and Arcadia Street	Weekday PM	0.256	A	0.281	A	0.302	A	0.306	A	0.004	NO	0.308	A	0.006	---
		Sat. Midday	0.161	A	0.179	A	0.192	A	0.195	A	0.003	NO	0.197	A	0.005	---
5	North Main Street and E. Cesar Chavez Avenue	Weekday PM	0.412	A	0.448	A	0.598	A	0.608	B	0.010	NO	0.606	B	0.008	---
		Sat. Midday	0.339	A	0.370	A	0.451	A	0.464	A	0.013	NO	0.465	A	0.014	---
6	North Main Street and Arcadia Street	Weekday PM	0.355	A	0.386	A	0.424	A	0.433	A	0.009	NO	0.431	A	0.007	---
		Sat. Midday	0.164	A	0.182	A	0.212	A	0.222	A	0.010	NO	0.220	A	0.008	---
7	Alameda Street and E. Cesar Chavez Avenue	Weekday PM	0.775	C	0.836	D	1.245	F	1.246	F	0.001	NO	1.248	F	0.003	---
		Sat. Midday	0.372	A	0.405	A	0.611	B	0.624	B	0.013	NO	0.621	B	0.010	---
8	Alameda Street and Arcadia Street/U.S. 101 Freeway NB Off-Ramp	Weekday PM	0.550	A	0.595	A	0.854	D	0.860	D	0.006	NO	0.861	D	0.007	---
		Sat. Midday	0.352	A	0.384	A	0.500	A	0.502	A	0.002	NO	0.503	A	0.003	---

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Table 6A
ALTERNATIVE A PROJECT
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY PM AND SATURDAY PEAK HOURS
Plaza de Cultura Y Arte Project

23-Jun-2003

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2003 EXISTING V/C	LOS	[2] YEAR 2010 W/ AMBIENT GROWTH V/C	LOS	[3] YEAR 2010 W/ RELATED PROJECTS V/C	LOS	[4] YEAR 2010 W/ ALT. A PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT	[5] YEAR 2010 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	North Broadway and E. Cesar Chavez Avenue	Weekday PM	0.845	D	0.912	E	1.164	F	1.181	F	0.017	YES	1.118	F	-0.046	YES
		Sat. Midday	0.569	A	0.616	B	0.748	C	0.766	C	0.018	NO	0.743	C	-0.005	---
2	North Broadway and Arcadia Street	Weekday PM	0.639	B	0.691	B	0.747	C	0.761	C	0.014	NO	0.764	C	0.017	---
		Sat. Midday	0.370	A	0.403	A	0.435	A	0.446	A	0.011	NO	0.451	A	0.016	---
3	N. High St./N. Spring Street and E. Cesar Chavez Avenue	Weekday PM	0.495	A	0.537	A	0.675	B	0.690	B	0.015	NO	0.688	B	0.013	---
		Sat. Midday	0.424	A	0.461	A	0.560	A	0.576	A	0.016	NO	0.576	A	0.016	---
4	N. Spring Street and Arcadia Street	Weekday PM	0.256	A	0.281	A	0.302	A	0.307	A	0.005	NO	0.309	A	0.007	---
		Sat. Midday	0.161	A	0.179	A	0.192	A	0.195	A	0.003	NO	0.197	A	0.005	---
5	North Main Street and E. Cesar Chavez Avenue	Weekday PM	0.412	A	0.448	A	0.598	A	0.609	B	0.011	NO	0.607	B	0.009	---
		Sat. Midday	0.339	A	0.370	A	0.451	A	0.464	A	0.013	NO	0.466	A	0.015	---
6	North Main Street and Arcadia Street	Weekday PM	0.355	A	0.386	A	0.424	A	0.432	A	0.008	NO	0.431	A	0.007	---
		Sat. Midday	0.164	A	0.182	A	0.212	A	0.222	A	0.010	NO	0.220	A	0.008	---
7	Alameda Street and E. Cesar Chavez Avenue	Weekday PM	0.775	C	0.836	D	1.245	F	1.247	F	0.002	NO	1.249	F	0.004	---
		Sat. Midday	0.372	A	0.405	A	0.611	B	0.626	B	0.015	NO	0.621	B	0.010	---
8	Alameda Street and Arcadia Street/U.S. 101 Freeway NB Off-Ramp	Weekday PM	0.550	A	0.595	A	0.854	D	0.860	D	0.006	NO	0.861	D	0.007	---
		Sat. Midday	0.352	A	0.384	A	0.500	A	0.502	A	0.002	NO	0.502	A	0.002	---

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Table 6B
ALTERNATIVE B PROJECT
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY PM AND SATURDAY PEAK HOURS
Plaza de Cultura Y Arte Project

23-Jun-2003

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2003 EXISTING V/C	LOS	[2] YEAR 2010 W/ AMBIENT GROWTH V/C	LOS	[3] YEAR 2010 W/ RELATED PROJECTS V/C	LOS	[4] YEAR 2010 W/ ALT. B PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT	[5] YEAR 2010 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	North Broadway and E. Cesar Chavez Avenue	Weekday PM	0.845	D	0.912	E	1.164	F	1.180	F	0.016	YES	1.117	F	-0.047	YES
		Sat. Midday	0.569	A	0.616	B	0.748	C	0.763	C	0.015	NO	0.742	C	-0.006	---
2	North Broadway and Arcadia Street	Weekday PM	0.639	B	0.691	B	0.747	C	0.761	C	0.014	NO	0.763	C	0.016	---
		Sat. Midday	0.370	A	0.403	A	0.435	A	0.444	A	0.009	NO	0.448	A	0.013	---
3	N. High St./N. Spring Street and E. Cesar Chavez Avenue	Weekday PM	0.495	A	0.537	A	0.675	B	0.689	B	0.014	NO	0.688	B	0.013	---
		Sat. Midday	0.424	A	0.461	A	0.560	A	0.573	A	0.013	NO	0.573	A	0.013	---
4	N. Spring Street and Arcadia Street	Weekday PM	0.256	A	0.281	A	0.302	A	0.307	A	0.005	NO	0.309	A	0.007	---
		Sat. Midday	0.161	A	0.179	A	0.192	A	0.194	A	0.002	NO	0.196	A	0.004	---
5	North Main Street and E. Cesar Chavez Avenue	Weekday PM	0.412	A	0.448	A	0.598	A	0.608	B	0.010	NO	0.606	B	0.008	---
		Sat. Midday	0.339	A	0.370	A	0.451	A	0.462	A	0.011	NO	0.463	A	0.012	---
6	North Main Street and Arcadia Street	Weekday PM	0.355	A	0.386	A	0.424	A	0.431	A	0.007	NO	0.430	A	0.006	---
		Sat. Midday	0.164	A	0.182	A	0.212	A	0.221	A	0.009	NO	0.219	A	0.007	---
7	Alameda Street and E. Cesar Chavez Avenue	Weekday PM	0.775	C	0.836	D	1.245	F	1.247	F	0.002	NO	1.249	F	0.004	---
		Sat. Midday	0.372	A	0.405	A	0.611	B	0.623	B	0.012	NO	0.620	B	0.009	---
8	Alameda Street and Arcadia Street/U.S. 101 Freeway NB Off-Ramp	Weekday PM	0.550	A	0.595	A	0.854	D	0.860	D	0.006	NO	0.860	D	0.006	---
		Sat. Midday	0.352	A	0.384	A	0.500	A	0.502	A	0.002	NO	0.502	A	0.002	---

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Table 6C
ALTERNATIVE C PROJECT
SUMMARY OF VOLUME TO CAPACITY RATIOS
AND LEVELS OF SERVICE
WEEKDAY PM AND SATURDAY PEAK HOURS
Plaza de Cultura Y Arte Project

23-Jun-2003

NO.	INTERSECTION	PEAK HOUR	[1] YEAR 2003 EXISTING V/C	LOS	[2] YEAR 2010 W/ AMBIENT GROWTH V/C	LOS	[3] YEAR 2010 W/ RELATED PROJECTS V/C	LOS	[4] YEAR 2010 W/ ALT. C PROJECT V/C	LOS	CHANGE V/C [(4)-(3)]	SIGNIF. IMPACT	[5] YEAR 2010 W/ PROJECT MITIGATION V/C	LOS	CHANGE V/C [(5)-(3)]	MITI-GATED
1	North Broadway and E. Cesar Chavez Avenue	Weekday PM	0.845	D	0.912	E	1.164	F	1.179	F	0.015	YES	1.117	F	-0.047	YES
		Sat. Midday	0.569	A	0.616	B	0.748	C	0.762	C	0.014	NO	0.742	C	-0.006	---
2	North Broadway and Arcadia Street	Weekday PM	0.639	B	0.691	B	0.747	C	0.761	C	0.014	NO	0.762	C	0.015	---
		Sat. Midday	0.370	A	0.403	A	0.435	A	0.443	A	0.008	NO	0.447	A	0.012	---
3	N. High St./N. Spring Street and E. Cesar Chavez Avenue	Weekday PM	0.495	A	0.537	A	0.675	B	0.688	B	0.013	NO	0.687	B	0.012	---
		Sat. Midday	0.424	A	0.461	A	0.560	A	0.573	A	0.013	NO	0.571	A	0.011	---
4	N. Spring Street and Arcadia Street	Weekday PM	0.256	A	0.281	A	0.302	A	0.307	A	0.005	NO	0.308	A	0.006	---
		Sat. Midday	0.161	A	0.179	A	0.192	A	0.194	A	0.002	NO	0.196	A	0.004	---
5	North Main Street and E. Cesar Chavez Avenue	Weekday PM	0.412	A	0.448	A	0.598	A	0.607	B	0.009	NO	0.606	B	0.008	---
		Sat. Midday	0.339	A	0.370	A	0.451	A	0.462	A	0.011	NO	0.463	A	0.012	---
6	North Main Street and Arcadia Street	Weekday PM	0.355	A	0.386	A	0.424	A	0.431	A	0.007	NO	0.430	A	0.006	---
		Sat. Midday	0.164	A	0.182	A	0.212	A	0.220	A	0.008	NO	0.219	A	0.007	---
7	Alameda Street and E. Cesar Chavez Avenue	Weekday PM	0.775	C	0.836	D	1.245	F	1.246	F	0.001	NO	1.249	F	0.004	---
		Sat. Midday	0.372	A	0.405	A	0.611	B	0.622	B	0.011	NO	0.620	B	0.009	---
8	Alameda Street and Arcadia Street/U.S. 101 Freeway NB Off-Ramp	Weekday PM	0.550	A	0.595	A	0.854	D	0.860	D	0.006	NO	0.860	D	0.006	---
		Sat. Midday	0.352	A	0.384	A	0.500	A	0.502	A	0.002	NO	0.502	A	0.002	---

Existing With Ambient Growth Conditions

Growth in traffic due to the combined effects of continuing development, intensification of existing development, and other factors, were assumed to be one percent (1.0%) per year through year 2010. This ambient growth incrementally increases the volume-to-capacity ratios at all of the study intersections. As shown in Column [2] of Table 6, seven of the eight study intersections are expected to operate at LOS D or better during the weekday PM and/or Saturday peak hours with the addition of ambient growth traffic. The remaining study intersection is expected to operate at LOS E or F with the addition of ambient growth traffic during the peak hours as shown below:

- No. 1: N. Broadway and E. Cesar Chavez Ave. Weekday PM Peak Hour: *v/c*=0.912, LOS E

The existing with ambient growth traffic volumes at the study intersections for the weekday PM and Saturday peak hours are displayed in Figures 14 and 15, respectively.

Future Pre-Project Conditions

The Levels of Service at all eight study intersections are incrementally increased by the addition of traffic generated by the related projects listed in Table 3. As presented in Column [3] of Table 6, six of the study intersections are expected to operate at LOS D or better during the AM and/or PM peak hours with the addition of growth in ambient traffic and the traffic due to the related projects. The remaining two intersections are expected to operate at LOS E or F in the future pre-project conditions during the peak hours as shown below:

- No. 1: N. Broadway and E. Cesar Chavez Ave. Weekday PM Peak Hour: *v/c*=1.164, LOS F
- No. 7: Alameda Street and E. Cesar Chavez Ave. Weekday PM Peak Hour: *v/c*=1.245, LOS F

The future pre-project (existing, ambient growth and related projects) traffic volumes for the weekday PM and Saturday peak hours are shown in Figures 16 and 17, respectively.

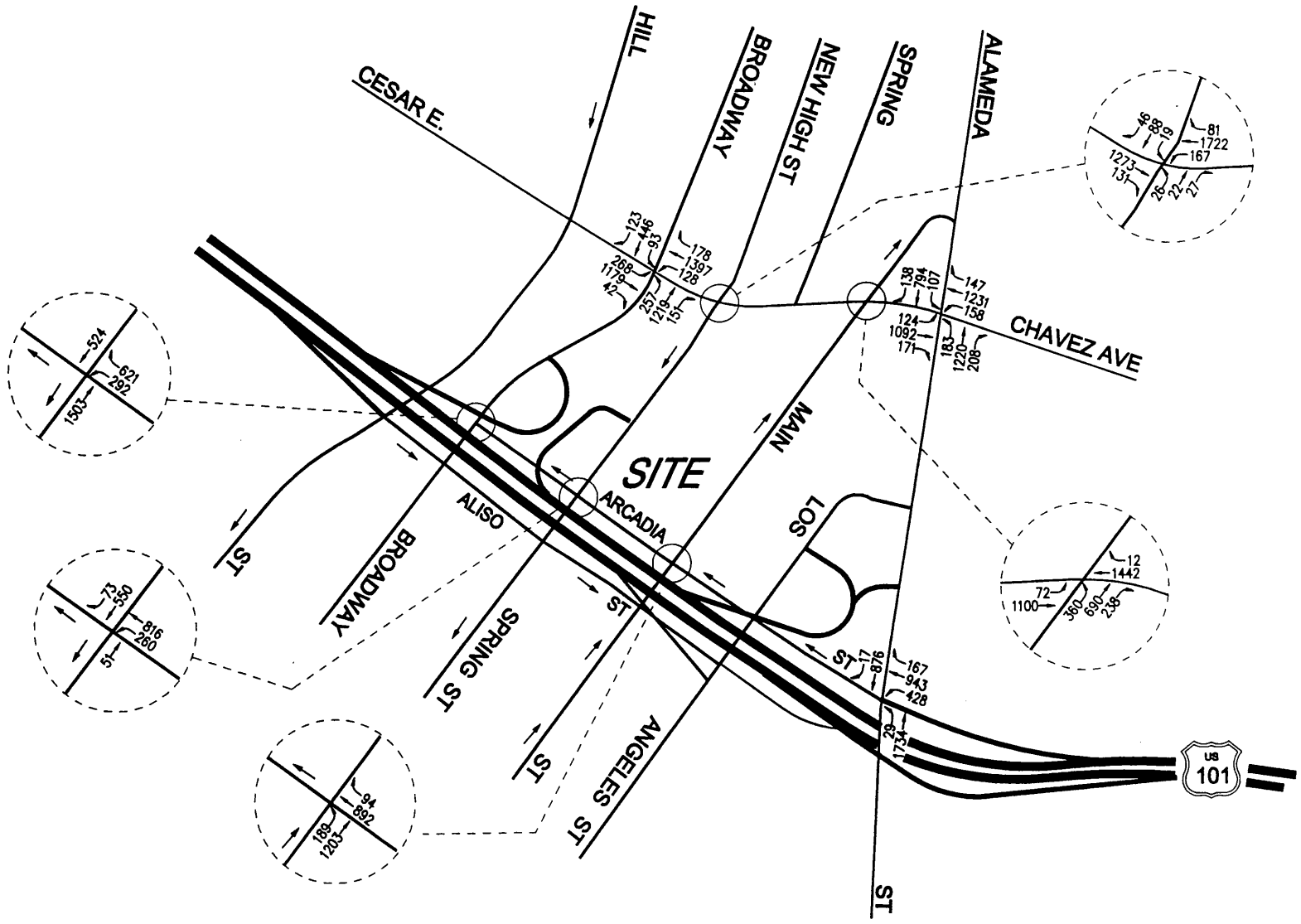

FIGURE 14
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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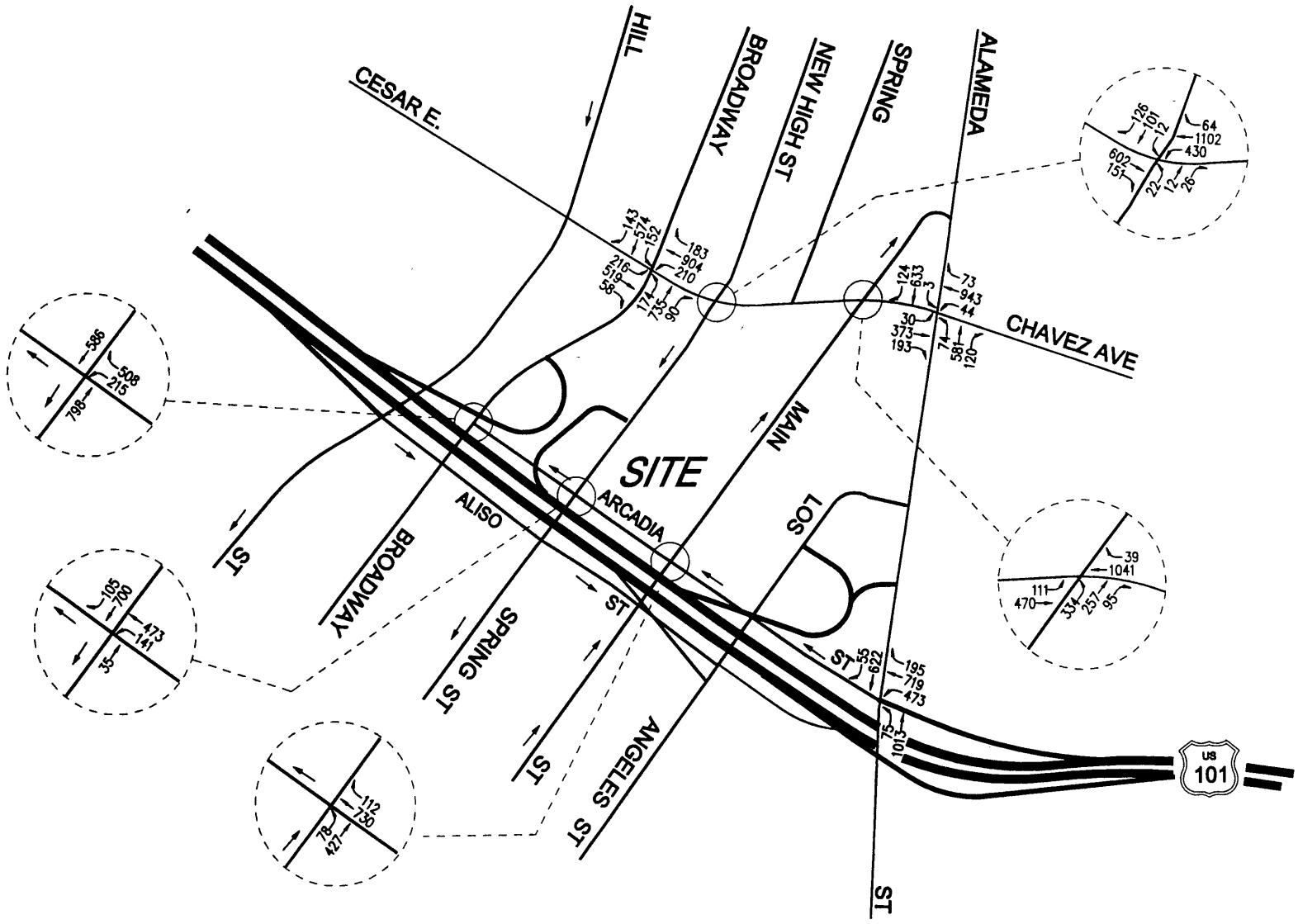

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FIGURE 15
EXISTING WITH AMBIENT GROWTH TRAFFIC VOLUMES
SATURDAY PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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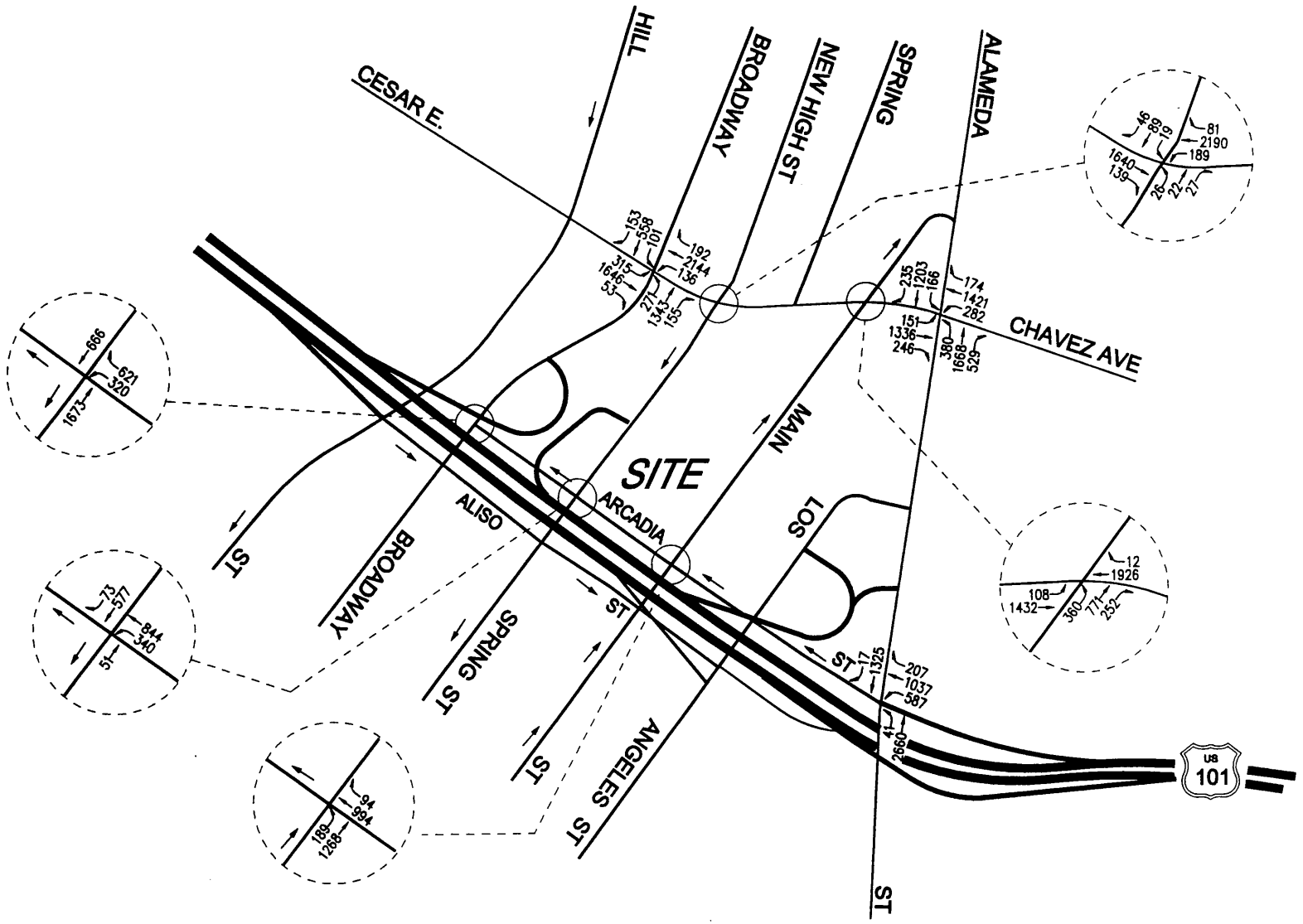

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FIGURE 16
FUTURE PRE-PROJECT TRAFFIC VOLUMES

WEEKDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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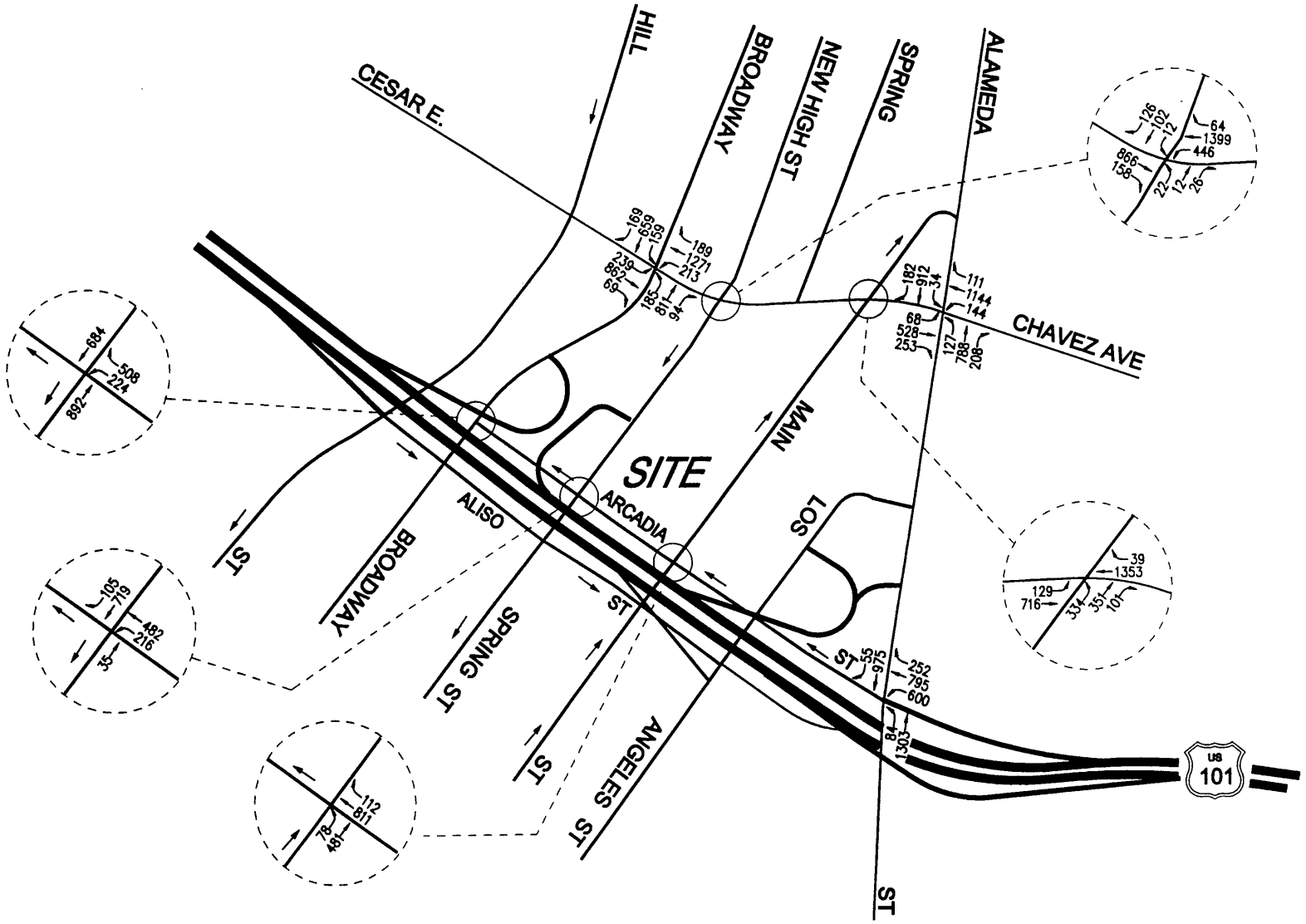

FIGURE 17
FUTURE PRE-PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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Future With Proposed Project Conditions

As shown in Column [4] of Table 6, application of the City's threshold criteria to the "With Proposed Project" scenario indicates that the proposed project is expected to create significant impacts at one of the eight study intersections during the weekday PM and/or Saturday peak hours. The proposed project is expected to create significant impacts according to the City's impact criteria during the peak hour shown below with the addition of ambient growth, related projects traffic, and proposed project-related traffic:

- Int. No. 1: North Broadway and E. Cesar Chavez Avenue
  Weekday PM peak hour *v/c* ratio increase of 0.015 [1.164 to 1.179 (LOS F)]

As indicated in Table 6, incremental but not significant impacts are noted at the remaining seven study intersections due to development of the proposed Plaza de Cultura Y Arte project. The future with proposed project (existing, ambient growth, related projects and project) traffic volumes at the study intersections for the weekday PM and Saturday peak hours are shown in Figures 18A and 18B, respectively.

Future With Alternative A Project Conditions

As shown in Column [4] of Table 6A, application of the City's threshold criteria to the "With Alternative A Project" scenario indicates that the Alternative A project is expected to create significant impacts at one of the eight study intersections during the weekday PM and/or Saturday peak hours. The Alternative A project is expected to create significant impacts according to the City's impact criteria during the peak hour shown below with the addition of ambient growth, related projects traffic, and Alternative A project-related traffic:

- Int. No. 1: North Broadway and E. Cesar Chavez Avenue
  Weekday PM peak hour *v/c* ratio increase of 0.017 [1.164 to 1.181 (LOS F)]

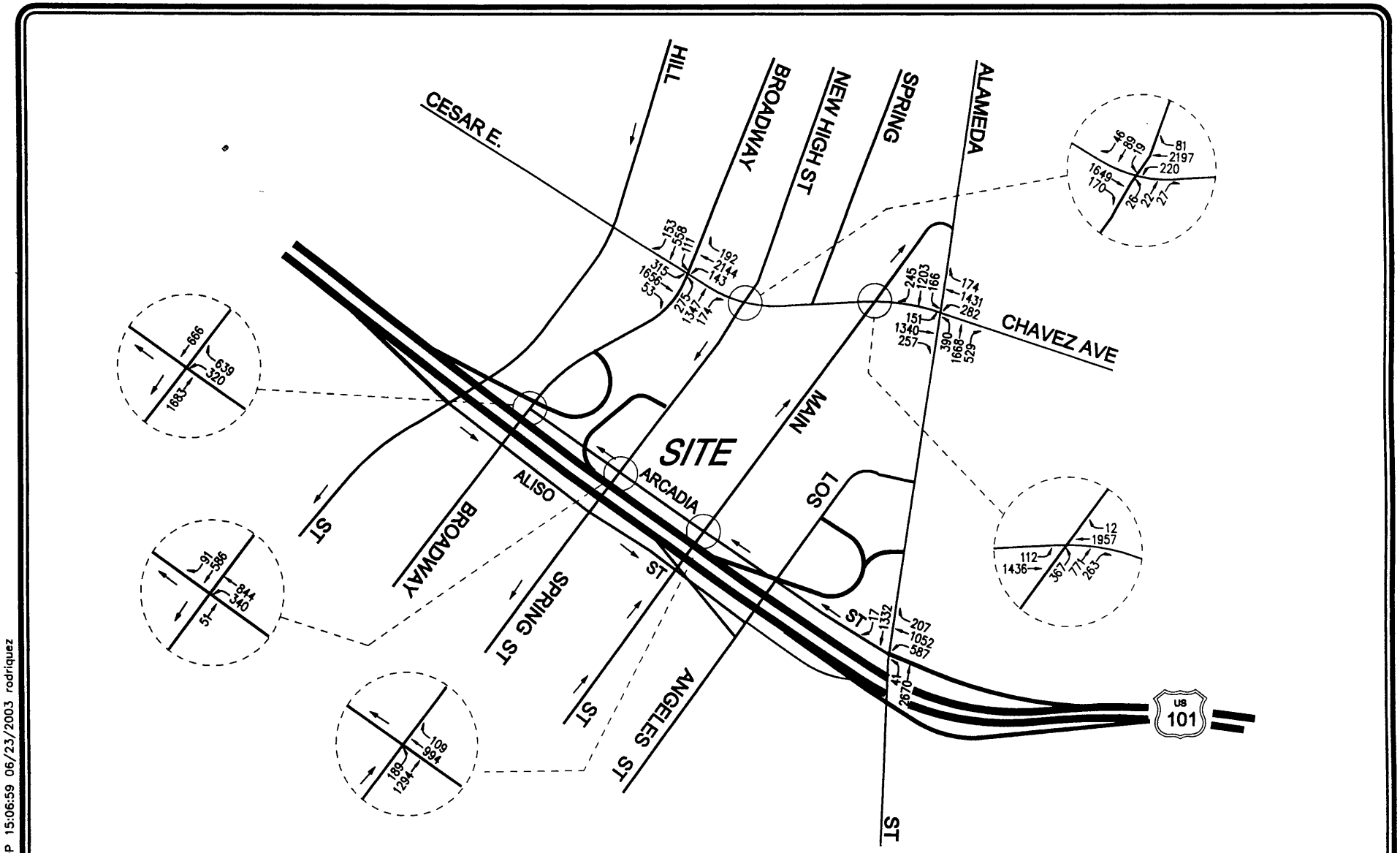

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FIGURE 18A
FUTURE WITH PROPOSED PROJECT TRAFFIC VOLUMES
WEEKDAY PM PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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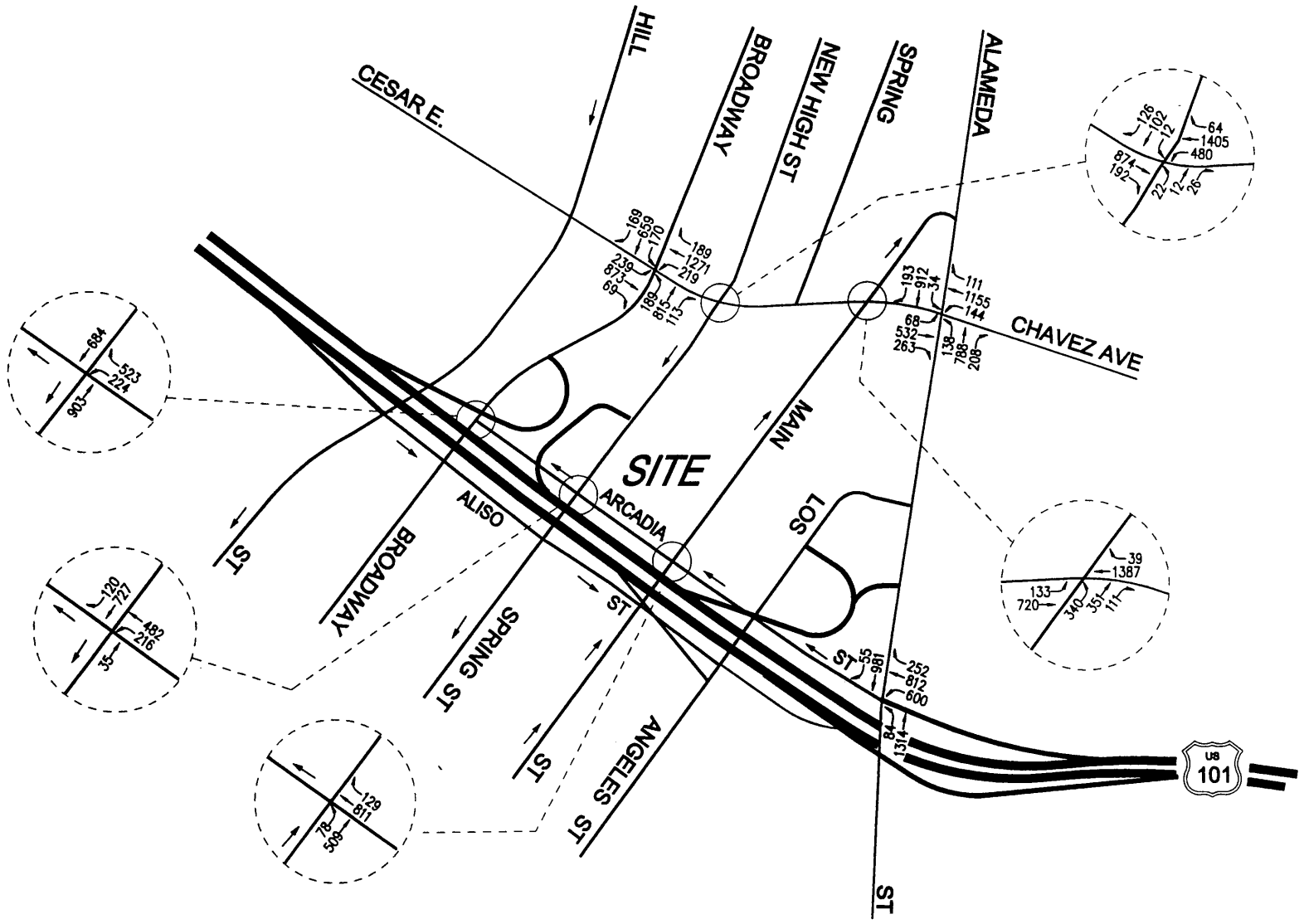

FIGURE 18B
FUTURE WITH PROPOSED PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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As indicated in Table 6A, incremental but not significant impacts are noted at the remaining seven study intersections due to development of the Alternative A project. The future with Alternative A project (existing, ambient growth, related projects and Alternative A project) traffic volumes at the study intersections for the weekday PM and Saturday peak hours are shown in Figures 19A and 19B, respectively.

Future With Alternative B Project Conditions

As shown in Column [4] of Table 6B, application of the City's threshold criteria to the "With Alternative B Project" scenario indicates that the Alternative B project is expected to create significant impacts at one of the eight study intersections during the weekday PM and/or Saturday peak hours. The Alternative B project is expected to create significant impacts according to the City's impact criteria during the peak hour shown below with the addition of ambient growth, related projects traffic, and Alternative B project-related traffic:

- Int. No. 1: North Broadway and E. Cesar Chavez Avenue
  Weekday PM peak hour *v/c* ratio increase of 0.016 [1.164 to 1.180 (LOS F)]

As indicated in Table 6B, incremental but not significant impacts are noted at the remaining seven study intersections due to development of the Alternative B project. The future with Alternative B project (existing, ambient growth, related projects and Alternative B project) traffic volumes at the study intersections for the weekday PM and Saturday peak hours are shown in Figures 20A and 20B, respectively.

Future With Alternative C Project Conditions

As shown in Column [4] of Table 6C, application of the City's threshold criteria to the "With Alternative C Project" scenario indicates that the Alternative C project is expected to create significant impacts at one of the eight study intersections during the weekday PM and/or Saturday peak hours. The Alternative C project is expected to create significant impacts according to the City's impact criteria during the peak hour shown below with the addition of ambient growth, related projects traffic, and Alternative C project-related traffic:

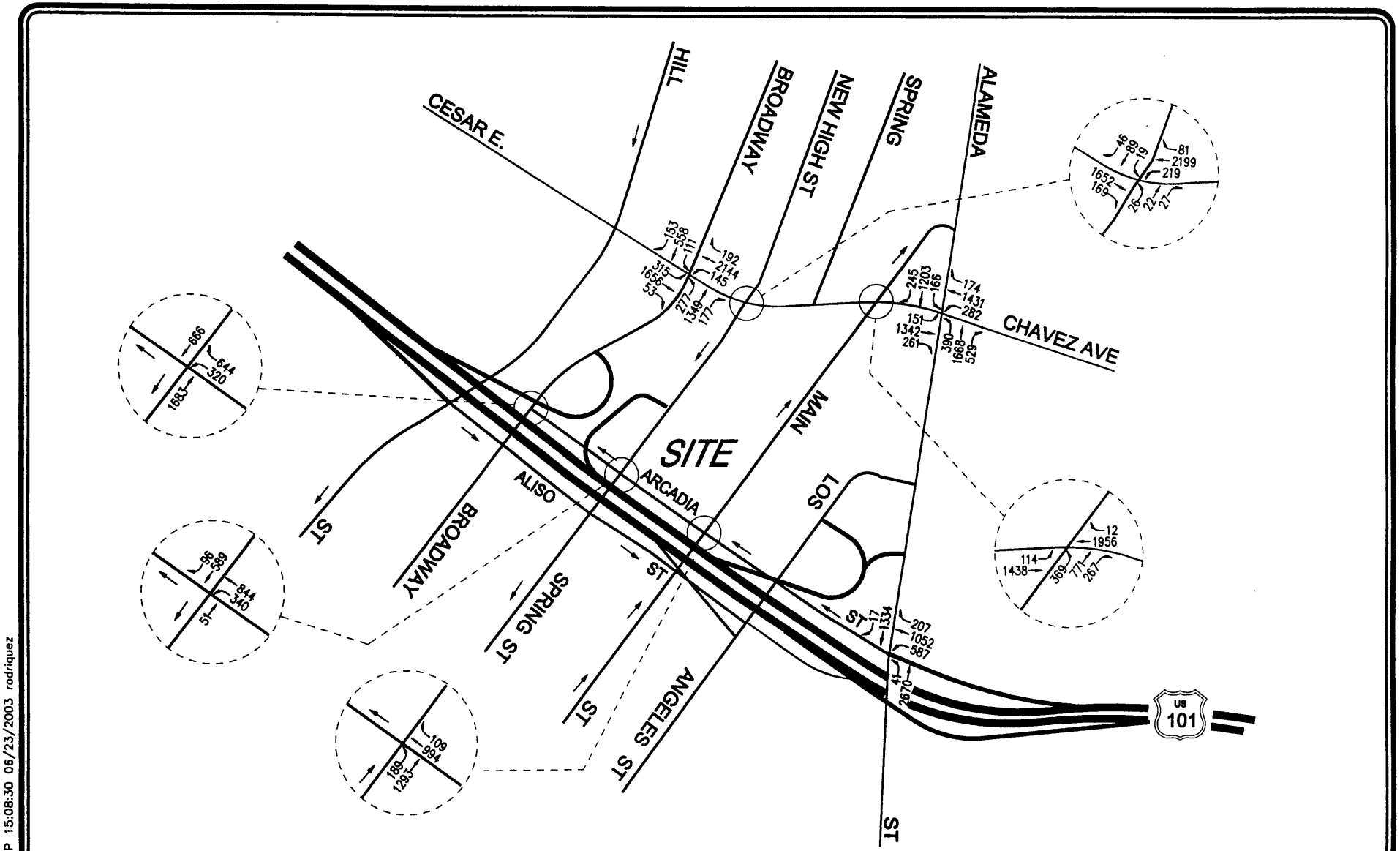

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FIGURE 19A

FUTURE WITH ALTERNATIVE A PROJECT TRAFFIC VOLUMES

WEEDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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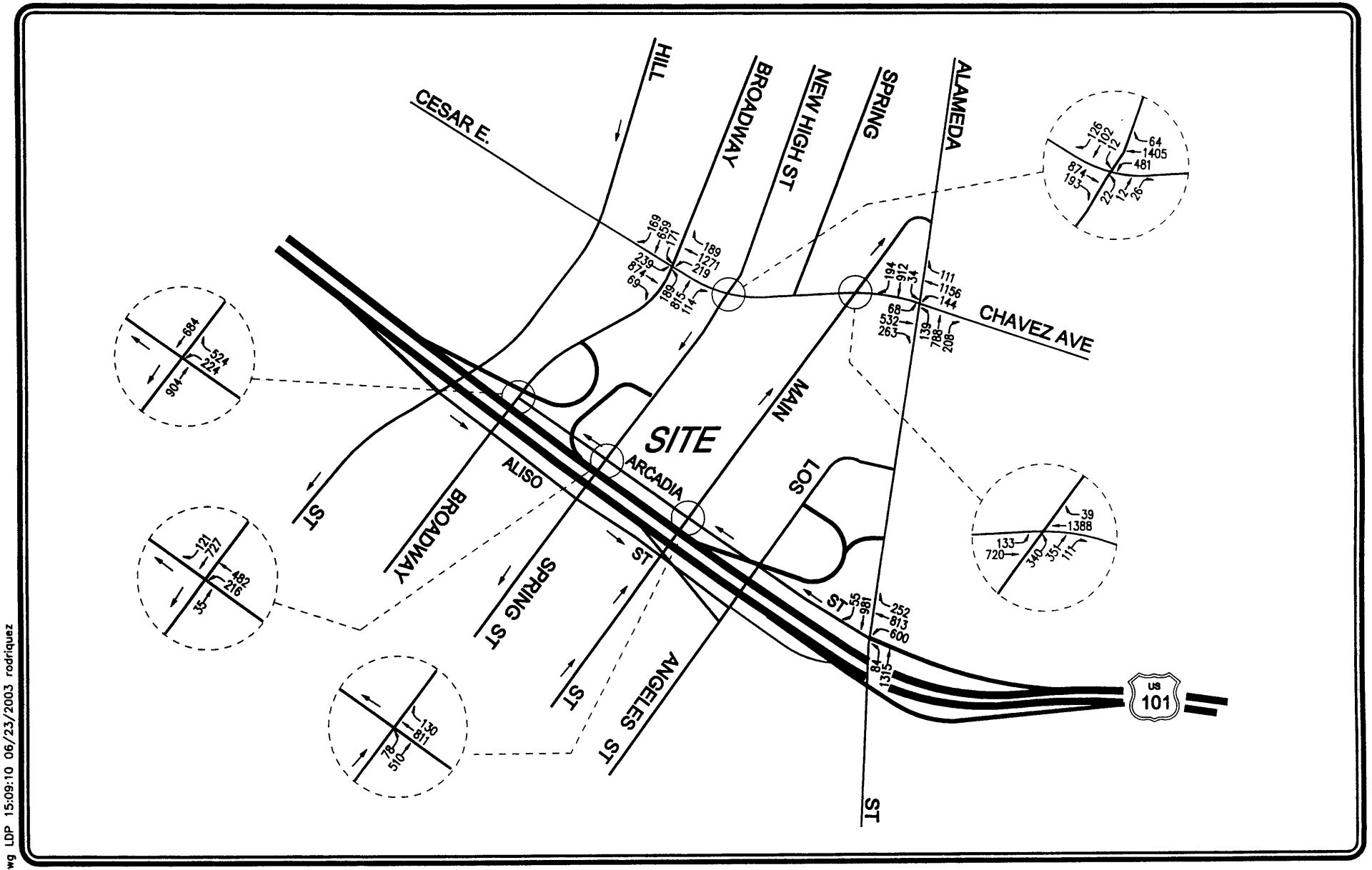

FIGURE 19B

FUTURE WITH ALTERNATIVE A PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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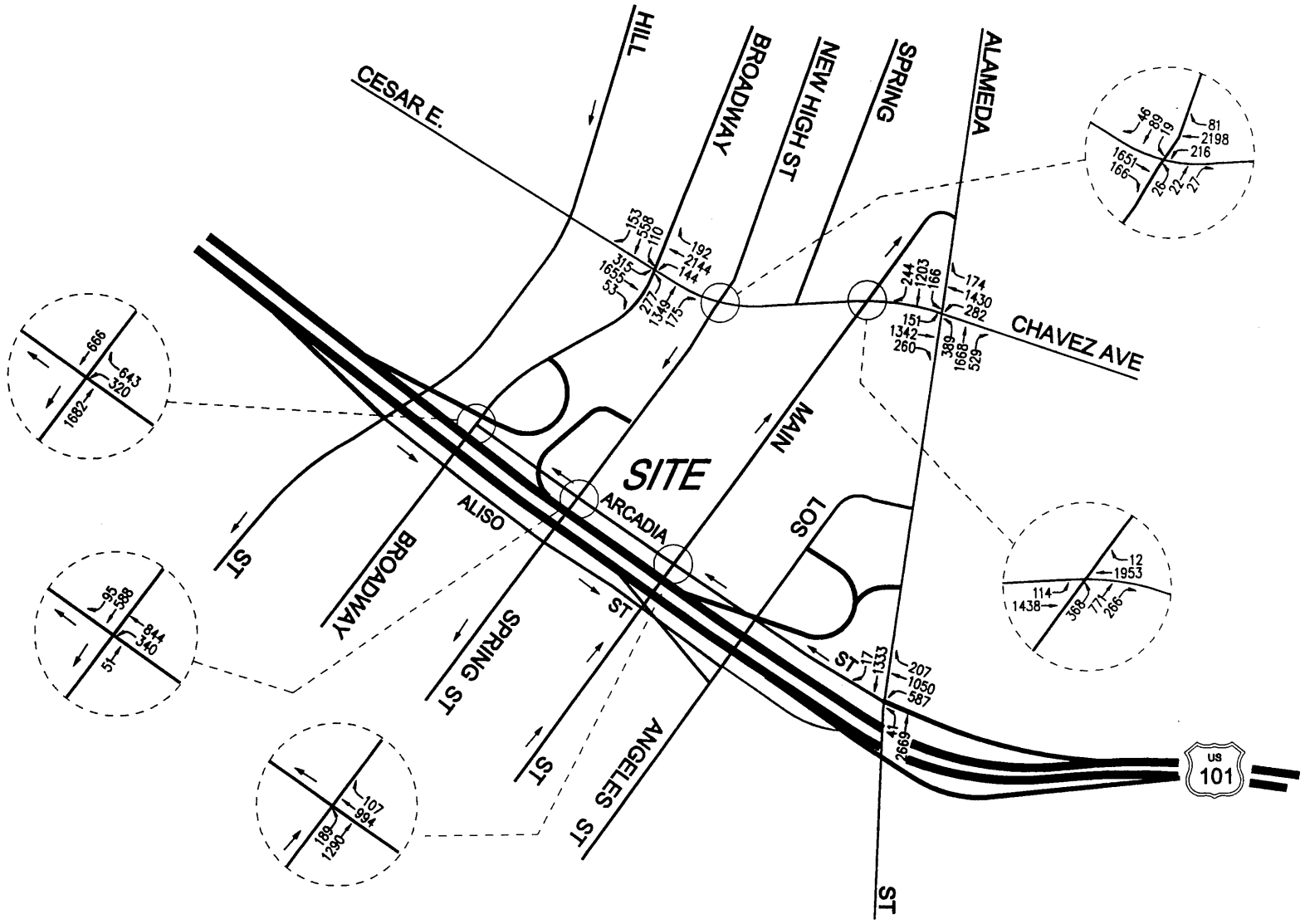

FIGURE 20A

FUTURE WITH ALTERNATIVE B PROJECT TRAFFIC VOLUMES

WEEDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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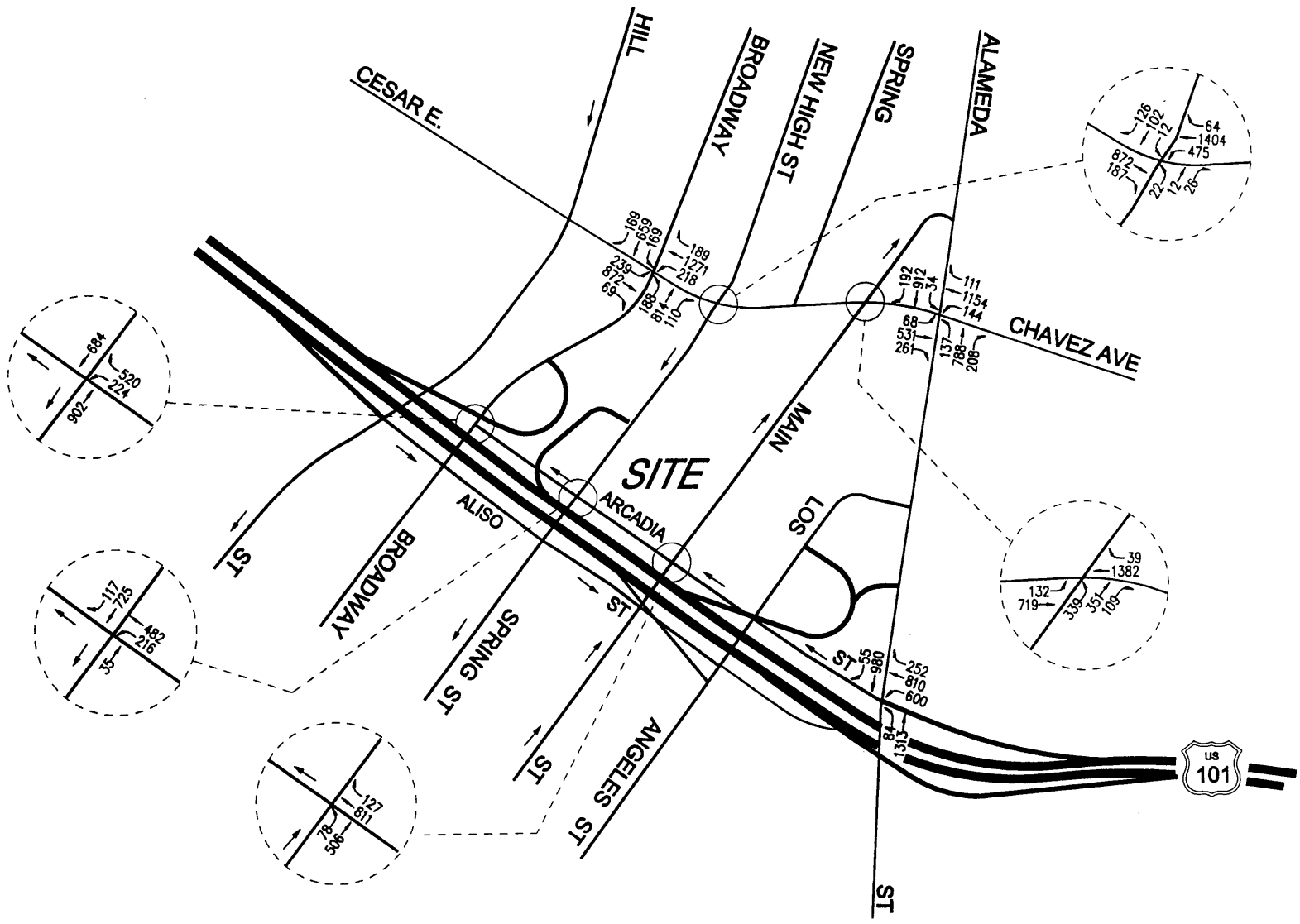

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FIGURE 20B
FUTURE WITH ALTERNATIVE B PROJECT TRAFFIC VOLUMES
SATURDAY PEAK HOUR
PLAZA DE CULTURA Y ARTE PROJECT

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- Int. No. 1: North Broadway and E. Cesar Chavez Avenue
  Weekday PM peak hour *v/c* ratio increase of 0.015 [1.164 to 1.179 (LOS F)]

As indicated in Table 6C, incremental but not significant impacts are noted at the remaining seven study intersections due to development of the Alternative C project. The future with Alternative C project (existing, ambient growth, related projects and Alternative C project) traffic volumes at the study intersections for the weekday PM and Saturday peak hours are shown in Figures 21A and 21B, respectively.

PROJECT MITIGATION

Development of the proposed Plaza de Cultura Y Arte project and the three alternative projects is anticipated to result in significant transportation impacts at one of the eight study intersections. The following paragraph provides an overview of the proposed roadway improvement measure (i.e., mitigation measure) that is expected to reduce the impacts due to the proposed project and the Alternative A, B and C projects to less than significant levels.

- Int. No. 1: North Broadway and E. Cesar Chavez Avenue
  Development of the proposed project and the Alternative A, B and C projects is forecast to significantly impact weekday PM peak hour operations at the North Broadway and E. Cesar Chavez Avenue intersection. The recommended mitigation consists of widening the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of E. Cesar Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn only lane at the northbound approach to the intersection.

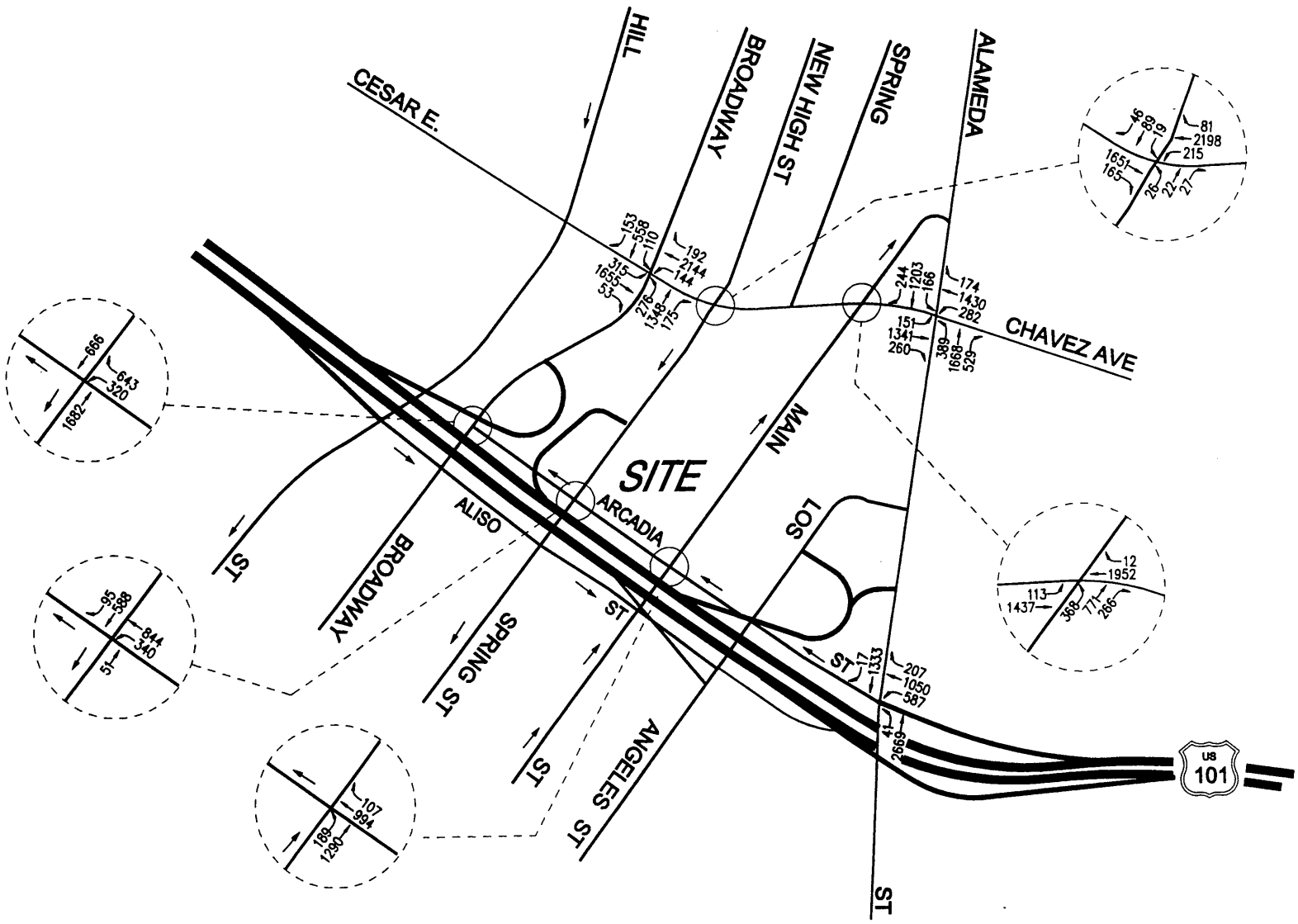

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FIGURE 21A

FUTURE WITH ALTERNATIVE C PROJECT TRAFFIC VOLUMES

WEEDAY PM PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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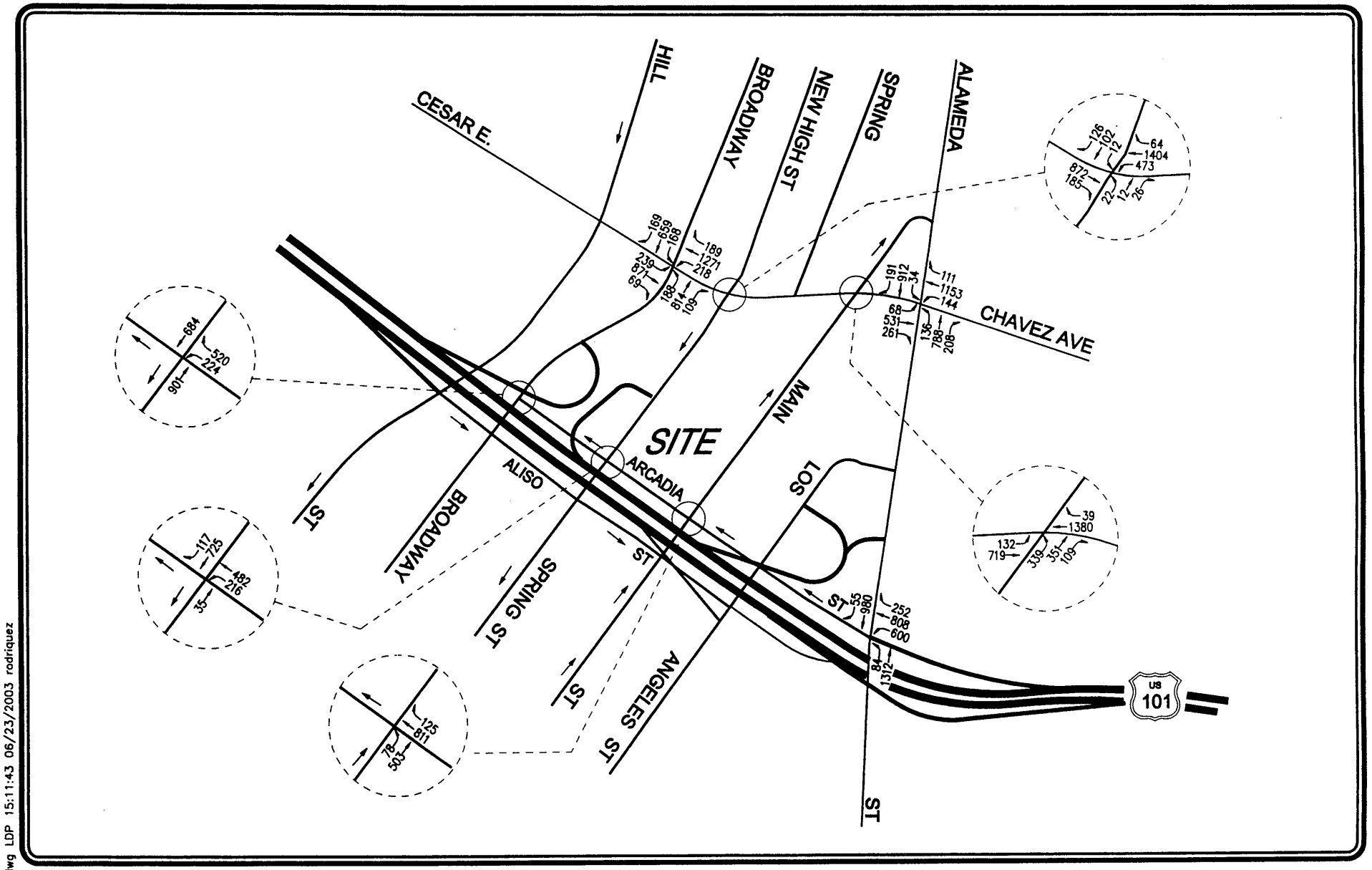

FIGURE 21B

FUTURE WITH ALTERNATIVE C PROJECT TRAFFIC VOLUMES

SATURDAY PEAK HOUR

PLAZA DE CULTURA Y ARTE PROJECT

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Effects of Recommended Mitigation Measures

Proposed Project - Intersection No. 1, North Broadway and E. Cesar Chavez Avenue: The proposed mitigation measure is expected to improve the *v/c* ratio from 1.179 (LOS F) to 1.118 (LOS F) during the weekday PM peak hour, thus eliminating the peak hour impact at this intersection associated with the proposed project.

Alternative A Project - Intersection No. 1, North Broadway and E. Cesar Chavez Avenue: The proposed mitigation measure is expected to improve the *v/c* ratio from 1.181 (LOS F) to 1.118 (LOS F) during the weekday PM peak hour, thus eliminating the peak hour impact at this intersection associated with the Alternative A project.

Alternative B Project - Intersection No. 1, North Broadway and E. Cesar Chavez Avenue: The proposed mitigation measure is expected to improve the *v/c* ratio from 1.180 (LOS F) to 1.117 (LOS F) during the weekday PM peak hour, thus eliminating the peak hour impact at this intersection associated with the Alternative B project.

Alternative C Project - Intersection No. 1, North Broadway and E. Cesar Chavez Avenue: The proposed mitigation measure is expected to improve the *v/c* ratio from 1.179 (LOS F) to 1.117 (LOS F) during the weekday PM peak hour, thus eliminating the peak hour impact at this intersection associated with the Alternative C project.

Wayfinding Program

It is recommended that a wayfinding program (i.e., directional signage program) be implemented as part of the proposed project. A critical element to the success of the Plaza de Cultura Y Arte project will be implementation of a wayfinding program. Appropriate signage provided on the street and freeway network will not only enhance the guest experience, but reduce congestion created by motorists traveling in circuitous routes seeking parking facilities.

A wayfinding program will be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California and other appropriate agencies. Such a program should begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, on the freeways serving the site (e.g., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway and the I-110 Freeway), specific exit information should be provided.

On the local street system, specific signs can be developed for Plaza de Cultura Y Arte project so that motorists will associate a specific design element with proposed project. On-site signage should direct motorists to public surface entrance locations. For exiting motorists, the proposed project should work with the City and State to ensure the proper placement of directional signage to guide motorists back to the freeway system (i.e., to U.S. 101, I-10, I-5 and I-110 Freeways).

CONGESTION MANAGEMENT PLAN TRAFFIC IMPACT ASSESSMENT

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system.

As required by the 2002 Congestion Management Program for Los Angeles County, a Traffic Impact Assessment (TIA) has been prepared to determine the potential impacts on designated monitoring locations on the CMP highway system. The analysis has been prepared in accordance with procedures outlined in the *2002 Congestion Management Program for Los Angeles County,* County of Los Angeles Metropolitan Transportation Authority, June, 2002.

Intersections

The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the AM or PM weekday peak periods. The proposed project will not add 50 or more trips during the AM or PM peak hours at any CMP intersection monitoring locations, which is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to intersection monitoring locations which are part of the CMP highway system is required.

Freeways

The CMP TIA guidelines require that freeway monitoring locations must be examined if the proposed project will add 150 or more trips (in either direction) during either the AM or PM weekday peak hours. The proposed project will not add 150 or more trips in either direction during the AM or PM weekday peak hours at CMP mainline freeway monitoring locations which is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to freeway monitoring locations which are part of the CMP highway system is required.

Transit

As required by the *2002 Congestion Management Program for Los Angeles County*, a review has been made of the CMP transit service. As previously discussed, public transit service is currently provided in the project area, thus necessitating a transit impact review.

The project trip generation, as shown in Table 2, was adjusted by values set forth in the CMP (i.e., person trips equal 1.4 times vehicle trips, and transit trips equal 15 percent of the total person trips) to estimate transit trip generation. It should be noted that the 15 percent applied in this calculation applies to commercial projects located within one-quarter mile of a CMP transit center which applied to the proposed project. Pursuant to the CMP guidelines, the proposed project is forecast to generate a demand for 31 transit trips (22 inbound trips and 9 outbound trips) during the weekday PM peak hour. Similarly, during the Saturday peak hour, the proposed project is anticipated to generate a demand for 32 transit trips (24 inbound trip and 8 outbound trips). The calculations are as follows:

- Weekday PM Peak Hour Trips = 146 × 1.4 × 15% = 31 Transit Trips
- Saturday Peak Hour Trips = 150 × 1.4 × 15% = 32 Transit Trips

It is anticipated that the existing public bus and rail transit service in the project area will be able to accommodate the project generated transit trips. Given the extensive number public bus and rail lines serving the site, no project impacts on existing or future transit services in the project area are expected to occur as a result of the proposed project.

CONCLUSIONS

The goal of the Plaza de Cultura Y Arte project is to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Latino historical contributions through the El Pueblo de Los Angeles Historic Monument. The project will display the cultural richness of its people and heritage through Latino educational, cultural and arts programming. The proposed project is expected to generate a net increase of 146 vehicle trips (102 inbound and 44 outbound) during the weekday PM peak hour. During the Saturday peak hour, the proposed project is expected to generate a net increase of 150 vehicle trips (112 inbound and 38 outbound).

Development of the proposed Plaza de Cultura Y Arte proposed project and the three alternative projects is anticipated to result in significant transportation impacts at one of the eight study intersections (North Broadway and E. Cesar Chavez Avenue). Roadway improvement mitigation measures are available which are anticipated to reduce the forecast project-related impacts to less than significant levels. In addition, a project wayfinding program (i.e., directional signage program) is recommended to be implemented as part of the proposed project to not only enhance the guest experience, but reduce congestion on the roadway system.

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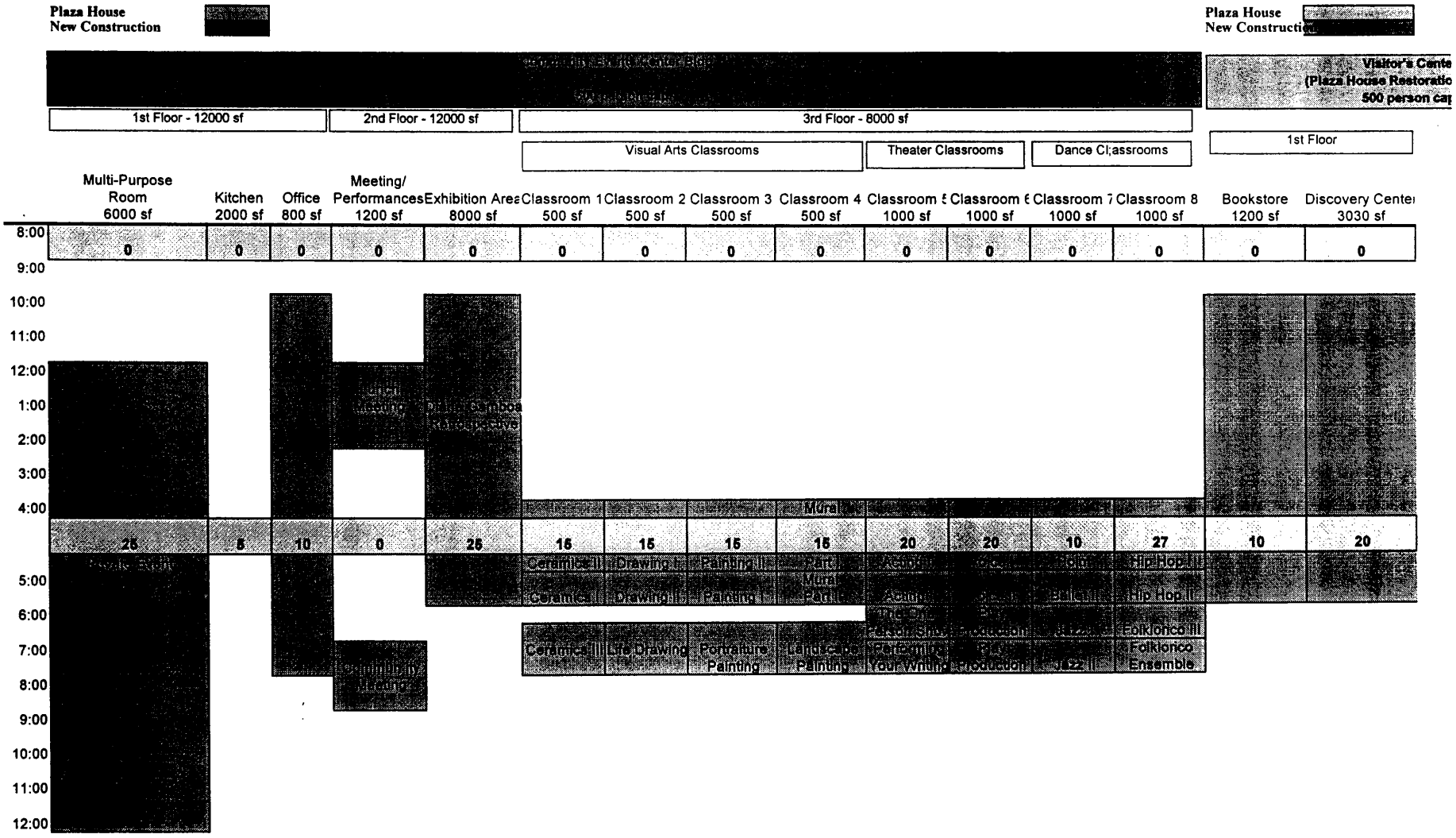
Linscott, Law & Greenspan, Engineers

APPENDIX A-1

Proposed Project Programming Information

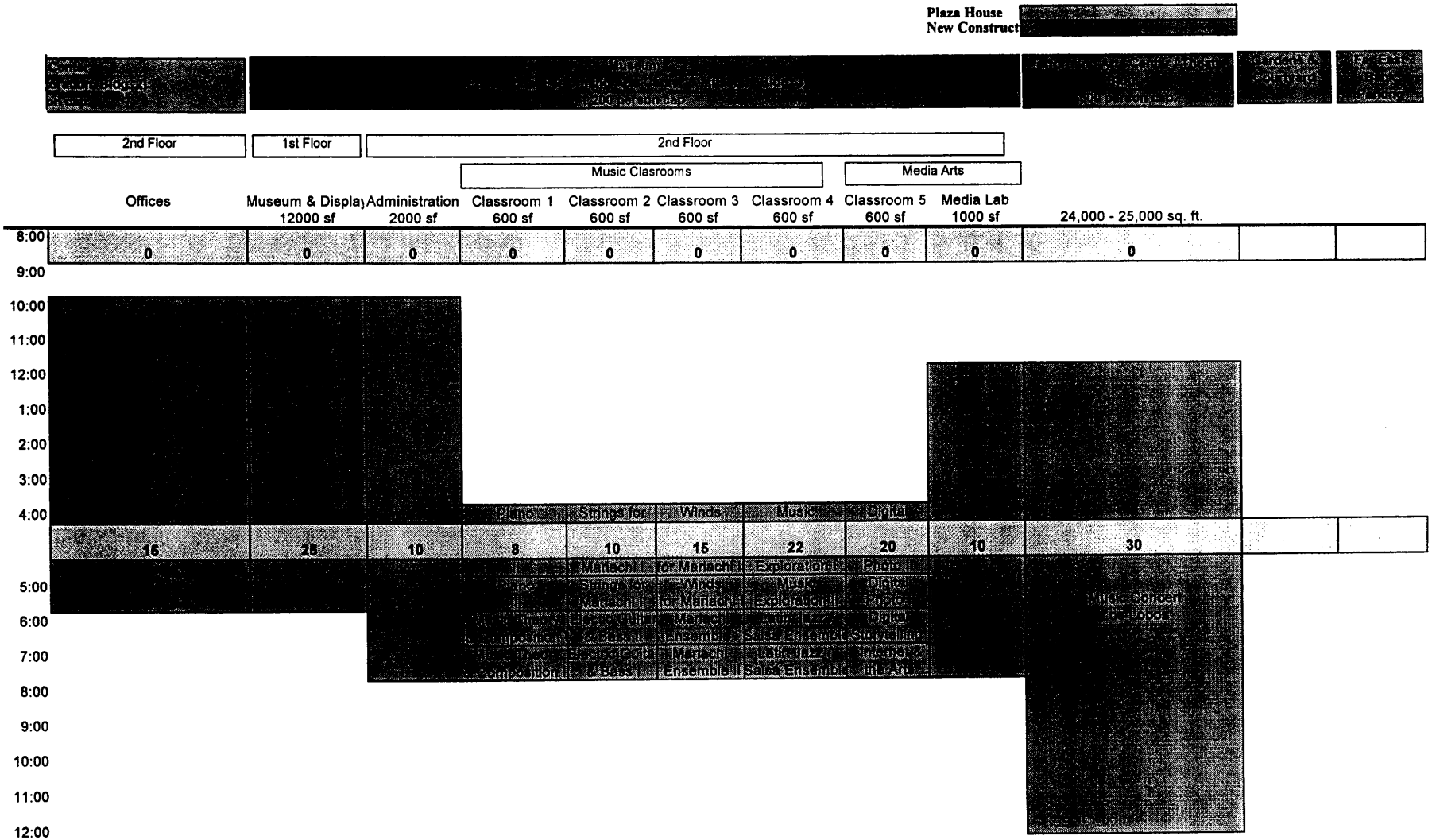
Weekday Occupancy - Barrio Planners - Fall

Weekday Occupan



cy - Barrio Planners - Fall

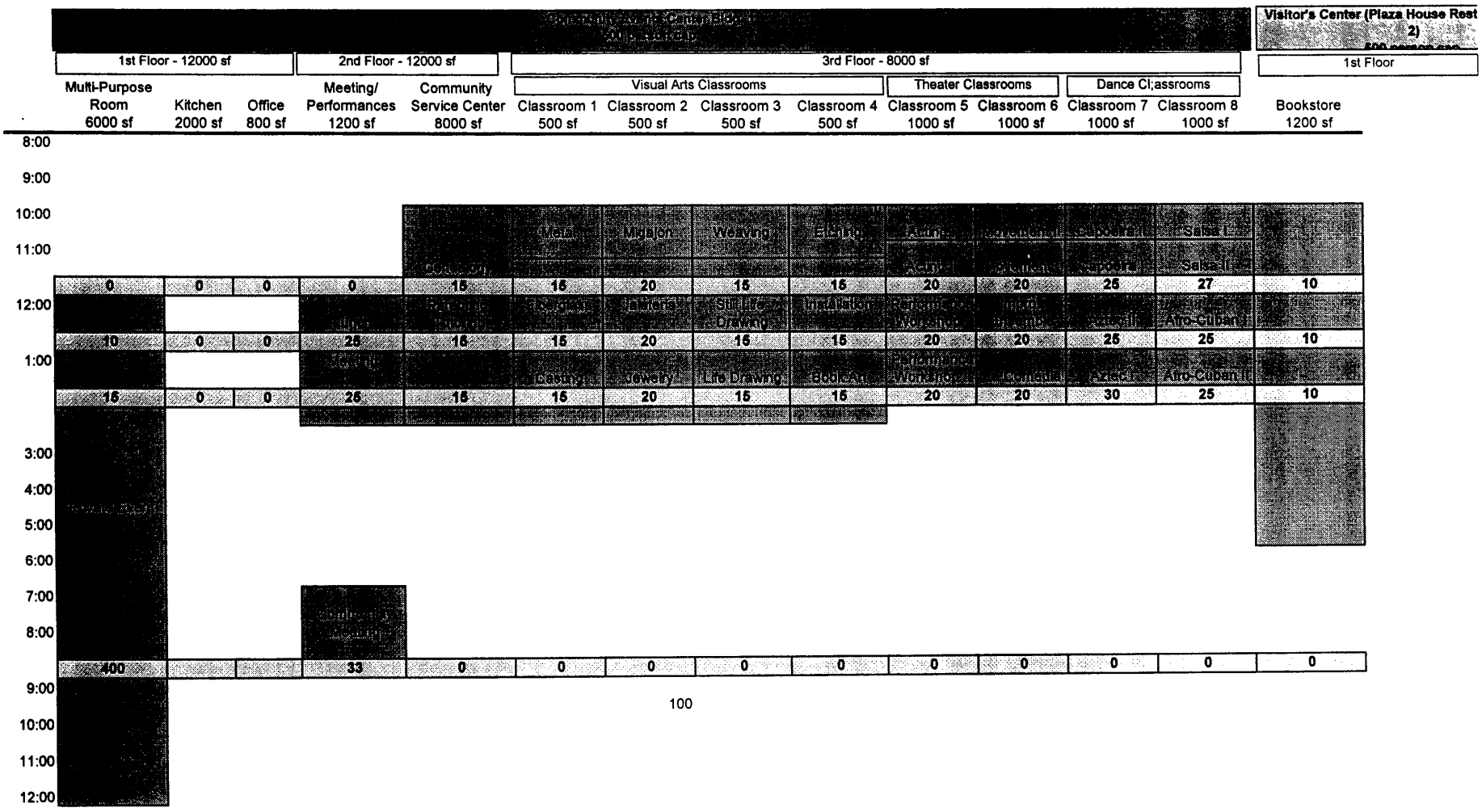
Weekday Occupancy - Barrio Planners - Fall

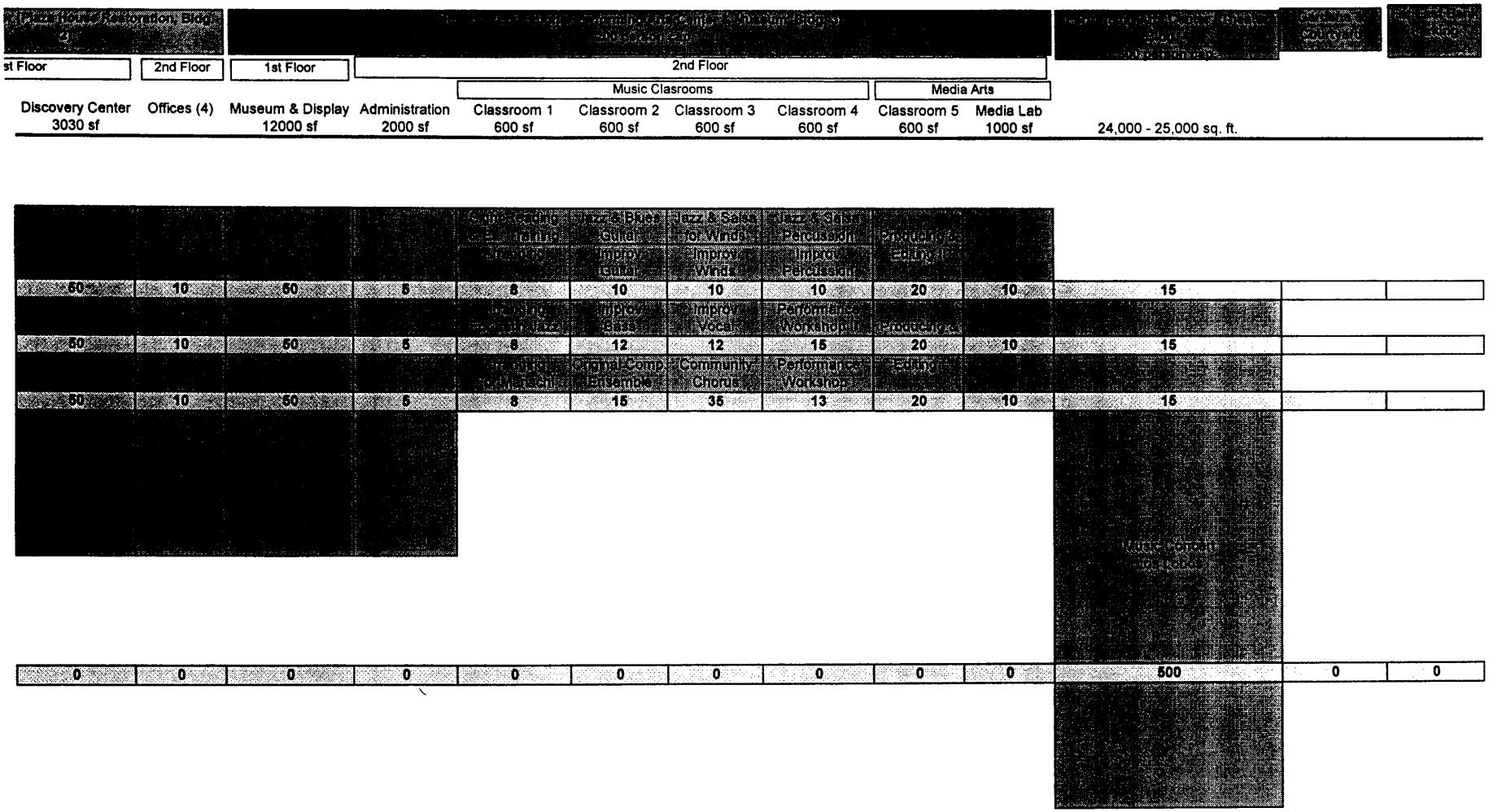


8:00	50		Total 50
9:00			
10:00			
11:00			
12:00			
1:00			
2:00			
3:00			
4:00			Total 397
5:00			
6:00			
7:00			
8:00			
9:00			
10:00			
11:00			
12:00			

Weekend Occupancy of Barrio Planner's PdeCyA

Plaza House
New Construction




st Floor
2nd Floor
1st Floor
2nd Floor
Music Classrooms
Media Arts
Discovery Center 3030 sf
Offices (4)
Museum & Display 12000 sf
Administration 2000 sf
Classroom 1 600 sf
Classroom 2 600 sf
Classroom 3 600 sf
Classroom 4 600 sf
Classroom 5 600 sf
Media Lab 1000 sf
24,000 - 25,000 sq. ft.
Jazz & Blues Guitar
Jazz & Salsa for Winds
Jazz & Salsa Percussion
Improv Vocals
Performance Workshop
Original Comp Ensemble
Community Chorus
Performance Workshop
Editing
50
10
50
5
8
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10
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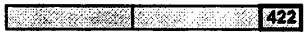
10
15
50
10
50
5
8
15
35
13
20
10
15
0
0
0
0
0
0
0
0
0
0
500
0
0

380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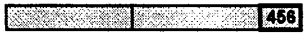
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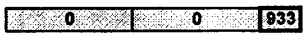
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0
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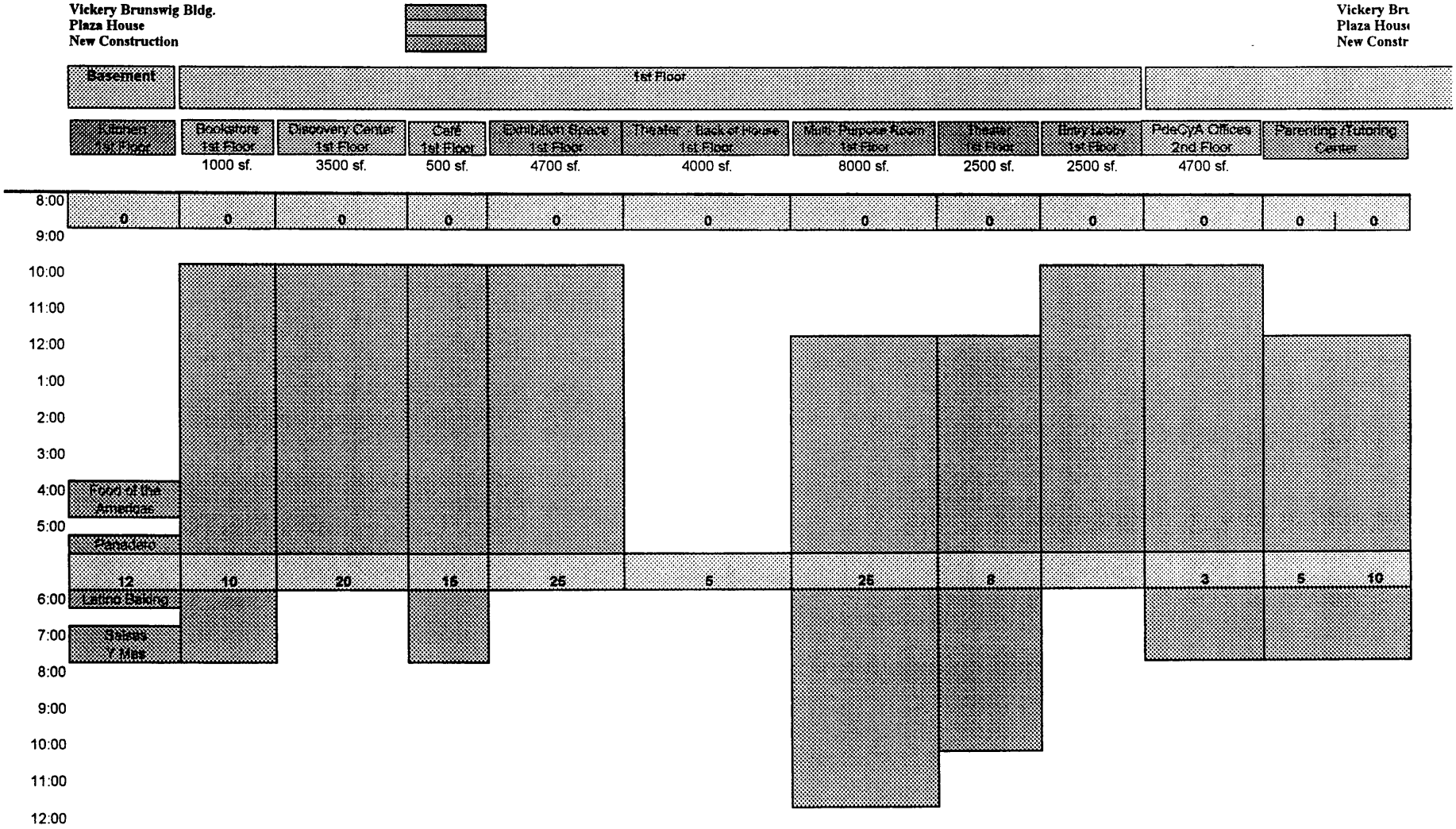
APPENDIX A-2

Alternative A Project Programming Information

Weekday Occupancy - Levin & Associates' Alternative A - Fall

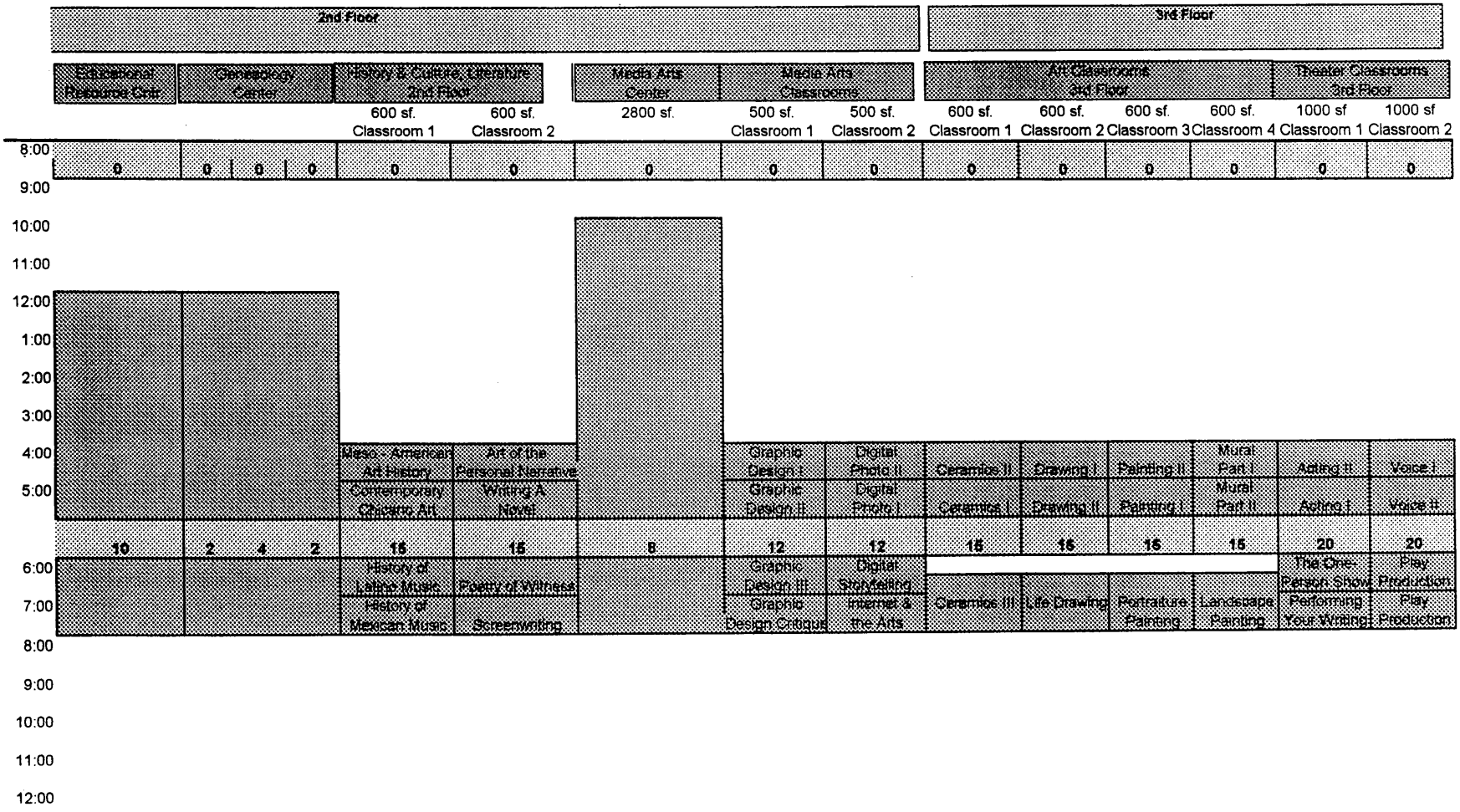


ɟay Occupancy - Levin & Associates' Alternative A - Fall

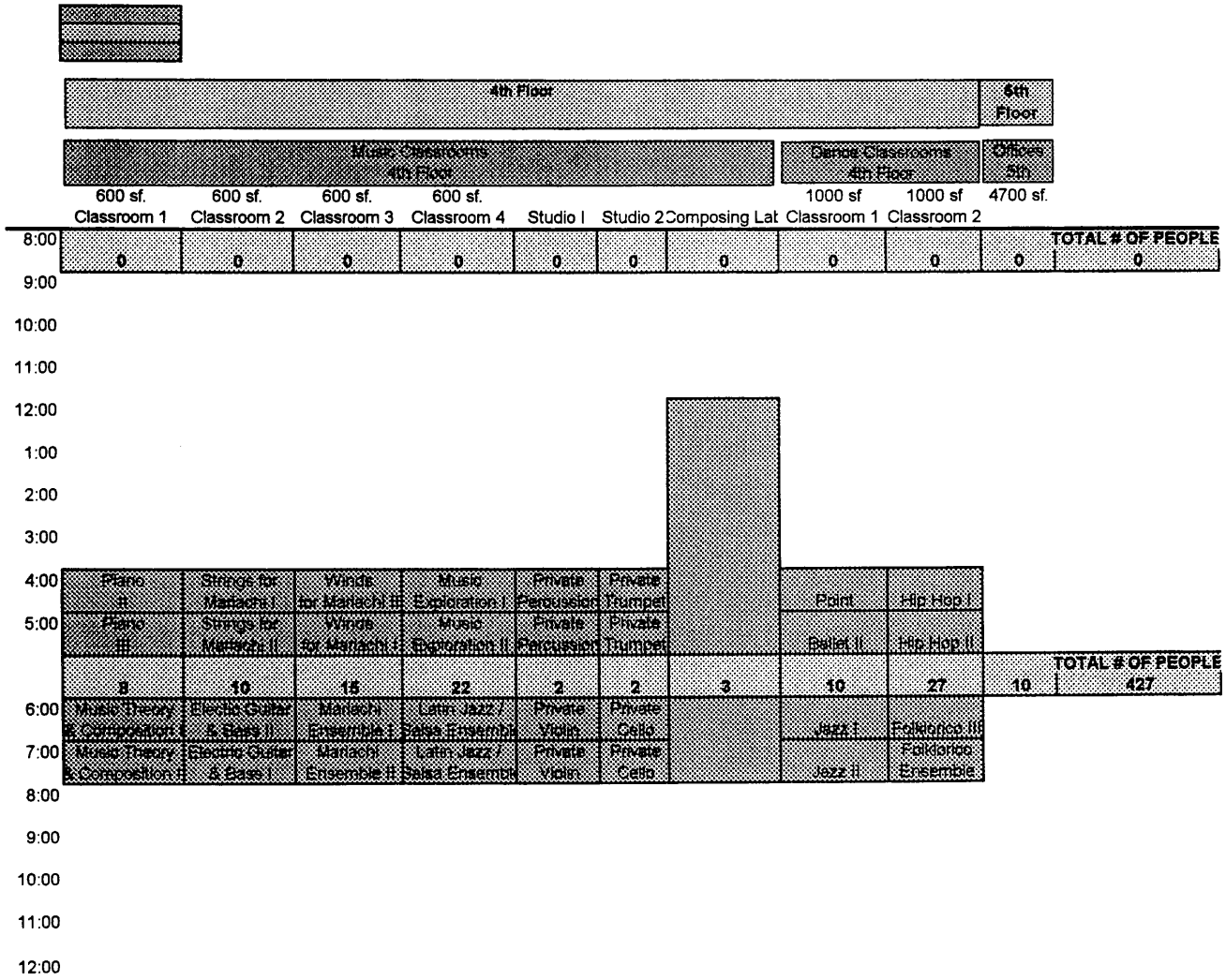
Weekday Occu

ınswig Bldg.
ɛ
uction

Vickery Brunswig Bldg.
Plaza House
New Construction

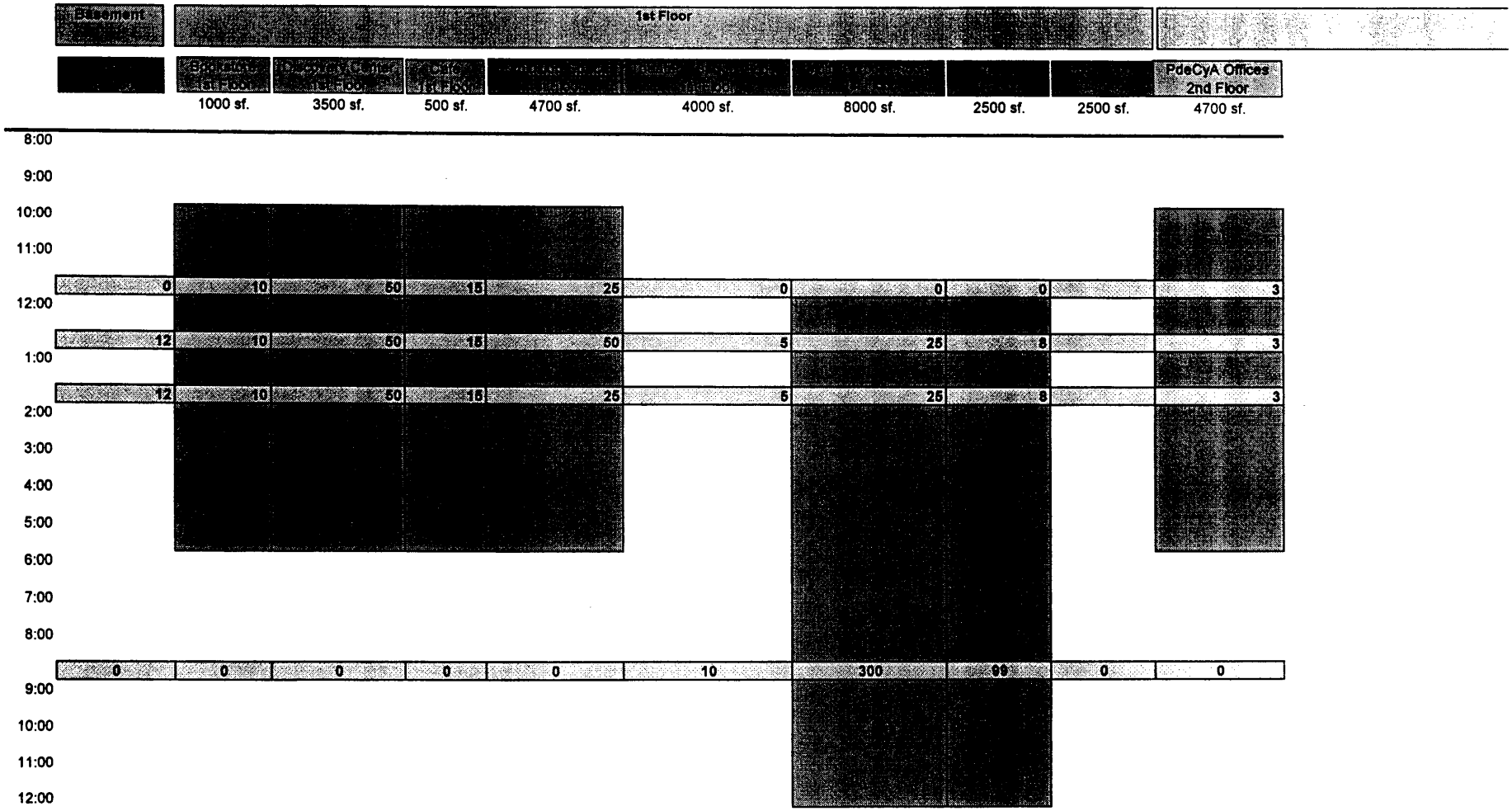


ıpancy - Levin & Associates' Alternative A - Fall



Weekend Occupancy - Levin & Associates' Alternative A

Vickery Brunswig Bldg.
Plaza House
New Construction



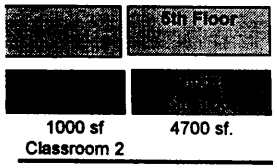
2nd Floor

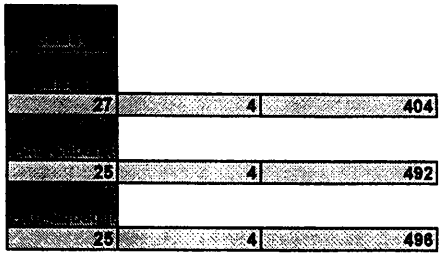
			600 sf. Classroom 1	600 sf. Classroom 2	2800 sf.

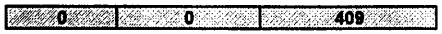
						Spanish	Chicano / Latino Literature	
						Spanish	Book Club in Path of Gold	
10	5	10	2	4	2	15	15	8
						Spanish Writing Workshop	Early Childhood Behavior	
10	5	10	2	4	2	15	15	8
						Curriculogy	Nutrition & Your Child	
10	5	10	2	4	2	15	15	8

0	0	0	0	0	0	0	0	0

		3rd Floor						4th Floor							
500 sf. Classroom 1	500 sf. Classroom 2	600 sf. Classroom 1	600 sf. Classroom 2	600 sf. Classroom 3	600 sf. Classroom 4	1000 sf Classroom 1	1000 sf Classroom 2	600 sf. Classroom 1	600 sf. Classroom 2	600 sf. Classroom 3	600 sf. Classroom 4	Studio I	Studio 2 Composing Lal	1000 sf Classroom 1	
						Actor I	Movement II	Sight Reading & Ear Training	Jazz & Blues Guitar	Jazz & Salsa Keyboard		Private Bass			Capoeira II
12	12	15	15	15	15	20	20	8	10	10	10	2	2	8	25
						Performance Workshop I	Improv Ensemble	Arranging For Latin Jazz	Improv Bass	Improv Voice	Composers Workshop I	Private Flute	Private Sax		Aztec II
15	15	15	15	15	15	20	20	8	12	12	15	2	2	8	25
						Performance Workshop II	La Comedia	Arranging For Mariachi	Orchestral Comp & Ensemble	Gospel Choir	Composers Workshop II	Private Clarinet	Private Sax		Aztec I
15	15	15	15	15	15	20	20	8	15	35	13	2	2	8	30
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0


5th Floor
1000 sf
4700 sf.
Classroom 2


27
4
404
25
4
492
25
4
496

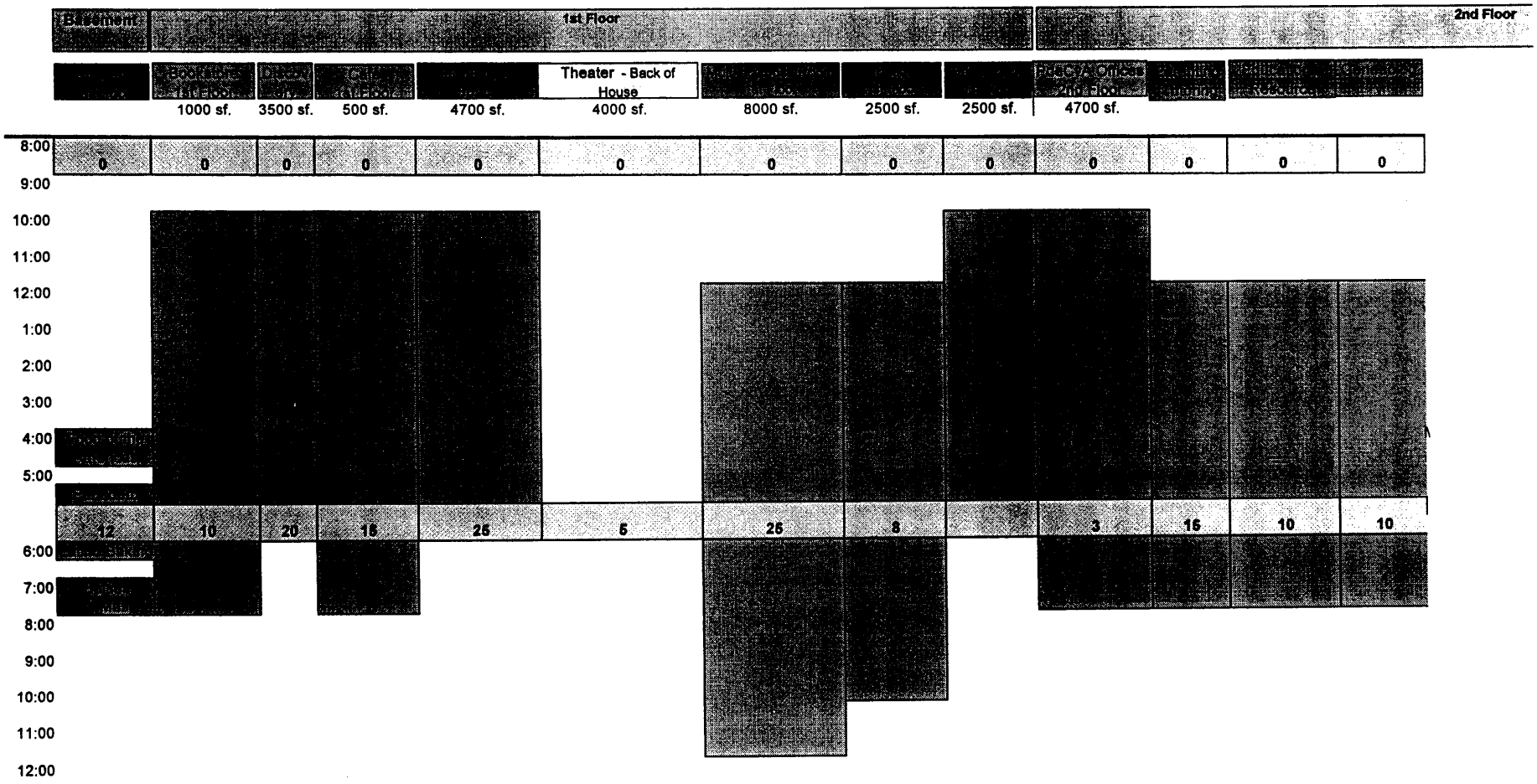

0
0
409

APPENDIX A-3

Alternative B Project Programming Information

Weekday Occupancy of Levin & Associates' Alternative B - Fall

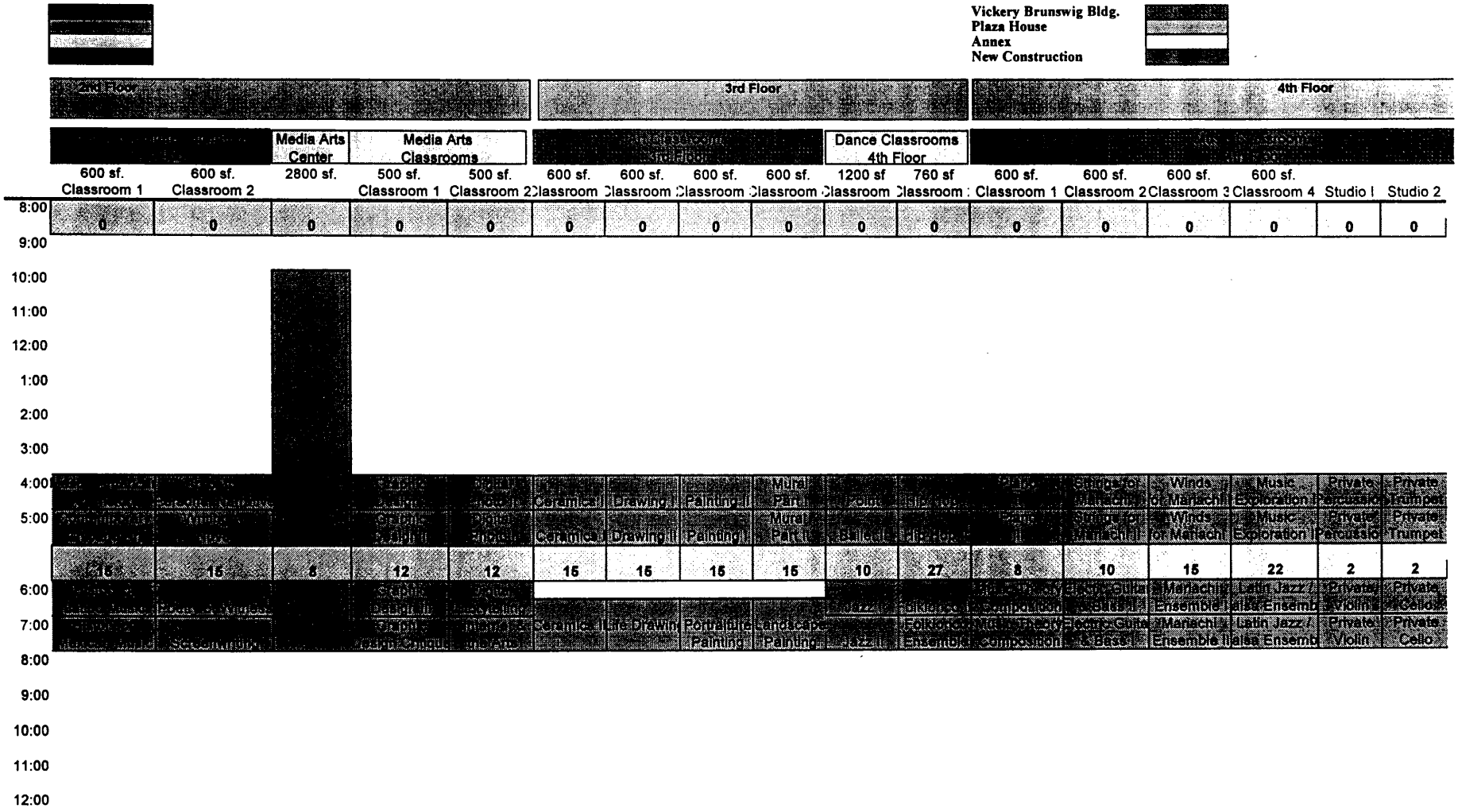
Vickery Brunswig Bldg.
Plaza House
Annex
New Construction



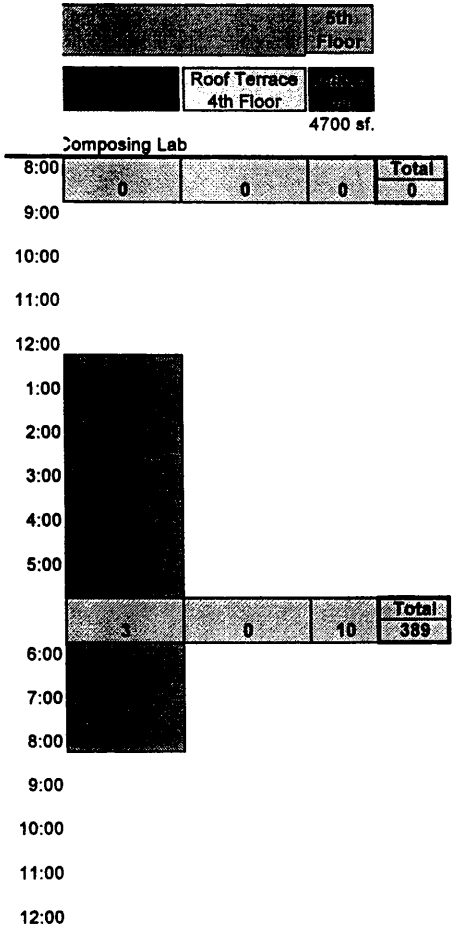
Vickery Brunswig Bldg.
Plaza House
Annex
New Construction

ancy of Levin & Associates' Alternative B - Fall

Weekday Occupancy of Levin & Associate

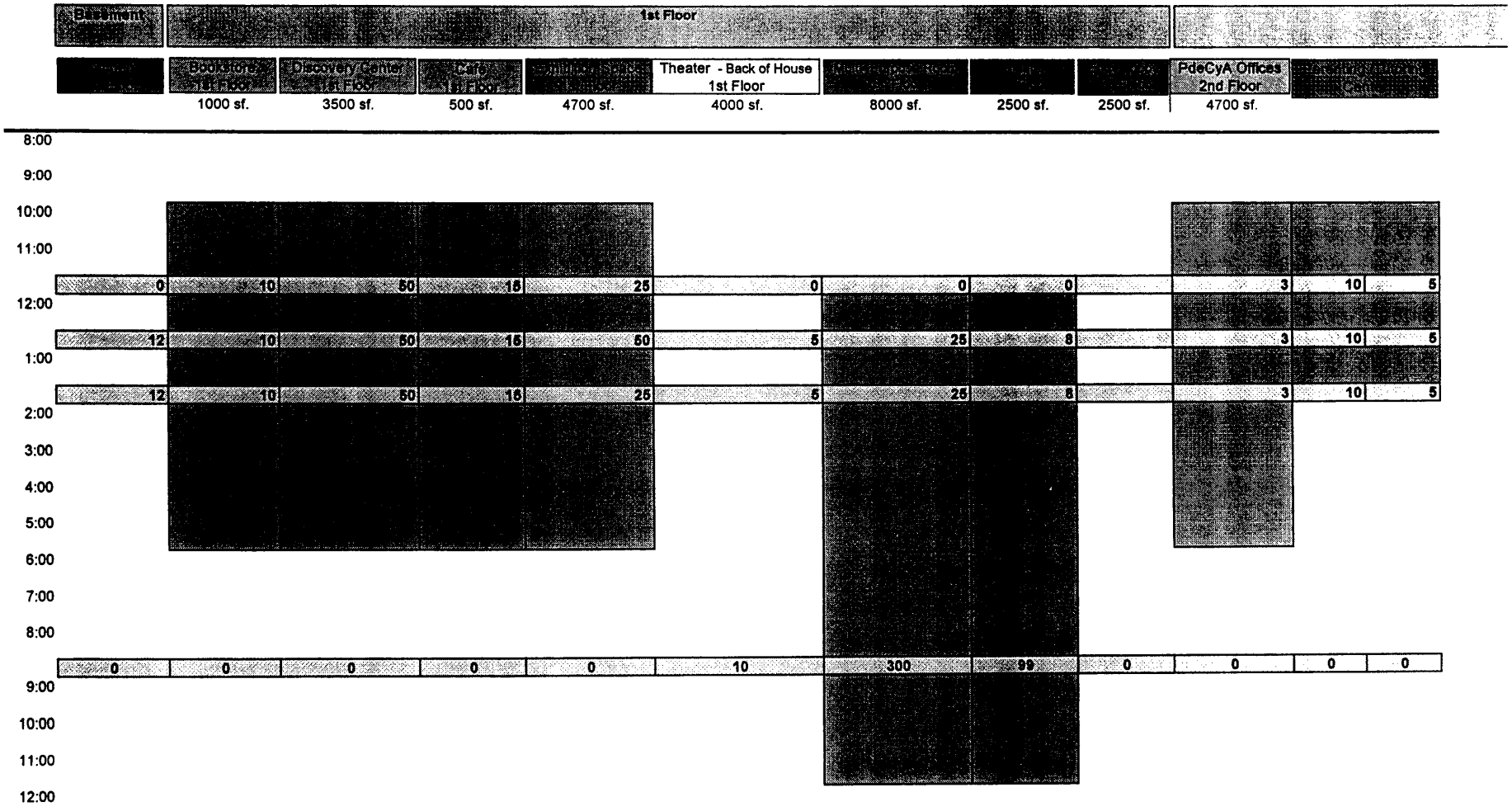


s' Alternative B - Fall



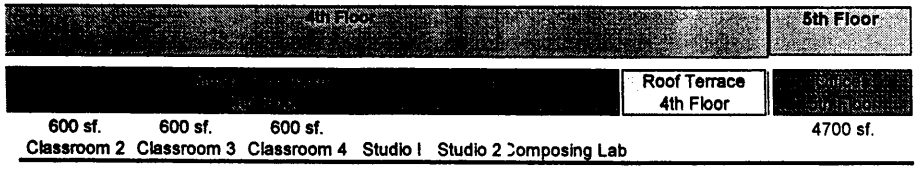
Weekend Occupancy of Levin & Associates' Alternative B

Vickery Brunswig Bldg.
Plaza House
Annex
New Construction



2nd Floor									3rd Floor						
[illegible]	[illegible]	[illegible]		[illegible]		Media Arts Center	Media Arts Classrooms		[illegible]				Dance Classrooms 4th Floor		[illegible]
				600 sf. Classroom 1	600 sf. Classroom 2	2800 sf.	500 sf. Classroom 1	500 sf. Classroom 2	600 sf. Classroom 1	600 sf. Classroom 2	600 sf. Classroom 3	600 sf. Classroom 4	1200 sf Classroom 5	760 sf Classroom 6	600 sf. Classroom 1
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Filming & Directing I	Producing & Editing I	[illegible]	[illegible]	[illegible]	[illegible]	Capoeira II / Capoeira I	Salsa I / Salsa II	Sight Reading & Ear Training / Arranging
10	2	4	2	15	15	8	12	12	15	15	15	15	20	20	8
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Filming &	Producing &	Fiberglass	[illegible]	[illegible] Drawing	Installation	Aztec II	Afro-Cuban I	Arranging For Latin Jazz
10	2	4	2	15	15	8	15	15	15	15	15	15	20	20	8
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Directing II	Editing I	Casting	[illegible]	Drawing	Book Art	Aztec I	Afro-Cuban II	Arranging For Mariachi
10	2	4	2	15	15	8	15	15	15	15	15	15	20	20	8

0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



10	10	10	2	2	8	0	4	352
12	12	15	2	2	8	0	4	442
15	35	13	2	2	8	0	4	441

0	0	0	0	0	0	0	0	409

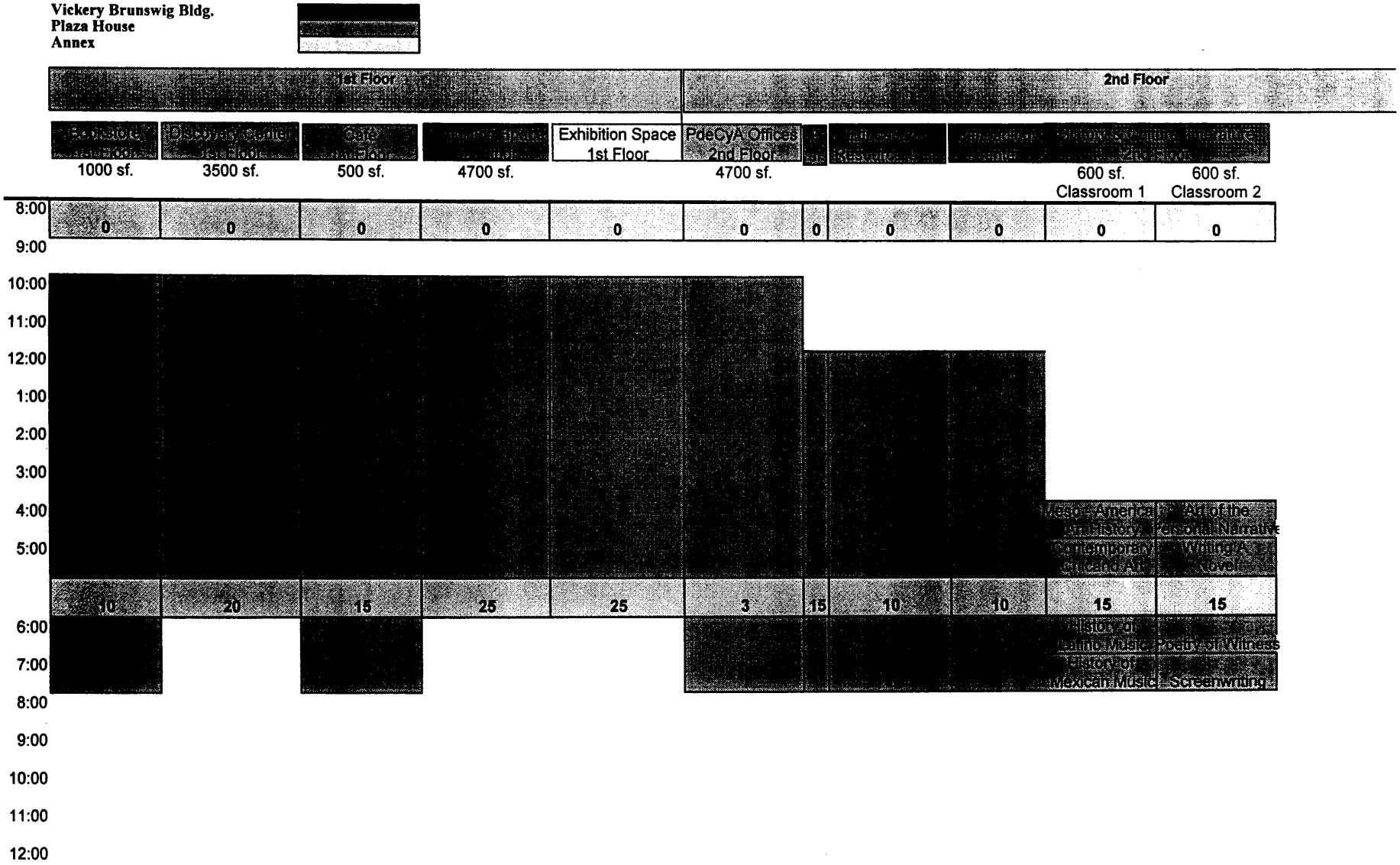
Linscott, Law & Greenspan, Engineers

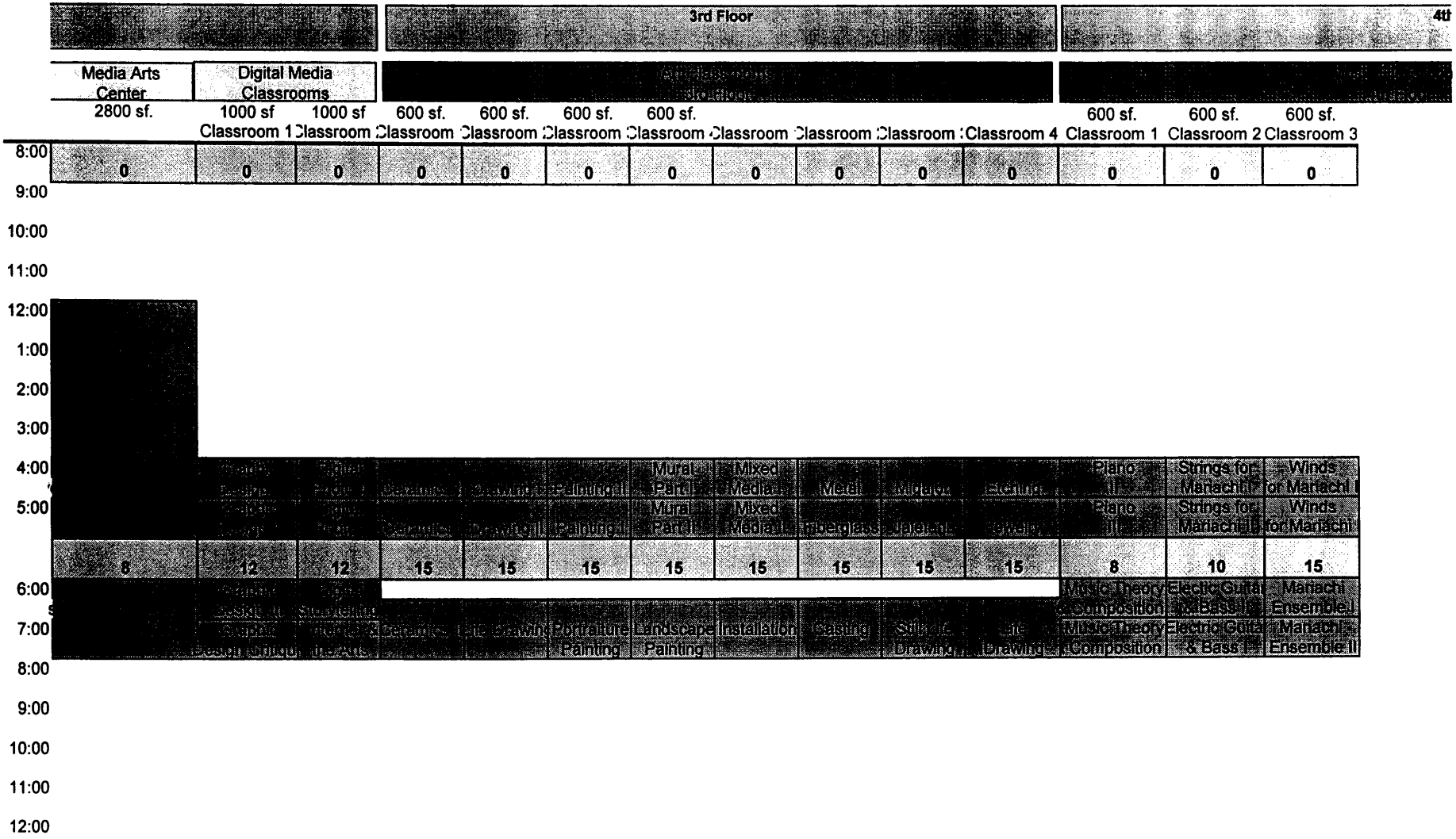
APPENDIX A-4

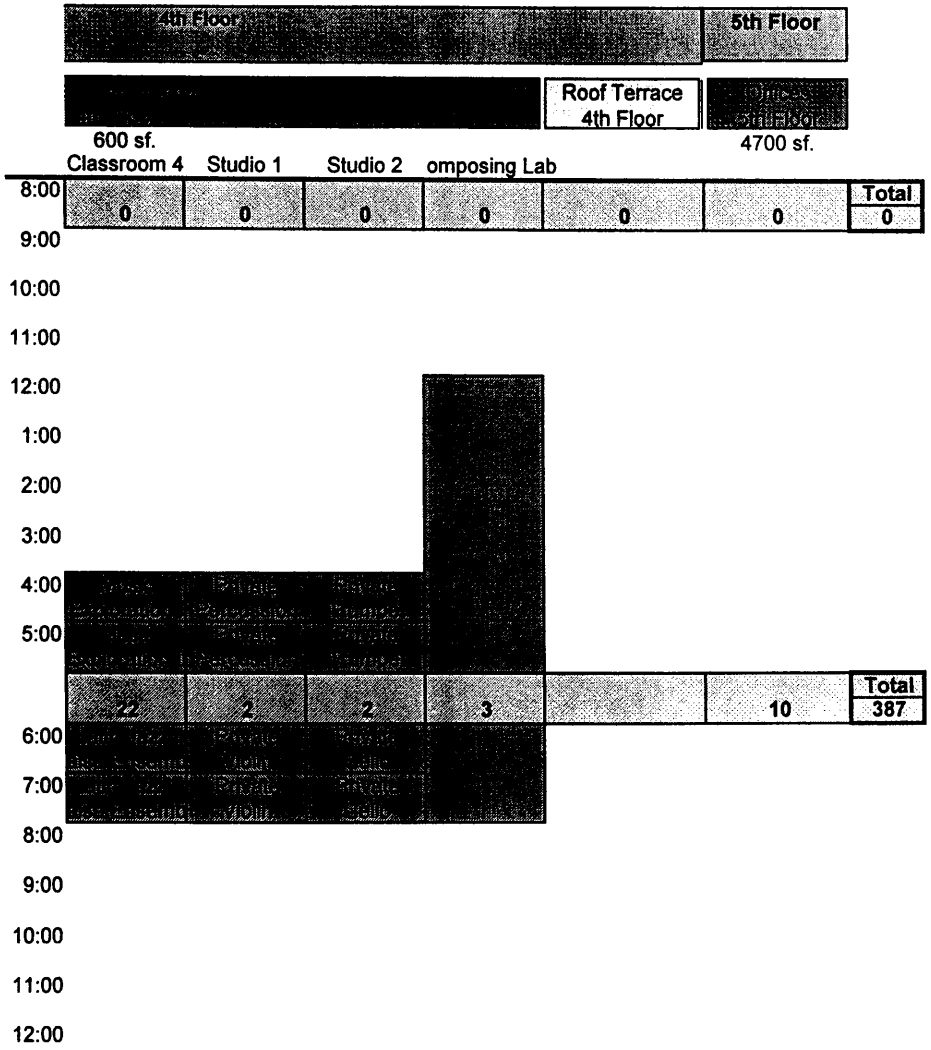
Alternative C Project Programming Information

Weekday Occupancy - Levin & Associates' Alternative C - Fall

Vickery Brunswig Bldg.
Plaza House
Annex

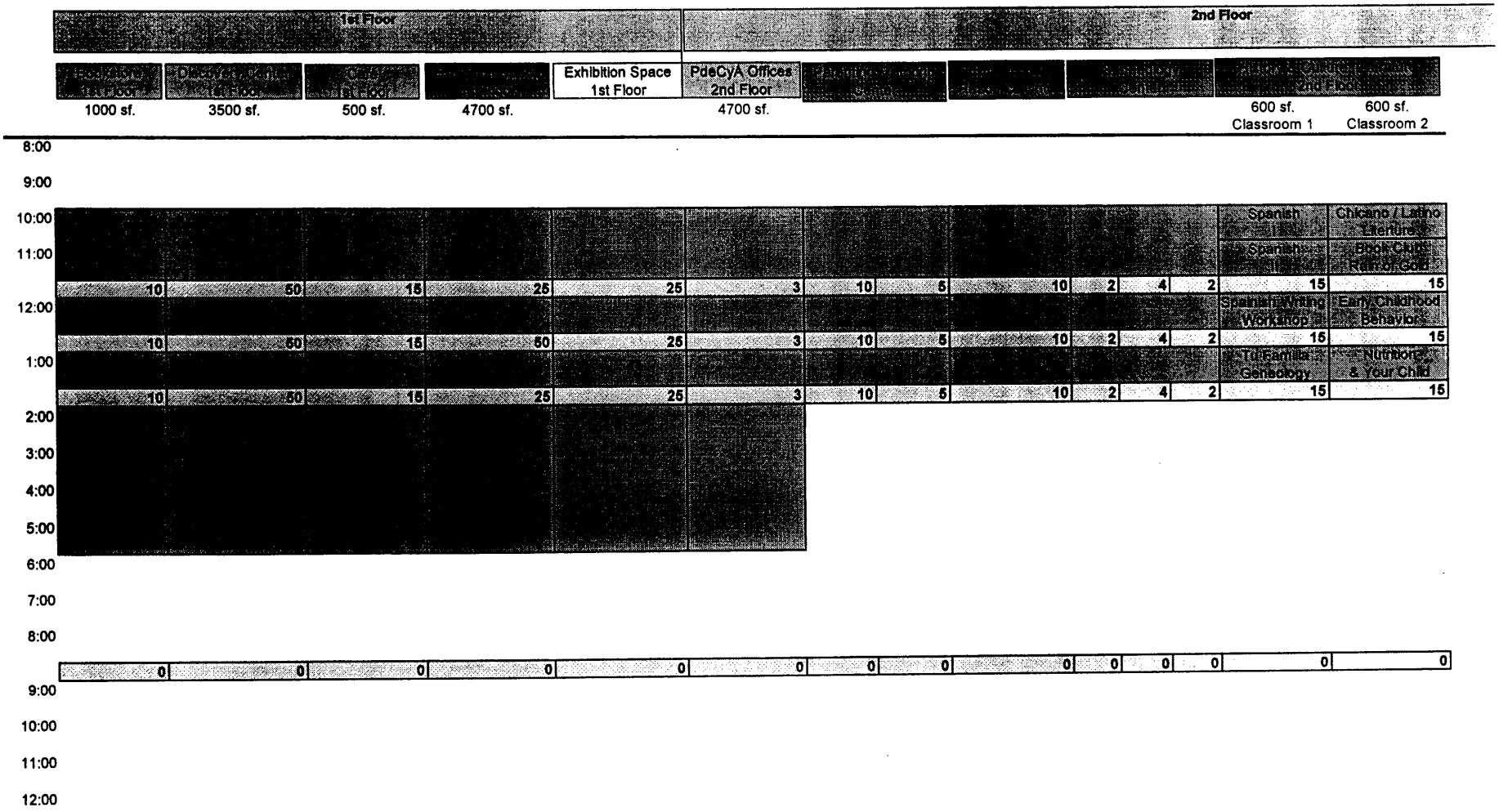



3rd Floor
4th
Media Arts Center
2800 sf.
Digital Media Classrooms
1000 sf Classroom 1
1000 sf Classroom
600 sf. Classroom
600 sf. Classroom
600 sf. Classroom
600 sf. Classroom
Classroom
Classroom
Classroom
Classroom 4
600 sf. Classroom 1
600 sf. Classroom 2
600 sf. Classroom 3
8:00
9:00
10:00
11:00
12:00
1:00
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00
0
0
0
0
0
0
0
0
0
0
0
0
0
0
8
12
12
15
15
15
15
15
15
15
15
8
10
15
Ceramics
Drawing II
Painting I
Mural Part I
Mixed Media I
Painting I
Mural Part II
Mixed Media II
Piano
Strings for Mariachi I
Winds for Mariachi I
Strings for Mariachi II
Winds for Mariachi II
Music Theory & Composition
Electric Guitar & Bass II
Mariachi Ensemble I
Music Theory & Composition
Electric Guitar & Bass II
Mariachi Ensemble II
Ceramics
Life Drawing
Portraiture Painting
Landscape Painting
Installation
Casting
Still Life Drawing

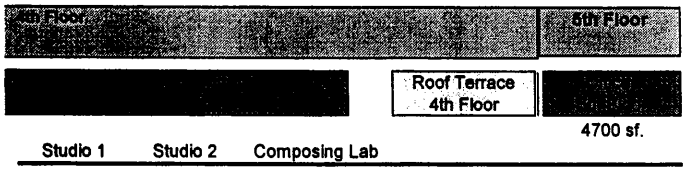

4th Floor
5th Floor
Roof Terrace
4th Floor
600 sf.
4700 sf.
Classroom 4
Studio 1
Studio 2
omposing Lab
8:00
9:00
10:00
11:00
12:00
1:00
2:00
3:00
4:00
5:00
6:00
7:00
8:00
9:00
10:00
11:00
12:00
0
0
0
0
0
0
Total
0
22
2
2
3
10
Total
387

Weekend Occupancy of Levin & Associates' Alternative C

Vickery Brunswig Bldg.
Plaza House
Annex



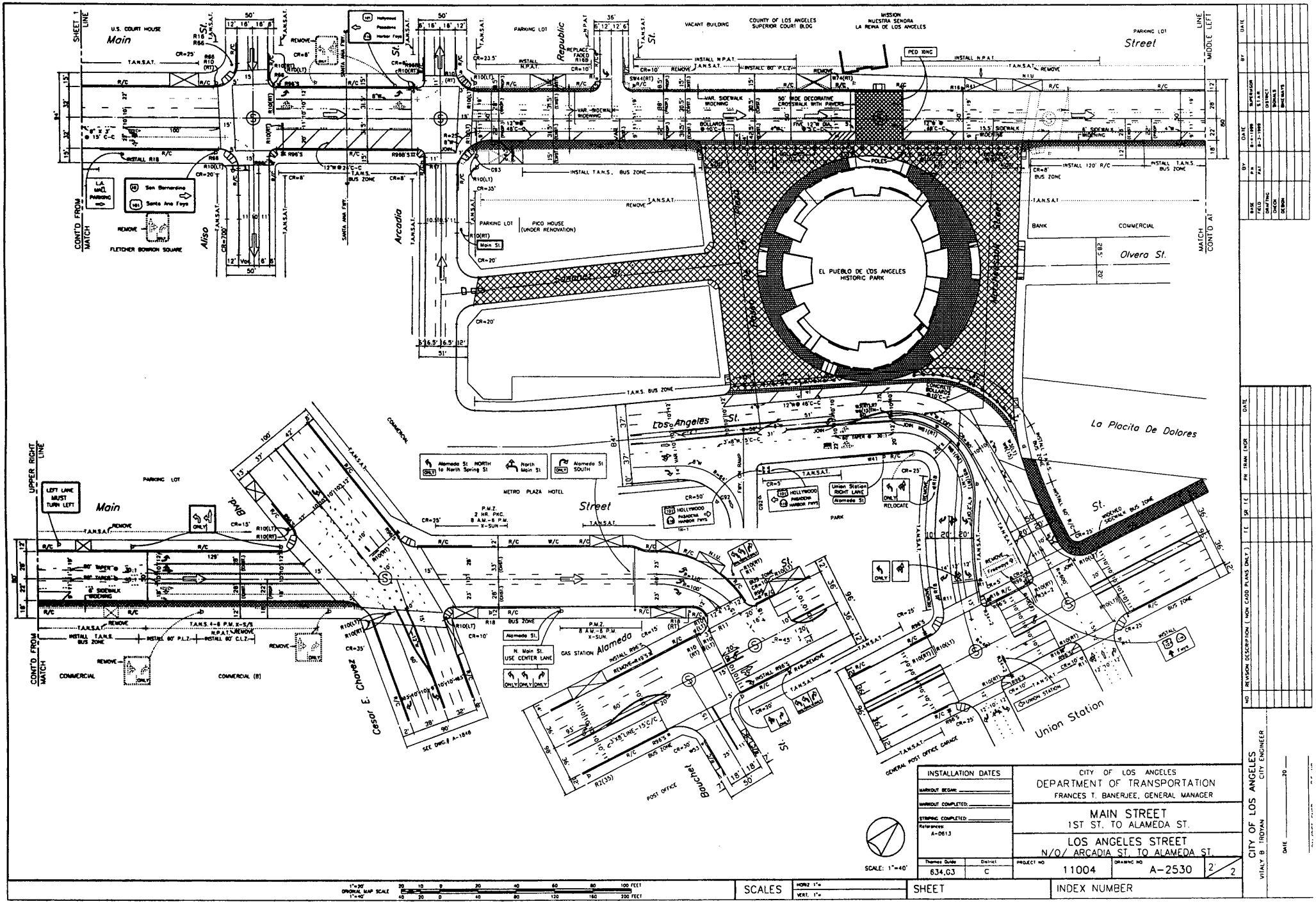
			3rd Floor								4th Floor				
Media Arts Center	Digital Media Center 2nd Floor						Art Classrooms 4th Floor								
2800 sf.	1000 sf Classroom 1	1000 sf Classroom 2	600 sf. Classroom 1	600 sf. Classroom 2	600 sf. Classroom 3	600 sf. Classroom 4	Classroom 1	Classroom 2	Classroom 3	Classroom 4	600 sf. Classroom 1	600 sf. Classroom 2	600 sf. Classroom 3	600 sf. Classroom 4	
8	12	12	15	15	15	15	15	15	15	15	8	10	10	10	
8	12	12	15	15	15	15	15	15	15	15	8	10	10	10	
8	12	12	15	15	15	15	15	15	15	15	8	10	10	10	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



Studio 1	Studio 2	Composing Lab			
2	2	8	0	4	397
2	2	8	0	4	422
2	2	8	0	4	397
0	0	0	0	0	0

APPENDIX B

Sample Pedestrian Enhancement Plan



INSTALLATION DATES	CITY OF LOS ANGELES
MARKOUT BEGAN:	DEPARTMENT OF TRANSPORTATION
MARKOUT COMPLETED:	FRANCES T. BANERJEE, GENERAL MANAGER
STRIPING COMPLETED:	MAIN STREET
References: A-0613	1ST ST. TO ALAMEDA ST.
	LOS ANGELES STREET
	N/O/ ARCADIA ST. TO ALAMEDA ST.

Thomas Guide	District	PROJECT NO	DRAWING NO	
634.G3	C	11004	A-2530	2 / 2

CITY OF LOS ANGELES CITY ENGINEER
VITALY B. TROYAN
DATE _____, 20__

SCALES	HORIZ 1"=
	VERT. 1"=

SHEET | INDEX NUMBER

NO	REVISION DESCRIPTION (NON-CADD PLANS ONLY)	I.E.	SR I.E.	PR TRAN. ENGR.	DATE

BY	DATE	SUPERVISOR
DRAWN		
CHECKED		
DESIGN		

CITY OF LOS ANGELES
WILLY B TROYAN, P.E. CITY ENGINEER

NO	REVISION DESCRIPTION (NON CADD PLANS ONLY)	TE	SR TE	PRE TRAN ENGR	DATE

DESIGN					
DRAWN					
CHECK					
TRACE					
DESIGN					
SHEETS					

BASE		DATE	BY		
LC.S.		10-30-01			
RW.A.C.S.		10-19-01			

SUPERVISOR	TE	10-23-01			
STAFF					

CITY OF LOS ANGELES
DEPARTMENT OF TRANSPORTATION
FRANCES T. BANERJEE, GENERAL MANAGER

SPRING STREET
3rd ST. TO CESAR CHAVEZ AVE.

PROJECT NO	DRAWING NO	
74628	A-3244	2/2

INSTALLATION DATES
WORKOUT BEGIN
WORKOUT COMPLETED
STRIPING COMPLETED
REMARKS

Thomas Guide	DISTRICT
634	C

SHEET INDEX NUMBER

SCALES
HORZ. 1"=
VERT. 1"=

SCALE: 1"=40'

APPENDIX C

Manual Traffic Counts

<< ACCUTEK >>
<< 21114 TRIGGER LANE >>
<< DIAMOND BAR, CA 91765 >>
<< (909) 595-6199 FAX: (909) 595-6022 >

File Name : 329401TH
Site Code : 00329401
Start Date : 05/15/2003
Page No : 1

Groups Printed- Turning Movement

	N. BROADWAY Southbound				CESAR CHAVEZ AVE. Westbound				N. BROADWAY Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	42	86	28	156	32	232	29	293	26	133	42	201	13	173	46	232	882
03:15 PM	45	129	27	201	27	211	34	272	24	150	31	205	5	199	55	259	937
03:30 PM	37	106	30	173	42	224	41	307	30	143	43	216	17	201	57	275	971
03:45 PM	38	116	28	182	46	229	31	306	40	179	37	256	14	257	41	312	1056
Total	162	437	113	712	147	896	135	1178	120	605	153	878	49	830	199	1078	3846
04:00 PM	27	98	20	145	34	207	35	276	23	142	49	214	10	212	34	256	891
04:15 PM	34	103	29	166	42	245	32	319	25	241	42	308	10	211	50	271	1064
04:30 PM	26	106	27	159	43	298	27	368	33	239	34	306	15	308	57	380	1213
04:45 PM	36	128	19	183	36	308	26	370	36	293	69	398	7	268	59	334	1285
Total	123	435	95	653	155	1058	120	1333	117	915	194	1226	42	999	200	1241	4453
05:00 PM	31	89	23	143	47	314	35	396	32	273	62	367	8	284	62	354	1260
05:15 PM	17	106	22	145	40	335	28	403	34	277	58	369	13	271	69	353	1270
05:30 PM	31	94	23	148	43	349	31	423	39	296	51	386	11	279	60	350	1307
05:45 PM	36	80	18	134	44	336	34	414	28	301	51	380	14	262	62	338	1266
Total	115	369	86	570	174	1334	128	1636	133	1147	222	1502	46	1096	253	1395	5103
Grand Total	400	1241	294	1935	476	3288	383	4147	370	2667	569	3606	137	2925	652	3714	13402
Apprch %	20.7	64.1	15.2		11.5	79.3	9.2		10.3	74.0	15.8		3.7	78.8	17.6		
Total %	3.0	9.3	2.2	14.4	3.6	24.5	2.9	30.9	2.8	19.9	4.2	26.9	1.0	21.8	4.9	27.7	

	N. BROADWAY Southbound				CESAR CHAVEZ AVE. Westbound				N. BROADWAY Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:45 PM																
Volume	115	417	87	619	166	1306	120	1592	141	1139	240	1520	39	1102	250	1391	5122
Percent	18.6	67.4	14.1		10.4	82.0	7.5		9.3	74.9	15.8		2.8	79.2	18.0		
05:30 Volume	31	94	23	148	43	349	31	423	39	296	51	386	11	279	60	350	1307
Peak Factor																	0.980
High Int.	04:45 PM				05:30 PM				04:45 PM				05:00 PM				
Volume	36	128	19	183	43	349	31	423	36	293	69	398	8	284	62	354	
Peak Factor				0.846				0.941				0.955				0.982	

<< ACCUTEK >>
<< 21114 TRIGGER LANE >>
<< DIAMOND BAR, CA 91765 >>
<< (909) 595-6199 FAX: (909) 595-6022 >

File Name : 3294001S
Site Code : 03294001
Start Date : 05/17/2003
Page No : 1

Groups Printed- Turning Movement

	N. BROADWAY Southbound				CESAR CHAVEZ AVE. Westbound				N. BROADWAY Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	24	112	28	164	37	102	27	166	24	118	41	183	11	106	30	147	660
11:15 AM	21	82	26	129	44	109	35	188	25	140	24	189	12	115	40	167	673
11:30 AM	74	73	13	160	33	124	36	193	17	145	22	184	15	111	33	159	696
11:45 AM	34	106	25	165	28	132	50	210	26	148	37	211	11	105	38	154	740
Total	153	373	92	618	142	467	148	757	92	551	124	767	49	437	141	627	2769
12:00 PM	25	151	31	207	40	137	53	230	27	130	29	186	19	129	43	191	814
12:15 PM	32	140	26	198	29	145	44	218	27	174	40	241	10	103	39	152	809
12:30 PM	35	121	24	180	41	160	45	246	32	178	36	246	11	117	30	158	830
12:45 PM	33	122	27	182	44	161	49	254	31	188	39	258	17	132	39	188	882
Total	125	534	108	767	154	603	191	948	117	670	144	931	57	481	151	689	3335
01:00 PM	39	152	30	221	35	164	47	246	31	185	34	250	12	124	44	180	897
01:15 PM	39	124	42	205	49	204	51	304	14	173	40	227	17	121	53	191	927
01:30 PM	38	130	32	200	41	251	62	354	21	168	46	235	9	116	58	183	972
01:45 PM	18	130	38	186	46	226	36	308	18	161	43	222	16	124	47	187	903
Total	134	536	142	812	171	845	196	1212	84	687	163	934	54	485	202	741	3699
Grand Total	412	1443	342	2197	467	1915	535	2917	293	1908	431	2632	160	1403	494	2057	9803
Apprch %	18.8	65.7	15.6		16.0	65.6	18.3		11.1	72.5	16.4		7.8	68.2	24.0		
Total %	4.2	14.7	3.5	22.4	4.8	19.5	5.5	29.8	3.0	19.5	4.4	26.8	1.6	14.3	5.0	21.0	

	N. BROADWAY Southbound				CESAR CHAVEZ AVE. Westbound				N. BROADWAY Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	134	536	142	812	171	845	196	1212	84	687	163	934	54	485	202	741	3699
Percent	16.5	66.0	17.5		14.1	69.7	16.2		9.0	73.6	17.5		7.3	65.5	27.3		
01:30 Volume	38	130	32	200	41	251	62	354	21	168	46	235	9	116	58	183	972
Peak Factor																	0.951
High Int.	01:00 PM				01:30 PM				01:00 PM				01:15 PM				
Volume	39	152	30	221	41	251	62	354	31	185	34	250	17	121	53	191	
Peak Factor				0.919				0.856				0.934				0.970	

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File Name : 329402TH
Site Code : 00329402
Start Date : 05/15/2003
Page No : 1

Groups Printed- Turning Movement

	N. BROADWAY Southbound				ARCADIA ST. Westbound				N. BROADWAY Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	0	92	0	92	81	0	54	135	0	171	0	171	0	0	0	0	398
03:15 PM	0	122	0	122	111	0	61	172	0	200	0	200	0	0	0	0	494
03:30 PM	0	121	0	121	102	0	51	153	0	203	0	203	0	0	0	0	477
03:45 PM	0	126	0	126	118	0	57	175	0	226	0	226	0	0	0	0	527
Total	0	461	0	461	412	0	223	635	0	800	0	800	0	0	0	0	1896
04:00 PM	0	108	0	108	116	0	63	179	0	182	0	182	0	0	0	0	469
04:15 PM	0	115	0	115	127	0	57	184	0	271	0	271	0	0	0	0	570
04:30 PM	0	112	0	112	141	0	66	207	0	292	0	292	0	0	0	0	611
04:45 PM	0	141	0	141	129	0	68	197	0	361	0	361	0	0	0	0	699
Total	0	476	0	476	513	0	254	767	0	1106	0	1106	0	0	0	0	2349
05:00 PM	0	119	0	119	169	0	71	240	0	319	0	319	0	0	0	0	678
05:15 PM	0	115	0	115	139	0	68	207	0	362	0	362	0	0	0	0	684
05:30 PM	0	115	0	115	143	0	66	209	0	363	0	363	0	0	0	0	687
05:45 PM	0	107	0	107	116	0	72	188	0	349	0	349	0	0	0	0	644
Total	0	456	0	456	567	0	277	844	0	1393	0	1393	0	0	0	0	2693
Grand Total	0	1393	0	1393	1492	0	754	2246	0	3299	0	3299	0	0	0	0	6938
Apprch %	0.0	100.0	0.0		66.4	0.0	33.6		0.0	100.0	0.0		0.0	0.0	0.0		
Total %	0.0	20.1	0.0	20.1	21.5	0.0	10.9	32.4	0.0	47.5	0.0	47.5	0.0	0.0	0.0	0.0	

	N. BROADWAY Southbound				ARCADIA ST. Westbound				N. BROADWAY Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:45 PM																
Volume	0	490	0	490	580	0	273	853	0	1405	0	1405	0	0	0	0	2748
Percent	0.0	100.0	0.0		68.0	0.0	32.0		0.0	100.0	0.0		0.0	0.0	0.0		
04:45 Volume	0	141	0	141	129	0	68	197	0	361	0	361	0	0	0	0	699
Peak Factor																	0.983
High Int.	04:45 PM				05:00 PM				05:30 PM				2:45:00 PM				
Volume	0	141	0	141	169	0	71	240	0	363	0	363					
Peak Factor				0.869				0.889				0.968					

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File Name : 3294002S
Site Code : 03294002
Start Date : 05/17/2003
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Groups Printed- Turning Movement

	N. BROADWAY Southbound				ARCADIA ST. Westbound				N. BROADWAY Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	0	113	0	113	77	0	30	107	0	114	0	114	0	0	0	0	334
11:15 AM	0	80	0	80	69	0	17	86	0	145	0	145	0	0	0	0	311
11:30 AM	0	80	0	80	57	0	31	88	0	149	0	149	0	0	0	0	317
11:45 AM	0	117	0	117	99	0	37	136	0	155	0	155	0	0	0	0	408
Total	0	390	0	390	302	0	115	417	0	563	0	563	0	0	0	0	1370
12:00 PM	0	147	0	147	105	0	27	132	0	151	0	151	0	0	0	0	430
12:15 PM	0	140	0	140	105	0	30	135	0	184	0	184	0	0	0	0	459
12:30 PM	0	135	0	135	108	0	37	145	0	190	0	190	0	0	0	0	470
12:45 PM	0	134	0	134	113	0	46	159	0	174	0	174	0	0	0	0	467
Total	0	556	0	556	431	0	140	571	0	699	0	699	0	0	0	0	1826
01:00 PM	0	155	0	155	116	0	45	161	0	196	0	196	0	0	0	0	512
01:15 PM	0	133	0	133	118	0	55	173	0	171	0	171	0	0	0	0	477
01:30 PM	0	129	0	129	133	0	54	187	0	197	0	197	0	0	0	0	513
01:45 PM	0	131	0	131	108	0	47	155	0	182	0	182	0	0	0	0	468
Total	0	548	0	548	475	0	201	676	0	746	0	746	0	0	0	0	1970
Grand Total	0	1494	0	1494	1208	0	456	1664	0	2008	0	2008	0	0	0	0	5166
Apprch %	0.0	100.0	0.0		72.6	0.0	27.4		0.0	100.0	0.0		0.0	0.0	0.0		
Total %	0.0	28.9	0.0	28.9	23.4	0.0	8.8	32.2	0.0	38.9	0.0	38.9	0.0	0.0	0.0	0.0	

	N. BROADWAY Southbound				ARCADIA ST. Westbound				N. BROADWAY Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	0	548	0	548	475	0	201	676	0	746	0	746	0	0	0	0	1970
Percent	0.0	100.0	0.0		70.3	0.0	29.7		0.0	100.0	0.0		0.0	0.0	0.0		
01:30 Volume	0	129	0	129	133	0	54	187	0	197	0	197	0	0	0	0	513
Peak Factor																	0.960
High Int.	01:00 PM				01:30 PM				01:30 PM				10:45:00 AM				
Volume	0	155	0	155	133	0	54	187	0	197	0	197					
Peak Factor				0.884				0.904				0.947					

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File Name : 329403TH
Site Code : 00329403
Start Date : 05/15/2003
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Groups Printed- Turning Movement

	NEW HIGH ST. Southbound				CESAR CHAVEZ Westbound				N. SPRING ST. Northbound				CESAR CHAVEZ Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	10	25	3	38	8	286	38	332	3	8	2	13	38	185	0	223	606
03:15 PM	17	22	1	40	13	253	48	314	12	6	3	21	39	206	0	245	620
03:30 PM	12	25	2	39	7	287	43	337	4	6	3	13	46	224	0	270	659
03:45 PM	10	15	3	28	12	287	47	346	5	3	6	14	34	286	0	320	708
Total	49	87	9	145	40	1113	176	1329	24	23	14	61	157	901	0	1058	2593
04:00 PM	9	27	2	38	13	270	53	336	3	6	5	14	37	215	0	252	640
04:15 PM	15	26	4	45	9	312	38	359	7	5	2	14	43	221	0	264	682
04:30 PM	16	23	6	45	11	348	64	423	7	6	5	18	50	307	0	357	843
04:45 PM	15	27	4	46	22	343	54	419	7	5	4	16	37	277	0	314	795
Total	55	103	16	174	55	1273	209	1537	24	22	16	62	167	1020	0	1187	2960
05:00 PM	8	28	3	39	23	391	45	459	5	4	5	14	28	308	0	336	848
05:15 PM	7	13	4	24	21	399	41	461	5	6	2	13	34	289	0	323	821
05:30 PM	15	21	6	42	13	419	21	453	9	6	8	23	27	315	0	342	860
05:45 PM	13	20	5	38	19	400	49	468	6	5	9	20	33	278	0	311	837
Total	43	82	18	143	76	1609	156	1841	25	21	24	70	122	1190	0	1312	3366
Grand Total	147	272	43	462	171	3995	541	4707	73	66	54	193	446	3111	0	3557	8919
Apprch %	31.8	58.9	9.3		3.6	84.9	11.5		37.8	34.2	28.0		12.5	87.5	0.0		
Total %	1.6	3.0	0.5	5.2	1.9	44.8	6.1	52.8	0.8	0.7	0.6	2.2	5.0	34.9	0.0	39.9	

	NEW HIGH ST. Southbound				CESAR CHAVEZ Westbound				N. SPRING ST. Northbound				CESAR CHAVEZ Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	05:00 PM																
Volume	43	82	18	143	76	1609	156	1841	25	21	24	70	122	1190	0	1312	3366
Percent	30.1	57.3	12.6		4.1	87.4	8.5		35.7	30.0	34.3		9.3	90.7	0.0		
05:30 Volume	15	21	6	42	13	419	21	453	9	6	8	23	27	315	0	342	860
Peak Factor																	0.978
High Int.	05:30 PM				05:45 PM				05:30 PM				05:30 PM				
Volume	15	21	6	42	19	400	49	468	9	6	8	23	27	315	0	342	
Peak Factor				0.851				0.983				0.761				0.959	

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File Name : 3294003S
Site Code : 03294003
Start Date : 05/17/2003
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Groups Printed- Turning Movement

	NEW HIGH ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. SPRING ST. Northbound				CESAR CHAVAZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	16	26	2	44	22	156	107	285	9	5	7	21	49	115	0	164	514
11:15 AM	33	25	6	64	16	157	85	258	4	3	4	11	32	125	2	159	492
11:30 AM	23	22	5	50	13	171	103	287	6	2	3	11	29	117	0	146	494
11:45 AM	25	29	5	59	15	203	118	336	5	6	2	13	36	114	0	150	558
Total	97	102	18	217	66	687	413	1166	24	16	16	56	146	471	2	619	2058
12:00 PM	25	37	2	64	8	206	103	317	5	2	3	10	46	146	0	192	583
12:15 PM	27	33	2	62	21	196	96	313	10	3	6	19	37	115	1	153	547
12:30 PM	29	29	0	58	16	220	115	351	5	2	4	11	40	138	1	179	599
12:45 PM	26	23	3	52	21	228	107	356	6	5	4	15	35	146	0	181	604
Total	107	122	7	236	66	850	421	1337	26	12	17	55	158	545	2	705	2333
01:00 PM	40	16	2	58	18	216	103	337	5	2	6	13	40	143	1	184	592
01:15 PM	28	20	4	52	15	279	105	399	11	3	4	18	33	142	0	175	644
01:30 PM	24	35	2	61	6	307	87	400	2	1	7	10	33	132	0	165	636
01:45 PM	31	24	5	60	18	278	68	364	5	2	2	9	34	134	0	168	601
Total	123	95	13	231	57	1080	363	1500	23	8	19	50	140	551	1	692	2473
Grand Total	327	319	38	684	189	2617	1197	4003	73	36	52	161	444	1567	5	2016	6864
Apprch %	47.8	46.6	5.6		4.7	65.4	29.9		45.3	22.4	32.3		22.0	77.7	0.2		
Total %	4.8	4.6	0.6	10.0	2.8	38.1	17.4	58.3	1.1	0.5	0.8	2.3	6.5	22.8	0.1	29.4	

	NEW HIGH ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. SPRING ST. Northbound				CESAR CHAVAZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	12:45 PM																
Volume	118	94	11	223	60	1030	402	1492	24	11	21	56	141	563	1	705	2476
Percent	52.9	42.2	4.9		4.0	69.0	26.9		42.9	19.6	37.5		20.0	79.9	0.1		
01:15 Volume	28	20	4	52	15	279	105	399	11	3	4	18	33	142	0	175	644
Peak Factor																	0.961
High Int.	01:30 PM				01:30 PM				01:15 PM				01:00 PM				
Volume	24	35	2	61	6	307	87	400	11	3	4	18	40	143	1	184	
Peak Factor				0.914				0.933				0.778				0.958	

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File Name : 329404TH
Site Code : 00329404
Start Date : 05/15/2003
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Groups Printed- Turning Movement

	N. SPRING ST. Southbound				ARCADIA ST. Westbound				N.SPRING ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	0	0	0	0	0	125	49	174	0	0	0	0	0	0	0	0	174
03:15 PM	0	0	0	0	0	152	65	217	0	0	0	0	0	0	0	0	217
03:30 PM	0	0	0	0	0	156	73	229	0	0	0	0	0	0	0	0	229
03:45 PM	0	0	0	0	0	149	68	217	0	0	0	0	0	0	0	0	217
Total	0	0	0	0	0	582	255	837	0	0	0	0	0	0	0	0	837
04:00 PM	0	0	0	0	0	150	62	212	0	0	0	0	0	0	0	0	212
04:15 PM	0	0	0	0	0	161	57	218	0	0	0	0	0	0	0	0	218
04:30 PM	0	0	0	0	0	182	74	256	0	0	0	0	0	0	0	0	256
04:45 PM	0	0	0	0	0	178	54	232	0	0	0	0	0	0	0	0	232
Total	0	0	0	0	0	671	247	918	0	0	0	0	0	0	0	0	918
05:00 PM	0	0	0	0	0	195	68	263	0	0	0	0	0	0	0	0	263
05:15 PM	0	0	0	0	0	197	57	254	0	0	0	0	0	0	0	0	254
05:30 PM	0	0	0	0	0	189	58	247	0	0	0	0	0	0	0	0	247
05:45 PM	0	0	0	0	0	182	60	242	0	0	0	0	0	0	0	0	242
Total	0	0	0	0	0	763	243	1006	0	0	0	0	0	0	0	0	1006
Grand Total	0	0	0	0	0	2016	745	2761	0	0	0	0	0	0	0	0	2761
Apprch %	0.0	0.0	0.0		0.0	73.0	27.0		0.0	0.0	0.0		0.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	0.0	73.0	27.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	

	N. SPRING ST. Southbound				ARCADIA ST. Westbound				N.SPRING ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection 05:00 PM																	
Volume	68	51	0	0	0	763	243	1006	0	48	0	0	0	0	0	0	1006
Percent	0.0	0.0	0.0		0.0	75.8	24.2		0.0	0.0	0.0		0.0	0.0	0.0		
05:00 Volume	0	0	0	0	0	195	68	263	0	0	0	0	0	0	0	0	263
Peak Factor																	0.956
High Int.	2:45:00 PM				05:00 PM				2:45:00 PM				2:45:00 PM				
Volume	0	0	0	0	0	195	68	263									
Peak Factor								0.956									

NOTE: EDITS ARE FROM RE-COUNT CONDUCTED BY ACCUTEK ON TUESDAY, 5/20/03

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CITY:
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CLIENT:

File Name : 32944S
Site Code : 00003294
Start Date : 05/24/2003
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Groups Printed- Turning Movement

	N. SPRING ST. Southbound				ARCADIA ST. Westbound				N. SPRING ST. Northbound				ARCADIA ST. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	10	148	0	158	0	91	41	132	0	9	0	9	0	0	0	0	299
11:15 AM	9	157	0	166	0	102	42	144	0	7	0	7	0	0	0	0	317
11:30 AM	14	137	0	151	0	95	29	124	0	9	0	9	0	0	0	0	284
11:45 AM	23	157	0	180	0	107	35	142	0	11	0	11	0	0	0	0	333
Total	56	599	0	655	0	395	147	542	0	36	0	36	0	0	0	0	1233
12:00 PM	26	167	0	193	0	98	44	142	0	6	0	6	0	0	0	0	341
12:15 PM	16	157	0	173	0	113	37	150	0	10	0	10	0	0	0	0	333
12:30 PM	13	151	0	164	0	89	30	119	0	8	0	8	0	0	0	0	291
12:45 PM	20	155	0	175	0	110	41	151	0	7	0	7	0	0	0	0	333
Total	75	630	0	705	0	410	152	562	0	31	0	31	0	0	0	0	1298
01:00 PM	20	176	0	196	0	105	16	121	0	9	0	9	0	0	0	0	326
01:15 PM	26	154	0	180	0	120	41	161	0	10	0	10	0	0	0	0	351
01:30 PM	32	169	0	201	0	107	34	141	0	7	0	7	0	0	0	0	349
01:45 PM	15	166	0	181	0	106	31	137	0	9	0	9	0	0	0	0	327
Total	93	665	0	758	0	438	122	560	0	35	0	35	0	0	0	0	1353
Grand Total	224	1894	0	2118	0	1243	421	1664	0	102	0	102	0	0	0	0	3884
Apprch %	10.6	89.4	0.0		0.0	74.7	25.3		0.0	100.0	0.0		0.0	0.0	0.0		
Total %	5.8	48.8	0.0	54.5	0.0	32.0	10.8	42.8	0.0	2.6	0.0	2.6	0.0	0.0	0.0	0.0	

	N. SPRING ST. Southbound				ARCADIA ST. Westbound				N. SPRING ST. Northbound				ARCADIA ST. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	12:45 PM																
Volume	98	654	0	752	0	442	132	574	0	33	0	33	0	0	0	0	1359
Percent	13.0	87.0	0.0		0.0	77.0	23.0		0.0	100.0	0.0		0.0	0.0	0.0		
01:15 Volume	26	154	0	180	0	120	41	161	0	10	0	10	0	0	0	0	351
Peak Factor																	0.968
High Int.	01:30 PM				01:15 PM				01:15 PM				10:45:00 AM				
Volume	32	169	0	201	0	120	41	161	0	10	0	10					
Peak Factor				0.935				0.891				0.825					

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File Name : 329405TH
Site Code : 00329405
Start Date : 05/15/2003
Page No : 1

Groups Printed- Turning Movement

	N. MAIN ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. MAIN ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	0	0	0	0	1	288	0	289	33	74	41	148	0	187	10	197	634
03:15 PM	0	0	0	0	3	252	0	255	44	65	47	156	0	197	15	212	623
03:30 PM	0	0	0	0	3	298	0	301	41	86	54	181	0	219	24	243	725
03:45 PM	0	0	0	0	5	283	0	288	39	78	48	165	0	261	18	279	732
Total	0	0	0	0	12	1121	0	1133	157	303	190	650	0	864	67	931	2714
04:00 PM	0	0	0	0	8	272	0	280	67	106	48	221	0	197	12	209	710
04:15 PM	0	0	0	0	2	268	0	270	64	118	29	211	0	207	11	218	699
04:30 PM	0	0	0	0	8	347	0	355	47	125	64	236	0	261	10	271	862
04:45 PM	0	0	0	0	1	353	0	354	60	143	66	269	0	245	9	254	877
Total	0	0	0	0	19	1240	0	1259	238	492	207	937	0	910	42	952	3148
05:00 PM	0	0	0	0	2	361	0	363	64	122	82	268	0	283	17	300	931
05:15 PM	0	0	0	0	2	332	0	334	58	153	88	299	0	276	16	292	925
05:30 PM	0	0	0	0	4	321	0	325	49	176	79	304	0	238	11	249	878
05:45 PM	0	0	0	0	3	334	0	337	51	194	87	332	0	231	23	254	923
Total	0	0	0	0	11	1348	0	1359	222	645	336	1203	0	1028	67	1095	3657
Grand Total	0	0	0	0	42	3709	0	3751	617	1440	733	2790	0	2802	176	2978	9519
Apprch %	0.0	0.0	0.0		1.1	98.9	0.0		22.1	51.6	26.3		0.0	94.1	5.9		
Total %	0.0	0.0	0.0	0.0	0.4	39.0	0.0	39.4	6.5	15.1	7.7	29.3	0.0	29.4	1.8	31.3	

	N. MAIN ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. MAIN ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	05:00 PM																
Volume	0	0	0	0	11	1348	0	1359	222	645	336	1203	0	1028	67	1095	3657
Percent	0.0	0.0	0.0		0.8	99.2	0.0		18.5	53.6	27.9		0.0	93.9	6.1		
05:00 Volume	0	0	0	0	2	361	0	363	64	122	82	268	0	283	17	300	931
Peak Factor																	0.982
High Int.	2:45:00 PM				05:00 PM				05:45 PM				05:00 PM				
Volume	0	0	0	0	2	361	0	363	51	194	87	332	0	283	17	300	
Peak Factor								0.936				0.906				0.913	

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File Name : 3294005S
Site Code : 03294005
Start Date : 05/17/2003
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Groups Printed- Turning Movement

	N. MAIN ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. MAIN ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	0	0	0	0	1	176	0	177	33	37	56	126	0	103	16	119	422
11:15 AM	0	0	0	0	9	173	0	182	24	27	42	93	0	104	18	122	397
11:30 AM	0	0	0	0	4	180	0	184	17	43	58	118	0	86	22	108	410
11:45 AM	0	0	0	0	5	174	0	179	25	45	95	165	0	91	30	121	465
Total	0	0	0	0	19	703	0	722	99	152	251	502	0	384	86	470	1694
12:00 PM	0	0	0	0	5	190	0	195	27	49	65	141	0	110	21	131	467
12:15 PM	0	0	0	0	8	183	0	191	27	49	82	158	0	91	27	118	467
12:30 PM	0	0	0	0	7	220	0	227	26	38	96	160	0	101	24	125	512
12:45 PM	0	0	0	0	1	219	0	220	23	43	83	149	0	104	42	146	515
Total	0	0	0	0	21	812	0	833	103	179	326	608	0	406	114	520	1961
01:00 PM	0	0	0	0	5	195	0	200	20	58	78	156	0	90	31	121	477
01:15 PM	0	0	0	0	4	230	0	234	17	73	99	189	0	114	21	135	558
01:30 PM	0	0	0	0	17	259	0	276	18	61	87	166	0	113	31	144	586
01:45 PM	0	0	0	0	10	289	0	299	34	48	48	130	0	122	21	143	572
Total	0	0	0	0	36	973	0	1009	89	240	312	641	0	439	104	543	2193
Grand Total	0	0	0	0	76	2488	0	2564	291	571	889	1751	0	1229	304	1533	5848
Apprch %	0.0	0.0	0.0		3.0	97.0	0.0		16.6	32.6	50.8		0.0	80.2	19.8		
Total %	0.0	0.0	0.0	0.0	1.3	42.5	0.0	43.8	5.0	9.8	15.2	29.9	0.0	21.0	5.2	26.2	

	N. MAIN ST. Southbound				CESAR CHAVEZ AVE. Westbound				N. MAIN ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	0	0	0	0	36	973	0	1009	89	240	312	641	0	439	104	543	2193
Percent	0.0	0.0	0.0		3.6	96.4	0.0		13.9	37.4	48.7		0.0	80.8	19.2		
01:30 Volume	0	0	0	0	17	259	0	276	18	61	87	166	0	113	31	144	586
Peak Factor																	0.936
High Int.	10:45:00 AM				01:45 PM				01:15 PM				01:30 PM				
Volume	0	0	0	0	10	289	0	299	17	73	99	189	0	113	31	144	
Peak Factor								0.844				0.848				0.943	

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File Name : 329406TH
Site Code : 00329406
Start Date : 05/15/2003
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Groups Printed- Turning Movement

	N. MAIN ST. Southbound				ARCADIA ST. Westbound				N. MAIN ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	0	0	0	0	23	153	0	176	0	108	24	132	0	0	0	0	308
03:15 PM	0	0	0	0	21	174	0	195	0	118	42	160	0	0	0	0	355
03:30 PM	0	0	0	0	22	178	0	200	0	156	39	195	0	0	0	0	395
03:45 PM	0	0	0	0	27	173	0	200	0	146	44	190	0	0	0	0	390
Total	0	0	0	0	93	678	0	771	0	528	149	677	0	0	0	0	1448
04:00 PM	0	0	0	0	25	182	0	207	0	211	37	248	0	0	0	0	455
04:15 PM	0	0	0	0	23	183	0	206	0	211	31	242	0	0	0	0	448
04:30 PM	0	0	0	0	26	215	0	241	0	226	41	267	0	0	0	0	508
04:45 PM	0	0	0	0	17	188	0	205	0	253	43	296	0	0	0	0	501
Total	0	0	0	0	91	768	0	859	0	901	152	1053	0	0	0	0	1912
05:00 PM	0	0	0	0	16	218	0	234	0	274	47	321	0	0	0	0	555
05:15 PM	0	0	0	0	22	207	0	229	0	285	50	335	0	0	0	0	564
05:30 PM	0	0	0	0	24	199	0	223	0	271	46	317	0	0	0	0	540
05:45 PM	0	0	0	0	26	210	0	236	0	294	34	328	0	0	0	0	564
Total	0	0	0	0	88	834	0	922	0	1124	177	1301	0	0	0	0	2223
Grand Total	0	0	0	0	272	2280	0	2552	0	2553	478	3031	0	0	0	0	5583
Apprch %	0.0	0.0	0.0		10.7	89.3	0.0		0.0	84.2	15.8		0.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	4.9	40.8	0.0	45.7	0.0	45.7	8.6	54.3	0.0	0.0	0.0	0.0	

	N. MAIN ST. Southbound				ARCADIA ST. Westbound				N. MAIN ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	05:00 PM																
Volume	0	0	0	0	88	834	0	922	0	1124	177	1301	0	0	0	0	2223
Percent	0.0	0.0	0.0		9.5	90.5	0.0		0.0	86.4	13.6		0.0	0.0	0.0		
05:45 Volume	0	0	0	0	26	210	0	236	0	294	34	328	0	0	0	0	564
Peak Factor																	0.985
High Int.	2:45:00 PM				05:45 PM				05:15 PM				2:45:00 PM				
Volume	0	0	0	0	26	210	0	236	0	285	50	335					
Peak Factor								0.977				0.971					

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File Name : 3294006S
Site Code : 03294006
Start Date : 05/17/2003
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Groups Printed- Turning Movement

	N.MAIN(NB ONE WAY) Southbound				ARCADIA ST. Westbound				N. MAIN ST. Northbound				ARCADIA (WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	0	0	0	0	33	120	0	153	0	80	6	86	0	0	0	0	239
11:15 AM	0	0	0	0	38	83	0	121	0	51	11	62	0	0	0	0	183
11:30 AM	0	0	0	0	24	107	0	131	0	94	6	100	0	0	0	0	231
11:45 AM	0	0	0	0	28	133	0	161	0	91	12	103	0	0	0	0	264
Total	0	0	0	0	123	443	0	566	0	316	35	351	0	0	0	0	917
12:00 PM	0	0	0	0	33	129	0	162	0	101	16	117	0	0	0	0	279
12:15 PM	0	0	0	0	34	125	0	159	0	105	17	122	0	0	0	0	281
12:30 PM	0	0	0	0	39	155	0	194	0	110	9	119	0	0	0	0	313
12:45 PM	0	0	0	0	37	154	0	191	0	84	17	101	0	0	0	0	292
Total	0	0	0	0	143	563	0	706	0	400	59	459	0	0	0	0	1165
01:00 PM	0	0	0	0	21	156	0	177	0	99	20	119	0	0	0	0	296
01:15 PM	0	0	0	0	29	169	0	198	0	122	18	140	0	0	0	0	338
01:30 PM	0	0	0	0	27	190	0	217	0	89	15	104	0	0	0	0	321
01:45 PM	0	0	0	0	28	167	0	195	0	89	20	109	0	0	0	0	304
Total	0	0	0	0	105	682	0	787	0	399	73	472	0	0	0	0	1259
Grand Total	0	0	0	0	371	1688	0	2059	0	1115	167	1282	0	0	0	0	3341
Apprch %	0.0	0.0	0.0		18.0	82.0	0.0		0.0	87.0	13.0		0.0	0.0	0.0		
Total %	0.0	0.0	0.0	0.0	11.1	50.5	0.0	61.6	0.0	33.4	5.0	38.4	0.0	0.0	0.0	0.0	

	N.MAIN(NB ONE WAY) Southbound				ARCADIA ST. Westbound				N. MAIN ST. Northbound				ARCADIA (WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	0	0	0	0	105	682	0	787	0	399	73	472	0	0	0	0	1259
Percent	0.0	0.0	0.0		13.3	86.7	0.0		0.0	84.5	15.5		0.0	0.0	0.0		
01:15 Volume	0	0	0	0	29	169	0	198	0	122	18	140	0	0	0	0	338
Peak Factor																	0.931
High Int.	10:45:00 AM				01:30 PM				01:15 PM				10:45:00 AM				
Volume	0	0	0	0	27	190	0	217	0	122	18	140					
Peak Factor								0.907				0.843					

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File Name : 329407TH
Site Code : 00329407
Start Date : 05/15/2003
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Groups Printed- Turning Movement

	ALAMEDA ST. Southbound				CESAR CHAVEZ AVE. Westbound				ALAMEDA ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	41	173	28	242	27	209	47	283	34	135	39	208	45	151	21	217	950
03:15 PM	39	165	17	221	27	176	42	245	42	174	39	255	45	155	27	227	948
03:30 PM	40	197	33	270	19	213	34	266	40	186	39	265	50	188	24	262	1063
03:45 PM	40	166	26	232	18	206	39	263	47	218	41	306	51	237	25	313	1114
Total	160	701	104	965	91	804	162	1057	163	713	158	1034	191	731	97	1019	4075
04:00 PM	44	198	27	269	21	200	38	259	35	231	35	301	43	187	38	268	1097
04:15 PM	31	187	27	245	18	240	49	307	49	225	41	315	33	202	22	257	1124
04:30 PM	43	221	23	287	25	284	30	339	43	232	47	322	40	245	30	315	1263
04:45 PM	29	175	23	227	47	286	53	386	38	251	47	336	42	246	27	315	1264
Total	147	781	100	1028	111	1010	170	1291	165	939	170	1274	158	880	117	1155	4748
05:00 PM	40	210	26	276	24	299	36	359	45	255	37	337	44	277	33	354	1326
05:15 PM	33	177	24	234	36	287	27	350	54	328	39	421	40	252	30	322	1327
05:30 PM	27	180	27	234	30	278	32	340	57	306	48	411	34	246	26	306	1291
05:45 PM	45	168	24	237	28	257	36	321	38	312	50	400	28	224	32	284	1242
Total	145	735	101	981	118	1121	131	1370	194	1201	174	1569	146	999	121	1266	5186
Grand Total	452	2217	305	2974	320	2935	463	3718	522	2853	502	3877	495	2610	335	3440	14009
Apprch %	15.2	74.5	10.3		8.6	78.9	12.5		13.5	73.6	12.9		14.4	75.9	9.7		
Total %	3.2	15.8	2.2	21.2	2.3	21.0	3.3	26.5	3.7	20.4	3.6	27.7	3.5	18.6	2.4	24.6	

	ALAMEDA ST. Southbound				CESAR CHAVEZ AVE. Westbound				ALAMEDA ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:45 PM																
Volume	129	742	100	971	137	1150	148	1435	194	1140	171	1505	160	1021	116	1297	5208
Percent	13.3	76.4	10.3		9.5	80.1	10.3		12.9	75.7	11.4		12.3	78.7	8.9		
05:15 Volume	33	177	24	234	36	287	27	350	54	328	39	421	40	252	30	322	1327
Peak Factor																	0.981
High Int.	05:00 PM				04:45 PM				05:15 PM				05:00 PM				
Volume	40	210	26	276	47	286	53	386	54	328	39	421	44	277	33	354	
Peak Factor				0.880				0.929				0.894				0.916	

<< ACCUTEK >>
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File Name : 3294007S
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Groups Printed- Turning Movement

	ALAMEDA ST. Southbound				CASAR CHAVEZ AVE. Westbound				ALAMEDA ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	1	98	13	112	17	160	6	183	18	136	24	178	54	74	8	136	609
11:15 AM	2	109	12	123	20	147	2	169	33	102	35	170	50	76	6	132	594
11:30 AM	3	111	9	123	18	160	2	180	27	111	33	171	33	65	3	101	575
11:45 AM	0	111	9	120	14	162	3	179	27	101	30	158	35	73	7	115	572
Total	6	429	43	478	69	629	13	711	105	450	122	677	172	288	24	484	2350
12:00 PM	9	116	19	144	16	181	3	200	26	130	26	182	52	80	7	139	665
12:15 PM	21	139	0	160	17	162	0	179	22	114	5	141	46	85	3	134	614
12:30 PM	32	149	0	181	25	196	1	222	30	118	0	148	42	87	2	131	682
12:45 PM	19	115	2	136	17	202	3	222	30	123	2	155	45	74	12	131	644
Total	81	519	21	621	75	741	7	823	108	485	33	626	185	326	24	535	2605
01:00 PM	35	154	1	190	13	180	1	194	27	113	6	146	36	78	10	124	654
01:15 PM	27	134	0	161	21	229	2	252	29	125	0	154	47	83	8	138	705
01:30 PM	22	161	2	185	20	262	1	283	34	125	1	160	52	83	3	138	766
01:45 PM	32	143	0	175	14	210	37	261	22	180	62	264	45	105	7	157	857
Total	116	592	3	711	68	881	41	990	112	543	69	724	180	349	28	557	2982
Grand Total	203	1540	67	1810	212	2251	61	2524	325	1478	224	2027	537	963	76	1576	7937
Apprch %	11.2	85.1	3.7		8.4	89.2	2.4		16.0	72.9	11.1		34.1	61.1	4.8		
Total %	2.6	19.4	0.8	22.8	2.7	28.4	0.8	31.8	4.1	18.6	2.8	25.5	6.8	12.1	1.0	19.9	

	ALAMEDA ST. Southbound				CASAR CHAVEZ AVE. Westbound				ALAMEDA ST. Northbound				CESAR CHAVEZ AVE. Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	116	592	3	711	68	881	41	990	112	543	69	724	180	349	28	557	2982
Percent	16.3	83.3	0.4		6.9	89.0	4.1		15.5	75.0	9.5		32.3	62.7	5.0		
01:45 Volume	32	143	0	175	14	210	37	261	22	180	62	264	45	105	7	157	857
Peak Factor																	0.870
High Int.	01:00 PM				01:30 PM				01:45 PM				01:45 PM				
Volume	35	154	1	190	20	262	1	283	22	180	62	264	45	105	7	157	
Peak Factor				0.936				0.875				0.686				0.887	

<< ACCUTEK >>
<< 21114 TRIGGER LANE >>
<< DIAMOND BAR, CA 91765 >>
<< (909) 595-6199 FAX: (909) 595-6022 >

File Name : 3294008TH
Site Code : 00329408
Start Date : 05/15/2003
Page No : 1

Groups Printed- Turning Movement

	ALAMEDA ST. Southbound				FWY 101 NB OFF RAMP Westbound				ALAMEDA ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
03:00 PM	3	187	0	190	31	175	78	284	0	272	8	280	0	0	0	0	754
03:15 PM	7	180	0	187	37	187	103	327	0	321	4	325	0	0	0	0	839
03:30 PM	8	204	0	212	49	205	103	357	0	340	6	346	0	0	0	0	915
03:45 PM	4	181	0	185	52	210	107	369	0	418	7	425	0	0	0	0	979
Total	22	752	0	774	169	777	391	1337	0	1351	25	1376	0	0	0	0	3487
04:00 PM	5	197	0	202	44	198	92	334	0	341	10	351	0	0	0	0	887
04:15 PM	7	218	0	225	54	195	121	370	0	347	6	353	0	0	0	0	948
04:30 PM	2	219	0	221	52	231	111	394	0	387	10	397	0	0	0	0	1012
04:45 PM	6	203	0	209	34	198	100	332	0	381	2	383	0	0	0	0	924
Total	20	837	0	857	184	822	424	1430	0	1456	28	1484	0	0	0	0	3771
05:00 PM	2	206	0	208	33	236	107	376	0	397	8	405	0	0	0	0	989
05:15 PM	6	191	0	197	37	216	82	335	0	456	7	463	0	0	0	0	995
05:30 PM	7	159	0	166	31	215	64	310	0	424	6	430	0	0	0	0	906
05:45 PM	8	161	0	169	48	224	75	347	0	409	6	415	0	0	0	0	931
Total	23	717	0	740	149	891	328	1368	0	1686	27	1713	0	0	0	0	3821
Grand Total	65	2306	0	2371	502	2490	1143	4135	0	4493	80	4573	0	0	0	0	11079
Apprch %	2.7	97.3	0.0		12.1	60.2	27.6		0.0	98.3	1.7		0.0	0.0	0.0		
Total %	0.6	20.8	0.0	21.4	4.5	22.5	10.3	37.3	0.0	40.6	0.7	41.3	0.0	0.0	0.0	0.0	

	ALAMEDA ST. Southbound				FWY 101 NB OFF RAMP Westbound				ALAMEDA ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:30 PM																
Volume	16	819	0	835	156	881	400	1437	0	1621	27	1648	0	0	0	0	3920
Percent	1.9	98.1	0.0		10.9	61.3	27.8		0.0	98.4	1.6		0.0	0.0	0.0		
04:30 Volume	2	219	0	221	52	231	111	394	0	387	10	397	0	0	0	0	1012
Peak Factor																	0.968
High Int.	04:30 PM				04:30 PM				05:15 PM				2:45:00 PM				
Volume	2	219	0	221	52	231	111	394	0	456	7	463					
Peak Factor				0.945				0.912				0.890					

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<< (909) 595-6199 FAX: (909) 595-6022 >

File Name : 3294008S
Site Code : 03294008
Start Date : 05/17/2003
Page No : 1

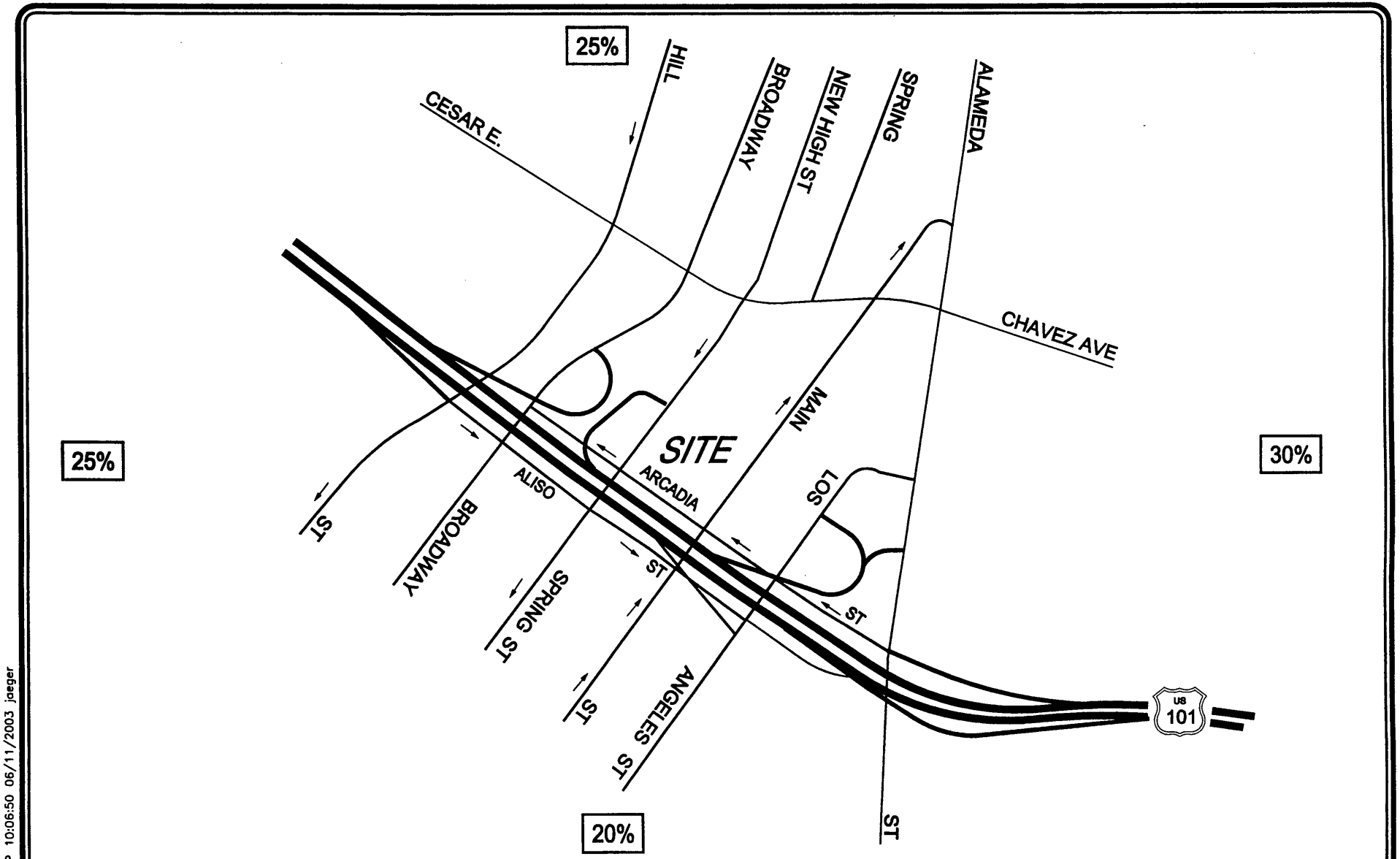
Groups Printed- Turning Movement

	ALAMEDA ST. Southbound				101 FWY NB OFF RAMP Westbound				ALAMEDA ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
11:00 AM	11	102	0	113	45	125	103	273	0	182	14	196	0	0	0	0	582
11:15 AM	8	107	0	115	59	103	92	254	0	215	15	230	0	0	0	0	599
11:30 AM	6	85	0	91	39	112	91	242	0	237	6	243	0	0	0	0	576
11:45 AM	10	107	0	117	37	150	84	271	0	196	5	201	0	0	0	0	589
Total	35	401	0	436	180	490	370	1040	0	830	40	870	0	0	0	0	2346
12:00 PM	3	94	0	97	43	167	87	297	0	183	12	195	0	0	0	0	589
12:15 PM	12	125	0	137	55	151	86	292	0	198	9	207	0	0	0	0	636
12:30 PM	20	116	0	136	56	144	85	285	0	212	23	235	0	0	0	0	656
12:45 PM	11	120	0	131	60	153	96	309	0	220	21	241	0	0	0	0	681
Total	46	455	0	501	214	615	354	1183	0	813	65	878	0	0	0	0	2562
01:00 PM	14	123	0	137	44	149	112	305	0	211	26	237	0	0	0	0	679
01:15 PM	15	127	0	142	49	158	103	310	0	232	14	246	0	0	0	0	698
01:30 PM	13	169	0	182	41	186	123	350	0	247	22	269	0	0	0	0	801
01:45 PM	9	162	0	171	48	179	104	331	0	257	8	265	0	0	0	0	767
Total	51	581	0	632	182	672	442	1296	0	947	70	1017	0	0	0	0	2945
Grand Total	132	1437	0	1569	576	1777	1166	3519	0	2590	175	2765	0	0	0	0	7853
Apprch %	8.4	91.6	0.0		16.4	50.5	33.1		0.0	93.7	6.3		0.0	0.0	0.0		
Total %	1.7	18.3	0.0	20.0	7.3	22.6	14.8	44.8	0.0	33.0	2.2	35.2	0.0	0.0	0.0	0.0	

	ALAMEDA ST. Southbound				101 FWY NB OFF RAMP Westbound				ALAMEDA ST. Northbound				ARCADIA(WB ONE WAY) Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 11:00 AM to 01:45 PM - Peak 1 of 1																	
Intersection	01:00 PM																
Volume	51	581	0	632	182	672	442	1296	0	947	70	1017	0	0	0	0	2945
Percent	8.1	91.9	0.0		14.0	51.9	34.1		0.0	93.1	6.9		0.0	0.0	0.0		
01:30 Volume	13	169	0	182	41	186	123	350	0	247	22	269	0	0	0	0	801
Peak Factor																	0.919
High Int.	01:30 PM				01:30 PM				01:30 PM				10:45:00 AM				
Volume	13	169	0	182	41	186	123	350	0	247	22	269					
Peak Factor				0.868				0.926				0.945					

APPENDIX D

Trip Distribution Graphics



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ENGINEERS

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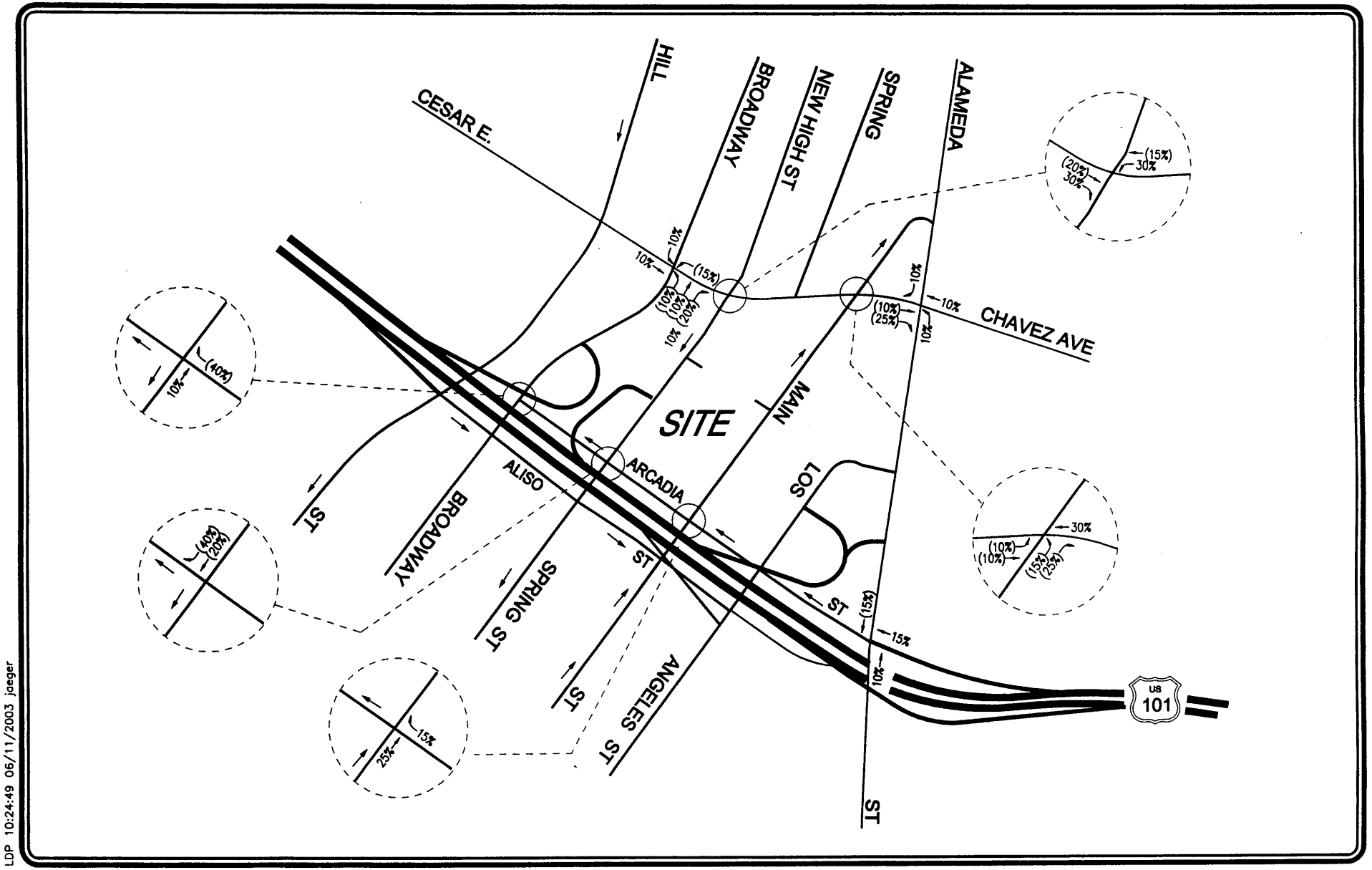
REGIONAL TRIP DISTRIBUTION

PLAZA DE CULTURA Y ARTE PROJECT

o:\job_file\3100\dwg\dd.dwg LDP 10:06:50 06/11/2003 jaeger



XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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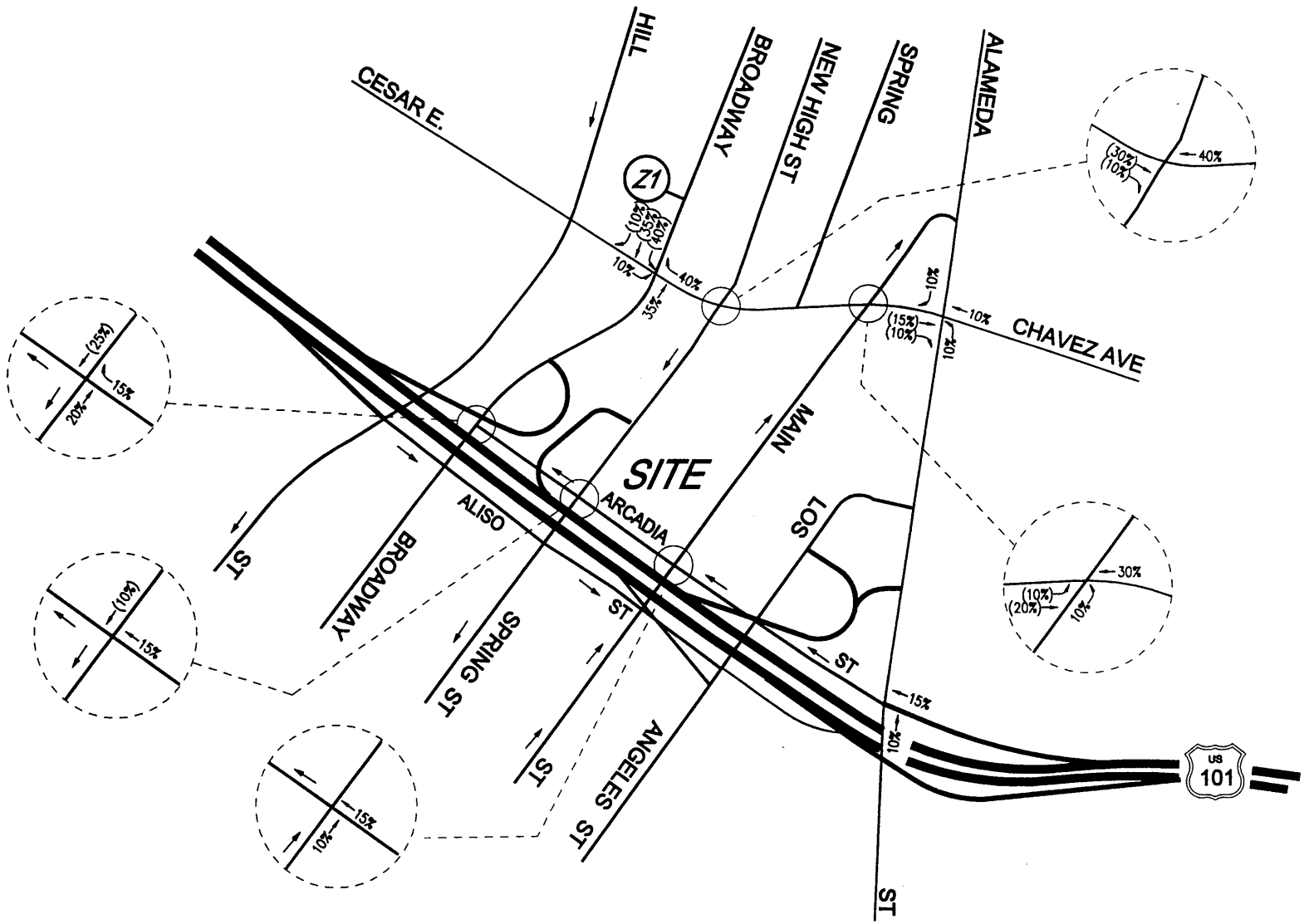
APPENDIX D
PROJECT TRIP DISTRIBUTION

PLAZA DE CULTURA Y ARTE PROJECT

o:\job_file\3100\dwg\d.dwg LDP 10:24:49 06/11/2003 jaeger



XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

LINSCOTT LAW & GREENSPAN
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APPENDIX D-1
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 1: PRIVATE LOT

PLAZA DE CULTURA Y ARTE PROJECT

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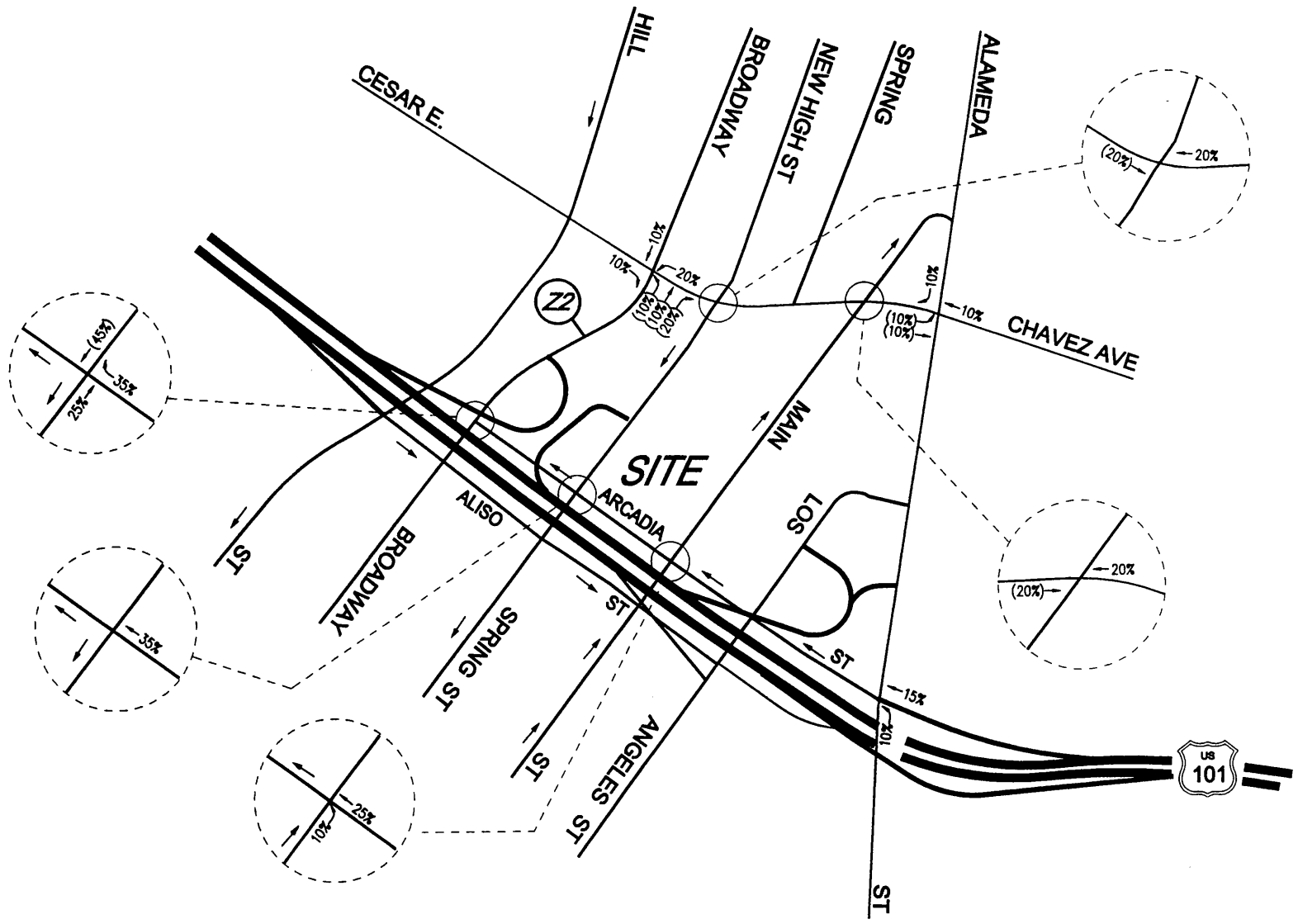

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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APPENDIX D-2
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 2: LOT 21

PLAZA DE CULTURA Y ARTE PROJECT

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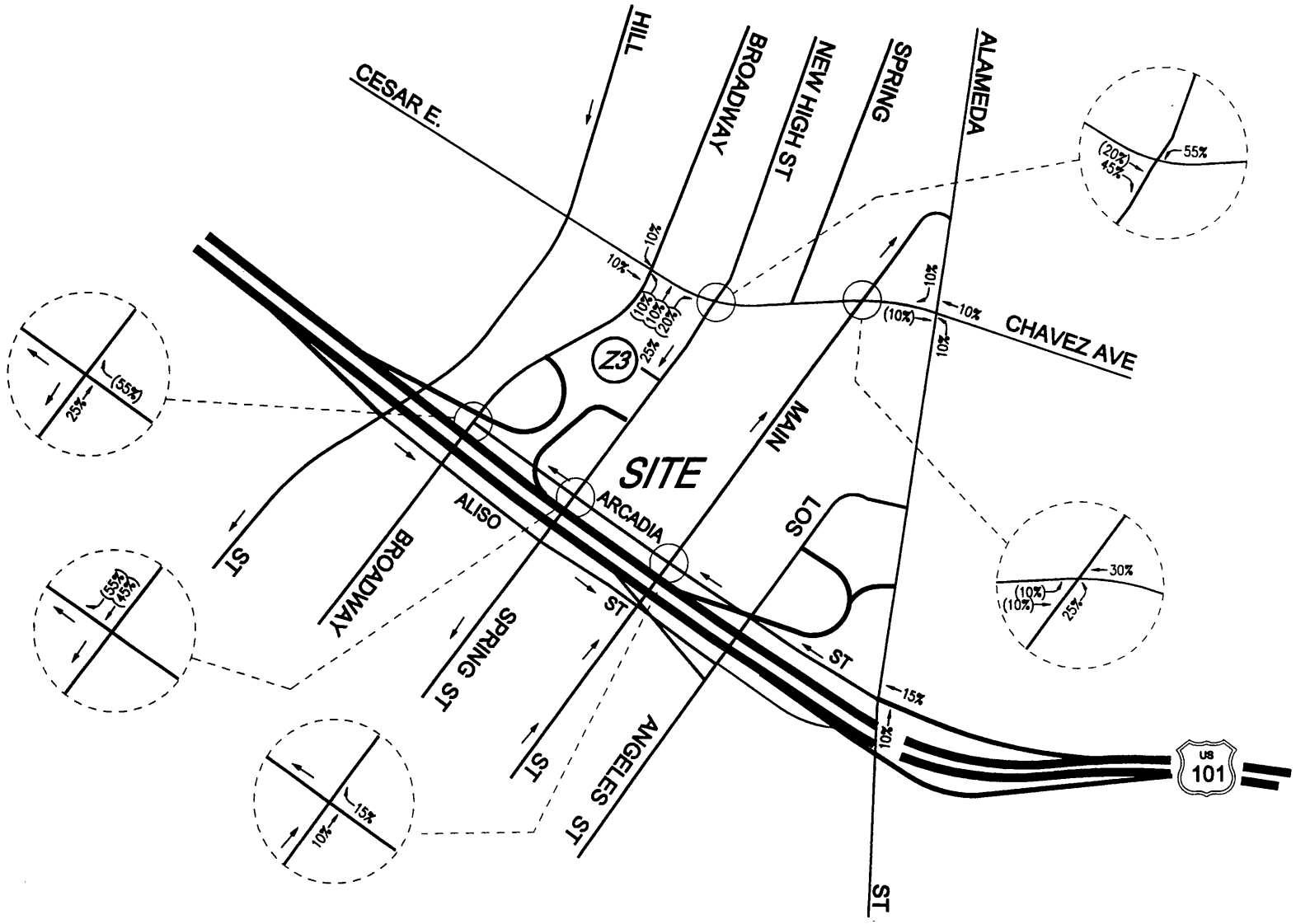

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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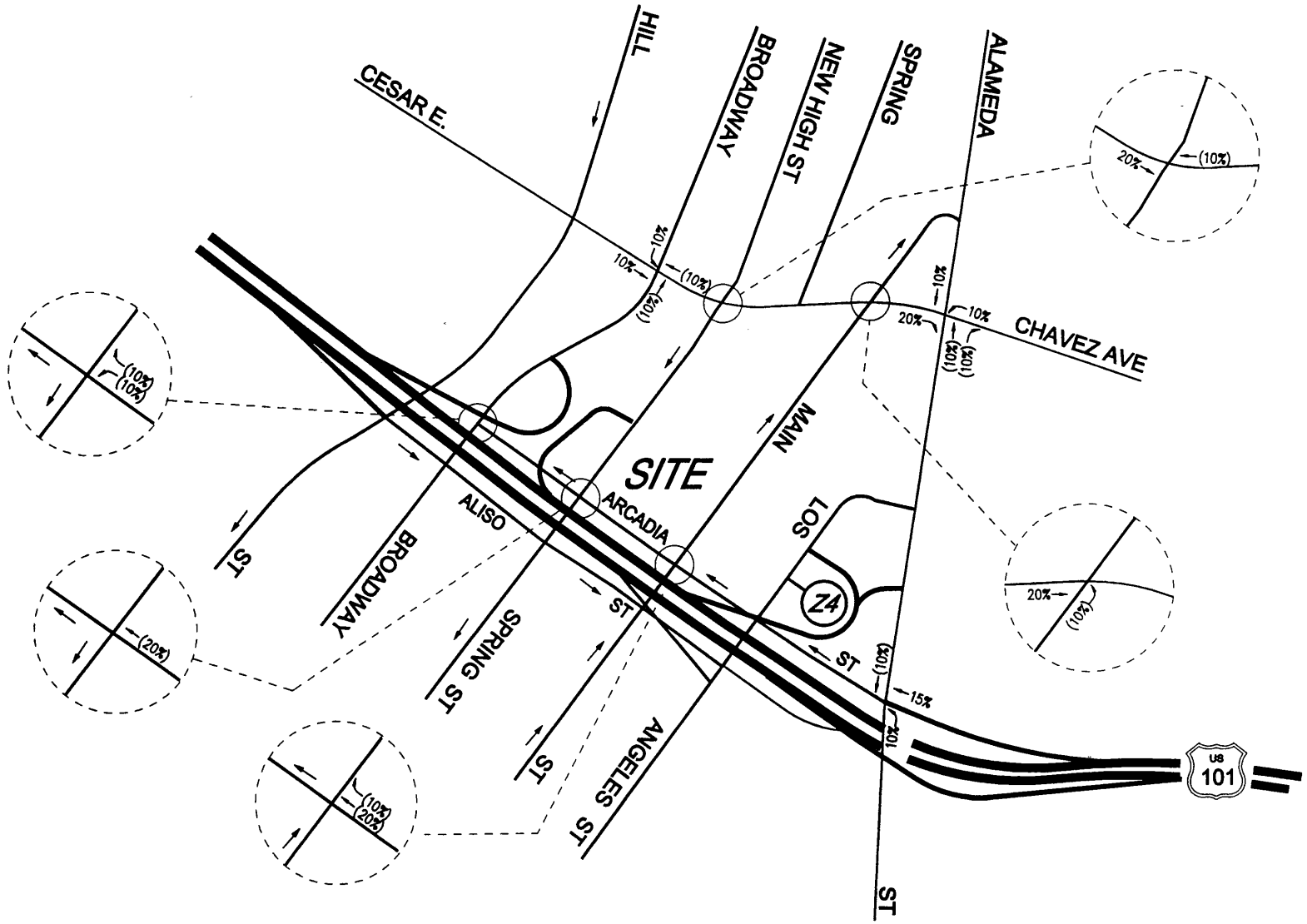
APPENDIX D-3
OFF-SITE PARKING LOT TRIP DISTRIBUTION
ZONE 3: LOT 15 (JUROR LOT)
PLAZA DE CULTURA Y ARTE PROJECT

o:\job_file\3100\dwg\d3.dwg LDP 10:13:56 06/11/2003 jaeger



XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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NOT TO SCALE

APPENDIX D-4
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 4: LOT 3

PLAZA DE CULTURA Y ARTE PROJECT

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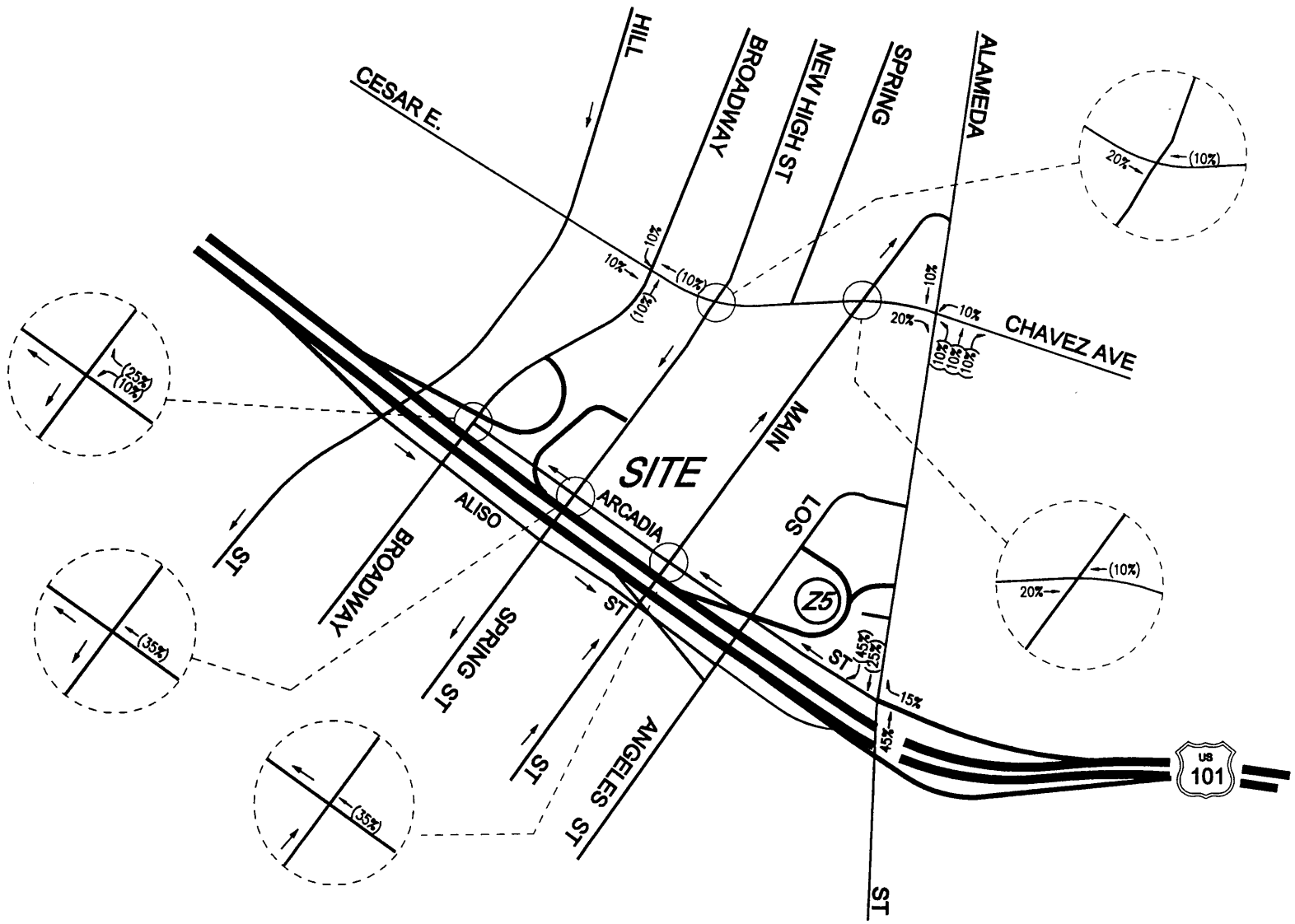

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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ENGINEERS

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NOT TO SCALE

APPENDIX D-5
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 5: LOT 4

PLAZA DE CULTURA Y ARTE PROJECT

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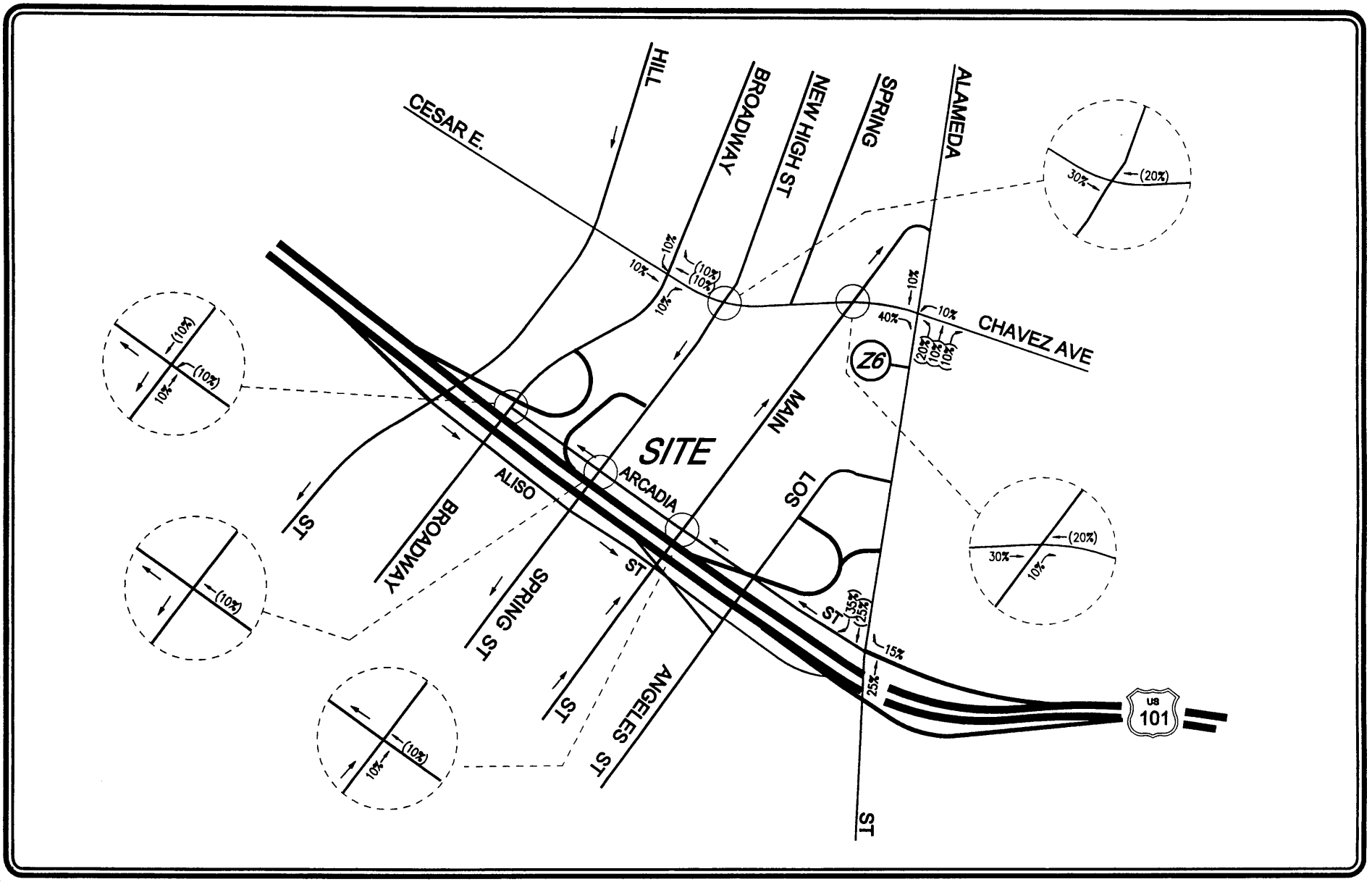

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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APPENDIX D-6
OFF-SITE PARKING LOT TRIP DISTRIBUTION
ZONE 6: OLVERA VALET PARKING
PLAZA DE CULTURA Y ARTE PROJECT

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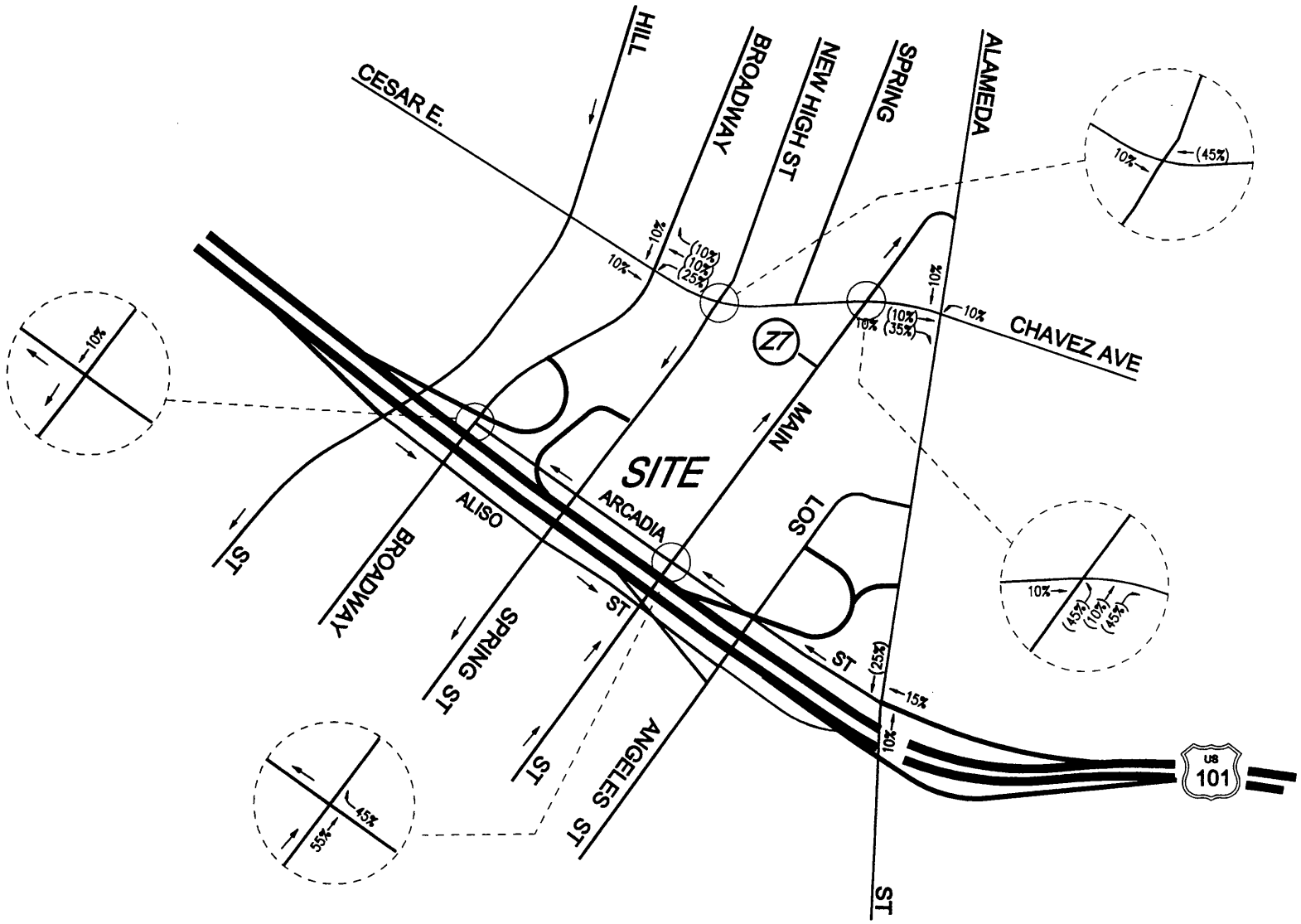

XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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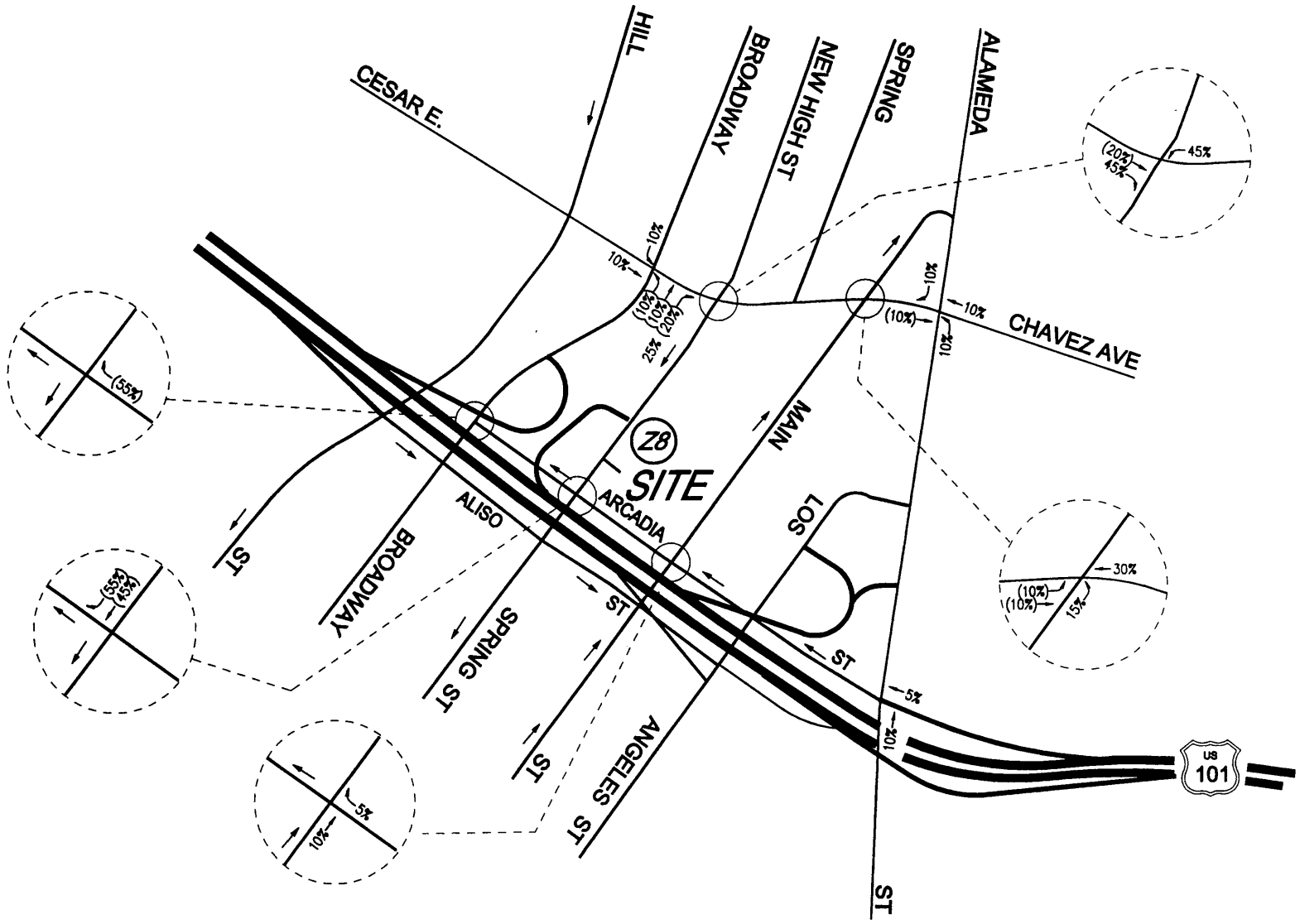
APPENDIX D-7
OFF-SITE PARKING LOT TRIP DISTRIBUTION
ZONE 7: CHURCH LOT
PLAZA DE CULTURA Y ARTE PROJECT

o:\job_file\3100\dwg\d7.dwg LDP 10:16:09 06/11/2003 jaeger



XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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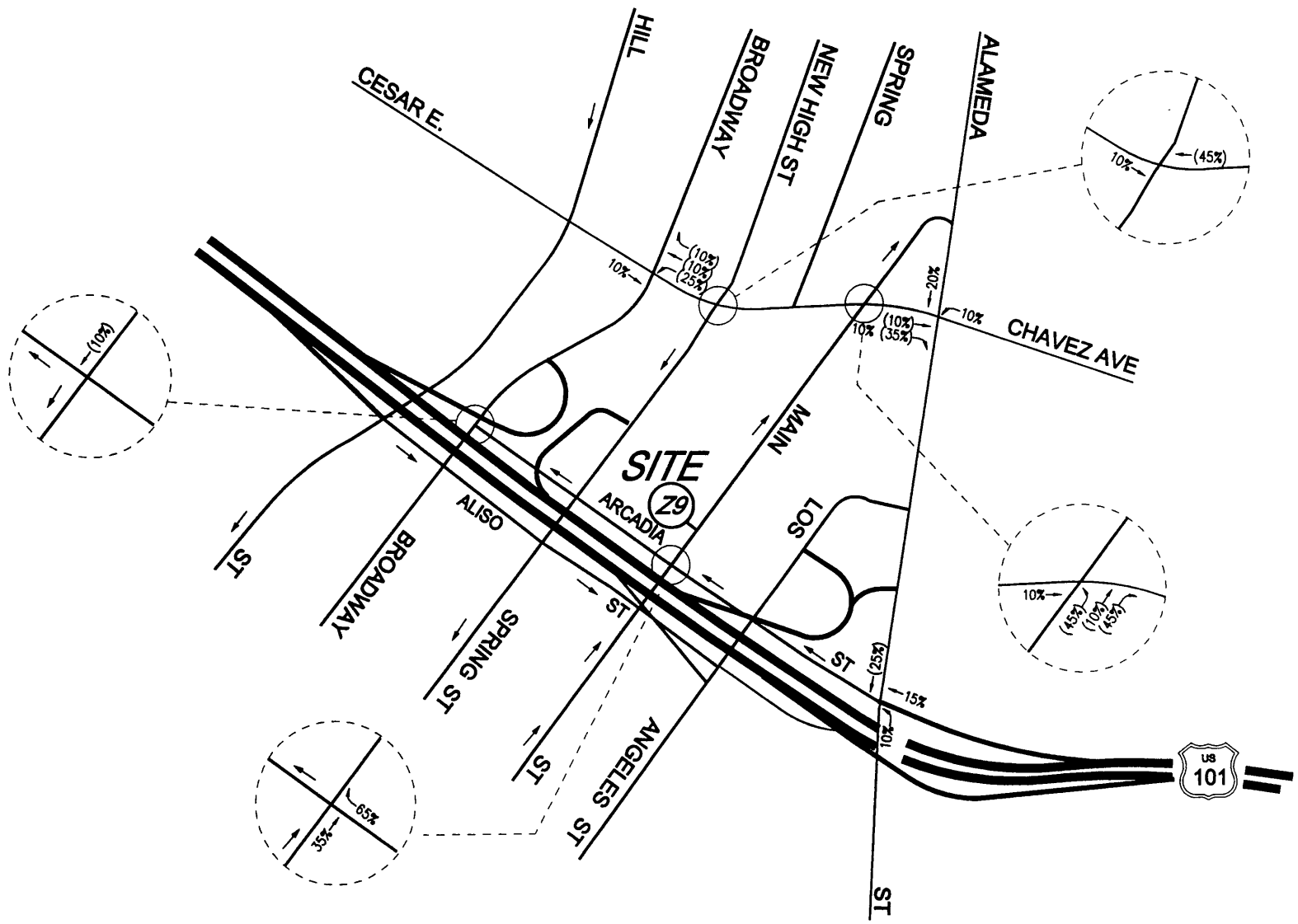
APPENDIX D-8
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 8: SITE COUNTY LOT

PLAZA DE CULTURA Y ARTE PROJECT

o:\job_file\3100\dwg\d8.dwg LDP 10:16:50 06/11/2003 jaeger



XX = INBOUND PERCENTAGES
(XX) = OUTBOUND PERCENTAGES

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APPENDIX D-9
OFF-SITE PARKING LOT TRIP DISTRIBUTION

ZONE 9: SITE CITY LOT

PLAZA DE CULTURA Y ARTE PROJECT

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APPENDIX E

CMA and Levels of Service Explanation

CRITICAL MOVEMENT ANALYSIS (CMA) DESCRIPTION

Level of Service is a term used to describe prevailing conditions and their effect on traffic. Broadly interpreted, the Level of Service concept denotes any one of a number of differing combinations of operating conditions which may take place as a roadway is accommodating various traffic volumes. Level of Service is a qualitative measure of the effect of such factors as travel speed, travel time, interruptions, freedom to maneuver, safety, driving comfort and convenience.

Six Levels of Service, A through F, have been defined in the 1965 *Highway Capacity Manual.* Level of Service A describes a condition of free flow, with low traffic volumes and relatively high speeds, while Level of Service F describes forced traffic flow at low speeds with jammed conditions and queues which cannot clear during the green phases.

Critical Movement Analysis (CMA) is a procedure which provides a capacity and level of service geometry and traffic signal operation and results in a level of service determination for the intersection as a whole operating unit.

The per lane volume for each movement in the intersection is determined and the per lane intersection capacity based on the Transportation Research Board (TRB) Report 212 (*Interim Materials on Highway Capacity*). The resulting CMA represents the ratio of the intersection's cumulative volume over its respective capacity (V/C ratio). Critical Movement Analysis takes into account lane widths, bus and truck operations, pedestrian activity and parking activity, as well as number of lanes and geometrics.

The Level of Service (abbreviated from the *Highway Capacity Manual*) are listed here with their corresponding CMA and Load Factor equivalents. Load Factor is that proportion of the signal cycles during the peak hour which are fully loaded; i.e. when all of the vehicles waiting at the beginning of green are not able to clear on that green phase.

Critical Movement Analysis Characteristics

Level of Service	Load Factor	Equivalent CMA
A (free flow)	0.0	0.00 - 0.60
B (rural design)	0.0 - 0.1	0.61 - 0.70
C (urban design)	0.1 - 0.3	0.71 - 0.80
D (maximum urban design)	0.3 - 0.7	0.81 - 0.90
E (capacity)	0.7 - 1.0	0.91 - 1.00
F (force flow)	Not Applicable	Not Applicable

SERVICE LEVEL A
There are no loaded cycles and few are even close to loaded at this service level. No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication.

SERVICE LEVEL B
This level represents stable operation where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.

SERVICE LEVEL C
At this level stable operation continues. Loading is still intermittent but more frequent than at Level B. Occasionally drivers may have to wait through more one red signal indication and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.

SERVICE LEVEL D
This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak hour, but enough cycles with lower demand occur to permit periodic clearance of queues, thus preventing excessive backups. Drivers frequently have to wait through more than one red signal. This level is the lower limit of acceptable operation to most drivers.

SERVICE LEVEL E
This represents near capacity and capacity operation. At capacity (CMA = 1.0) it represents the most vehicles that the particular intersection can accommodate. However, full utilization of every signal cycle is seldom attained no matter how great the demand. At this level all drivers wait through more than one red signal, and frequently through several.

SERVICE LEVEL F
Jammed conditions. Traffic backed up from a downstream location on one of the street restricts or prevents movement of traffic through the intersection under consideration.

APPENDIX E-1

Proposed Project
CMA Data Worksheets - Weekday PM and Saturday Peak Hours

LINSCOTT, LAW & GREENSPAN, ENGINEERS
234 E. Colorado Blvd., Suite 400 Pasadena, CA 91101
626.796.2322 Fax 626.792.0941

CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

North Broadway @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	240	1	240	17	257	1	257	14	271	1	271	4	275	1	275	2	273	1	273
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1139	1	640	80	1219	1	685	124	1343	1	749	4	1347	1	760	7	1350	2	675
Comb. T-R		1	640			1	685			1	749			1	760			0	-
NB Right	141	0	-	10	151	0	-	4	155	0	-	19	174	0	-	15	170	1	170
Comb. L-T-R -		0				0				0				0				0	
SB Left	87	1	87	6	93	1	93	8	101	1	101	10	111	1	111	10	111	1	111
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	417	1	266	29	446	1	285	112	558	1	356	0	558	1	356	3	561	1	357
Comb. T-R		1	266			1	285			1	356			1	356			1	357
SB Right	115	0	-	8	123	0	-	30	153	0	-	0	153	0	-	0	153	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	250	2	138	18	268	2	147	47	315	2	173	0	315	2	173	1	316	2	174
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1102	2	380	77	1179	2	407	467	1646	2	566	10	1656	2	570	9	1655	2	570
Comb. T-R		1	380			1	407			1	566			1	570			1	570
EB Right	39	0	-	3	42	0	-	11	53	0	-	0	53	0	-	1	54	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	120	1	120	8	128	1	128	8	136	1	136	7	143	1	143	7	143	1	143
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1306	3	435	91	1397	3	466	747	2144	3	715	0	2144	3	715	1	2145	3	715
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	166	1	166	12	178	1	178	14	192	1	192	0	192	1	192	7	199	1	199
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	727			N-S:	778			N-S:	850			N-S:	871			N-S:	786
		E-W:	573			E-W:	613			E-W:	888			E-W:	888			E-W:	889
		SUM:	1300			SUM:	1391			SUM:	1738			SUM:	1759			SUM:	1675
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.845			[1]	0.912			[1]	1.164			[1]	1.179			[1]	1.118
Level of Service:			D				E				F				F				F

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

North Broadway @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	163	1	163	11	174	1	174	11	185	1	185	4	189	1	189	2	187	1	187
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	687	1	386	48	735	1	412	76	811	1	452	4	815	1	464	7	818	2	409
Comb. T-R		1	386			1	412			1	452			1	464			0	-
NB Right	84	0	-	6	90	0	-	4	94	0	-	19	113	0	-	16	110	1	110
Comb. L-T-R -		0				0				0				0				0	
SB Left	142	1	142	10	152	1	152	7	159	1	159	11	170	1	170	9	168	1	168
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	536	1	335	38	574	1	358	85	659	1	414	0	659	1	414	3	662	1	415
Comb. T-R		1	335			1	358			1	414			1	414			1	415
SB Right	134	0	-	9	143	0	-	26	169	0	-	0	169	0	-	0	169	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	202	2	111	14	216	2	119	23	239	2	132	0	239	2	132	1	240	2	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	485	2	180	34	519	2	192	343	862	2	310	11	873	2	314	9	871	2	314
Comb. T-R		1	180			1	192			1	310			1	314			1	314
EB Right	54	0	-	4	58	0	-	11	69	0	-	0	69	0	-	1	70	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	196	1	196	14	210	1	210	3	213	1	213	6	219	1	219	8	221	1	221
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	845	3	282	59	904	3	301	367	1271	3	424	0	1271	3	424	1	1272	3	424
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	171	1	171	12	183	1	183	6	189	1	189	0	189	1	189	8	197	1	197
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	528			N-S:	564			N-S:	611			N-S:	634			N-S:	603
		E-W:	393			E-W:	420			E-W:	555			E-W:	555			E-W:	556
		SUM:	920			SUM:	985			SUM:	1167			SUM:	1189			SUM:	1159
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.569			[1]	0.616			[1]	0.748			[1]	0.765			[1]	0.743
Level of Service:			A				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

North Broadway @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1405	2	703	98	1503	2	752	170	1673	2	837	10	1683	2	842	17	1690	2	845
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	490	3	163	34	524	3	175	142	666	3	222	0	666	3	222	3	669	3	223
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	273	1	273	19	292	1	292	28	320	1	320	0	320	1	320	0	320	1	320
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	174			1	186			1	186			1	192			1	192
WB Right	580	1	406	41	621	1	434	0	621	1	434	18	639	1	447	21	642	1	449
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		703		N-S:		752		N-S:		837		N-S:		842		N-S:		845
	E-W:		406		E-W:		434		E-W:		434		E-W:		447		E-W:		449
	SUM:		1109		SUM:		1186		SUM:		1271		SUM:		1289		SUM:		1294
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.639			[1]	0.691			[1]	0.747			[1]	0.759			[1]	0.763
Level of Service:			B				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

North Broadway @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	746	2	373	52	798	2	399	94	892	2	446	11	903	2	452	19	911	2	456
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	548	3	183	38	586	3	195	98	684	3	228	0	684	3	228	2	686	3	229
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	201	1	201	14	215	1	215	9	224	1	224	0	224	1	224	0	224	1	224
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	143			1	152			1	152			1	157			1	158
WB Right	475	1	333	33	508	1	356	0	508	1	356	15	523	1	366	19	527	1	369
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	373			N-S:	399			N-S:	446			N-S:	452			N-S:	456
		E-W:	333			E-W:	356			E-W:	356			E-W:	366			E-W:	369
		SUM:	706			SUM:	755			SUM:	802			SUM:	818			SUM:	825
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.370			[1]	0.403			[1]	0.435			[1]	0.445			[1]	0.450
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	25	1	25	2	27	1	27	0	27	1	27	0	27	1	27	0	27	1	27
Comb. L-T-R -		0				0				0				0				0	
SB Left	18	0	-	1	19	0	-	0	19	0	-	0	19	0	-	0	19	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	82	0	143	6	88	0	153	1	89	0	154	0	89	0	154	0	89	0	154
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	43	0	-	3	46	0	-	0	46	0	-	0	46	0	-	0	46	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1190	2	595	83	1273	2	637	367	1640	2	820	9	1649	2	825	12	1652	2	826
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	122	2	67	9	131	2	72	8	139	2	76	31	170	2	93	21	160	2	88
Comb. L-T-R -		0				0				0				0				0	
WB Left	156	2	86	11	167	2	92	22	189	2	104	31	220	2	121	24	213	2	117
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1609	2	562	113	1722	2	601	468	2190	2	757	7	2197	2	759	11	2201	2	761
Comb. T-R		1	562			1	601			1	757			1	759			1	761
WB Right	76	0	-	5	81	0	-	0	81	0	-	0	81	0	-	0	81	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	167			N-S:	179			N-S:	180			N-S:	180			N-S:	180
		E-W:	681			E-W:	728			E-W:	924			E-W:	946			E-W:	943
		SUM:	848			SUM:	907			SUM:	1104			SUM:	1125			SUM:	1123
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.495			[1]	0.537			[1]	0.675			[1]	0.690			[1]	0.688
Level of Service:			A				A				B				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	11	1	11	1	12	1	12	0	12	1	12	0	12	1	12	0	12	1	12
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T-R -		0				0				0				0				0	
SB Left	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	94	0	223	7	101	0	239	1	102	0	240	0	102	0	240	0	102	0	240
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	118	0	-	8	126	0	-	0	126	0	-	0	126	0	-	0	126	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	563	2	282	39	602	2	301	264	866	2	433	8	874	2	437	12	878	2	439
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	141	2	78	10	151	2	83	7	158	2	87	34	192	2	106	22	180	2	99
Comb. L-T-R -		0				0				0				0				0	
WB Left	402	2	221	28	430	2	237	16	446	2	245	34	480	2	264	26	472	2	260
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1030	2	363	72	1102	2	389	297	1399	2	488	6	1405	2	490	13	1412	2	492
Comb. T-R		1	363			1	389			1	488			1	490			1	492
WB Right	60	0	-	4	64	0	-	0	64	0	-	0	64	0	-	0	64	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	244			N-S:	261			N-S:	262			N-S:	262			N-S:	262
		E-W:	503			E-W:	538			E-W:	679			E-W:	701			E-W:	699
		SUM:	747			SUM:	799			SUM:	941			SUM:	963			SUM:	961
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.424			[1]	0.461			[1]	0.560			[1]	0.576			[1]	0.574
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	48	2	24	3	51	2	26	0	51	2	26	0	51	2	26	0	51	2	26
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	514	4	116	36	550	4	125	27	577	4	130	9	586	4	135	8	585	4	134
Comb. T-R		1	116			1	125			1	130			1	135			1	134
SB Right	68	0	-	5	73	0	-	0	73	0	-	18	91	0	-	13	86	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	243	1	170	17	260	1	182	80	340	1	238	0	340	1	238	0	340	1	238
Comb. L-T		1	418			1	447			1	473			1	473			1	478
WB Thru	763	1	418	53	816	1	447	28	844	1	473	0	844	1	473	9	853	1	478
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	116			N-S:	125			N-S:	130			N-S:	135			N-S:	134
		E-W:	418			E-W:	447			E-W:	473			E-W:	473			E-W:	478
		SUM:	534			SUM:	572			SUM:	603			SUM:	609			SUM:	612
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.256			[1]	0.281			[1]	0.302			[1]	0.306			[1]	0.308
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	33	2	17	2	35	2	18	0	35	2	18	0	35	2	18	0	35	2	18
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	654	4	150	46	700	4	161	19	719	4	165	8	727	4	169	7	726	4	168
Comb. T-R		1	150			1	161			1	165			1	169			1	168
SB Right	98	0	-	7	105	0	-	0	105	0	-	15	120	0	-	11	116	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	132	1	92	9	141	1	99	75	216	1	151	0	216	1	151	0	216	1	151
Comb. L-T		1	241			1	258			1	273			1	273			1	277
WB Thru	442	1	241	31	473	1	258	9	482	1	273	0	482	1	273	8	490	1	277
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	150			N-S:	161			N-S:	165			N-S:	169			N-S:	168
		E-W:	241			E-W:	258			E-W:	273			E-W:	273			E-W:	277
		SUM:	391			SUM:	419			SUM:	438			SUM:	443			SUM:	446
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.161			[1]	0.179			[1]	0.192			[1]	0.195			[1]	0.197
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	336	1	235	24	360	1	252	0	360	1	252	7	367	1	257	13	373	1	261
Comb. L-T		1	249			1	266			1	293			1	294			1	294
NB Thru	645	2	249	45	690	2	266	81	771	2	293	0	771	2	294	0	771	2	294
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	222	0	-	16	238	0	-	14	252	0	-	11	263	0	-	5	257	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	67	1	67	5	72	1	72	36	108	1	108	4	112	1	112	3	111	1	111
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1028	2	514	72	1100	2	550	332	1432	2	716	4	1436	2	718	10	1442	2	721
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1348	2	453	94	1442	2	485	484	1926	2	646	31	1957	2	656	23	1949	2	654
Comb. T-R		1	453			1	485			1	646			1	656			1	654
WB Right	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	249			N-S:	266			N-S:	293			N-S:	294			N-S:	294
		E-W:	520			E-W:	556			E-W:	754			E-W:	768			E-W:	764
		SUM:	769			SUM:	822			SUM:	1047			SUM:	1062			SUM:	1059
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.412			[1]	0.448			[1]	0.598			[1]	0.608			[1]	0.606
Level of Service:			A				A				A				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	312	1	218	22	334	1	234	0	334	1	234	6	340	1	238	15	349	1	244
Comb. L-T		1	111			1	119			1	150			1	151			1	152
NB Thru	240	2	111	17	257	2	119	94	351	2	150	0	351	2	151	0	351	2	152
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	89	0	-	6	95	0	-	6	101	0	-	10	111	0	-	5	106	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	104	1	104	7	111	1	111	18	129	1	129	4	133	1	133	3	132	1	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	439	2	220	31	470	2	235	246	716	2	358	4	720	2	360	10	726	2	363
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	973	2	336	68	1041	2	360	312	1353	2	464	34	1387	2	475	23	1376	2	472
Comb. T-R		1	336			1	360			1	464			1	475			1	472
WB Right	36	0	-	3	39	0	-	0	39	0	-	0	39	0	-	0	39	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	218			N-S:	234			N-S:	234			N-S:	238			N-S:	244
		E-W:	440			E-W:	471			E-W:	593			E-W:	608			E-W:	604
		SUM:	659			SUM:	705			SUM:	827			SUM:	846			SUM:	848
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.339			[1]	0.370			[1]	0.451			[1]	0.464			[1]	0.465
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	177	1	177	12	189	1	189	0	189	1	189	0	189	1	189	1	190	1	190
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1124	3	375	79	1203	3	401	65	1268	3	423	26	1294	3	431	14	1282	3	427
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	834	2	307	58	892	2	329	102	994	2	363	0	994	2	368	7	1001	2	369
Comb. T-R		1	307			1	329			1	363			1	368			1	369
WB Right	88	0	-	6	94	0	-	0	94	0	-	15	109	0	-	11	105	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	375			N-S:	401			N-S:	423			N-S:	431			N-S:	427
		E-W:	307			E-W:	329			E-W:	363			E-W:	368			E-W:	369
		SUM:	682			SUM:	730			SUM:	785			SUM:	799			SUM:	796
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.355			[1]	0.386			[1]	0.424			[1]	0.433			[1]	0.431
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	73	1	73	5	78	1	78	0	78	1	78	0	78	1	78	1	79	1	79
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	399	3	133	28	427	3	142	54	481	3	160	28	509	3	170	15	496	3	165
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	682	2	262	48	730	2	281	81	811	2	308	0	811	2	313	7	818	2	315
Comb. T-R		1	262			1	281			1	308			1	313			1	315
WB Right	105	0	-	7	112	0	-	0	112	0	-	17	129	0	-	14	126	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	133			N-S:	142			N-S:	160			N-S:	170			N-S:	165
		E-W:	262			E-W:	281			E-W:	308			E-W:	313			E-W:	315
		SUM:	395			SUM:	423			SUM:	468			SUM:	483			SUM:	480
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.164			[1]	0.182			[1]	0.212			[1]	0.222			[1]	0.220
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Alameda Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	171	1	171	12	183	1	183	197	380	1	380	10	390	1	390	7	387	1	387
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1140	2	445	80	1220	2	476	448	1668	2	732	0	1668	2	732	0	1668	2	732
Comb. T-R		1	445			1	476			1	732			1	732			1	732
NB Right	194	0	-	14	208	0	-	321	529	0	-	0	529	0	-	0	529	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	100	1	100	7	107	1	107	59	166	1	166	0	166	1	166	0	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	742	2	290	52	794	2	311	409	1203	2	479	0	1203	2	483	3	1206	2	483
Comb. T-R		1	290			1	311			1	479			1	483			1	483
SB Right	129	0	-	9	138	0	-	97	235	0	-	10	245	0	-	8	243	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	116	1	116	8	124	1	124	27	151	1	151	0	151	1	151	0	151	1	151
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1021	2	511	71	1092	2	546	244	1336	2	668	4	1340	2	670	4	1340	2	670
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right [1]	160	1	160	11	171	1	171	75	246	1	246	11	257	1	257	10	256	1	256
Comb. L-T-R -		0				0				0				0				0	
WB Left	148	1	148	10	158	1	158	124	282	1	282	0	282	1	282	3	285	1	285
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1150	2	429	81	1231	2	459	190	1421	2	531	10	1431	2	535	9	1430	2	534
Comb. T-R		1	429			1	459			1	531			1	535			1	534
WB Right	137	0	-	10	147	0	-	27	174	0	-	0	174	0	-	0	174	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	545			N-S:	583			N-S:	898			N-S:	898			N-S:	898
		E-W:	659			E-W:	705			E-W:	951			E-W:	953			E-W:	956
		SUM:	1203			SUM:	1287			SUM:	1849			SUM:	1851			SUM:	1854
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.775			[2]	0.836			[2]	1.245			[2]	1.246			[2]	1.248
Level of Service:			C				D				F				F				F

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

Alameda Street @ East Cesar Chavez Avenue

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	69	1	69	5	74	1	74	53	127	1	127	11	138	1	138	7	134	1	134
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	543	2	218	38	581	2	234	207	788	2	332	0	788	2	332	0	788	2	332
Comb. T-R		1	218			1	234			1	332			1	332			1	332
NB Right	112	0	-	8	120	0	-	88	208	0	-	0	208	0	-	0	208	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	3	1	3	0	3	1	3	31	34	1	34	0	34	1	34	0	34	1	34
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	592	2	236	41	633	2	253	279	912	2	365	0	912	2	369	3	915	2	369
Comb. T-R		1	236			1	253			1	365			1	369			1	369
SB Right	116	0	-	8	124	0	-	58	182	0	-	11	193	0	-	8	190	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	28	1	28	2	30	1	30	38	68	1	68	0	68	1	68	0	68	1	68
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	349	2	175	24	373	2	187	155	528	2	264	4	532	2	266	3	531	2	266
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	180	1	180	13	193	1	193	60	253	1	253	10	263	1	263	10	263	1	263
Comb. L-T-R -		0				0				0				0				0	
WB Left	41	1	41	3	44	1	44	100	144	1	144	0	144	1	144	3	147	1	147
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	881	2	316	62	943	2	338	201	1144	2	418	11	1155	2	422	9	1153	2	421
Comb. T-R		1	316			1	338			1	418			1	422			1	421
WB Right	68	0	-	5	73	0	-	38	111	0	-	0	111	0	-	0	111	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		305		N-S:		326		N-S:		492		N-S:		506		N-S:		502
	E-W:		344		E-W:		368		E-W:		486		E-W:		490		E-W:		489
	SUM:		649		SUM:		695		SUM:		978		SUM:		996		SUM:		991
No. of Phases:			4				4				4				4				4
Volume / Capacity:	[2]		0.372		[2]		0.405		[2]		0.611		[2]		0.624		[2]		0.621
Level of Service:			A				A				B				B				B

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	27	1	27	2	29	1	29	12	41	1	41	0	41	1	41	2	43	1	43
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1621	3	540	113	1734	3	578	926	2660	3	887	10	2670	3	890	12	2672	3	891
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	819	2	278	57	876	2	298	449	1325	2	447	7	1332	2	450	4	1329	2	449
Comb. T-R		1	278			1	298			1	447			1	450			1	449
SB Right	16	0	-	1	17	0	-	0	17	0	-	0	17	0	-	1	18	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	400	1	280	28	428	1	300	159	587	1	411	0	587	1	411	0	587	1	411
Comb. L-T		1	386			1	413			1	473			1	478			1	478
WB Thru	881	1	386	62	943	1	413	94	1037	1	473	15	1052	1	478	13	1050	1	478
Comb. T-R		1	386			1	413			1	473			1	478			1	478
WB Right	156	0	-	11	167	0	-	40	207	0	-	0	207	0	-	1	208	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	540			N-S:	578			N-S:	887			N-S:	890			N-S:	891
		E-W:	386			E-W:	413			E-W:	473			E-W:	478			E-W:	478
		SUM:	926			SUM:	991			SUM:	1360			SUM:	1368			SUM:	1369
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.550			[1]	0.595			[1]	0.854			[1]	0.860			[1]	0.861
Level of Service:			A				A				D				D				D

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

PROPOSED PROJECT

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ PROPOSED PROJECT				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	70	1	70	5	75	1	75	9	84	1	84	0	84	1	84	2	86	1	86
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	947	3	316	66	1013	3	338	290	1303	3	434	11	1314	3	438	13	1316	3	439
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	581	2	211	41	622	2	225	353	975	2	343	6	981	2	345	5	980	2	345
Comb. T-R		1	211			1	225			1	343			1	345			1	345
SB Right	51	0	-	4	55	0	-	0	55	0	-	0	55	0	-	1	56	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	442	1	309	31	473	1	331	127	600	1	420	0	600	1	420	0	600	1	420
Comb. L-T		1	329			1	352			1	409			1	415			1	415
WB Thru	672	1	329	47	719	1	352	76	795	1	409	17	812	1	415	17	812	1	415
Comb. T-R		1	329			1	352			1	409			1	415			1	415
WB Right	182	0	-	13	195	0	-	57	252	0	-	0	252	0	-	2	254	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	316			N-S:	338			N-S:	434			N-S:	438			N-S:	439
		E-W:	329			E-W:	352			E-W:	420			E-W:	420			E-W:	420
		SUM:	645			SUM:	690			SUM:	854			SUM:	858			SUM:	859
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.352			[1]	0.384			[1]	0.500			[1]	0.502			[1]	0.503
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

APPENDIX E-2

Alternative A Project
CMA Data Worksheets - Weekday PM and Saturday Peak Hours

LINSCOTT, LAW & GREENSPAN, ENGINEERS
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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

North Broadway @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	240	1	240	17	257	1	257	14	271	1	271	6	277	1	277	4	275	1	275
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1139	1	640	80	1219	1	685	124	1343	1	749	6	1349	1	763	8	1351	2	675
Comb. T-R		1	640			1	685			1	749			1	763			0	-
NB Right	141	0	-	10	151	0	-	4	155	0	-	22	177	0	-	16	171	1	171
Comb. L-T-R -		0				0				0				0				0	
SB Left	87	1	87	6	93	1	93	8	101	1	101	10	111	1	111	10	111	1	111
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	417	1	266	29	446	1	285	112	558	1	356	0	558	1	356	4	562	1	358
Comb. T-R		1	266			1	285			1	356			1	356			1	358
SB Right	115	0	-	8	123	0	-	30	153	0	-	0	153	0	-	1	154	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	250	2	138	18	268	2	147	47	315	2	173	0	315	2	173	1	316	2	174
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1102	2	380	77	1179	2	407	467	1646	2	566	10	1656	2	570	9	1655	2	570
Comb. T-R		1	380			1	407			1	566			1	570			1	570
EB Right	39	0	-	3	42	0	-	11	53	0	-	0	53	0	-	1	54	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	120	1	120	8	128	1	128	8	136	1	136	9	145	1	145	8	144	1	144
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1306	3	435	91	1397	3	466	747	2144	3	715	0	2144	3	715	1	2145	3	715
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	166	1	166	12	178	1	178	14	192	1	192	0	192	1	192	6	198	1	198
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	727			N-S:	778			N-S:	850			N-S:	874			N-S:	786
		E-W:	573			E-W:	613			E-W:	888			E-W:	888			E-W:	889
		SUM:	1300			SUM:	1391			SUM:	1738			SUM:	1762			SUM:	1675
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.845			[1]	0.912			[1]	1.164			[1]	1.181			[1]	1.118
Level of Service:			D				E				F				F				F

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

North Broadway @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	163	1	163	11	174	1	174	11	185	1	185	4	189	1	189	3	188	1	188
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	687	1	386	48	735	1	412	76	811	1	452	4	815	1	464	8	819	2	410
Comb. T-R		1	386			1	412			1	452			1	464			0	-
NB Right	84	0	-	6	90	0	-	4	94	0	-	20	114	0	-	19	113	1	113
Comb. L-T-R -		0				0				0				0				0	
SB Left	142	1	142	10	152	1	152	7	159	1	159	12	171	1	171	8	167	1	167
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	536	1	335	38	574	1	358	85	659	1	414	0	659	1	414	2	661	1	415
Comb. T-R		1	335			1	358			1	414			1	414			1	415
SB Right	134	0	-	9	143	0	-	26	169	0	-	0	169	0	-	0	169	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	202	2	111	14	216	2	119	23	239	2	132	0	239	2	132	1	240	2	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	485	2	180	34	519	2	192	343	862	2	310	12	874	2	314	9	871	2	314
Comb. T-R		1	180			1	192			1	310			1	314			1	314
EB Right	54	0	-	4	58	0	-	11	69	0	-	0	69	0	-	1	70	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	196	1	196	14	210	1	210	3	213	1	213	6	219	1	219	8	221	1	221
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	845	3	282	59	904	3	301	367	1271	3	424	0	1271	3	424	0	1271	3	424
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	171	1	171	12	183	1	183	6	189	1	189	0	189	1	189	6	195	1	195
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	528			N-S:	564			N-S:	611			N-S:	635			N-S:	603
		E-W:	393			E-W:	420			E-W:	555			E-W:	555			E-W:	556
		SUM:	920			SUM:	985			SUM:	1167			SUM:	1191			SUM:	1159
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.569			[1]	0.616			[1]	0.748			[1]	0.766			[1]	0.743
Level of Service:			A				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

North Broadway @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1405	2	703	98	1503	2	752	170	1673	2	837	10	1683	2	842	15	1688	2	844
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	490	3	163	34	524	3	175	142	666	3	222	0	666	3	222	3	669	3	223
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	273	1	273	19	292	1	292	28	320	1	320	0	320	1	320	0	320	1	320
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	174			1	186			1	186			1	193			1	194
WB Right	580	1	406	41	621	1	434	0	621	1	434	23	644	1	451	25	646	1	452
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	703			N-S:	752			N-S:	837			N-S:	842			N-S:	844
		E-W:	406			E-W:	434			E-W:	434			E-W:	451			E-W:	452
		SUM:	1109			SUM:	1186			SUM:	1271			SUM:	1292			SUM:	1296
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.639			[1]	0.691			[1]	0.747			[1]	0.761			[1]	0.764
Level of Service:			B				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

North Broadway @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	746	2	373	52	798	2	399	94	892	2	446	12	904	2	452	18	910	2	455
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	548	3	183	38	586	3	195	98	684	3	228	0	684	3	228	0	684	3	228
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	201	1	201	14	215	1	215	9	224	1	224	0	224	1	224	0	224	1	224
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	143			1	152			1	152			1	157			1	159
WB Right	475	1	333	33	508	1	356	0	508	1	356	16	524	1	367	22	530	1	371
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		373		N-S:		399		N-S:		446		N-S:		452		N-S:		455
	E-W:		333		E-W:		356		E-W:		356		E-W:		367		E-W:		371
	SUM:		706		SUM:		755		SUM:		802		SUM:		819		SUM:		826
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.370			[1]	0.403			[1]	0.435			[1]	0.446			[1]	0.451
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	25	1	25	2	27	1	27	0	27	1	27	0	27	1	27	0	27	1	27
Comb. L-T-R -		0				0				0				0				0	
SB Left	18	0	-	1	19	0	-	0	19	0	-	0	19	0	-	0	19	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	82	0	143	6	88	0	153	1	89	0	154	0	89	0	154	0	89	0	154
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	43	0	-	3	46	0	-	0	46	0	-	0	46	0	-	0	46	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1190	2	595	83	1273	2	637	367	1640	2	820	12	1652	2	826	13	1653	2	827
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	122	2	67	9	131	2	72	8	139	2	76	30	169	2	93	22	161	2	88
Comb. L-T-R -		0				0				0				0				0	
WB Left	156	2	86	11	167	2	92	22	189	2	104	30	219	2	120	24	213	2	117
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1609	2	562	113	1722	2	601	468	2190	2	757	9	2199	2	760	11	2201	2	761
Comb. T-R		1	562			1	601			1	757			1	760			1	761
WB Right	76	0	-	5	81	0	-	0	81	0	-	0	81	0	-	0	81	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	167			N-S:	179			N-S:	180			N-S:	180			N-S:	180
		E-W:	681			E-W:	728			E-W:	924			E-W:	947			E-W:	944
		SUM:	848			SUM:	907			SUM:	1104			SUM:	1126			SUM:	1123
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.495			[1]	0.537			[1]	0.675			[1]	0.690			[1]	0.688
Level of Service:			A				A				B				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	11	1	11	1	12	1	12	0	12	1	12	0	12	1	12	0	12	1	12
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T-R -		0				0				0				0				0	
SB Left	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	94	0	223	7	101	0	239	1	102	0	240	0	102	0	240	0	102	0	240
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	118	0	-	8	126	0	-	0	126	0	-	0	126	0	-	0	126	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	563	2	282	39	602	2	301	264	866	2	433	8	874	2	437	13	879	2	440
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	141	2	78	10	151	2	83	7	158	2	87	35	193	2	106	25	183	2	101
Comb. L-T-R -		0				0				0				0				0	
WB Left	402	2	221	28	430	2	237	16	446	2	245	35	481	2	265	29	475	2	261
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1030	2	363	72	1102	2	389	297	1399	2	488	6	1405	2	490	13	1412	2	492
Comb. T-R		1	363			1	389			1	488			1	490			1	492
WB Right	60	0	-	4	64	0	-	0	64	0	-	0	64	0	-	0	64	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:	244		N-S:	261			N-S:	262			N-S:	262			N-S:	262		
	E-W:	503		E-W:	538			E-W:	679			E-W:	702			E-W:	701		
	SUM:	747		SUM:	799			SUM:	941			SUM:	964			SUM:	963		
No. of Phases:		3			3				3				3				3		
Volume / Capacity:	[1]	0.424		[1]	0.461			[1]	0.560			[1]	0.576			[1]	0.576		
Level of Service:		A			A				A				A				A		

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	48	2	24	3	51	2	26	0	51	2	26	0	51	2	26	0	51	2	26
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	514	4	116	36	550	4	125	27	577	4	130	12	589	4	137	11	588	4	136
Comb. T-R		1	116			1	125			1	130			1	137			1	136
SB Right	68	0	-	5	73	0	-	0	73	0	-	23	96	0	-	18	91	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	243	1	170	17	260	1	182	80	340	1	238	0	340	1	238	0	340	1	238
Comb. L-T		1	418			1	447			1	473			1	473			1	477
WB Thru	763	1	418	53	816	1	447	28	844	1	473	0	844	1	473	8	852	1	477
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	116			N-S:	125			N-S:	130			N-S:	137			N-S:	136
		E-W:	418			E-W:	447			E-W:	473			E-W:	473			E-W:	477
		SUM:	534			SUM:	572			SUM:	603			SUM:	610			SUM:	613
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.256			[1]	0.281			[1]	0.302			[1]	0.307			[1]	0.309
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	33	2	17	2	35	2	18	0	35	2	18	0	35	2	18	0	35	2	18
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	654	4	150	46	700	4	161	19	719	4	165	8	727	4	170	8	727	4	169
Comb. T-R		1	150			1	161			1	165			1	170			1	169
SB Right	98	0	-	7	105	0	-	0	105	0	-	16	121	0	-	15	120	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	132	1	92	9	141	1	99	75	216	1	151	0	216	1	151	0	216	1	151
Comb. L-T		1	241			1	258			1	273			1	273			1	277
WB Thru	442	1	241	31	473	1	258	9	482	1	273	0	482	1	273	7	489	1	277
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	150			N-S:	161			N-S:	165			N-S:	170			N-S:	169
		E-W:	241			E-W:	258			E-W:	273			E-W:	273			E-W:	277
		SUM:	391			SUM:	419			SUM:	438			SUM:	443			SUM:	446
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.161			[1]	0.179			[1]	0.192			[1]	0.195			[1]	0.197
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	336	1	235	24	360	1	252	0	360	1	252	9	369	1	258	13	373	1	261
Comb. L-T		1	249			1	266			1	293			1	294			1	294
NB Thru	645	2	249	45	690	2	266	81	771	2	293	0	771	2	294	0	771	2	294
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	222	0	-	16	238	0	-	14	252	0	-	15	267	0	-	8	260	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	67	1	67	5	72	1	72	36	108	1	108	6	114	1	114	5	113	1	113
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1028	2	514	72	1100	2	550	332	1432	2	716	6	1438	2	719	9	1441	2	720
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1348	2	453	94	1442	2	485	484	1926	2	646	30	1956	2	656	22	1948	2	653
Comb. T-R		1	453			1	485			1	646			1	656			1	653
WB Right	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	249			N-S:	266			N-S:	293			N-S:	294			N-S:	294
		E-W:	520			E-W:	556			E-W:	754			E-W:	770			E-W:	766
		SUM:	769			SUM:	822			SUM:	1047			SUM:	1064			SUM:	1060
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.412			[1]	0.448			[1]	0.598			[1]	0.609			[1]	0.607
Level of Service:			A				A				A				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	312	1	218	22	334	1	234	0	334	1	234	6	340	1	238	15	349	1	244
Comb. L-T		1	111			1	119			1	150			1	151			1	152
NB Thru	240	2	111	17	257	2	119	94	351	2	150	0	351	2	151	0	351	2	152
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	89	0	-	6	95	0	-	6	101	0	-	10	111	0	-	8	109	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	104	1	104	7	111	1	111	18	129	1	129	4	133	1	133	3	132	1	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	439	2	220	31	470	2	235	246	716	2	358	4	720	2	360	8	724	2	362
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	973	2	336	68	1041	2	360	312	1353	2	464	35	1388	2	476	27	1380	2	473
Comb. T-R		1	336			1	360			1	464			1	476			1	473
WB Right	36	0	-	3	39	0	-	0	39	0	-	0	39	0	-	0	39	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	218			N-S:	234			N-S:	234			N-S:	238			N-S:	244
		E-W:	440			E-W:	471			E-W:	593			E-W:	609			E-W:	605
		SUM:	659			SUM:	705			SUM:	827			SUM:	847			SUM:	849
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.339			[1]	0.370			[1]	0.451			[1]	0.464			[1]	0.466
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

North Main Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	177	1	177	12	189	1	189	0	189	1	189	0	189	1	189	1	190	1	190
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1124	3	375	79	1203	3	401	65	1268	3	423	25	1293	3	431	15	1283	3	428
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	834	2	307	58	892	2	329	102	994	2	363	0	994	2	368	7	1001	2	369
Comb. T-R		1	307			1	329			1	363			1	368			1	369
WB Right	88	0	-	6	94	0	-	0	94	0	-	15	109	0	-	11	105	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	375			N-S:	401			N-S:	423			N-S:	431			N-S:	428
		E-W:	307			E-W:	329			E-W:	363			E-W:	368			E-W:	369
		SUM:	682			SUM:	730			SUM:	785			SUM:	799			SUM:	796
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.355			[1]	0.386			[1]	0.424			[1]	0.432			[1]	0.431
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	73	1	73	5	78	1	78	0	78	1	78	0	78	1	78	1	79	1	79
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	399	3	133	28	427	3	142	54	481	3	160	29	510	3	170	16	497	3	166
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	682	2	262	48	730	2	281	81	811	2	308	0	811	2	314	5	816	2	314
Comb. T-R		1	262			1	281			1	308			1	314			1	314
WB Right	105	0	-	7	112	0	-	0	112	0	-	18	130	0	-	14	126	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	133			N-S:	142			N-S:	160			N-S:	170			N-S:	166
		E-W:	262			E-W:	281			E-W:	308			E-W:	314			E-W:	314
		SUM:	395			SUM:	423			SUM:	468			SUM:	484			SUM:	480
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.164			[1]	0.182			[1]	0.212			[1]	0.222			[1]	0.220
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Alameda Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	171	1	171	12	183	1	183	197	380	1	380	10	390	1	390	7	387	1	387
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1140	2	445	80	1220	2	476	448	1668	2	732	0	1668	2	732	0	1668	2	732
Comb. T-R		1	445			1	476			1	732			1	732			1	732
NB Right	194	0	-	14	208	0	-	321	529	0	-	0	529	0	-	0	529	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	100	1	100	7	107	1	107	59	166	1	166	0	166	1	166	0	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	742	2	290	52	794	2	311	409	1203	2	479	0	1203	2	483	3	1206	2	483
Comb. T-R		1	290			1	311			1	479			1	483			1	483
SB Right	129	0	-	9	138	0	-	97	235	0	-	10	245	0	-	8	243	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	116	1	116	8	124	1	124	27	151	1	151	0	151	1	151	1	152	1	152
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1021	2	511	71	1092	2	546	244	1336	2	668	6	1342	2	671	6	1342	2	671
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right [1]	160	1	160	11	171	1	171	75	246	1	246	15	261	1	261	12	258	1	258
Comb. L-T-R -		0				0				0				0				0	
WB Left	148	1	148	10	158	1	158	124	282	1	282	0	282	1	282	3	285	1	285
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1150	2	429	81	1231	2	459	190	1421	2	531	10	1431	2	535	9	1430	2	534
Comb. T-R		1	429			1	459			1	531			1	535			1	534
WB Right	137	0	-	10	147	0	-	27	174	0	-	0	174	0	-	0	174	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	545			N-S:	583			N-S:	898			N-S:	898			N-S:	898
		E-W:	659			E-W:	705			E-W:	951			E-W:	954			E-W:	957
		SUM:	1203			SUM:	1287			SUM:	1849			SUM:	1852			SUM:	1855
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.775			[2]	0.836			[2]	1.245			[2]	1.247			[2]	1.249
Level of Service:			C				D				F				F				F

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Alameda Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	69	1	69	5	74	1	74	53	127	1	127	12	139	1	139	7	134	1	134
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	543	2	218	38	581	2	234	207	788	2	332	0	788	2	332	0	788	2	332
Comb. T-R		1	218			1	234			1	332			1	332			1	332
NB Right	112	0	-	8	120	0	-	88	208	0	-	0	208	0	-	0	208	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	3	1	3	0	3	1	3	31	34	1	34	0	34	1	34	0	34	1	34
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	592	2	236	41	633	2	253	279	912	2	365	0	912	2	369	3	915	2	369
Comb. T-R		1	236			1	253			1	365			1	369			1	369
SB Right	116	0	-	8	124	0	-	58	182	0	-	12	194	0	-	8	190	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	28	1	28	2	30	1	30	38	68	1	68	0	68	1	68	0	68	1	68
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	349	2	175	24	373	2	187	155	528	2	264	4	532	2	266	3	531	2	266
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	180	1	180	13	193	1	193	60	253	1	253	10	263	1	263	13	266	1	266
Comb. L-T-R -		0				0				0				0				0	
WB Left	41	1	41	3	44	1	44	100	144	1	144	0	144	1	144	3	147	1	147
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	881	2	316	62	943	2	338	201	1144	2	418	12	1156	2	422	9	1153	2	421
Comb. T-R		1	316			1	338			1	418			1	422			1	421
WB Right	68	0	-	5	73	0	-	38	111	0	-	0	111	0	-	0	111	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	305			N-S:	326			N-S:	492			N-S:	508			N-S:	502
		E-W:	344			E-W:	368			E-W:	486			E-W:	490			E-W:	489
		SUM:	649			SUM:	695			SUM:	978			SUM:	998			SUM:	991
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.372			[2]	0.405			[2]	0.611			[2]	0.626			[2]	0.621
Level of Service:			A				A				B				B				B

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	27	1	27	2	29	1	29	12	41	1	41	0	41	1	41	2	43	1	43
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1621	3	540	113	1734	3	578	926	2660	3	887	10	2670	3	890	11	2671	3	890
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	819	2	278	57	876	2	298	449	1325	2	447	9	1334	2	450	6	1331	2	450
Comb. T-R		1	278			1	298			1	447			1	450			1	450
SB Right	16	0	-	1	17	0	-	0	17	0	-	0	17	0	-	1	18	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	400	1	280	28	428	1	300	159	587	1	411	0	587	1	411	0	587	1	411
Comb. L-T		1	386			1	413			1	473			1	478			1	478
WB Thru	881	1	386	62	943	1	413	94	1037	1	473	15	1052	1	478	14	1051	1	478
Comb. T-R		1	386			1	413			1	473			1	478			1	478
WB Right	156	0	-	11	167	0	-	40	207	0	-	0	207	0	-	1	208	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		540			N-S:	578			N-S:	887			N-S:	890			N-S:	890
	E-W:		386			E-W:	413			E-W:	473			E-W:	478			E-W:	478
	SUM:		926			SUM:	991			SUM:	1360			SUM:	1368			SUM:	1369
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.550			[1]	0.595			[1]	0.854			[1]	0.860			[1]	0.861
Level of Service:			A				A				D				D				D

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE A

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE A				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	70	1	70	5	75	1	75	9	84	1	84	0	84	1	84	2	86	1	86
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	947	3	316	66	1013	3	338	290	1303	3	434	12	1315	3	438	12	1315	3	438
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	581	2	211	41	622	2	225	353	975	2	343	6	981	2	345	5	980	2	345
Comb. T-R		1	211			1	225			1	343			1	345			1	345
SB Right	51	0	-	4	55	0	-	0	55	0	-	0	55	0	-	0	55	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	442	1	309	31	473	1	331	127	600	1	420	0	600	1	420	0	600	1	420
Comb. L-T		1	329			1	352			1	409			1	415			1	415
WB Thru	672	1	329	47	719	1	352	76	795	1	409	18	813	1	415	16	811	1	415
Comb. T-R		1	329			1	352			1	409			1	415			1	415
WB Right	182	0	-	13	195	0	-	57	252	0	-	0	252	0	-	1	253	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	316			N-S:	338			N-S:	434			N-S:	438			N-S:	438
		E-W:	329			E-W:	352			E-W:	420			E-W:	420			E-W:	420
		SUM:	645			SUM:	690			SUM:	854			SUM:	858			SUM:	858
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.352			[1]	0.384			[1]	0.500			[1]	0.502			[1]	0.502
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

APPENDIX E-3

Alternative B Project
CMA Data Worksheets - Weekday PM and Saturday Peak Hours

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

North Broadway @ East Cesar Chavez Avenue

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	240	1	240	17	257	1	257	14	271	1	271	6	277	1	277	3	274	1	274
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1139	1	640	80	1219	1	685	124	1343	1	749	6	1349	1	762	7	1350	2	675
Comb. T-R		1	640			1	685			1	749			1	762			0	-
NB Right	141	0	-	10	151	0	-	4	155	0	-	20	175	0	-	15	170	1	170
Comb. L-T-R -		0				0				0				0				0	
SB Left	87	1	87	6	93	1	93	8	101	1	101	9	110	1	110	9	110	1	110
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	417	1	266	29	446	1	285	112	558	1	356	0	558	1	356	4	562	1	358
Comb. T-R		1	266			1	285			1	356			1	356			1	358
SB Right	115	0	-	8	123	0	-	30	153	0	-	0	153	0	-	1	154	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	250	2	138	18	268	2	147	47	315	2	173	0	315	2	173	1	316	2	174
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1102	2	380	77	1179	2	407	467	1646	2	566	9	1655	2	569	8	1654	2	569
Comb. T-R		1	380			1	407			1	566			1	569			1	569
EB Right	39	0	-	3	42	0	-	11	53	0	-	0	53	0	-	1	54	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	120	1	120	8	128	1	128	8	136	1	136	8	144	1	144	7	143	1	143
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1306	3	435	91	1397	3	466	747	2144	3	715	0	2144	3	715	1	2145	3	715
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	166	1	166	12	178	1	178	14	192	1	192	0	192	1	192	7	199	1	199
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		727		N-S:		778		N-S:		850		N-S:		872		N-S:		785
	E-W:		573		E-W:		613		E-W:		888		E-W:		888		E-W:		889
	SUM:		1300		SUM:		1391		SUM:		1738		SUM:		1760		SUM:		1674
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.845			[1]	0.912			[1]	1.164			[1]	1.180			[1]	1.117
Level of Service:			D				E				F				F				F

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

North Broadway @ East Cesar Chavez Avenue

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	163	1	163	11	174	1	174	11	185	1	185	3	188	1	188	2	187	1	187
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	687	1	386	48	735	1	412	76	811	1	452	3	814	1	462	6	817	2	409
Comb. T-R		1	386			1	412			1	452			1	462			0	-
NB Right	84	0	-	6	90	0	-	4	94	0	-	16	110	0	-	15	109	1	109
Comb. L-T-R -		0				0				0				0				0	
SB Left	142	1	142	10	152	1	152	7	159	1	159	10	169	1	169	7	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	536	1	335	38	574	1	358	85	659	1	414	0	659	1	414	2	661	1	415
Comb. T-R		1	335			1	358			1	414			1	414			1	415
SB Right	134	0	-	9	143	0	-	26	169	0	-	0	169	0	-	0	169	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	202	2	111	14	216	2	119	23	239	2	132	0	239	2	132	1	240	2	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	485	2	180	34	519	2	192	343	862	2	310	10	872	2	314	8	870	2	313
Comb. T-R		1	180			1	192			1	310			1	314			1	313
EB Right	54	0	-	4	58	0	-	11	69	0	-	0	69	0	-	1	70	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	196	1	196	14	210	1	210	3	213	1	213	5	218	1	218	6	219	1	219
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	845	3	282	59	904	3	301	367	1271	3	424	0	1271	3	424	0	1271	3	424
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	171	1	171	12	183	1	183	6	189	1	189	0	189	1	189	5	194	1	194
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	528			N-S:	564			N-S:	611			N-S:	631			N-S:	602
		E-W:	393			E-W:	420			E-W:	555			E-W:	555			E-W:	556
		SUM:	920			SUM:	985			SUM:	1167			SUM:	1186			SUM:	1158
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.569			[1]	0.616			[1]	0.748			[1]	0.763			[1]	0.742
Level of Service:			A				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

North Broadway @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1405	2	703	98	1503	2	752	170	1673	2	837	9	1682	2	841	14	1687	2	844
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	490	3	163	34	524	3	175	142	666	3	222	0	666	3	222	3	669	3	223
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	273	1	273	19	292	1	292	28	320	1	320	0	320	1	320	0	320	1	320
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	174			1	186			1	186			1	193			1	193
WB Right	580	1	406	41	621	1	434	0	621	1	434	22	643	1	450	23	644	1	451
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	703			N-S:	752			N-S:	837			N-S:	841			N-S:	844
		E-W:	406			E-W:	434			E-W:	434			E-W:	450			E-W:	451
		SUM:	1109			SUM:	1186			SUM:	1271			SUM:	1291			SUM:	1294
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.639			[1]	0.691			[1]	0.747			[1]	0.761			[1]	0.763
Level of Service:			B				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

North Broadway @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	746	2	373	52	798	2	399	94	892	2	446	10	902	2	451	15	907	2	454
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	548	3	183	38	586	3	195	98	684	3	228	0	684	3	228	0	684	3	228
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	201	1	201	14	215	1	215	9	224	1	224	0	224	1	224	0	224	1	224
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	143			1	152			1	152			1	156			1	158
WB Right	475	1	333	33	508	1	356	0	508	1	356	12	520	1	364	18	526	1	368
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	373			N-S:	399			N-S:	446			N-S:	451			N-S:	454
		E-W:	333			E-W:	356			E-W:	356			E-W:	364			E-W:	368
		SUM:	706			SUM:	755			SUM:	802			SUM:	815			SUM:	822
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.370			[1]	0.403			[1]	0.435			[1]	0.444			[1]	0.448
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	25	1	25	2	27	1	27	0	27	1	27	0	27	1	27	0	27	1	27
Comb. L-T-R -		0				0				0				0				0	
SB Left	18	0	-	1	19	0	-	0	19	0	-	0	19	0	-	0	19	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	82	0	143	6	88	0	153	1	89	0	154	0	89	0	154	0	89	0	154
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	43	0	-	3	46	0	-	0	46	0	-	0	46	0	-	0	46	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1190	2	595	83	1273	2	637	367	1640	2	820	11	1651	2	826	14	1654	2	827
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	122	2	67	9	131	2	72	8	139	2	76	27	166	2	91	20	159	2	87
Comb. L-T-R -		0				0				0				0				0	
WB Left	156	2	86	11	167	2	92	22	189	2	104	27	216	2	119	21	210	2	115
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1609	2	562	113	1722	2	601	468	2190	2	757	8	2198	2	760	10	2200	2	760
Comb. T-R		1	562			1	601			1	757			1	760			1	760
WB Right	76	0	-	5	81	0	-	0	81	0	-	0	81	0	-	0	81	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	167			N-S:	179			N-S:	180			N-S:	180			N-S:	180
		E-W:	681			E-W:	728			E-W:	924			E-W:	944			E-W:	943
		SUM:	848			SUM:	907			SUM:	1104			SUM:	1124			SUM:	1122
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.495			[1]	0.537			[1]	0.675			[1]	0.689			[1]	0.688
Level of Service:			A				A				B				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	11	1	11	1	12	1	12	0	12	1	12	0	12	1	12	0	12	1	12
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T-R -		0				0				0				0				0	
SB Left	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	94	0	223	7	101	0	239	1	102	0	240	0	102	0	240	0	102	0	240
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	118	0	-	8	126	0	-	0	126	0	-	0	126	0	-	0	126	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	563	2	282	39	602	2	301	264	866	2	433	6	872	2	436	9	875	2	438
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	141	2	78	10	151	2	83	7	158	2	87	29	187	2	103	21	179	2	98
Comb. L-T-R -		0				0				0				0				0	
WB Left	402	2	221	28	430	2	237	16	446	2	245	29	475	2	261	24	470	2	259
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1030	2	363	72	1102	2	389	297	1399	2	488	5	1404	2	489	10	1409	2	491
Comb. T-R		1	363			1	389			1	488			1	489			1	491
WB Right	60	0	-	4	64	0	-	0	64	0	-	0	64	0	-	0	64	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	244			N-S:	261			N-S:	262			N-S:	262			N-S:	262
		E-W:	503			E-W:	538			E-W:	679			E-W:	698			E-W:	696
		SUM:	747			SUM:	799			SUM:	941			SUM:	960			SUM:	958
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.424			[1]	0.461			[1]	0.560			[1]	0.573			[1]	0.573
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	48	2	24	3	51	2	26	0	51	2	26	0	51	2	26	0	51	2	26
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	514	4	116	36	550	4	125	27	577	4	130	11	588	4	137	12	589	4	136
Comb. T-R		1	116			1	125			1	130			1	137			1	136
SB Right	68	0	-	5	73	0	-	0	73	0	-	22	95	0	-	16	89	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	243	1	170	17	260	1	182	80	340	1	238	0	340	1	238	0	340	1	238
Comb. L-T		1	418			1	447			1	473			1	473			1	477
WB Thru	763	1	418	53	816	1	447	28	844	1	473	0	844	1	473	8	852	1	477
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	116			N-S:	125			N-S:	130			N-S:	137			N-S:	136
		E-W:	418			E-W:	447			E-W:	473			E-W:	473			E-W:	477
		SUM:	534			SUM:	572			SUM:	603			SUM:	610			SUM:	613
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.256			[1]	0.281			[1]	0.302			[1]	0.307			[1]	0.309
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

North Spring Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	33	2	17	2	35	2	18	0	35	2	18	0	35	2	18	0	35	2	18
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	654	4	150	46	700	4	161	19	719	4	165	6	725	4	168	6	725	4	168
Comb. T-R		1	150			1	161			1	165			1	168			1	168
SB Right	98	0	-	7	105	0	-	0	105	0	-	12	117	0	-	12	117	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	132	1	92	9	141	1	99	75	216	1	151	0	216	1	151	0	216	1	151
Comb. L-T		1	241			1	258			1	273			1	273			1	276
WB Thru	442	1	241	31	473	1	258	9	482	1	273	0	482	1	273	6	488	1	276
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	150			N-S:	161			N-S:	165			N-S:	168			N-S:	168
		E-W:	241			E-W:	258			E-W:	273			E-W:	273			E-W:	276
		SUM:	391			SUM:	419			SUM:	438			SUM:	442			SUM:	445
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.161			[1]	0.179			[1]	0.192			[1]	0.194			[1]	0.196
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	336	1	235	24	360	1	252	0	360	1	252	8	368	1	257	12	372	1	260
Comb. L-T		1	249			1	266			1	293			1	294			1	294
NB Thru	645	2	249	45	690	2	266	81	771	2	293	0	771	2	294	0	771	2	294
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	222	0	-	16	238	0	-	14	252	0	-	14	266	0	-	7	259	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	67	1	67	5	72	1	72	36	108	1	108	6	114	1	114	4	112	1	112
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1028	2	514	72	1100	2	550	332	1432	2	716	6	1438	2	719	8	1440	2	720
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1348	2	453	94	1442	2	485	484	1926	2	646	27	1953	2	655	20	1946	2	653
Comb. T-R		1	453			1	485			1	646			1	655			1	653
WB Right	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	249			N-S:	266			N-S:	293			N-S:	294			N-S:	294
		E-W:	520			E-W:	556			E-W:	754			E-W:	769			E-W:	764
		SUM:	769			SUM:	822			SUM:	1047			SUM:	1063			SUM:	1059
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.412			[1]	0.448			[1]	0.598			[1]	0.608			[1]	0.606
Level of Service:			A				A				A				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	312	1	218	22	334	1	234	0	334	1	234	5	339	1	237	13	347	1	243
Comb. L-T		1	111			1	119			1	150			1	151			1	152
NB Thru	240	2	111	17	257	2	119	94	351	2	150	0	351	2	151	0	351	2	152
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	89	0	-	6	95	0	-	6	101	0	-	8	109	0	-	6	107	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	104	1	104	7	111	1	111	18	129	1	129	3	132	1	132	2	131	1	131
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	439	2	220	31	470	2	235	246	716	2	358	3	719	2	359	5	721	2	360
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	973	2	336	68	1041	2	360	312	1353	2	464	29	1382	2	474	21	1374	2	471
Comb. T-R		1	336			1	360			1	464			1	474			1	471
WB Right	36	0	-	3	39	0	-	0	39	0	-	0	39	0	-	0	39	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	218			N-S:	234			N-S:	234			N-S:	237			N-S:	243
		E-W:	440			E-W:	471			E-W:	593			E-W:	606			E-W:	602
		SUM:	659			SUM:	705			SUM:	827			SUM:	843			SUM:	845
No. of Phases:			2				2				2				2				2
Volume / Capacity:		*[1]*	0.339			*[1]*	0.370			*[1]*	0.451			*[1]*	0.462			*[1]*	0.463
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	177	1	177	12	189	1	189	0	189	1	189	0	189	1	189	1	190	1	190
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1124	3	375	79	1203	3	401	65	1268	3	423	22	1290	3	430	14	1282	3	427
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	834	2	307	58	892	2	329	102	994	2	363	0	994	2	367	7	1001	2	369
Comb. T-R		1	307			1	329			1	363			1	367			1	369
WB Right	88	0	-	6	94	0	-	0	94	0	-	13	107	0	-	10	104	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	375			N-S:	401			N-S:	423			N-S:	430			N-S:	427
		E-W:	307			E-W:	329			E-W:	363			E-W:	367			E-W:	369
		SUM:	682			SUM:	730			SUM:	785			SUM:	797			SUM:	796
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.355			[1]	0.386			[1]	0.424			[1]	0.431			[1]	0.430
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	73	1	73	5	78	1	78	0	78	1	78	0	78	1	78	1	79	1	79
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	399	3	133	28	427	3	142	54	481	3	160	25	506	3	169	14	495	3	165
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	682	2	262	48	730	2	281	81	811	2	308	0	811	2	313	5	816	2	313
Comb. T-R		1	262			1	281			1	308			1	313			1	313
WB Right	105	0	-	7	112	0	-	0	112	0	-	15	127	0	-	12	124	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	133			N-S:	142			N-S:	160			N-S:	169			N-S:	165
		E-W:	262			E-W:	281			E-W:	308			E-W:	313			E-W:	313
		SUM:	395			SUM:	423			SUM:	468			SUM:	481			SUM:	478
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.164			[1]	0.182			[1]	0.212			[1]	0.221			[1]	0.219
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

Alameda Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	171	1	171	12	183	1	183	197	380	1	380	9	389	1	389	6	386	1	386
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1140	2	445	80	1220	2	476	448	1668	2	732	0	1668	2	732	0	1668	2	732
Comb. T-R		1	445			1	476			1	732			1	732			1	732
NB Right	194	0	-	14	208	0	-	321	529	0	-	0	529	0	-	0	529	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	100	1	100	7	107	1	107	59	166	1	166	0	166	1	166	0	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	742	2	290	52	794	2	311	409	1203	2	479	0	1203	2	482	3	1206	2	483
Comb. T-R		1	290			1	311			1	479			1	482			1	483
SB Right	129	0	-	9	138	0	-	97	235	0	-	9	244	0	-	7	242	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	116	1	116	8	124	1	124	27	151	1	151	0	151	1	151	1	152	1	152
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1021	2	511	71	1092	2	546	244	1336	2	668	6	1342	2	671	5	1341	2	671
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right [1]	160	1	160	11	171	1	171	75	246	1	246	14	260	1	260	11	257	1	257
Comb. L-T-R -		0				0				0				0				0	
WB Left	148	1	148	10	158	1	158	124	282	1	282	0	282	1	282	3	285	1	285
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1150	2	429	81	1231	2	459	190	1421	2	531	9	1430	2	534	8	1429	2	534
Comb. T-R		1	429			1	459			1	531			1	534			1	534
WB Right	137	0	-	10	147	0	-	27	174	0	-	0	174	0	-	0	174	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	545			N-S:	583			N-S:	898			N-S:	898			N-S:	898
		E-W:	659			E-W:	705			E-W:	951			E-W:	954			E-W:	956
		SUM:	1203			SUM:	1287			SUM:	1849			SUM:	1852			SUM:	1854
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.775			[2]	0.836			[2]	1.245			[2]	1.247			[2]	1.249
Level of Service:			C				D				F				F				F

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

Alameda Street @ East Cesar Chavez Avenue

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	69	1	69	5	74	1	74	53	127	1	127	10	137	1	137	6	133	1	133
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	543	2	218	38	581	2	234	207	788	2	332	0	788	2	332	0	788	2	332
Comb. T-R		1	218			1	234			1	332			1	332			1	332
NB Right	112	0	-	8	120	0	-	88	208	0	-	0	208	0	-	0	208	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	3	1	3	0	3	1	3	31	34	1	34	0	34	1	34	0	34	1	34
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	592	2	236	41	633	2	253	279	912	2	365	0	912	2	368	3	915	2	368
Comb. T-R		1	236			1	253			1	365			1	368			1	368
SB Right	116	0	-	8	124	0	-	58	182	0	-	10	192	0	-	7	189	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	28	1	28	2	30	1	30	38	68	1	68	0	68	1	68	0	68	1	68
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	349	2	175	24	373	2	187	155	528	2	264	3	531	2	266	2	530	2	265
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	180	1	180	13	193	1	193	60	253	1	253	8	261	1	261	9	262	1	262
Comb. L-T-R -		0				0				0				0				0	
WB Left	41	1	41	3	44	1	44	100	144	1	144	0	144	1	144	3	147	1	147
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	881	2	316	62	943	2	338	201	1144	2	418	10	1154	2	421	8	1152	2	421
Comb. T-R		1	316			1	338			1	418			1	421			1	421
WB Right	68	0	-	5	73	0	-	38	111	0	-	0	111	0	-	0	111	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	305			N-S:	326			N-S:	492			N-S:	505			N-S:	501
		E-W:	344			E-W:	368			E-W:	486			E-W:	489			E-W:	489
		SUM:	649			SUM:	695			SUM:	978			SUM:	994			SUM:	990
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.372			[2]	0.405			[2]	0.611			[2]	0.623			[2]	0.620
Level of Service:			A				A				B				B				B

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	27	1	27	2	29	1	29	12	41	1	41	0	41	1	41	2	43	1	43
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1621	3	540	113	1734	3	578	926	2660	3	887	9	2669	3	890	10	2670	3	890
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	819	2	278	57	876	2	298	449	1325	2	447	8	1333	2	450	5	1330	2	449
Comb. T-R		1	278			1	298			1	447			1	450			1	449
SB Right	16	0	-	1	17	0	-	0	17	0	-	0	17	0	-	1	18	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	400	1	280	28	428	1	300	159	587	1	411	0	587	1	411	0	587	1	411
Comb. L-T		1	386			1	413			1	473			1	478			1	478
WB Thru	881	1	386	62	943	1	413	94	1037	1	473	13	1050	1	478	13	1050	1	478
Comb. T-R		1	386			1	413			1	473			1	478			1	478
WB Right	156	0	-	11	167	0	-	40	207	0	-	0	207	0	-	1	208	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	540			N-S:	578			N-S:	887			N-S:	890			N-S:	890
		E-W:	386			E-W:	413			E-W:	473			E-W:	478			E-W:	478
		SUM:	926			SUM:	991			SUM:	1360			SUM:	1367			SUM:	1368
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.550			[1]	0.595			[1]	0.854			[1]	0.860			[1]	0.860
Level of Service:			A				A				D				D				D

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE B

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE B				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	70	1	70	5	75	1	75	9	84	1	84	0	84	1	84	2	86	1	86
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	947	3	316	66	1013	3	338	290	1303	3	434	10	1313	3	438	10	1313	3	438
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	581	2	211	41	622	2	225	353	975	2	343	5	980	2	345	4	979	2	344
Comb. T-R		1	211			1	225			1	343			1	345			1	344
SB Right	51	0	-	4	55	0	-	0	55	0	-	0	55	0	-	0	55	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	442	1	309	31	473	1	331	127	600	1	420	0	600	1	420	0	600	1	420
Comb. L-T		1	329			1	352			1	409			1	414			1	414
WB Thru	672	1	329	47	719	1	352	76	795	1	409	15	810	1	414	15	810	1	414
Comb. T-R		1	329			1	352			1	409			1	414			1	414
WB Right	182	0	-	13	195	0	-	57	252	0	-	0	252	0	-	1	253	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		316			N-S:	338			N-S:	434			N-S:	438			N-S:	438
	E-W:		329			E-W:	352			E-W:	420			E-W:	420			E-W:	420
	SUM:		645			SUM:	690			SUM:	854			SUM:	858			SUM:	858
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.352			[1]	0.384			[1]	0.500			[1]	0.502			[1]	0.502
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

APPENDIX E-4

Alternative C Project
CMA Data Worksheets - Weekday PM and Saturday Peak Hours

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

North Broadway @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	240	1	240	17	257	1	257	14	271	1	271	5	276	1	276	3	274	1	274
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1139	1	640	80	1219	1	685	124	1343	1	749	5	1348	1	761	6	1349	2	674
Comb. T-R		1	640			1	685			1	749			1	761			0	-
NB Right	141	0	-	10	151	0	-	4	155	0	-	20	175	0	-	15	170	1	170
Comb. L-T-R -		0				0				0				0				0	
SB Left	87	1	87	6	93	1	93	8	101	1	101	9	110	1	110	9	110	1	110
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	417	1	266	29	446	1	285	112	558	1	356	0	558	1	356	3	561	1	357
Comb. T-R		1	266			1	285			1	356			1	356			1	357
SB Right	115	0	-	8	123	0	-	30	153	0	-	0	153	0	-	0	153	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	250	2	138	18	268	2	147	47	315	2	173	0	315	2	173	1	316	2	174
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1102	2	380	77	1179	2	407	467	1646	2	566	9	1655	2	569	8	1654	2	569
Comb. T-R		1	380			1	407			1	566			1	569			1	569
EB Right	39	0	-	3	42	0	-	11	53	0	-	0	53	0	-	1	54	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	120	1	120	8	128	1	128	8	136	1	136	8	144	1	144	8	144	1	144
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1306	3	435	91	1397	3	466	747	2144	3	715	0	2144	3	715	1	2145	3	715
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	166	1	166	12	178	1	178	14	192	1	192	0	192	1	192	6	198	1	198
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	727			N-S:	778			N-S:	850			N-S:	871			N-S:	784
		E-W:	573			E-W:	613			E-W:	888			E-W:	888			E-W:	889
		SUM:	1300			SUM:	1391			SUM:	1738			SUM:	1759			SUM:	1673
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[1]	0.845			[1]	0.912			[1]	1.164			[1]	1.179			[1]	1.117
Level of Service:			D				E				F				F				F

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

North Broadway @ East Cesar Chavez Avenue

N-S St: North Broadway
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA1
Counts by: Accutek

Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	163	1	163	11	174	1	174	11	185	1	185	3	188	1	188	2	187	1	187
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	687	1	386	48	735	1	412	76	811	1	452	3	814	1	461	6	817	2	409
Comb. T-R		1	386			1	412			1	452			1	461			0	-
NB Right	84	0	-	6	90	0	-	4	94	0	-	15	109	0	-	14	108	1	108
Comb. L-T-R -		0				0				0				0				0	
SB Left	142	1	142	10	152	1	152	7	159	1	159	9	168	1	168	7	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	536	1	335	38	574	1	358	85	659	1	414	0	659	1	414	2	661	1	415
Comb. T-R		1	335			1	358			1	414			1	414			1	415
SB Right	134	0	-	9	143	0	-	26	169	0	-	0	169	0	-	0	169	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	202	2	111	14	216	2	119	23	239	2	132	0	239	2	132	1	240	2	132
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	485	2	180	34	519	2	192	343	862	2	310	9	871	2	313	8	870	2	313
Comb. T-R		1	180			1	192			1	310			1	313			1	313
EB Right	54	0	-	4	58	0	-	11	69	0	-	0	69	0	-	1	70	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	196	1	196	14	210	1	210	3	213	1	213	5	218	1	218	6	219	1	219
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	845	3	282	59	904	3	301	367	1271	3	424	0	1271	3	424	0	1271	3	424
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	171	1	171	12	183	1	183	6	189	1	189	0	189	1	189	4	193	1	193
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:	528		N-S:	564			N-S:	611			N-S:	629			N-S:	602		
	E-W:	393		E-W:	420			E-W:	555			E-W:	555			E-W:	556		
	SUM:	920		SUM:	985			SUM:	1167			SUM:	1185			SUM:	1158		
No. of Phases:		4			4				4				4					4	
Volume / Capacity:	[1]	0.569		[1]	0.616			[1]	0.748			[1]	0.762			[1]	0.742		
Level of Service:		A			B				C				C				C		

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

North Broadway @ Arcadia Street

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1405	2	703	98	1503	2	752	170	1673	2	837	9	1682	2	841	13	1686	2	843
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	490	3	163	34	524	3	175	142	666	3	222	0	666	3	222	3	669	3	223
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	273	1	273	19	292	1	292	28	320	1	320	0	320	1	320	0	320	1	320
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	174			1	186			1	186			1	193			1	192
WB Right	580	1	406	41	621	1	434	0	621	1	434	22	643	1	450	21	642	1	449
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:	N-S:		703	N-S:			752	N-S:			837	N-S:			841	N-S:			843
	E-W:		406	E-W:			434	E-W:			434	E-W:			450	E-W:			449
	SUM:		1109	SUM:			1186	SUM:			1271	SUM:			1291	SUM:			1292
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.639			[1]	0.691			[1]	0.747			[1]	0.761			[1]	0.762
Level of Service:			B				B				C				C				C

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

North Broadway @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

N-S St: North Broadway
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA2
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	746	2	373	52	798	2	399	94	892	2	446	9	901	2	451	14	906	2	453
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	548	3	183	38	586	3	195	98	684	3	228	0	684	3	228	0	684	3	228
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	201	1	201	14	215	1	215	9	224	1	224	0	224	1	224	0	224	1	224
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		1	143			1	152			1	152			1	156			1	158
WB Right	475	1	333	33	508	1	356	0	508	1	356	12	520	1	364	17	525	1	368
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	373			N-S:	399			N-S:	446			N-S:	451			N-S:	453
		E-W:	333			E-W:	356			E-W:	356			E-W:	364			E-W:	368
		SUM:	706			SUM:	755			SUM:	802			SUM:	815			SUM:	821
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.370			[1]	0.403			[1]	0.435			[1]	0.443			[1]	0.447
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	25	1	25	2	27	1	27	0	27	1	27	0	27	1	27	0	27	1	27
Comb. L-T-R -		0				0				0				0				0	
SB Left	18	0	-	1	19	0	-	0	19	0	-	0	19	0	-	0	19	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	82	0	143	6	88	0	153	1	89	0	154	0	89	0	154	0	89	0	154
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	43	0	-	3	46	0	-	0	46	0	-	0	46	0	-	0	46	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1190	2	595	83	1273	2	637	367	1640	2	820	11	1651	2	826	12	1652	2	826
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	122	2	67	9	131	2	72	8	139	2	76	26	165	2	90	19	158	2	87
Comb. L-T-R -		0				0				0				0				0	
WB Left	156	2	86	11	167	2	92	22	189	2	104	26	215	2	118	21	210	2	115
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1609	2	562	113	1722	2	601	468	2190	2	757	8	2198	2	760	11	2201	2	761
Comb. T-R		1	562			1	601			1	757			1	760			1	761
WB Right	76	0	-	5	81	0	-	0	81	0	-	0	81	0	-	0	81	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	167			N-S:	179			N-S:	180			N-S:	180			N-S:	180
		E-W:	681			E-W:	728			E-W:	924			E-W:	944			E-W:	942
		SUM:	848			SUM:	907			SUM:	1104			SUM:	1124			SUM:	1121
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.495			[1]	0.537			[1]	0.675			[1]	0.688			[1]	0.687
Level of Service:			A				A				B				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North New High/North Spring Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA3
Counts by: Accutek

North New High/North Spring Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	21	1	21	1	22	1	22	0	22	1	22	0	22	1	22	0	22	1	22
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	11	1	11	1	12	1	12	0	12	1	12	0	12	1	12	0	12	1	12
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	24	1	24	2	26	1	26	0	26	1	26	0	26	1	26	0	26	1	26
Comb. L-T-R -		0				0				0				0				0	
SB Left	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	94	0	223	7	101	0	239	1	102	0	240	0	102	0	240	0	102	0	240
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	118	0	-	8	126	0	-	0	126	0	-	0	126	0	-	0	126	0	-
Comb. L-T-R -		1				1				1				1				1	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	563	2	282	39	602	2	301	264	866	2	433	6	872	2	436	8	874	2	437
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	141	2	78	10	151	2	83	7	158	2	87	27	185	2	102	19	177	2	97
Comb. L-T-R -		0				0				0				0				0	
WB Left	402	2	221	28	430	2	237	16	446	2	245	27	473	2	260	21	467	2	257
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1030	2	363	72	1102	2	389	297	1399	2	488	5	1404	2	489	10	1409	2	491
Comb. T-R		1	363			1	389			1	488			1	489			1	491
WB Right	60	0	-	4	64	0	-	0	64	0	-	0	64	0	-	0	64	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	244			N-S:	261			N-S:	262			N-S:	262			N-S:	262
		E-W:	503			E-W:	538			E-W:	679			E-W:	696			E-W:	694
		SUM:	747			SUM:	799			SUM:	941			SUM:	959			SUM:	956
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.424			[1]	0.461			[1]	0.560			[1]	0.573			[1]	0.571
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

North Spring Street @ Arcadia Street
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	48	2	24	3	51	2	26	0	51	2	26	0	51	2	26	0	51	2	26
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	514	4	116	36	550	4	125	27	577	4	130	11	588	4	137	10	587	4	135
Comb. T-R		1	116			1	125			1	130			1	137			1	135
SB Right	68	0	-	5	73	0	-	0	73	0	-	22	95	0	-	16	89	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	243	1	170	17	260	1	182	80	340	1	238	0	340	1	238	0	340	1	238
Comb. L-T		1	418			1	447			1	473			1	473			1	476
WB Thru	763	1	418	53	816	1	447	28	844	1	473	0	844	1	473	6	850	1	476
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	116			N-S:	125			N-S:	130			N-S:	137			N-S:	135
		E-W:	418			E-W:	447			E-W:	473			E-W:	473			E-W:	476
		SUM:	534			SUM:	572			SUM:	603			SUM:	610			SUM:	611
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.256			[1]	0.281			[1]	0.302			[1]	0.307			[1]	0.308
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

North Spring Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

N-S St: North Spring Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA4
Counts by: Accutek

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	33	2	17	2	35	2	18	0	35	2	18	0	35	2	18	0	35	2	18
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	654	4	150	46	700	4	161	19	719	4	165	6	725	4	168	6	725	4	168
Comb. T-R		1	150			1	161			1	165			1	168			1	168
SB Right	98	0	-	7	105	0	-	0	105	0	-	12	117	0	-	11	116	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	132	1	92	9	141	1	99	75	216	1	151	0	216	1	151	0	216	1	151
Comb. L-T		1	241			1	258			1	273			1	273			1	276
WB Thru	442	1	241	31	473	1	258	9	482	1	273	0	482	1	273	6	488	1	276
Comb. T-R		0	-			0	-			0	-			0	-			0	-
WB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	150			N-S:	161			N-S:	165			N-S:	168			N-S:	168
		E-W:	241			E-W:	258			E-W:	273			E-W:	273			E-W:	276
		SUM:	391			SUM:	419			SUM:	438			SUM:	442			SUM:	445
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.161			[1]	0.179			[1]	0.192			[1]	0.194			[1]	0.196
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Northbound through traffic is limited to bus only.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	336	1	235	24	360	1	252	0	360	1	252	8	368	1	257	12	372	1	260
Comb. L-T		1	249			1	266			1	293			1	294			1	294
NB Thru	645	2	249	45	690	2	266	81	771	2	293	0	771	2	294	0	771	2	294
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	222	0	-	16	238	0	-	14	252	0	-	14	266	0	-	8	260	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	67	1	67	5	72	1	72	36	108	1	108	5	113	1	113	4	112	1	112
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1028	2	514	72	1100	2	550	332	1432	2	716	5	1437	2	718	9	1441	2	720
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1348	2	453	94	1442	2	485	484	1926	2	646	26	1952	2	655	20	1946	2	653
Comb. T-R		1	453			1	485			1	646			1	655			1	653
WB Right	11	0	-	1	12	0	-	0	12	0	-	0	12	0	-	0	12	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	249			N-S:	266			N-S:	293			N-S:	294			N-S:	294
		E-W:	520			E-W:	556			E-W:	754			E-W:	767			E-W:	764
		SUM:	769			SUM:	822			SUM:	1047			SUM:	1061			SUM:	1059
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.412			[1]	0.448			[1]	0.598			[1]	0.607			[1]	0.606
Level of Service:			A				A				A				B				B

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North Main Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA5
Counts by: Accutek

North Main Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	312	1	218	22	334	1	234	0	334	1	234	5	339	1	237	12	346	1	242
Comb. L-T		1	111			1	119			1	150			1	151			1	152
NB Thru	240	2	111	17	257	2	119	94	351	2	150	0	351	2	151	0	351	2	152
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	89	0	-	6	95	0	-	6	101	0	-	8	109	0	-	6	107	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	104	1	104	7	111	1	111	18	129	1	129	3	132	1	132	2	131	1	131
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	439	2	220	31	470	2	235	246	716	2	358	3	719	2	359	5	721	2	360
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	973	2	336	68	1041	2	360	312	1353	2	464	27	1380	2	473	20	1373	2	471
Comb. T-R		1	336			1	360			1	464			1	473			1	471
WB Right	36	0	-	3	39	0	-	0	39	0	-	0	39	0	-	0	39	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	218			N-S:	234			N-S:	234			N-S:	237			N-S:	242
		E-W:	440			E-W:	471			E-W:	593			E-W:	605			E-W:	602
		SUM:	659			SUM:	705			SUM:	827			SUM:	842			SUM:	844
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.339			[1]	0.370			[1]	0.451			[1]	0.462			[1]	0.463
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

North Main Street @ Arcadia Street

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	177	1	177	12	189	1	189	0	189	1	189	0	189	1	189	1	190	1	190
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1124	3	375	79	1203	3	401	65	1268	3	423	22	1290	3	430	13	1281	3	427
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	834	2	307	58	892	2	329	102	994	2	363	0	994	2	367	5	999	2	368
Comb. T-R		1	307			1	329			1	363			1	367			1	368
WB Right	88	0	-	6	94	0	-	0	94	0	-	13	107	0	-	11	105	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	375			N-S:	401			N-S:	423			N-S:	430			N-S:	427
		E-W:	307			E-W:	329			E-W:	363			E-W:	367			E-W:	368
		SUM:	682			SUM:	730			SUM:	785			SUM:	797			SUM:	795
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.355			[1]	0.386			[1]	0.424			[1]	0.431			[1]	0.430
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: North Main Street
E-W St: Arcadia Street
Project: Plaza de Cultura / 1-013100-1
File Name: CMA6
Counts by: Accutek

North Main Street @ Arcadia Street
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	73	1	73	5	78	1	78	0	78	1	78	0	78	1	78	1	79	1	79
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	399	3	133	28	427	3	142	54	481	3	160	22	503	3	168	14	495	3	165
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
SB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	682	2	262	48	730	2	281	81	811	2	308	0	811	2	312	5	816	2	313
Comb. T-R		1	262			1	281			1	308			1	312			1	313
WB Right	105	0	-	7	112	0	-	0	112	0	-	13	125	0	-	11	123	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	133			N-S:	142			N-S:	160			N-S:	168			N-S:	165
		E-W:	262			E-W:	281			E-W:	308			E-W:	312			E-W:	313
		SUM:	395			SUM:	423			SUM:	468			SUM:	480			SUM:	478
No. of Phases:			2				2				2				2				2
Volume / Capacity:		[1]	0.164			[1]	0.182			[1]	0.212			[1]	0.220			[1]	0.219
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

Alameda Street @ East Cesar Chavez Avenue

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	171	1	171	12	183	1	183	197	380	1	380	9	389	1	389	6	386	1	386
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1140	2	445	80	1220	2	476	448	1668	2	732	0	1668	2	732	0	1668	2	732
Comb. T-R		1	445			1	476			1	732			1	732			1	732
NB Right	194	0	-	14	208	0	-	321	529	0	-	0	529	0	-	0	529	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	100	1	100	7	107	1	107	59	166	1	166	0	166	1	166	0	166	1	166
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	742	2	290	52	794	2	311	409	1203	2	479	0	1203	2	482	3	1206	2	483
Comb. T-R		1	290			1	311			1	479			1	482			1	483
SB Right	129	0	-	9	138	0	-	97	235	0	-	9	244	0	-	7	242	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	116	1	116	8	124	1	124	27	151	1	151	0	151	1	151	0	151	1	151
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	1021	2	511	71	1092	2	546	244	1336	2	668	5	1341	2	671	5	1341	2	671
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right [1]	160	1	160	11	171	1	171	75	246	1	246	14	260	1	260	11	257	1	257
Comb. L-T-R -		0				0				0				0				0	
WB Left	148	1	148	10	158	1	158	124	282	1	282	0	282	1	282	3	285	1	285
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	1150	2	429	81	1231	2	459	190	1421	2	531	9	1430	2	534	7	1428	2	534
Comb. T-R		1	429			1	459			1	531			1	534			1	534
WB Right	137	0	-	10	147	0	-	27	174	0	-	0	174	0	-	0	174	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	545			N-S:	583			N-S:	898			N-S:	898			N-S:	898
		E-W:	659			E-W:	705			E-W:	951			E-W:	953			E-W:	956
		SUM:	1203			SUM:	1287			SUM:	1849			SUM:	1851			SUM:	1854
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.775			[2]	0.836			[2]	1.245			[2]	1.246			[2]	1.249
Level of Service:			C				D				F				F				F

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: Alameda Street
E-W St: East Cesar Chavez Avenue
Project: Plaza de Cultura / 1-013100-1
File Name: CMA7
Counts by: Accutek

Alameda Street @ East Cesar Chavez Avenue
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	69	1	69	5	74	1	74	53	127	1	127	9	136	1	136	6	133	1	133
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	543	2	218	38	581	2	234	207	788	2	332	0	788	2	332	0	788	2	332
Comb. T-R		1	218			1	234			1	332			1	332			1	332
NB Right	112	0	-	8	120	0	-	88	208	0	-	0	208	0	-	0	208	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	3	1	3	0	3	1	3	31	34	1	34	0	34	1	34	0	34	1	34
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	592	2	236	41	633	2	253	279	912	2	365	0	912	2	368	3	915	2	368
Comb. T-R		1	236			1	253			1	365			1	368			1	368
SB Right	116	0	-	8	124	0	-	58	182	0	-	9	191	0	-	7	189	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	28	1	28	2	30	1	30	38	68	1	68	0	68	1	68	0	68	1	68
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	349	2	175	24	373	2	187	155	528	2	264	3	531	2	266	2	530	2	265
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	180	1	180	13	193	1	193	60	253	1	253	8	261	1	261	9	262	1	262
Comb. L-T-R -		0				0				0				0				0	
WB Left	41	1	41	3	44	1	44	100	144	1	144	0	144	1	144	3	147	1	147
Comb. L-T		0	-			0	-			0	-			0	-			0	-
WB Thru	881	2	316	62	943	2	338	201	1144	2	418	9	1153	2	421	8	1152	2	421
Comb. T-R		1	316			1	338			1	418			1	421			1	421
WB Right	68	0	-	5	73	0	-	38	111	0	-	0	111	0	-	0	111	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	305			N-S:	326			N-S:	492			N-S:	504			N-S:	501
		E-W:	344			E-W:	368			E-W:	486			E-W:	489			E-W:	489
		SUM:	649			SUM:	695			SUM:	978			SUM:	993			SUM:	990
No. of Phases:			4				4				4				4				4
Volume / Capacity:		[2]	0.372			[2]	0.405			[2]	0.611			[2]	0.622			[2]	0.620
Level of Service:			A				A				B				B				B

Assumptions:
Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] Eastbound right-turn overlap phasing is provided with the northbound only phase.
[2] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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CRITICAL MOVEMENT ANALYSIS

ALTERNATIVE C

N-S St: Alameda Street
E-W St: Arcadia Street/US 101 Fwy. NB Off-Ramp
Project: Plaza de Cultura / 1-013100-1
File Name: CMA8
Counts by: Accutek

Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Weekday PM
Annual Growth: 1.0%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	27	1	27	2	29	1	29	12	41	1	41	0	41	1	41	2	43	1	43
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	1621	3	540	113	1734	3	578	926	2660	3	887	9	2669	3	890	10	2670	3	890
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	819	2	278	57	876	2	298	449	1325	2	447	8	1333	2	450	6	1331	2	450
Comb. T-R		1	278			1	298			1	447			1	450			1	450
SB Right	16	0	-	1	17	0	-	0	17	0	-	0	17	0	-	1	18	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	400	1	280	28	428	1	300	159	587	1	411	0	587	1	411	0	587	1	411
Comb. L-T		1	386			1	413			1	473			1	478			1	478
WB Thru	881	1	386	62	943	1	413	94	1037	1	473	13	1050	1	478	12	1049	1	478
Comb. T-R		1	386			1	413			1	473			1	478			1	478
WB Right	156	0	-	11	167	0	-	40	207	0	-	0	207	0	-	1	208	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	540			N-S:	578			N-S:	887			N-S:	890			N-S:	890
		E-W:	386			E-W:	413			E-W:	473			E-W:	478			E-W:	478
		SUM:	926			SUM:	991			SUM:	1360			SUM:	1367			SUM:	1368
No. of Phases:			3				3				3				3				3
Volume / Capacity:		[1]	0.550			[1]	0.595			[1]	0.854			[1]	0.860			[1]	0.860
Level of Service:			A				A				D				D				D

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
For one excl. and one opt. turn lane, 70% of volume is assigned to exclusive lane.
Right turns on red from excl. lanes = 50% of overlapping left turn.
Note: Assumes project-related traffic going to/from the project site in the With Proposed Project condition and to/from the remote parking facilities in the With Project Mitigation condition as part of the recommended Wayfinding Program.
[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

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Alameda Street @ Arcadia Street/US 101 Fwy. NB Off-Ramp
Peak Hour: Saturday Peak
Annual Growth: 1.00%

Date: 06/20/2003
Date of Count: 2003
Projection Year: 2010

	2003 EXIST. TRAFFIC			2010 W/ AMBIENT GROWTH				2010 W/ OTHER PROJECTS				2010 W/ ALTERNATIVE C				2010 W/ MITIGATION			
Movement	Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume	Added Volume	Total Volume	No. of Lanes	Lane Volume
NB Left	70	1	70	5	75	1	75	9	84	1	84	0	84	1	84	2	86	1	86
Comb. L-T		0	-			0	-			0	-			0	-			0	-
NB Thru	947	3	316	66	1013	3	338	290	1303	3	434	9	1312	3	437	10	1313	3	438
Comb. T-R		0	-			0	-			0	-			0	-			0	-
NB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
SB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
SB Thru	581	2	211	41	622	2	225	353	975	2	343	5	980	2	345	4	979	2	344
Comb. T-R		1	211			1	225			1	343			1	345			1	344
SB Right	51	0	-	4	55	0	-	0	55	0	-	0	55	0	-	0	55	0	-
Comb. L-T-R -		0				0				0				0				0	
EB Left	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T		0	-			0	-			0	-			0	-			0	-
EB Thru	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. T-R		0	-			0	-			0	-			0	-			0	-
EB Right	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-
Comb. L-T-R -		0				0				0				0				0	
WB Left	442	1	309	31	473	1	331	127	600	1	420	0	600	1	420	0	600	1	420
Comb. L-T		1	329			1	352			1	409			1	413			1	414
WB Thru	672	1	329	47	719	1	352	76	795	1	409	13	808	1	413	14	809	1	414
Comb. T-R		1	329			1	352			1	409			1	413			1	414
WB Right	182	0	-	13	195	0	-	57	252	0	-	0	252	0	-	1	253	0	-
Comb. L-T-R -		0				0				0				0				0	
Crit. Volumes:		N-S:	316			N-S:	338			N-S:	434			N-S:	437			N-S:	438
		E-W:	329			E-W:	352			E-W:	420			E-W:	420			E-W:	420
		SUM:	645			SUM:	690			SUM:	854			SUM:	857			SUM:	858
No. of Phases:			3				3				3				3				3
Volume / Capacity:		*[1]*	0.352			*[1]*	0.384			*[1]*	0.500			*[1]*	0.502			*[1]*	0.502
Level of Service:			A				A				A				A				A

Assumptions:

Maximum Sum of Critical Volumes (Intersection Capacity): 2 Phase=1500, 3 Phase=1425, 4+ Phase=1375, Unsignalized=1200.
For dual turn lanes, 55% of volume is assigned to heavier lane.
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Right turns on red from excl. lanes = 50% of overlapping left turn.
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[1] V/C ratio includes 0.10 reduction for the installation of the Civic Center North ATSAC/ATCS system (System No. 11).

APPENDIX O
PARKING STUDY

DRAFT PARKING STUDY

PLAZA de CULTURA Y ARTE PROJECT
LOS ANGELES, CALIFORNIA

Submitted to:

Sapphos Environmental, Inc.

Submitted by:

RAJU Associates, Inc.

DRAFT

PARKING STUDY FOR THE PLAZA DE CULTURA Y ARTE PROJECT CITY OF LOS ANGELES, CALIFORNIA

October, 2003

Prepared for:

SAPPHOS ENVIRONMENTAL, INC.

Prepared by:

RAJU ASSOCIATES, INC.
790 East Colorado Boulevard, 9th Floor
Pasadena, California 91101
(626) 796-6796

Ref: RA110

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- ORGANIZATION OF REPORT

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- PARKING DEMAND OR UTILIZATION SURVEYS

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- FUTURE PARKING WITH PROPOSED PROJECT
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I. INTRODUCTION

BACKGROUND

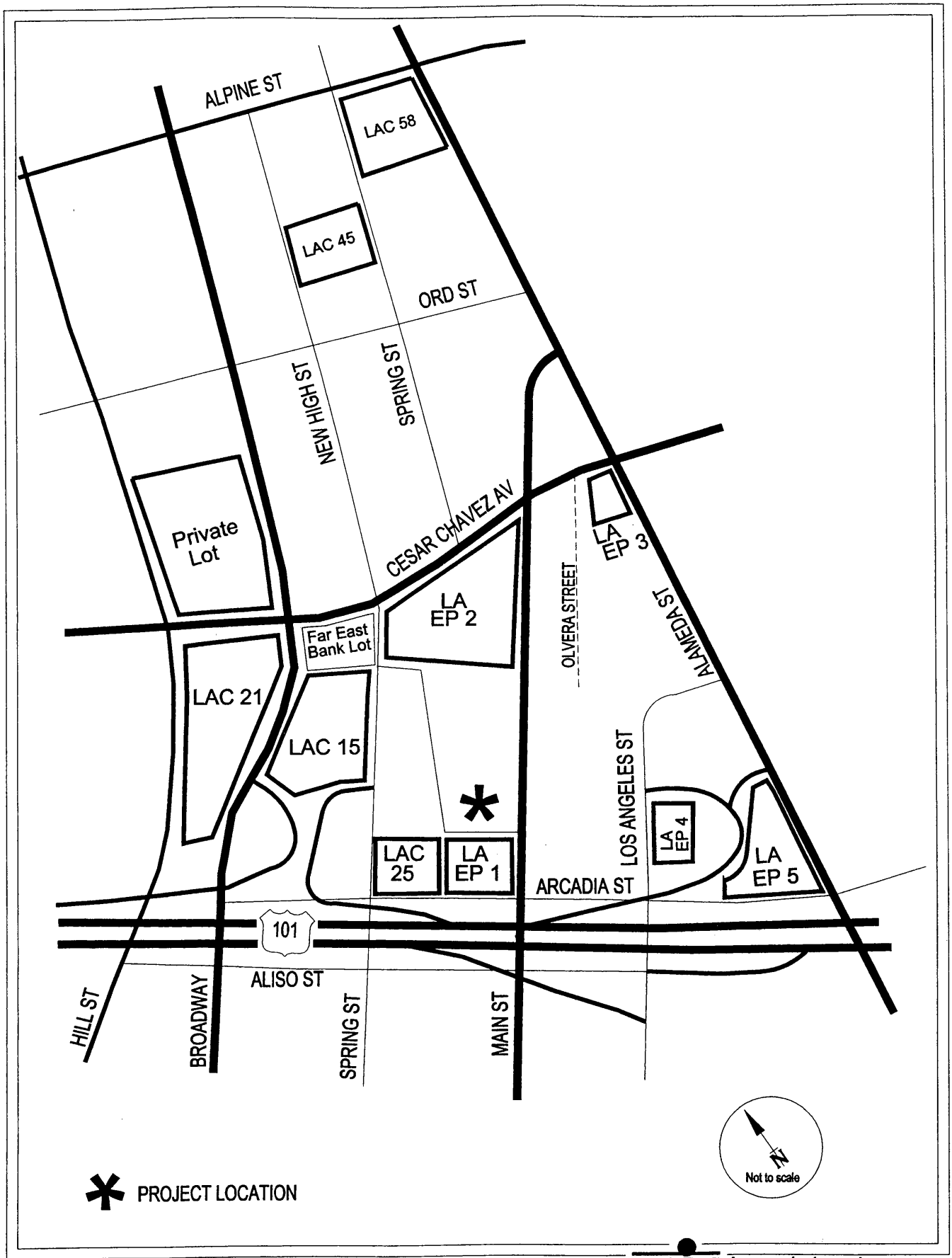
Raju Associates, Inc. was retained to conduct a parking study to identify and evaluate the parking needs and impacts of the proposed Plaza de Cultura Y Arte project. The proposed project is located on North Main Street within the Antique Block of the El Pueblo de Los Angeles State Historic District in the City of Los Angeles, California.

This project is being proposed by the County of Los Angeles as a public facility that recognizes and displays Latino cultural heritage and richness through educational, cultural and arts programming. The project site is generally bounded by Spring Street to the west, the existing Catholic Church to the north, Main Street to the East and parking lots adjacent to Arcadia Street to the south. The project site location and its environs are presented in Figure 1.

Although this project is proposed by the County of Los Angeles, the analysis in this study follows the City of Los Angeles' approved CEQA guidelines for assessment of parking impacts.

The parking for the Historic District as a whole is evaluated in this study for the following reasons:

- The current dynamics associated with parking in the project study area including the El Pueblo de Los Angeles Historic District indicates a very close relationship between the current uses within the entire District, and
- The anticipated nature of interaction between the various existing and proposed uses within this antique block dictates the need to evaluate parking as a whole for the Historic District since they would all be sharing parking



RAJU Associates, Inc.

FIGURE 1
PROJECT LOCATION

Five alternatives to the proposed project are being evaluated in this study. These alternatives, unlike the proposed project, do not affect existing parking supply within the Historic District as part of their definition. The future scenarios evaluated include the baseline no-project, proposed project and five additional alternatives. Additionally, the three construction phase components planned for the proposed project are also accounted for in this study.

OBJECTIVES

The key objectives of this study are the following:

- to ascertain existing parking demand at the El Pueblo de Los Angeles Historic District in relation to existing supply
- to estimate future demand at the Historic District as a whole including the proposed project and its alternatives in relation to available supply in the future
- to determine the required parking supply including on-site and off-site spaces for future conditions with the proposed project and its alternatives
- to identify required mitigation, i.e., provision of parking supply to satisfy the needs of the proposed project and its alternatives and to assess residual parking impacts
- to document the analysis, impacts and mitigation for the proposed project and its alternatives per the CEQA guidelines

ORGANIZATION OF REPORT

Chapter II of this report documents the existing parking supply and inventory, including on-site lots as well as surface parking lots within a walking distance of two to three blocks, the parking accumulation by time of day on a typical weekday and weekend days including Saturday and Sunday, the corresponding parking occupancy rates, and the existing parking demand for the El Pueblo de Los Angeles Historic District. A description

of the numerous supply inventory and accumulation surveys performed as part of this study is included in this Chapter along with the results of these surveys. An evaluation of the existing demand at the Historic District parking lots both individually and collectively is presented in this chapter, as well.

Chapter III provides a description of the proposed project, its alternatives, anticipated future parking demand at the Historic District as a whole and the potential parking supply requirements. These requirements specifically address the Plaza de Cultura Y Arte Project and its alternatives parking components as part of the overall demand.

Chapter IV addresses parking impacts and mitigations associated with the proposed project and its alternatives. The assessment of parking impacts are based on a comparison of the projected demand and the available supply, access impacts to parking lots and loss of parking spaces, if any. The mitigations include actions needed to address these parking impacts and consist of identifying parking provisions to meet the requirements of the project and its alternatives. Detailed parking management and improvement plans to address typical weekday and weekend day parking needs are addressed in this chapter.

A summary of conclusions from the study is provided in Chapter V of the report. Technical Appendices including details of the parking analysis as well as the references and people contacted during the study are also attached to this report.

II. EXISTING PARKING CONDITIONS

This chapter describes the existing parking supply and demand, both on- and off-site, in the vicinity of the El Pueblo de Los Angeles Historic District. A description of the existing utilization patterns in terms of occupancy of the parking supply by hour, for both weekday and weekend days is provided in this chapter. The performance of various parking lots serving the uses within the Historic District has been determined and an assessment of the same is presented in this chapter.

EXISTING PARKING SUPPLY

The existing El Pueblo de Los Angeles Historic District obtains its parking supply from both on-site parking lots as well as off-site parking spaces in its vicinity. An inventory of the available parking spaces, including details of time limits and cost or parking fee at these lots was compiled from field surveys of the study area conducted by Raju Associates, Inc. Additionally, data was collected and compiled from information provided by the Los Angeles County Internal Services Division staff and the City of Los Angeles staff.

Figure 2 presents the details of available parking supply for the Historic District area, as well as for other patrons. From Figure 2, it can be observed that the following parking lots provide the required supply to satisfy the existing Historic District patron parking demand:

- City of Los Angeles El Pueblo de Los Angeles Parking Lots
- County of Los Angeles Parking Lots
- Private or other Parking Lots

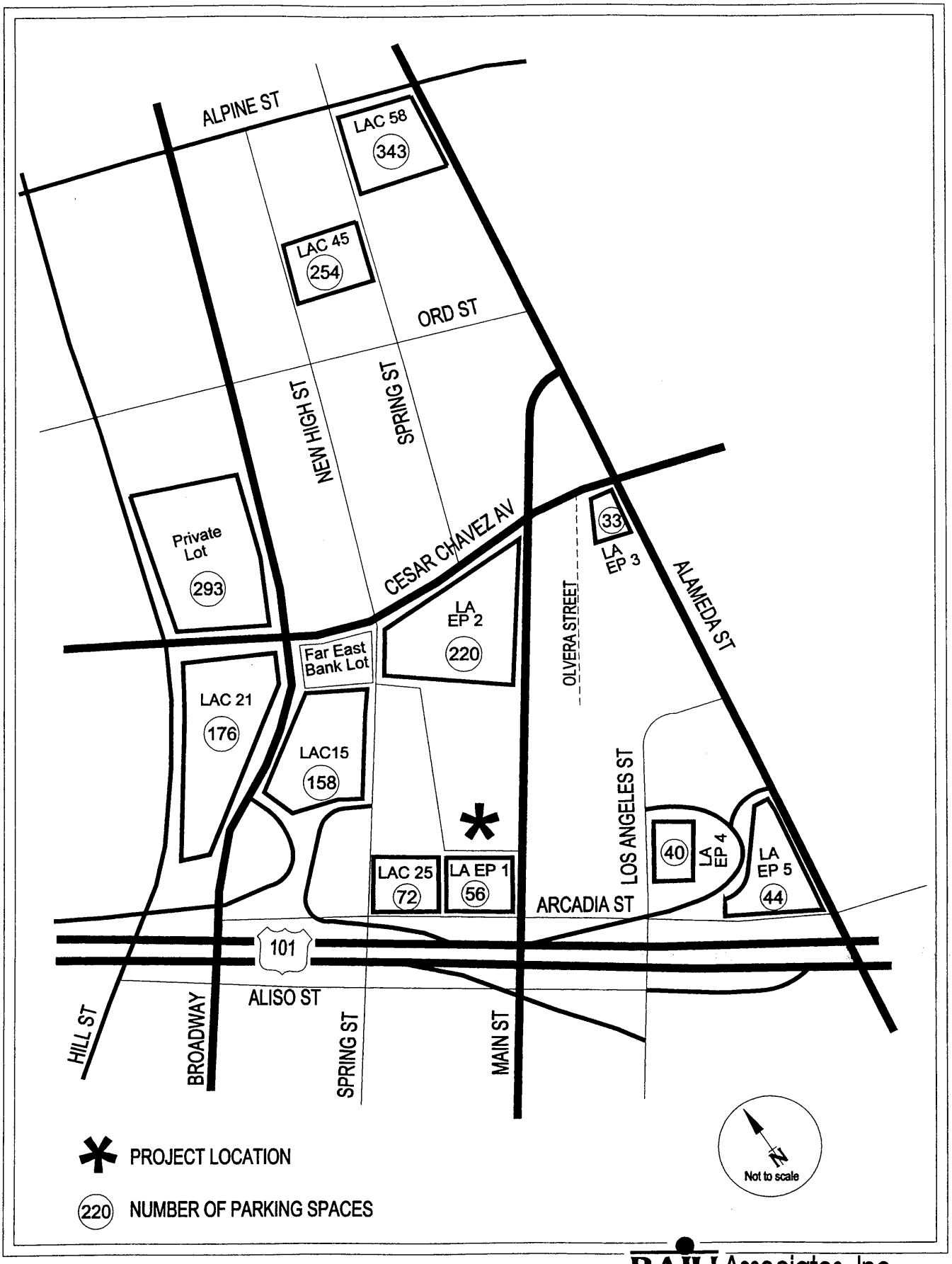


FIGURE 2
EXISTING PARKING SUPPLY

RAJU Associates, Inc.

City of Los Angeles Parking Lots

The City of Los Angeles owns and operates five parking lots for the El Pueblo de Los Angeles Historic Monument. These lots numbered Lots 1 through 5 all lie within the designated Historic District and provide parking during both weekdays and weekend days. A description of each of these parking lots follows:

City El Pueblo Lot 1 (EP Lot 1): This lot is located at the northwest quadrant of the North Main Street and Arcadia Street intersection and obtains access from Main Street and Republic Street. There are 56 marked spaces available within this lot with an additional capacity to hold 15 more cars in tandem spaces within this lot. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves not only the patrons of the Historic District, but also the adjacent District Court employees, visitors and others. Several monthly parking users currently utilize this lot. Typically, per the City, parking at this lot is heaviest on Mondays when all 71 spaces are used. This lot opens at 10:00 AM on weekend days.

City El Pueblo Lot 2 (EP Lot 2): This lot is located at the southwest quadrant of the North Main Street and Cesar Chavez Avenue intersection and obtains access from North Main Street. There are 220 marked spaces available within this lot. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves not only the patrons of the Olvera Street Historic Area, but also the adjacent Our Lady Queen of Angels Catholic Church employees, visitors and others.

City El Pueblo Lot 3 (EP Lot 3): This lot is located at the southwest quadrant of the Alameda Street and Cesar Chavez Avenue intersection and obtains access from Alameda Street. There are 33 marked spaces available within this lot, although during peak times, as many as 37 to 40 cars are accommodated within this lot. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves mostly the patrons of the Olvera Street Historic Area employees, visitors and others and does not open until 10:00 AM on weekdays and weekends.

TABLE 1
EXISTING PARKING INVENTORY

Lot	Location	Parking Spaces	Hours of Operation	Parking Rates
City El Pueblo Lot 1	419 N. Main St., Los Angeles, 90012	56	M-F 8:30 a.m. - 4:00 p.m Sat/Sun 9:30 a.m - 6:00 p.m.	$1.50 each 20 min.; $10 max; $3 after 3 p.m. $5 flat rate
City El Pueblo Lot 2	615 N. Main St., Los Angeles, 90012	220	M-F 6:30 a.m. - 8:00 p.m Sun/Sat 6:30 a.m. - 8:00 p.m	$7 flat rate $5 flat rate
City El Pueblo Lot 3	853 N. Alemeda St., Los Angeles, 90012	33	M-F 9:30 a.m. - 8:00 p.m Sun/Sat 9:30 a.m. - 8:00 p.m	$1.25 each 20 min.; $6.50 max $1.25 each 20 min.; $6.50 max
City El Pueblo Lot 4	426 N. Los Angeles St., Los Angeles, 90012	40	M-F 6:30 a.m. - 4:00 p.m Sun/Sat 10:30 a.m. - 6:00 p.m	$5 flat rate $5 flat rate
City El Pueblo Lot 5	711 N. Alemeda St., Los Angeles, 90012	44	M-F 6:30 a.m. - 4:00 p.m Sun/Sat closed	$5 flat rate N/A
L.A. County Lot 15	527 N. Spring St., Los Angeles, 90012	158	M-F 6:00 a.m. - 6:00 p.m Sun/Sat 9:00 a.m. - 6:00 p.m	Juror Parking; Pemit required $6 flat
L.A. County Lot 25	418 N. Spring St., Los Angeles, 90012	72	M-F 8:00 a.m. - 5:30 p.m Sun/Sat 8:00 a.m. - 5:30 p.m	$9 deposit in advance; $2 each 20 min.; $9 max $6 flat rate
L.A. County Lot 45	N Spring St., Los Angeles, 90012	254	M-F 8:00 a.m. - 5:30 p.m Sun/Sat 8:00 a.m. - 5:30 p.m	$4 max; $1.50 each 20 min;$2 enter after 4P.M. $3 Sat & Sun
L.A. County Lot 58	Alpine Street, Los Angeles, 90012	343	Not Operating currently	N/A

City El Pueblo Lot 4 (EP Lot 4): This lot is located at the southeast quadrant of the Los Angeles Street and the SR 101 Freeway on-ramp intersection and obtains access from Los Angeles Street. There are 40 marked spaces available within this lot, although approximately 45 to 55 cars are accommodated within this lot during peak periods. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves not only the patrons of the Olvera Street Historic Area, but also the adjacent Immigration Office patrons during weekdays. This lot opens only at 11:00 AM on weekend days.

City El Pueblo Lot 5 (EP Lot 5): This lot is located at the northwest quadrant of the Alameda Street and Arcadia Street intersection and obtains access from Alameda Street. There are 44 marked spaces available within this lot, although during peak times on weekdays, approximately 55 to 75 parking spaces are made available using a combination of valet services and tandem parking. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves mostly the patrons of the adjacent Immigration Offices along Los Angeles Street and patrons of the El Pueblo de Los Angeles Historic District. This lot is currently open only on weekdays and not open on weekend days.

Summarizing, the overall surface parking for the El Pueblo de Los Angeles Historic Monument provided by the City of Los Angeles is 393 marked spaces, although an additional 75 to 80 spaces are made available during peak times on weekdays by the City by using a combination of valet services and tandem parking. The fees at these lots depend upon the duration of time the vehicles are parked and all spaces allow both short-term and long-term (all day) parking.

County of Los Angeles Parking Lots

The County of Los Angeles owns and operates numerous lots both within the Historic District as well as outside, in the vicinity of the project site. These lots are shown in Figure 2 and numbered as Lots 15, 25, 21 and Alameda Street Parking Garage (Lot 58). A brief description of each of these lots follows.

County Lot 25: This lot is located at the northeast quadrant of the North Spring Street and Arcadia Street intersection and obtains access from North Spring Street and from Main Street via Republic Street. There are 72 marked spaces available within this lot. This lot is being operated by 5-Star Parking. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot serves patrons of the District Court and other offices as well as patrons of the El Pueblo de Los Angeles Historic District.

County Lot 15: This lot is located mid-block on the west side of North Spring Street between Cesar Chavez Avenue and Arcadia Street. It obtains access from North Spring Street via a right-turn in and out driveway to and from southbound Spring Street. There are 158 marked spaces available within this lot. Table 1 provides details of the location, time limits and the parking costs associated with this lot. This lot is reserved entirely for the District Court Jurors during weekdays and serves patrons of the Church and other uses within El Pueblo de Los Angeles Historic District during weekend days.

County Lot 21: This lot is located at the southwest quadrant of the Cesar Chavez Avenue and Broadway Street intersection and obtains access from Broadway Street. There are 176 marked spaces available within this lot. This lot currently serves only county employees on weekdays by providing monthly passes. During weekend days, this lot is closed. This lot has the potential to serve the proposed project and its alternatives.

County Lot 45: This lot is located mid-block between Ord Street and Alpine Street along Spring Street. It obtains access from Spring Street. There are 254 surface parking

spaces within this lot. Table 1 provides details of the location, time limits and the parking costs within this lot. This lot serves patrons of Chinatown and other neighboring businesses as well as visitors to the El Pueblo de Los Angeles Historic District. This lot has the potential to serve the proposed project and its alternatives.

Alameda Street Garage (County Lot 58): This lot is located at the southwest quadrant of the Alameda Street and Alpine Street intersection and obtains access from Spring Street. This parking structure covers approximately one-half the block between Ord Street and Alpine Street between Spring Street and Alameda Street. There are 343 marked spaces available within this lot, although this lot is now currently closed. This lot has the potential to serve the proposed project and its alternatives during event days as well as to facilitate provision of parking mitigation measures for the project and its alternatives.

Private or Other Parking Lots

There are several private and other parking lots in the vicinity of the project site. They include a private lot located at the northwest corner of the Broadway Street and Cesar Chavez Avenue. This lot provides parking to Chinatown users, and to a limited extent, to the patrons of the Historic District. There are 293 marked parking spaces available in his lot.

The other private lot in the immediate vicinity of the project site is the Far East Bank lot. This lot contains approximately 30 spaces. This private lot is currently not in use. This lot is located immediately north of the County Lot 15, at the southwest corner of Cesar Chavez and Spring Street intersection.

Summarizing, the City Lots provide 393 marked and useable parking spaces, the County Lots 15 and 25 provide 230 marked spaces and the private lot at Broadway/Cesar Chavez provides 293 marked spaces. For the purposes of this parking conditions analysis, only the City and County lots have been included since the private lot is not

used or very sparsely used by the El Pueblo de Los Angeles Historic District patrons. Therefore, the current overall weekday and weekend day parking supply within the Historic District is 623 parking spaces and 579 parking spaces, respectively.

PARKING DEMAND OR UTILIZATION SURVEYS

Several parking utilization surveys were performed by Raju Associates, Inc. on a typical weekday and weekend days (Saturday and Sunday). The surveys were performed for the entire day (7:00 AM to 7:00 PM) on a weekday (Tuesday, May 9, 2003), and on Saturday (May 13, 2003) and Sunday (May 14, 2003) to assess occupancy of the overall parking supply noted above. All City, County and private lots' parking spaces were surveyed, every hour, for the entire duration on all three days. The survey data collected and the detailed occupancy information have been included in Appendix A of this report.

The number of parking spaces occupied in each of the parking lots, every hour for the duration of the surveys on weekday and weekend days were noted. This data was then compiled and utilization calculated for the City, County and overall total categories.

The parking utilization for the City and County parking lots and the overall total (i.e., the summation of both these groups of lots) for weekday, Saturday and Sunday conditions are shown in Figures 3, 4, and 5, respectively. Tables 2, 3 and 4 provide the tabulated data relative to existing occupancies at the various parking facilities, by time of day for weekday, Saturday and Sunday conditions, respectively.

FIGURE 3
WEEKDAY PARKING UTILIZATION
EXISTING CONDITIONS

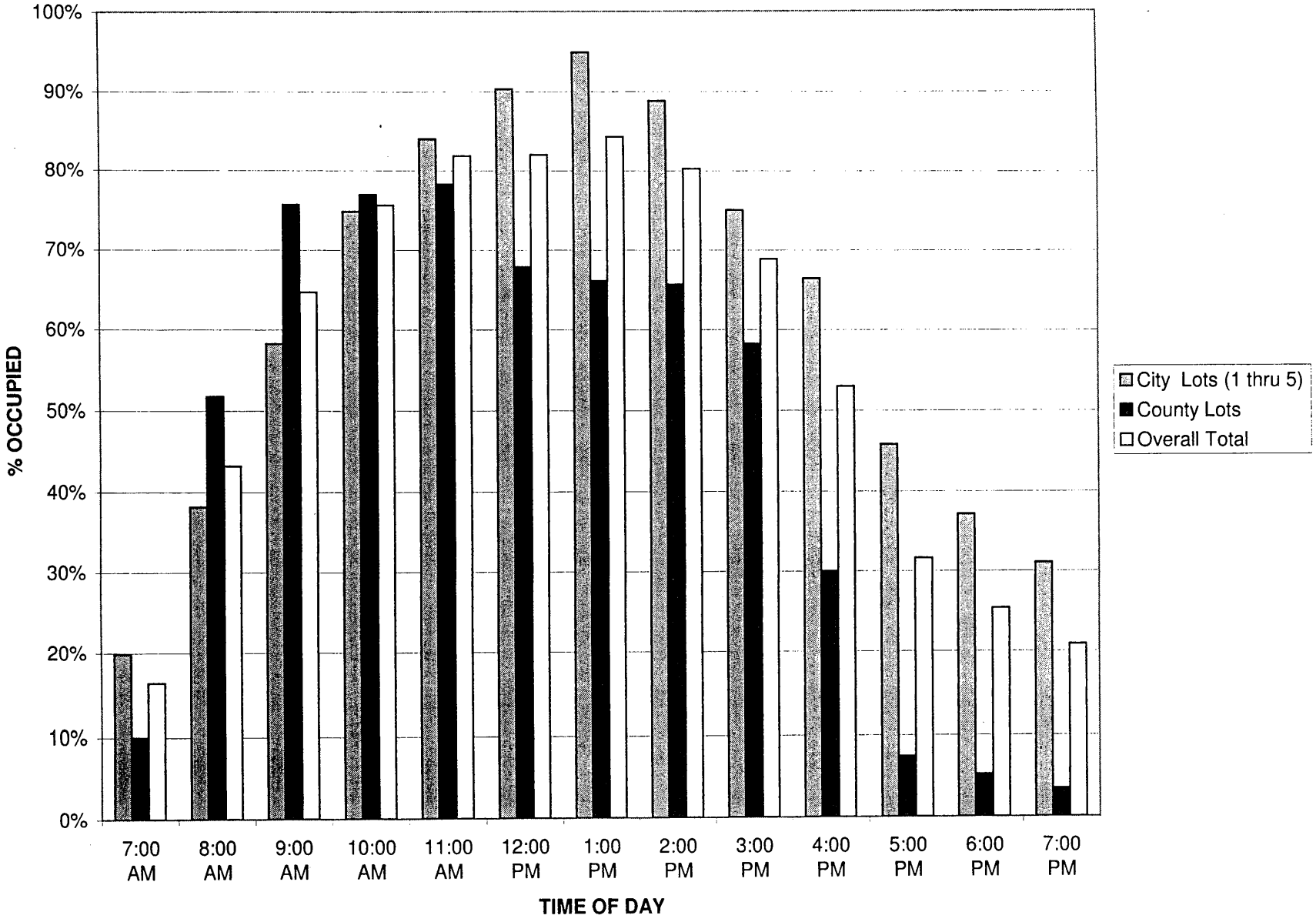
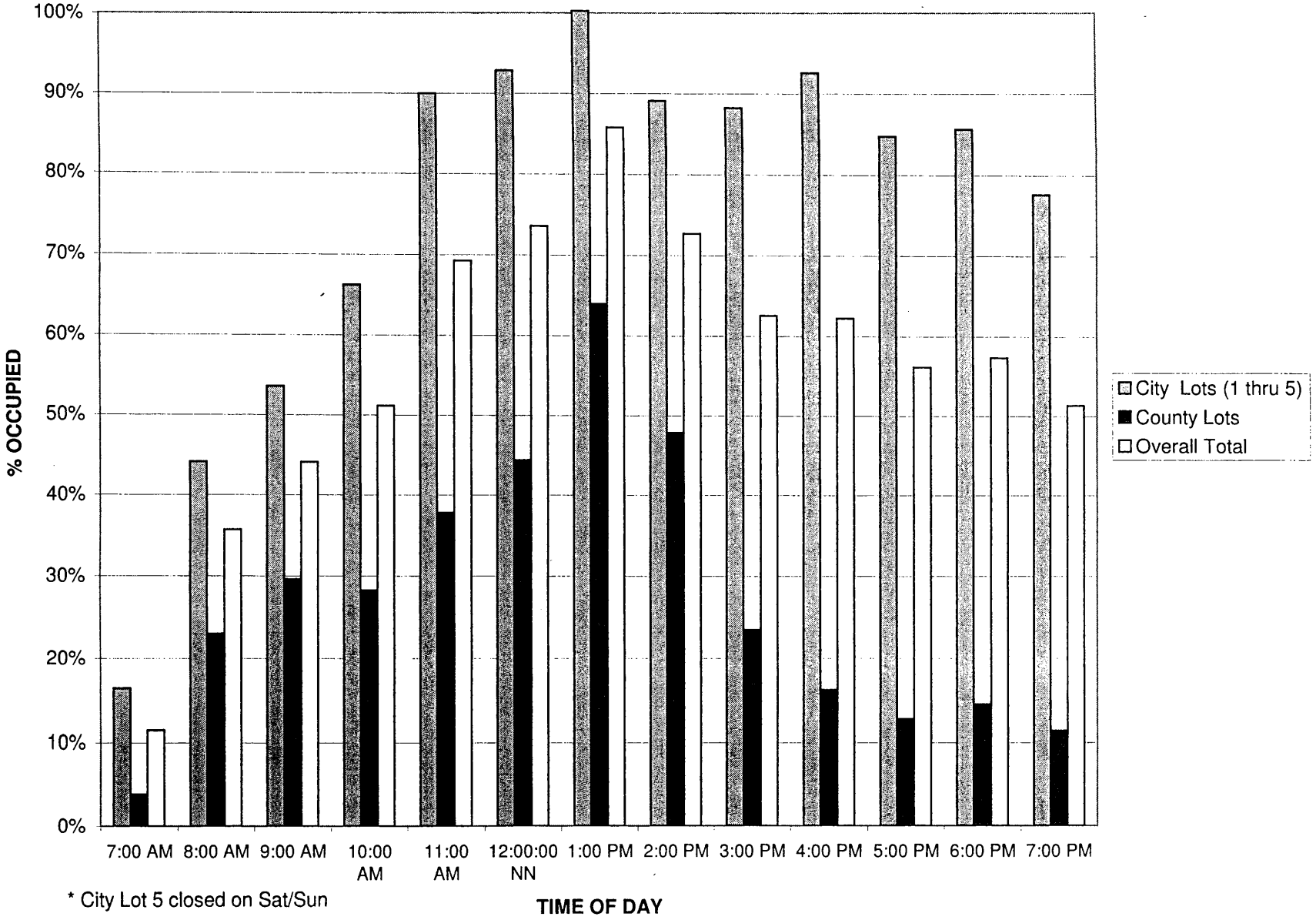
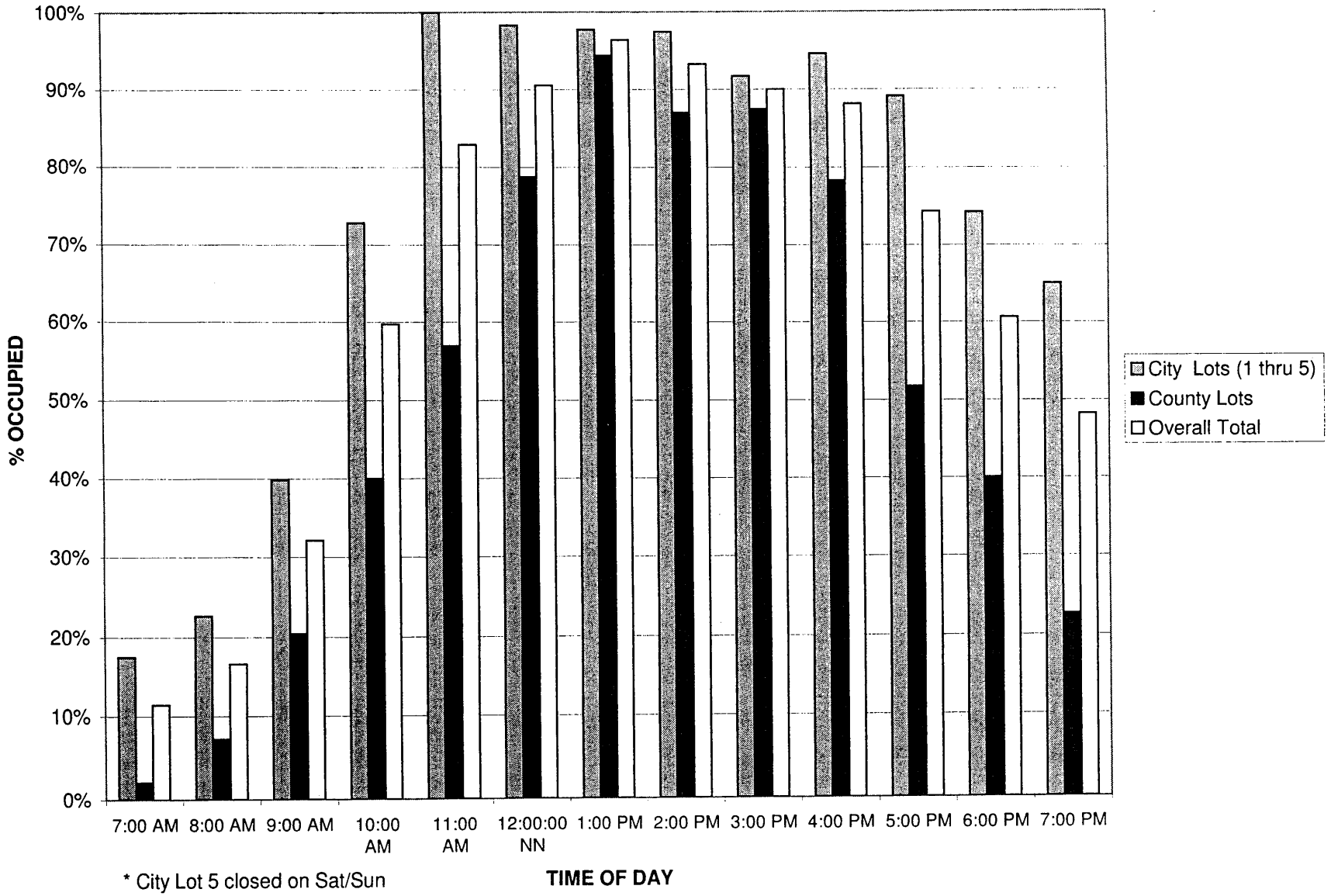


FIGURE 4
SATURDAY PARKING UTILIZATION
EXISTING CONDITIONS



* City Lot 5 closed on Sat/Sun

FIGURE 5
SUNDAY PARKING UTILIZATION
EXISTING CONDITIONS



* City Lot 5 closed on Sat/Sun

TABLE 2
EXISTING WEEKDAY PARKING UTILIZATION

Time of Day	City Lots		County Lots		Overall Total	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	294	75%	177	77%	471	76%
11:00 AM	330	84%	180	78%	510	82%
12:00 PM	355	90%	156	68%	511	82%
1:00 PM	373	95%	152	66%	525	84%
2:00 PM	349	89%	151	66%	500	80%
3:00 PM	295	75%	134	58%	429	69%
4:00 PM	261	66%	69	30%	330	53%
5:00 PM	180	46%	17	7%	197	32%
6:00 PM	146	37%	12	5%	158	25%
7:00 PM	122	31%	8	3%	130	21%

Parking Supply:

City Lots Total =	393 spaces
County Lots Total =	230 spaces
Overall Total =	623 spaces

TABLE 3
EXISTING SATURDAY PARKING UTILIZATION

Time of Day	City Lots		County Lots		Overall Total	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	231	66%	65	28%	296	51%
11:00 AM	314	90%	87	38%	401	69%
12:00 PM	324	93%	102	44%	426	74%
1:00 PM	350	100%	147	64%	497	86%
2:00 PM	311	89%	110	48%	421	73%
3:00 PM	308	88%	54	23%	362	63%
4:00 PM	323	93%	37	16%	360	62%
5:00 PM	296	85%	29	13%	325	56%
6:00 PM	299	86%	33	14%	332	57%
7:00 PM	271	78%	26	11%	297	51%

Parking Supply:

City Lots Total =	349 spaces
County Lots Total =	230 spaces
Overall Total =	579 spaces

TABLE 4
EXISTING SUNDAY PARKING UTILIZATION

Time of Day	City Lots		County Lots		Overall Total	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	254	73%	92	40%	346	60%
11:00 AM	349	100%	131	57%	480	83%
12:00 PM	343	98%	181	79%	524	91%
1:00 PM	341	98%	217	94%	558	96%
2:00 PM	340	97%	200	87%	540	93%
3:00 PM	320	92%	201	87%	521	90%
4:00 PM	330	95%	180	78%	510	88%
5:00 PM	311	89%	119	52%	430	74%
6:00 PM	259	74%	92	40%	351	61%
7:00 PM	227	65%	52	23%	279	48%

Parking Supply:

City Lots Total =	349 spaces
County Lots Total =	230 spaces
Overall Total =	579 spaces

The individual lots performance can be assessed from the occupancy charts for these lots provided in Appendix A of this report. The following key observations can be made from these survey results:

- The City lots show a consistent usage of 80% and above, to more than 90% occupancy throughout most of mid-day (11:00 AM to 2:00 PM) on weekdays and between 11:00 AM and 4:00 PM on weekend days.

- The County Lots (consisting of Lot 15 – Juror Lot and Lot 25) show utilization of 75% to 78% between 9 AM and 11 AM on typical weekdays. During weekend conditions, however, the utilization patterns of these lots vary throughout the course of the day, with peak Saturday occupancy of a little over 63% at 1:00 PM. On Sundays, the County parking lots are heavily utilized between 12:00 Noon and 4:00 PM with a peak-occupancy of approximately 95% occurring at 1:00 PM.

- On an overall basis, the peak weekday parking occupancies range from 82% to 85% between the hours of 11:00 AM and 2:00 PM. Although, these are acceptable operating conditions, specific parking lots as indicated above do experience full occupancy conditions at peak times, making it difficult to find convenient parking.

Summarizing, on an overall basis, the utilization analysis indicates that the existing parking serving the patrons of the El Pueblo de Los Angeles Historic District is adequate on weekdays (with approximately 85% peak occupancy at 1:00 PM) and Saturdays (86% peak occupancy at 1:00 PM). On Sundays, the peak overall occupancy was observed to rise to approximately 90% at 1:00 PM indicating poor operating conditions and difficulty finding convenient parking. This is due to the combined effect of the Church peak usage coinciding with the increased patronage to other uses and the reduced availability of overall parking supply due to the City Lot 5 being closed on weekend days.

III. FUTURE PARKING CONDITIONS

This chapter provides a description of the proposed project uses and its alternatives. Detailed assessments of parking demand for the various project scenarios are performed and estimates of overall parking demand within the El Pueblo Historic District are prepared in this chapter. A discussion of the methodology used in the preparation of these forecasts including key assumptions, parameters and programming information associated with the various uses proposed as part of the project and its alternatives, is also provided in this chapter.

The future parking evaluations included in this chapter address weekday, Saturday and Sunday conditions for the following scenarios:

- Future Conditions with Proposed Project
- Future Conditions with Alternative "A"
- Future Conditions with Alternative "B"
- Future Conditions with Alternative "C"
- Future Conditions with Alternative "D"
- Future Conditions with Alternative "E"

A description of each of these conditions follows.

FUTURE CONDITIONS WITH PROPOSED PROJECT

The proposed project consists of the following uses: A Campo Santo Memorial Garden, a Community Events Center Building (containing multi-purpose room, kitchen, offices, meeting rooms, community services center and eight classrooms), a Visitor's Center

(including a bookstore, Discovery Center and offices), Educational Performing Arts Center Building (containing Display rooms, administration offices, five classrooms and a media laboratory) and a Performing Arts Center / Theater Building. The proposed project would also require elimination of the City EP Lot 1 and the County Lot 25 thereby reducing the parking supply by 128 parking spaces.

An assessment of the hourly patronage at the various uses within the project was made by Community Arts Resources (CARS), Inc. Based on this programming information, the parking demand profiles for weekdays and weekend days, by the hour were developed. The derivation of demand profiles were based on estimates of person trip generation, transit/other mode-splits and average auto vehicle ridership or occupancies. These demand profiles were then added to the parking accumulations obtained from existing surveys to estimate the future with project parking occupancy or demand. Based on the net supply available, percent occupancies were determined. Detailed demand profile development worksheets are attached in Appendix B of this report.

Table 5 provides the weekday and weekend day parking demands for the proposed project. Table 6 provides the overall parking demand and percent occupancies by time of day for the future with project conditions on a typical weekday, Saturday and Sunday.

From these future demand estimates, the following key observations relative to the proposed project can be made:

- The proposed project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses, both on weekdays and weekend days.

- On typical weekdays, the overall demand including the proposed project parking demand would exceed the net available supply between 10:00 AM and 3:00 PM and again at 7:00 PM. The elimination of parking at the two parking lots

TABLE 5
PROPOSED PROJECT PARKING DEMAND

Time of Day	Proposed Project Demand	
	Weekday	Weekend
10:00 AM	46	95
11:00 AM	47	95
12:00 NOON	64	104
1:00 PM	66	90
2:00 PM	64	40
3:00 PM	63	42
4:00 PM	136	53
5:00 PM	136	57
6:00 PM	117	56
7:00 PM	471	391

TABLE 6
FUTURE PARKING CONDITIONS W/PROPOSED PROJECT

Time of Day	Weekday		Saturday		Sunday	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	517	104%	391	87%	441	98%
11:00 AM	557	113%	496	110%	575	127%
12:00 NOON	575	116%	530	118%	628	139%
1:00 PM	591	119%	587	130%	648	144%
2:00 PM	564	114%	461	102%	580	129%
3:00 PM	492	99%	404	90%	563	125%
4:00 PM	466	94%	413	92%	563	125%
5:00 PM	333	67%	382	85%	487	108%
6:00 PM	275	56%	388	86%	407	90%
7:00 PM	601	121%	688	153%	670	149%

Parking Supply:

Weekday Total = 495 spaces
Weekend Total = 451 spaces

mentioned above has been taken into account in the computation of net available supply.

- On weekdays, the overall demand with the proposed project is projected to peak at 1:00 PM during the day and again at 7:00 PM when performances or concerts occur.

- On typical weekend days, the overall demand with the proposed project would exceed net available supply between 11:00 AM and 2:00 PM and again at 7:00 PM on Saturdays, and between 10:00 AM and 5 PM and again at 7:00 PM on Sundays. The elimination of parking at the two parking lots mentioned above and the reduced parking supply due to City Lot 5 being closed over the weekend days have been taken into account in the computation of net available supply.

FUTURE CONDITIONS WITH ALTERNATIVE "A"

The Alternative "A" project consists of the following uses: A Campo Santo Memorial Garden, multi-purpose rooms, kitchen, café, offices, meeting rooms, exhibition space, theater, bookstore, Discovery Center, Educational Resource Center, Genealogy, Parenting/Tutoring Center and twenty classrooms.

An assessment of the hourly patronage at the various uses within the Alternative "A" project was made by Community Arts Resources (CARS), Inc. Based on this programming information, the parking demand profiles for weekdays and weekend days, by the hour were developed. These demand profiles were added to the parking accumulations obtained from existing surveys to estimate the future with project parking occupancy or demand. Based on the net supply available, percent occupancies were determined. Detailed demand profile development worksheets are attached in Appendix C of this report.

Table 7 provides the weekday and weekend day parking demands of the proposed project. Table 8 provides the overall parking demand and percent occupancies by time of day for the future with Alternative "A" conditions on a typical weekday, Saturday and Sunday.

From these future demand estimates, the following key observations relative to the Alternative "A" project can be made:

- The Alternate "A" project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses on both weekdays and weekend days.

- On typical weekdays, the overall demand including the Alternative "A" project parking demand would reach peak occupancy of approximately 94% at 12:00 noon. Additionally, parking occupancies would be greater than 90% for three hours between 11:00 AM and 2:00 PM, making it difficult to find convenient parking during that time period.

- On typical weekend days, the overall demand with the Alternative "A" project would exceed net available supply at 1:00 PM on Saturdays, and between 11:00 AM and 2:00 PM on Sundays. The peak occupancy occurs at 1:00 PM on Sundays also. The reduced parking supply due to City Lot 5 being closed over the weekend days has been taken into account in the computation of net available supply.

FUTURE CONDITIONS WITH ALTERNATIVE "B"

The Alternative "B" project consists of the following uses: A Campo Santo Memorial Garden, multi-purpose rooms, kitchen, café, offices, meeting rooms, exhibition space, theater, bookstore, Discovery Center, Educational Resource Center, Genealogy, Parenting/Tutoring Center and eighteen classrooms.

TABLE 7
ALTERNATIVE A PROJECT PARKING DEMAND

Time of Day	Alternative A Project Demand	
	Weekday	Weekend
10:00 AM	48	123
11:00 AM	47	117
12:00 NOON	77	130
1:00 PM	61	113
2:00 PM	63	59
3:00 PM	72	49
4:00 PM	158	49
5:00 PM	154	47
6:00 PM	126	31
7:00 PM	264	211

TABLE 8
FUTURE PARKING CONDITIONS W/ALTERNATIVE A

Time of Day	Weekday		Saturday		Sunday	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	519	83%	419	72%	469	81%
11:00 AM	557	89%	518	89%	597	103%
12:00 NOON	588	94%	556	96%	654	113%
1:00 PM	586	94%	610	105%	671	116%
2:00 PM	563	90%	480	83%	599	103%
3:00 PM	501	80%	411	71%	570	98%
4:00 PM	488	78%	409	71%	559	97%
5:00 PM	351	56%	372	64%	477	82%
6:00 PM	284	46%	363	63%	382	66%
7:00 PM	394	63%	508	88%	490	85%

Parking Supply:

Weekday Total = 623 spaces
Weekend Total = 579 spaces

An assessment of the hourly patronage at the various uses within the Alternative "B" project was made by Community Arts Resources (CARS), Inc. Based on this programming information, the parking demand profiles for weekdays and weekend days, by the hour were developed. These demand profiles were added to the parking accumulations obtained from existing surveys to estimate the future with project parking occupancy or demand. Based on the net supply available, percent occupancies were determined. Detailed demand profile development worksheets are attached in Appendix D of this report.

Table 9 provides the weekday and weekend day parking demands of the proposed project. Table 10 provides the overall parking demand and percent occupancies by time of day for the future with Alternative "B" conditions on a typical weekday, Saturday and Sunday.

From these future demand estimates, the following key observations relative to the Alternative "B" project can be made:

- The Alternate B project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses, both on weekdays and weekend days.

- On typical weekdays, the overall demand including the Alternative "B" project parking demand would reach peak occupancy of approximately 94% at 12:00 noon. Additionally, parking occupancies would be greater than 90% for three hours between 11:00 AM and 2:00 PM, making it difficult to find convenient parking during that time period.

- On typical weekend days, the overall demand with the Alternative "B" project would exceed net available supply at 1:00 PM on Saturdays, and between 11:00 AM and 2:00 PM on Sundays. The reduced parking supply due to City Lot 5 being closed

TABLE 9
ALTERNATIVE B PROJECT PARKING DEMAND

Time of Day	Alternative B Project Demand	
	Weekday	Weekend
10:00 AM	48	109
11:00 AM	47	108
12:00 NOON	77	122
1:00 PM	61	104
2:00 PM	63	49
3:00 PM	72	52
4:00 PM	150	51
5:00 PM	147	47
6:00 PM	121	34
7:00 PM	294	214

TABLE 10
FUTURE PARKING CONDITIONS W/ALTERNATIVE B

Time of Day	Weekday		Saturday		Sunday	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	519	83%	405	70%	455	79%
11:00 AM	557	89%	509	88%	588	102%
12:00 NOON	588	94%	548	95%	646	112%
1:00 PM	586	94%	601	104%	662	114%
2:00 PM	563	90%	470	81%	589	102%
3:00 PM	501	80%	414	72%	573	99%
4:00 PM	480	77%	411	71%	561	97%
5:00 PM	344	55%	372	64%	477	82%
6:00 PM	279	45%	366	63%	385	66%
7:00 PM	424	68%	511	88%	493	85%

Parking Supply:

Weekday Total = 623 spaces
Weekend Total = 579 spaces

over the weekend days has been taken into account in the computation of net available supply.

FUTURE CONDITIONS WITH ALTERNATIVE "C"

The Alternative "C" project consists of the following uses: A Campo Santo Memorial Garden, multi-purpose rooms, kitchen, café, offices, meeting rooms, exhibition space, theater, bookstore, Discovery Center, Educational Resource Center, Genealogy, Parenting/Tutoring Center and twenty classrooms.

Based on the programming information provided by CARS, the parking demand profiles for weekdays and weekend days, by the hour were developed. These demand profiles were added to the parking accumulations obtained from existing surveys to estimate the future with project parking occupancy or demand. Based on the net supply available, percent occupancies were determined. Detailed demand profile development worksheets are attached in Appendix D of this report.

Table 11 provides the weekday and weekend day parking demands of the proposed project. Table 12 provides the overall parking demand and percent occupancies by time of day for the future with Alternative "C" conditions on a typical weekday, Saturday and Sunday.

From these future demand estimates, the following key observations relative to the Alternative "C" project can be made:

- The Alternative "C" project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses, both on weekdays and weekend days.

TABLE 11
ALTERNATIVE C PROJECT PARKING DEMAND

Time of Day	Alternative C Project Demand	
	Weekday	Weekend
10:00 AM	62	118
11:00 AM	65	117
12:00 NOON	89	120
1:00 PM	70	85
2:00 PM	56	33
3:00 PM	58	30
4:00 PM	135	31
5:00 PM	131	25
6:00 PM	94	0
7:00 PM	68	0

TABLE 12
FUTURE PARKING CONDITIONS W/ALTERNATIVE C

Time of Day	Weekday		Saturday		Sunday	
	Demand	% Utilization	Demand	% Utilization	Demand	% Utilization
10:00 AM	533	86%	414	72%	464	80%
11:00 AM	575	92%	518	89%	597	103%
12:00 NOON	600	96%	546	94%	644	111%
1:00 PM	595	96%	582	101%	643	111%
2:00 PM	556	89%	454	78%	573	99%
3:00 PM	487	78%	392	68%	551	95%
4:00 PM	465	75%	391	68%	541	93%
5:00 PM	328	53%	350	60%	455	79%
6:00 PM	252	40%	332	57%	351	61%
7:00 PM	198	32%	297	51%	279	48%

Parking Supply:

Weekday Total = 623 spaces
Weekend Total = 579 spaces

- On typical weekdays, the overall demand including the Alternative "C" project parking demand would reach peak occupancy of approximately 96% at 12:00 noon. Additionally, parking occupancies would be greater than 90% for three hours between 11:00 AM and 2:00 PM, making it difficult to find convenient parking during that time period.

- On typical weekend days, the overall demand with the Alternative "C" project would exceed net available supply at 1:00 PM on Saturdays, and between 11:00 AM and 2:00 PM on Sundays. The reduced parking supply due to City Lot 5 being closed over the weekend days has been taken into account in the computation of net available supply.

FUTURE CONDITIONS WITH ALTERNATIVE "D"

The Alternative "D" project contemplates retaining the Vickrey-Brunswig Building and providing new construction of all other elements. This Alternative "D" project, like Alternative "A" consists of the following uses: A Campo Santo Memorial Garden, multi-purpose rooms, kitchen, café, offices, meeting rooms, exhibition space, theater, bookstore, Discovery Center, Educational Resource Center, Genealogy, Parenting/Tutoring Center and twenty classrooms.

An assessment of the hourly patronage at the various uses within the Alternative "D" project, similar to Alternative "A" project, was made by Community Arts Resources (CARS), Inc. Based on this programming information, the parking demand profiles for weekdays and weekend days, by the hour were developed. The demand profiles developed for Alternative "A" project were determined to be the demand profiles for Alternative "D" project and the cumulative parking accumulations including Alternative "A" were determined to be those with the Alternative "D" project, as well.

Table 7 which provides the weekday and weekend day parking demands of the proposed Alternative "A" project provides the same for the Alternative "D" project. Similarly, Table 8 provides the overall parking demand and percent occupancies by time of day for the future with Alternative "D" conditions, also.

From these future demand estimates, the following key observations similar to the Alternative "A" project can be made relative to the Alternative "D" project:

- The Alternate "D" project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses on both weekdays and weekend days.

- On typical weekdays, the overall demand including the Alternative "D" project parking demand would reach peak occupancy of approximately 94% at 12:00 noon. Additionally, parking occupancies would be greater than 90% for three hours between 11:00 AM and 2:00 PM, making it difficult to find convenient parking during that time period.

- On typical weekend days, the overall demand with the Alternative "D" project would exceed net available supply at 1:00 PM on Saturdays, and between 11:00 AM and 2:00 PM on Sundays. The peak occupancy occurs at 1:00 PM on Sundays also. The reduced parking supply due to City Lot 5 being closed over the weekend days has been taken into account in the computation of net available supply.

FUTURE CONDITIONS WITH ALTERNATIVE "E"

The Alternative "E" project contemplates providing new construction for all elements of the project. This Alternative "E" project, like Alternatives "A" and "D", consists of the following uses: A Campo Santo Memorial Garden, multi-purpose rooms, kitchen, café, offices, meeting rooms, exhibition space, theater, bookstore, Discovery Center,

Educational Resource Center, Genealogy, Parenting/Tutoring Center and twenty classrooms.

An assessment of the hourly patronage at the various uses within the Alternative "E" project, similar to Alternatives "A" & "D", was made by Community Arts Resources (CARS), Inc. Based on this programming information, the parking demand profiles for weekdays and weekend days, by the hour were developed. The demand profiles developed for Alternative "A" project were determined to be the demand profiles for Alternative "E" project, also; and the cumulative parking accumulations including Alternative "A" were determined to be those with the Alternative "E" project, as well.

Table 7 which provides the weekday and weekend day parking demands of the proposed Alternative "A" project provides the same for the Alternative "E" project. Similarly, Table 8 provides the overall parking demand and percent occupancies by time of day for the future with Alternative "E" conditions, also.

From these future demand estimates, the following key observations similar to the Alternatives "A" and "D" can be made relative to the Alternative "E" project:

- The Alternate "E" project generates a peak parking demand that does not coincide with the peak parking demands of the rest of the El Pueblo de Los Angeles Historic District uses on both weekdays and weekend days.

- On typical weekdays, the overall demand including the Alternative "E" project parking demand would reach peak occupancy of approximately 94% at 12:00 noon. Additionally, parking occupancies would be greater than 90% for three hours between 11:00 AM and 2:00 PM, making it difficult to find convenient parking during that time period.

- On typical weekend days, the overall demand with the Alternative "E" project would exceed net available supply at 1:00 PM on Saturdays, and between 11:00 AM and

2:00 PM on Sundays. The peak occupancy occurs at 1:00 PM on Sundays also. The reduced parking supply due to City Lot 5 being closed over the weekend days has been taken into account in the computation of net available supply.

IV. PARKING IMPACTS & MITIGATIONS

This chapter provides a narrative of the CEQA guidelines relative to assessment of significant parking impacts. Detailed assessments of parking impacts for the various project scenarios are performed and a discussion of the same is provided in this chapter. Based on the impacts, time-sensitive mitigations are identified for each of the project scenarios. The assessment of conditions with the implementation of these mitigation measures and residual significant impacts, if any, are finally presented in this chapter.

CRITERIA FOR SIGNIFICANT PARKING IMPACTS ASSESSMENT

Parking impacts can result due to the provision of an insufficient parking supply to serve a project. Such impacts can be manifested by spillover of project parking demands to nearby parking facilities.

The City of Los Angeles Draft CEQA Thresholds Guide adopted by the City of Los Angeles earlier this year, provides the following direction towards assessment of significance.

"*A project would normally have a significant impact on parking if the project provides less parking than needed as determined through an analysis of demand from the project.*"

The Draft LA CEQA Guide goes further in describing a methodology to determine significance. The assessment of supply allows for the accounting of all existing parking supply in the vicinity of the proposed project including on-site and off-site, on-street and off-street parking spaces. The Guide also offers guidelines to estimate demand. These guidelines include allowances for transit and other mode-splits, shared parking and effect

of captive market. The methodologies used for the determination of future supply and demand in this study are consistent with these guidelines.

PARKING IMPACTS AND MITIGATIONS OF PROPOSED PROJECT

Weekday Demand & Supply

The proposed project produces a peak weekday parking demand of 136 spaces at 4:00 PM and 5:00 PM during the day, and 471 spaces at 7:00 PM. However, the overall demand within the Historic District peaks at 1:00 PM on weekdays at 591 spaces. At 7:00 PM the overall demand would reach 601 spaces. In addition to these demands, the proposed project also removes 128 existing parking spaces at the City EP Lot 1 and the County Lot 25. Given these demand estimates and the diminished parking supply (approximately 495 public parking spaces will remain within the Monument area), the proposed project would result in conditions where parking demands would be greater than available parking supply. Therefore, the proposed project would result in significant parking impacts during typical weekdays.

Weekend Days Demand & Supply

The proposed project produces a weekend day peak demand of 104 spaces at 12:00 Noon and 391 spaces at 7:00 PM. However, the overall demand within the Historic District peaks at 1:00 PM during daytime on weekend days - 587 spaces on Saturdays and 648 spaces on Sundays. At 7:00 PM, the overall demand would reach 688 spaces on Saturdays and 670 spaces on Sundays. Additionally, the proposed project also removes 128 existing parking spaces at the City EP Lot 1 and the County Lot 25. Given these demand estimates and the diminished parking supply, the proposed project would result in conditions where parking demands would be greater than available parking supply. Therefore, the proposed project would result in significant parking impacts during typical weekend days as well.

Table 13 presents the proposed project's weekday and weekend day's parking demands in relation to the available supply. It also provides information on additional parking supply needed and potential parking sources available to alleviate the significant impacts of the proposed project.

Mitigation Measures of Proposed Project

The proposed project mitigation measures required to alleviate significant parking impacts would entail provision of a parking supply management plan consisting of the following:

During a typical weekday, during daytime, the proposed project's significant impacts can be mitigated by providing the required parking supply for the project patrons at the County Lots 15 and 21. This can be accomplished by moving the jurors from Lot 15 and the County employees in Lot 21 to the Alameda Street Parking Garage (County Lot 48), also owned by the County of Los Angeles. Additional parking spaces at the Far East Bank Parking Lot should be made available to the project patrons.

During evenings on weekdays, when performances and other events may take place, all the parking spaces in the City-owned EP Lots should be made available. A clear and comprehensive way-finding signage program should be implemented to direct patrons to the various parking facilities available in the area.

During weekend days, in addition to Lots 15 and 21 and the Far East Bank Lot, all City-owned EP lots should be kept open for the patrons of the project and other current El Pueblo users. During weekend nights when performances and concerts take place, additional spillover parking should be made available at the Hall of Justice parking area along with its integration in the comprehensive way-finding program.

TABLE 13
PROPOSED PROJECT PARKING IMPACT ANALYSIS

	Peak Overall Demand w/Project	Peak Supply	Parking Impact (Y or N)	Potential Improvement Options
Weekday Daytime	591	495	Y	Provide Parking Supply Management Plan including Lots 15 & 21 and Far East Bank Lot. Move Jurors & County employees to Alameda Structure Lot 58. Keep all City EP Lots open.
Weekday Night	601	495	Y	
Weekend Daytime	587 [a] / 648 [b]	451	Y	Provide Parking Supply Management Plan including Lots described above.Provide spillover parking at Hall of Justice parking area during weekend nights.
Weekend Night	688 [a] / 670 [b]	451	Y	

[a] Saturday
[b] Sunday

In summary, it can be seen from Table 13 that with the increased parking supply as stated above, residual significant parking impacts will be mitigated with the proposed project.

PARKING IMPACTS AND MITIGATIONS OF ALTERNATIVE "A" PROJECT

Weekday Demand & Supply

The Alternative "A" project produces a peak weekday parking demand of 158 spaces at 4:00 PM during the day, and 264 spaces at 7:00 PM. However, the overall demand within the Historic District including Alternative "A" peaks at 12:00 Noon on weekdays at 588 spaces. At 7:00 PM the overall demand would only be 394 spaces. Given the parking supply available is approximately 625 spaces the peak Alternative "A" parking occupancy would be approximately 94%. Although these parking conditions indicate patrons would experience difficulty finding convenient parking, significant parking impact based on the City of Los Angeles significance thresholds is not estimated to occur during typical weekdays with Alternative "A".

Weekend Days Demand & Supply

The Alternative "A" project produces a weekend day peak demand of 130 spaces at 12:00 Noon and 211 spaces at 7:00 PM. However, the overall demand within the Historic Monument District peaks at 1:00 PM during daytime on weekend days - 610 spaces on Saturdays and 671 spaces on Sundays. The available supply during weekend days is approximately 579 spaces. Therefore, using the City of LA significant impact threshold, the Alternative "A" project would result in significant parking impacts during typical weekend days at peak times.

Table 14 presents the Alternative "A" project's weekday and weekend days parking demand in relation to the available supply. It also provides information on additional

TABLE 14
PROJECT ALTERNATIVES PARKING IMPACT ANALYSIS

	Peak Overall Demand w/Project	Peak Supply	Parking Impact (Y or N)	Potential Improvement Options
Alternatives A, D, E				
Weekday Daytime	588	623	N	Integrate Far East Bank Site with Lot 15. Move Jurors to alternate location from Lot 15. Alt. location could be Alameda Street Garage
Weekday Night	394	623	N	Provide Lot 15 plus Far East Bank Lot Parking for Alternative Project Patrons during weekdays.
Weekend Daytime	610 [a] / 671 [b]	579	Y	Open County Lot 21 during weekend days to serve patrons. Provide way-finding program Provide pedestrian conections/amenities
Weekend Night	508 [a] / 490 [b]	579	N	Keep all lots open on weekend days - City EP 5 should be opened to project patrons on weekend days.
Alternative B				
Weekday Daytime	588	623	N	
Weekday Night	424	623	N	
Weekend Daytime	601 [a] / 662 [b]	579	Y	Same as above
Weekend Night	511 [a] / 493 [b]	579	N	
Alternative C				
Weekday Daytime	600	623	N	
Weekday Night	198	623	N	
Weekend Daytime	582 [a] / 644 [b]	579	Y	Same as above
Weekend Night	297 [a] / 279 [b]	579	N	

Notes:

[a] Saturday Demand Estimates
[b] Sunday Demand Estimates

parking supply needed and potential parking sources available to alleviate the significant impacts of the Alternative project.

Mitigation Measures of Alternative "A" Project

The mitigation measures required to alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic Monument including Alternative "A" project demand, would entail provision of a parking supply management plan. This parking supply management plan would make available additional parking spaces in the following manner:

- Firstly, the County Lot 15 should be integrated with the vacant Far East Bank site adjacent to it and additional parking made available. This would entail obtaining the Far East Bank site and converting the same entirely to parking.
- Next, the Jurors who currently park at Lot 15 on weekdays would need to be moved to the Alameda Street Parking Garage (County Lot 58). The County Lot 58 would need to be opened again for parking.
- The Lot 15 spaces which are currently exclusively used by Jurors during weekdays should be made available along with an additional 30 spaces or so that could be obtained by integrating the Far East Bank site to Lot 15 to project patrons. All these spaces will serve the Alternative "A" project patrons during weekdays adequately.
- Additionally, the County Lot 21 would need to be operated on weekend days along with an appropriate way-finding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities should be provided in conjunction with the way-finding program.
- The City Lot EP5 would need to be kept open on weekend days as well, and the additional 44 spaces at this lot made available for project patrons. All these spaces will serve the Alternative "A" project patrons during peak times of weekend days in an adequate manner.

With the implementation of these mitigation measures, adequate parking would be available and no residual significant impacts would remain with Alternative "A" project.

In summary, it can be observed that with the increased overall parking supply and a comprehensive way-finding signage program as stated above, the Alternative "A" project's significant parking impacts will be fully mitigated.

PARKING IMPACTS AND MITIGATIONS OF ALTERNATIVE "B" PROJECT

Weekday Demand & Supply

The Alternative "B" project produces a peak weekday parking demand of 150 spaces at 4:00 PM during the day, and 294 spaces at 7:00 PM. However, the overall demand within the Historic District including Alternative "B" peaks at 12:00 Noon on weekdays at 588 spaces. At 7:00 PM the overall demand would only be 424 spaces. Given the parking supply available is approximately 625 spaces the peak Alternative "B" parking occupancy would be approximately 94%. Although these parking conditions indicate patrons would experience difficulty finding convenient parking, significant parking impact based on the City of Los Angeles significance thresholds is not estimated to occur during typical weekdays with Alternative "B".

Weekend Days Demand & Supply

The Alternative "B" project produces a weekend day peak demand of 122 spaces at 12:00 Noon and 214 spaces at 7:00 PM. However, the overall demand within the Historic Monument District peaks at 1:00 PM during daytime on weekend days - 601 spaces on Saturdays and 662 spaces on Sundays. The available weekend parking supply is 579 spaces. Therefore, using the City of LA significant impact threshold, the Alternative "B" project would result in significant parking impacts during typical weekend days at peak times.

Table 14 also presents the Alternative "B" project's weekday and weekend days parking demand in relation to the available supply. It also provides information on additional parking supply needed and potential parking sources available to alleviate the significant impacts of the Alternative "B" project.

Mitigation Measures for Alternative "B" Project

The same mitigation measures detailed for Alternative "A" above are recommended for Alternative "B" since the demands on the system would be similar. With the implementation of these mitigation measures, the Alternative "B" project's significant impacts will be fully mitigated.

PARKING IMPACTS AND MITIGATIONS OF ALTERNATIVE "C" PROJECT

Weekday Demand & Supply

The Alternative "C" project produces a peak weekday parking demand of 135 spaces at 4:00 PM during the day. However, the overall demand within the Historic District including Alternative "C" peaks at 12:00 Noon on weekdays at 600 spaces. Given the parking supply available is 623 spaces, the peak Alternative "C" parking occupancy would be approximately 96%. Although these parking conditions indicate patrons would experience difficulty finding convenient parking, significant parking impact based on the City of Los Angeles significance thresholds is not estimated to occur during typical weekdays with Alternative "C".

Weekend Days Demand & Supply

The Alternative "C" project produces a weekend day peak demand of 120 spaces at 12:00 Noon. However, the overall demand within the Historic Monument District peaks at

12:00 Noon and 1:00 PM during daytime on weekend days - 582 spaces on Saturdays and 644 spaces on Sundays. The available weekend parking supply is 579 spaces. Therefore, using the City of LA significant impact threshold, the Alternative "C" project would result in significant parking impacts during typical weekend days at peak times.

Table 14 also presents the Alternative "C" project's weekday and weekend days parking demand in relation to the available supply. It also provides information on additional parking supply needed and potential parking sources available to alleviate the significant impacts of the Alternative "C" project.

Mitigation Measures for Alternative "C" Project

The same mitigation measures detailed for Alternatives "A" and "B" above are recommended for Alternative "C" since the demands on the system would be similar. The significant impacts of the Alternative "C" project will be fully mitigated with the implementation of those mitigation measures.

PARKING IMPACTS AND MITIGATIONS OF ALTERNATIVES "D" & "E"

Weekday Demand & Supply

The Alternatives "D" and "E" project, like Alternative "A", produce a peak weekday parking demand of 158 spaces at 4:00 PM during the day, and 264 spaces at 7:00 PM. However, the overall demand within the Historic District including Alternatives "D" or "E" peaks at 12:00 Noon on weekdays at 588 spaces. At 7:00 PM the overall demand would only be 394 spaces. Given the parking supply available is approximately 625 spaces the peak Alternative "D" or "E" parking occupancy would be approximately 94%. Although these parking conditions indicate patrons would experience difficulty finding convenient parking, significant parking impact based on the City of Los Angeles significance thresholds is not estimated to occur during typical weekdays with Alternatives "D" and "E".

Weekend Days Demand & Supply

The Alternatives "D" and "E" project, like Alternative "A", produce a weekend day peak demand of 130 spaces at 12:00 Noon and 211 spaces at 7:00 PM. However, the overall demand within the Historic Monument District peaks at 1:00 PM during daytime on weekend days - 610 spaces on Saturdays and 671 spaces on Sundays. The available supply during weekend days is approximately 580 spaces. Therefore, using the City of LA significant impact threshold, the Alternatives "D" and "E" project would result in significant parking impacts during typical weekend days at peak times.

Table 14 presents the Alternatives "D" and "E" project's weekday and weekend days parking demand in relation to the available supply. It also provides information on additional parking supply needed and potential parking sources available to alleviate the significant impacts of the Alternatives "D" and "E" project.

Mitigation Measures of Alternatives "D" & "E"

The same mitigation measures detailed for Alternatives "A", "B" and "C" above are recommended for Alternatives "D" and "E", since the demands on the system would be similar. The significant impacts of the Alternatives "D" and "E" project will be fully mitigated with the implementation of those mitigation measures.

V. SUMMARY OF CONCLUSIONS

The Project under consideration is the Plaza de Cultura Y Arte project on County property within the El Pueblo de Los Angeles Historic District in the City of Los Angeles. This project is proposed to be a pedestrian-oriented facility that recognizes and promotes the richness of Latino historical contributions and provides educational, cultural and arts programming.

Existing parking conditions on weekdays and weekend days were surveyed and the overall utilization computed. It was determined that the overall parking occupancies within the El Pueblo de Los Angeles Historic District were such that adequate parking was currently available during typical weekdays and Saturdays. On Sundays, overall parking utilization reached approximately 90% indicating poor operating conditions and difficulty finding adequate parking. It is worth noting that certain individual lots were full for several peak hours of the day while parking was available at other lots.

A proposed project and five alternatives ("A", "B", "C", "D", and "E") have been evaluated in this study. A brief summary of each of these follows:

- The peak parking demand generated by the proposed project is 136 spaces during daytime and 471 spaces at 7:00 PM on weekdays. During weekends, the proposed project generates a peak demand of 104 spaces during daytime and 391 spaces at 7:00 PM. Additionally, the proposed project eliminates two parking lots with 128 parking spaces – a City of Los Angeles owned EP Lot 1 with approximately 56 marked spaces and a County-owned Lot 25 with 72 marked spaces.

- The proposed project would result in increasing the overall parking demand in the El Pueblo de Los Angeles Historic District to a weekday daytime peak of approximately 590 spaces and a weekend peak of 688 spaces while reducing

available parking supply from 623 spaces to 495 spaces. The proposed project would result in significant parking impacts during both weekdays and weekend days, based on the significance thresholds provided in the City of Los Angeles' CEQA Thresholds Guide.

- The proposed project would require the provision of a parking supply management plan to alleviate all its significant impacts. The parking management plan components include moving the jurors from County Lot 15 and County employees from Lot 21 to the Alameda Street Parking Structure (County Lot 58 which would need to be re-opened for parking) and providing the spaces in Lots 15 and 21 for the proposed project patrons. Additionally, parking spaces in the Far East Bank Lot would need to be integrated with Lot 15 and these additional spaces should be made available to the project patrons.

- Alternatives "A", "B", "C", "D", and "E" would not eliminate any existing parking lots or spaces. They would generate peak parking demands of 158 spaces, 150 spaces, 135 spaces, 158 spaces and 158 spaces, respectively, on weekdays, and 130 spaces, 122 spaces, 120 spaces, 130 spaces and 130 spaces, respectively during weekend days. These alternatives would all result in a significant parking impact on weekend days based on the fact that the overall demand including the alternatives demand would exceed available supply at peak times.

- A set of mitigation measures constituting a Parking Management Plan has been recommended for all the alternatives. These measures include the following:

    - Firstly, the County Lot 15 should be integrated with the vacant Far East Bank site adjacent to it and additional parking made available. This would entail obtaining the Far East Bank site and providing the available surface parking spaces for project patrons.
    - Next, the Jurors who currently park at Lot 15 on weekdays would need to be moved to the Alameda Street Parking Garage (County Lot 58). The

Alameda Street Parking Garage would need to be opened again for parking.

- The Lot 15 spaces which are currently exclusively used by Jurors during weekdays should be made available along with an additional 30 spaces or so that could be obtained by integrating the Far East Bank site to Lot 15. All these spaces will serve the Alternatives "A", "B", "C", "D" and "E" project patrons during weekdays adequately.
- Additionally, the County Lot 21 would need to be operated on weekend days along with an appropriate way-finding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities should be provided in conjunction with the way-finding program.
- Finally, the project should work with the City to keep the Lot EP5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. All these spaces will serve the Alternatives "A", "B", "C", "D" and "E" project patrons during peak times of weekend days in an adequate manner.

- With the provision of these mitigation measures, all significant impacts caused by the Alternatives "A", "B", "C","D" and "E" would be mitigated.

APPENDIX A

PARKING SURVEY & OCCUPANCY DATA

El Pueblo Antique District Parking Occupancies - Typical Weekday

Description	Supply Inventory	TIME OF DAY												
		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
City of L.A. Lot 1	56	0	9	23	43	43	38	40	47	50	46	28	17	15
City of L.A. Lot 2	220	40	76	116	154	181	211	220	205	174	159	113	96	80
City of L.A. Lot 3	33	0	0	0	6	12	20	23	22	12	10	10	15	17
City of L.A. Lot 4	40	25	36	40	37	42	40	38	30	20	17	12	10	5
City of L.A. Lot 5	44	13	29	50	54	52	46	52	45	39	29	17	8	5
L.A. County Lot 25	72	3	15	42	47	49	39	38	36	31	32	13	10	7
L.A. County Lot 15 (Juror)	158	20	104	132	130	131	117	114	115	103	37	4	2	1
Total	623	101	269	403	471	510	511	525	500	429	330	197	158	130

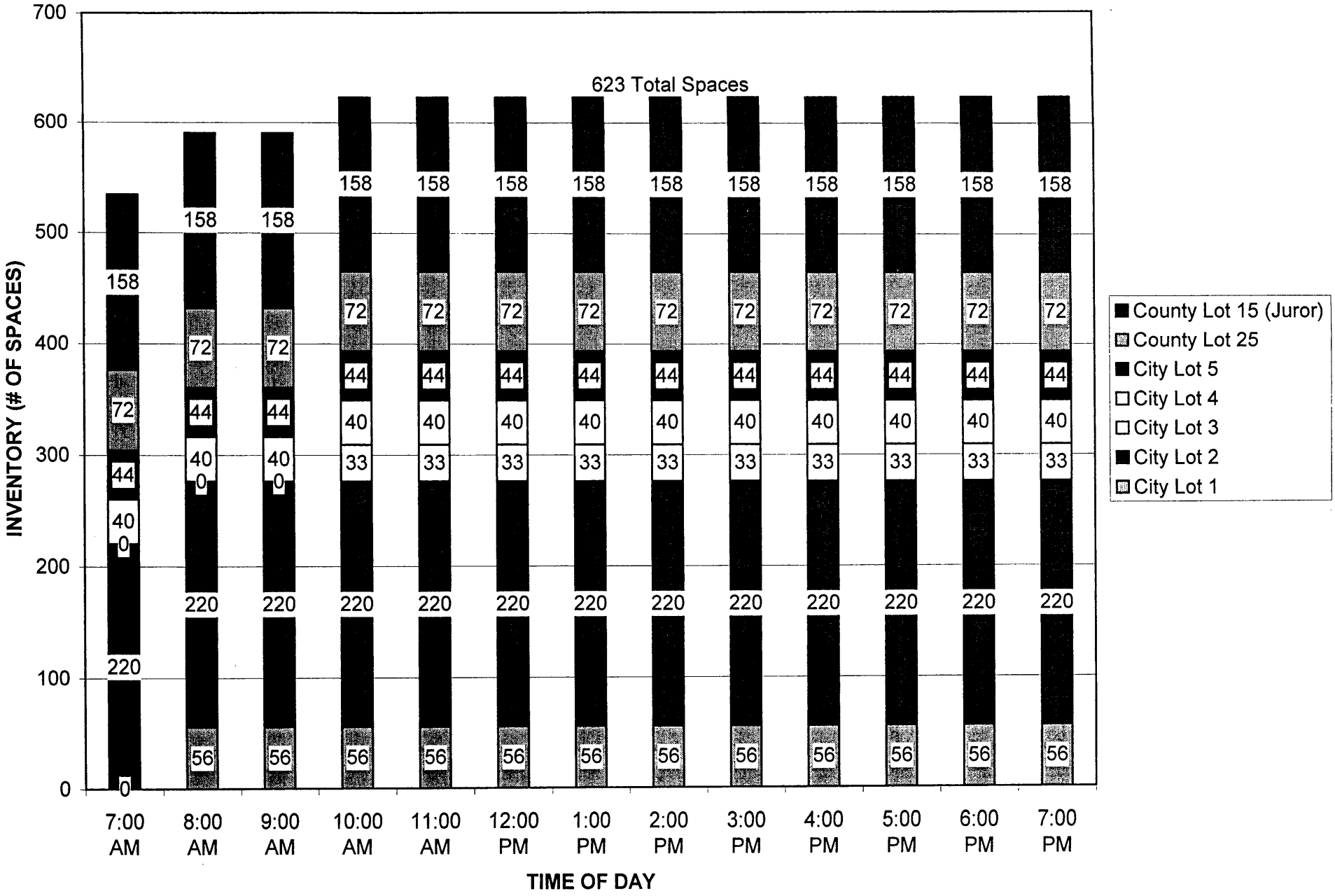
El Pueblo Antique District Parking Occupancies - Typical Saturday

Description	Supply Inventory	TIME OF DAY												
		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
City of L.A. Lot 1	56	0	0	0	46	59	51	57	47	55	53	46	31	20
City of L.A. Lot 2	220	56	154	187	175	214	208	224	200	187	202	192	206	194
City of L.A. Lot 3	33	1	0	0	10	17	26	29	30	28	30	23	26	26
City of L.A. Lot 4	40	0	0	0	0	24	39	40	34	38	38	35	36	31
City of L.A. Lot 5	44	0	0	0	0	0	0	0	0	0	0	0	0	0
L.A. County Lot 25	72	9	53	63	43	59	50	73	49	14	17	12	14	15
L.A. County Lot 15 (Juror)	158	0	0	5	22	28	52	74	61	40	20	17	19	11
Total	623	66	207	255	296	401	426	497	421	362	360	325	332	297

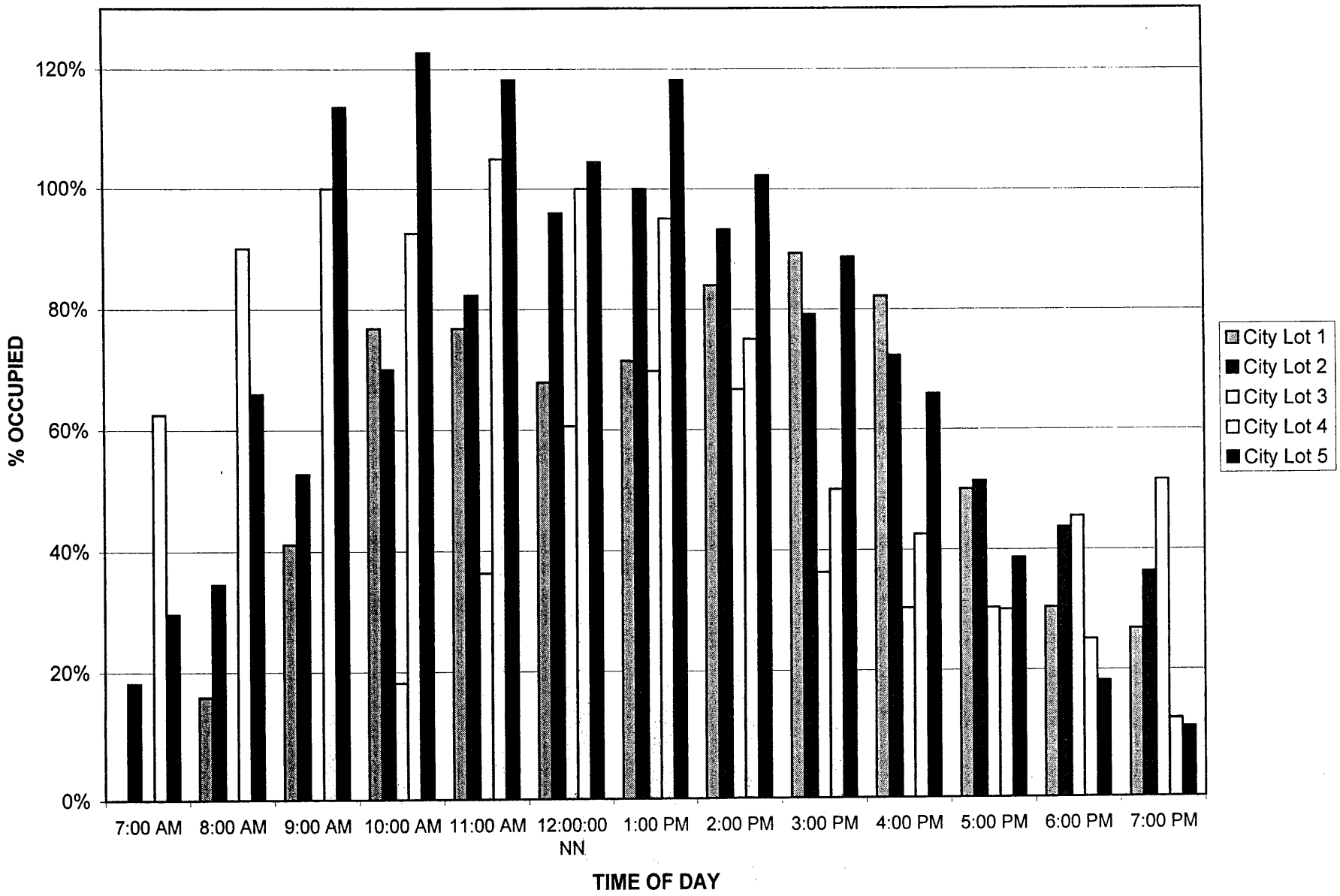
El Pueblo Antique District Parking Occupancies - Typical Sunday

Description	Supply Inventory	TIME OF DAY												
		7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
City of L.A. Lot 1	56	0	0	1	40	60	59	61	55	53	59	54	34	18
City of L.A. Lot 2	220	61	79	137	202	226	217	212	218	204	210	194	172	154
City of L.A. Lot 3	33	0	0	1	12	28	27	30	31	30	27	26	21	19
City of L.A. Lot 4	40	0	0	0	0	35	40	38	36	33	34	37	32	36
City of L.A. Lot 5	44	0	0	0	0	0	0	0	0	0	0	0	0	0
L.A. County Lot 25	72	3	7	21	36	55	67	61	48	47	30	42	37	31
L.A. County Lot 15 (Juror)	158	2	10	26	56	76	114	156	152	154	150	77	55	21
Total	623	66	96	186	346	480	524	558	540	521	510	430	351	279

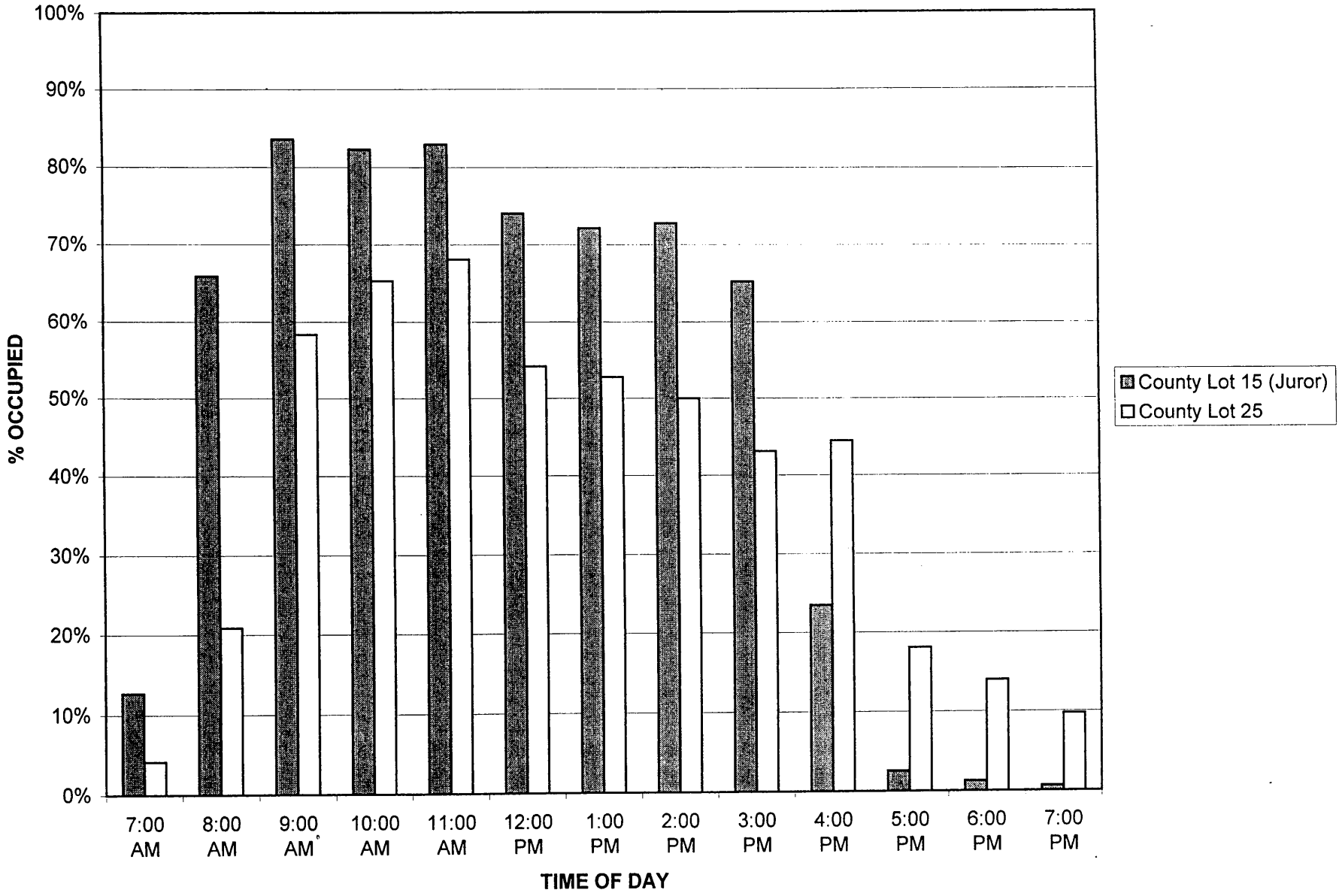
OVERALL WEEKDAY PUBLIC PARKING SUPPLY



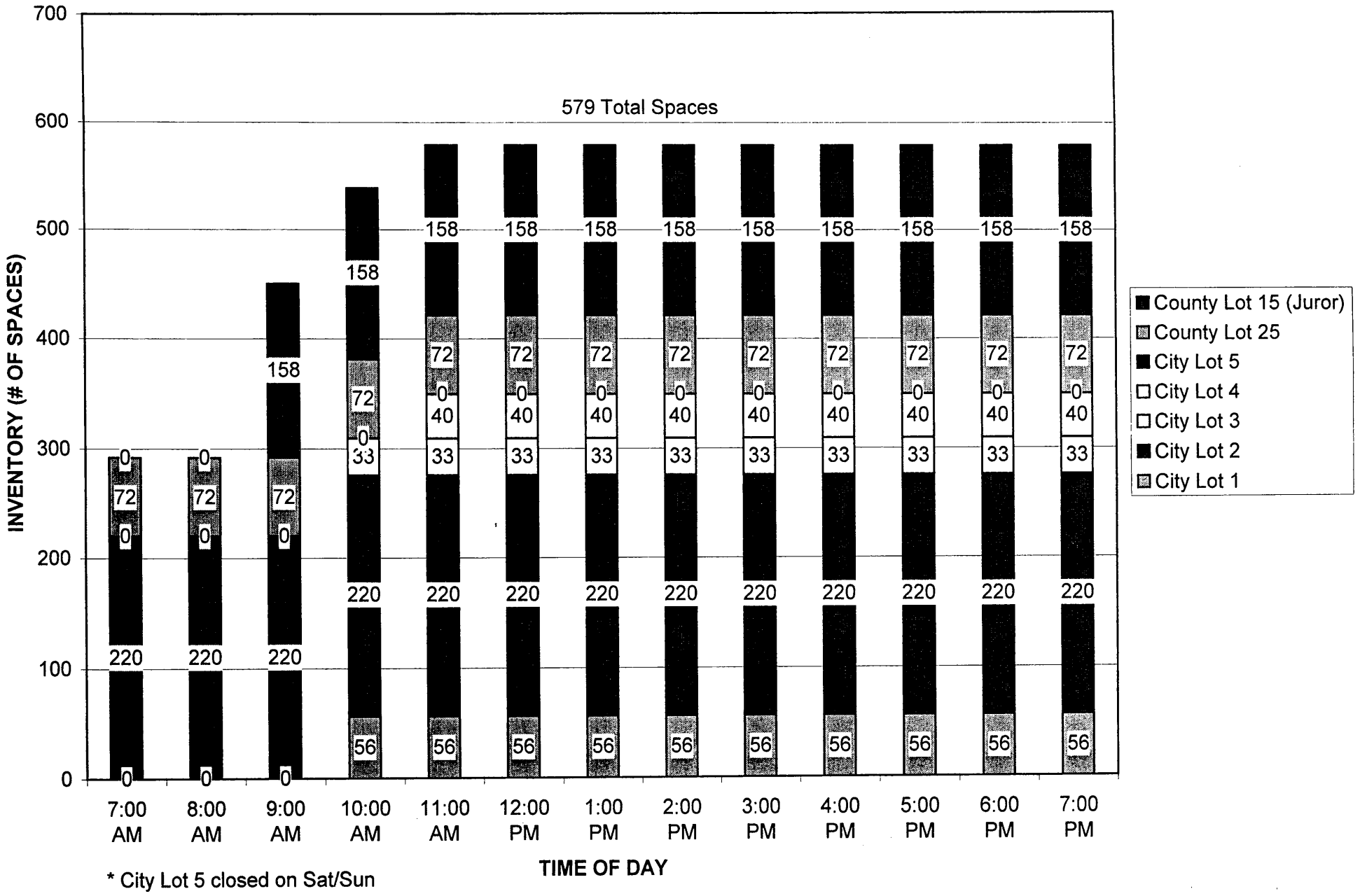
EL PUEBLO PARKING OCCUPANCY
CITY PARKING LOTS
TUESDAY, MAY 9, 2003



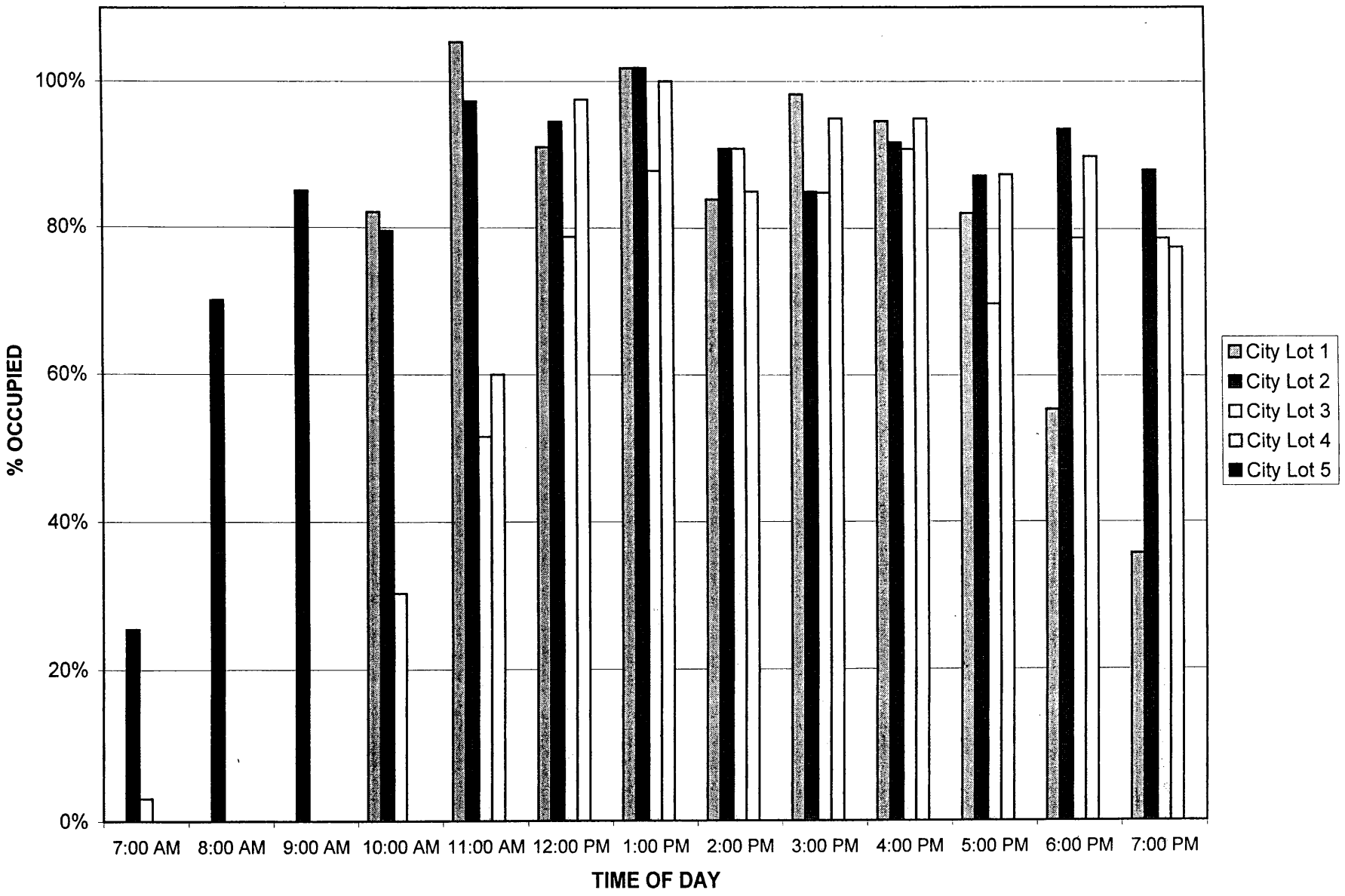
EL PUEBLO PARKING OCCUPANCY
COUNTY LOTS
TUESDAY, MAY 9, 2003



OVERALL SATURDAY & SUNDAY PUBLIC PARKING SUPPLY

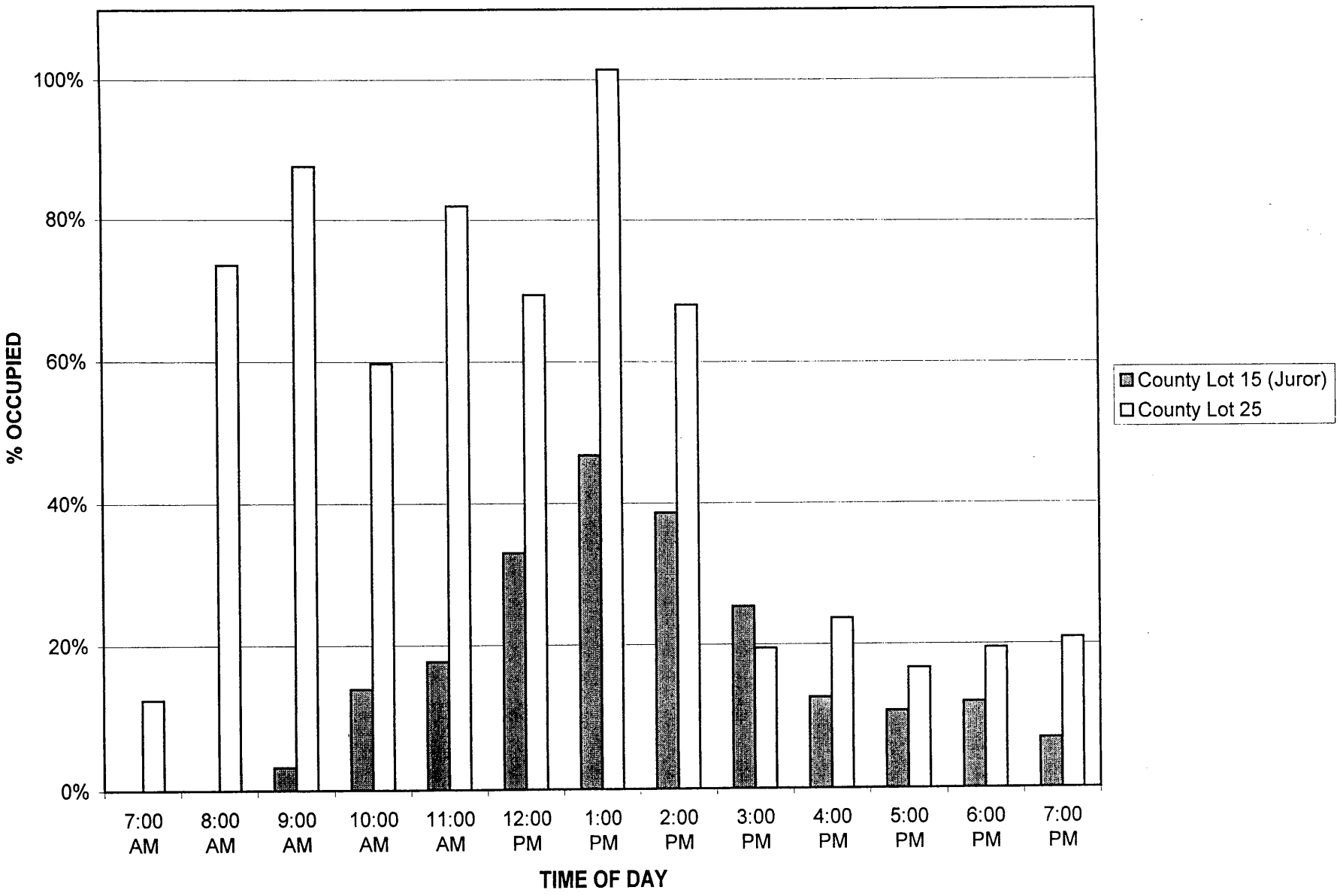


EL PUEBLO PARKING OCCUPANCY
CITY PARKING LOTS
SATURDAY, MAY 17, 2003

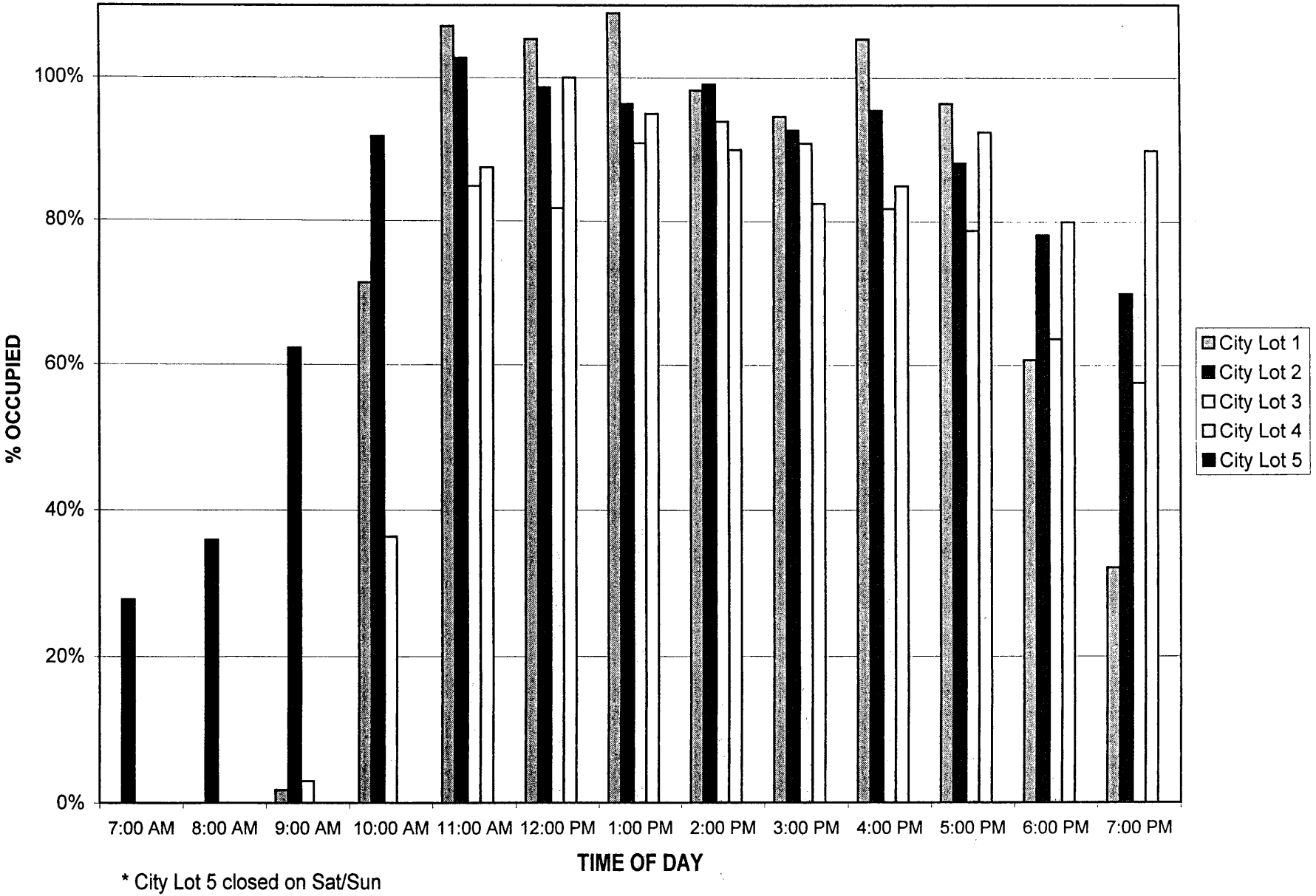


* Citv Lot 5 closed on Sat/Sun

EL PUEBLO PARKING OCCUPANCY
COUNTY LOTS
SATURDAY, MAY 17, 2003

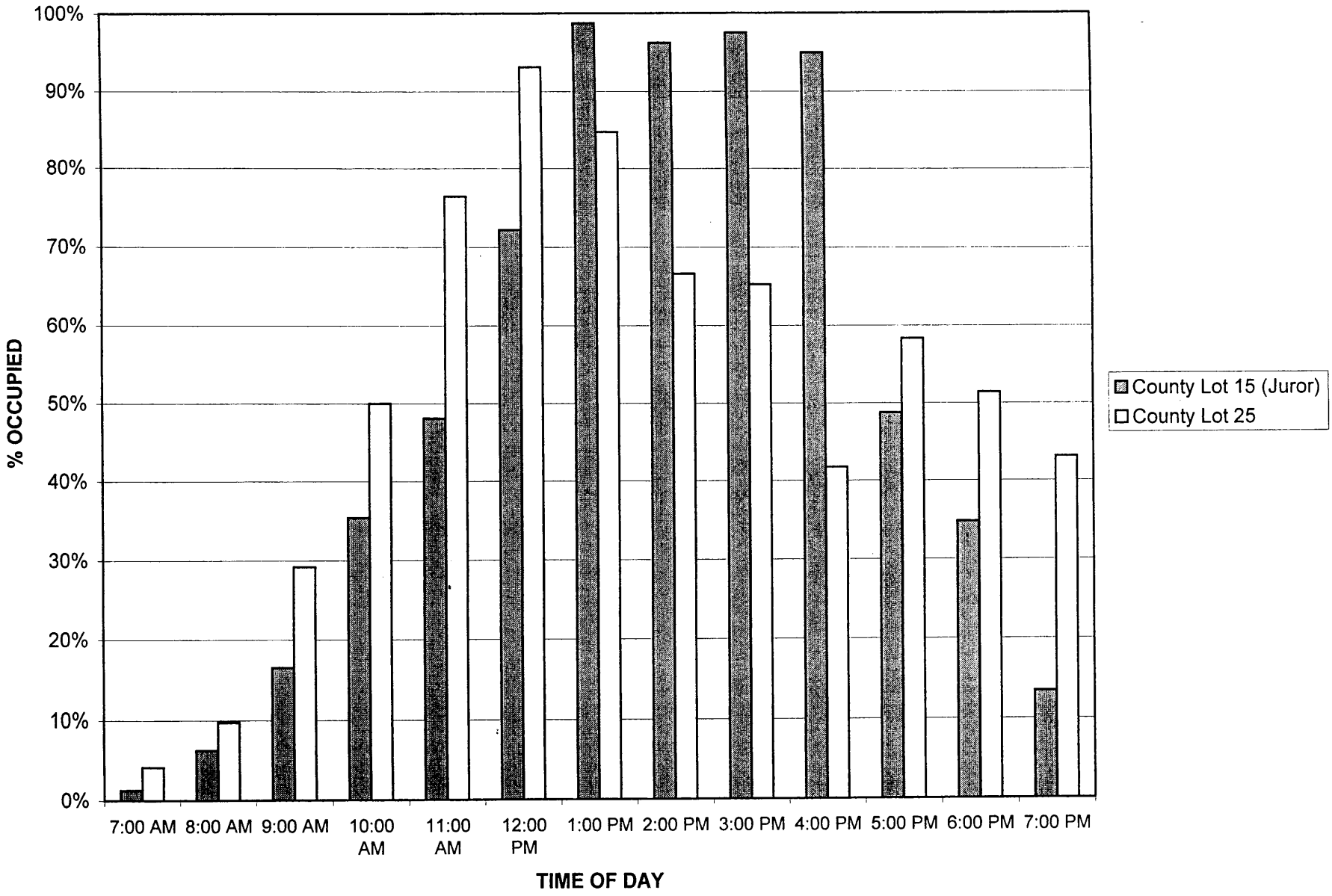


EL PUEBLO PARKING OCCUPANCY
CITY PARKING LOTS
SUNDAY, MAY 18, 2003



* City Lot 5 closed on Sat/Sun

EL PUEBLO PARKING OCCUPANCY
COUNTY LOTS
SUNDAY, MAY 18, 2003



APPENDIX B

DEMAND PROFILES

Weekday Occupancy of Barrio Planner's PdeCyA
Parking Profile by Time of Day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Proposed Project Addl Parking Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	210	210	50	70	90	31	15	46
11:00	216	13	50	70	96	31	16	47
12:00	423	210	60	210	153	38	26	64
1:00	285	35	65	70	150	41	25	66
2:00	327	68	70	140	117	44	20	64
3:00	172	44	75	0	97	47	16	63
4:00	417	243	90	214	113	56	80	136
5:00	413	76	95	203	115	59	77	136
6:00	330	78	90	182	58	56	61	117
7:00	1056	914	85	112	859	53	418	471

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy of Barrio Planner's PdeCyA
Parking Profile by time of day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Proposed Project Addl Parking Demand
						Empl & Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	317	295	42	200	75	26	69	95
11:00	321	93	42	189	90	26	69	95
12:00	365	124	52	163	150	33	71	104
1:00	308	54	57	102	149	36	54	90
2:00	135	44	38	0	97	24	16	40
3:00	135	41	43	0	92	27	15	42
4:00	165	23	54	0	111	34	19	53
5:00	165	3	64	0	101	40	17	57
6:00	132	20	73	0	59	46	10	56
7:00	867	850	73	0	794	46	345	391

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative A
Parking Profile by Time of Day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative A Addl Parking Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	225	225	48	70	107	30	18	48
11:00	226	13	46	70	110	29	18	47
12:00	423	210	64	140	219	40	37	77
1:00	280	45	56	70	154	35	26	61
2:00	295	66	82	140	73	51	12	63
3:00	170	42	94	0	76	59	13	72
4:00	463	306	114	247	102	71	87	158
5:00	450	107	111	247	92	69	85	154
6:00	338	96	101	198	39	63	63	126
7:00	594	505	57	156	381	36	228	264

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative A
Parking Profile by time of day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative A Addl Parking Demand
						Empl & Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	393	393	62	247	84	39	84	123
11:00	380	112	61	222	97	38	79	117
12:00	417	151	81	198	138	51	79	130
1:00	367	88	79	137	151	49	64	113
2:00	136	48	79	0	57	49	10	59
3:00	134	48	57	0	77	36	13	49
4:00	146	23	54	0	92	34	15	49
5:00	129	8	54	0	75	34	13	47
6:00	50	17	50	0	0	31	0	31
7:00	464	449	50	0	414	31	180	211

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR. After 7 P.M. patrons arrive using auto at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative B
Parking Profile by Time of Day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative B Addl Parking Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	225	225	48	70	107	30	18	48
11:00	226	13	46	70	110	29	18	47
12:00	423	210	64	140	219	40	37	77
1:00	280	45	56	70	154	35	26	61
2:00	295	61	80	140	75	50	13	63
3:00	170	37	94	0	76	59	13	72
4:00	419	262	112	247	60	70	80	150
5:00	410	97	109	247	54	68	79	147
6:00	312	86	99	198	15	62	59	121
7:00	657	495	55	56	546	34	260	294

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative B
Parking Profile by time of day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative B Addl Parking Demand
						Empl & Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	346	346	61	201	84	38	71	109
11:00	342	106	60	195	87	38	70	108
12:00	381	143	84	164	133	53	69	122
1:00	334	79	80	103	151	50	54	104
2:00	138	48	56	0	82	35	14	49
3:00	139	48	62	0	77	39	13	52
4:00	149	23	57	0	92	36	15	51
5:00	129	8	54	0	75	34	13	47
6:00	55	17	55	0	0	34	0	34
7:00	469	449	55	0	414	34	180	214

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative C
Parking Profile by Time of Day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative C Addl Parking Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	310	310	48	70	192	30	32	62
11:00	314	16	53	70	191	33	32	65
12:00	638	267	64	280	294	40	49	89
1:00	350	45	51	70	229	32	38	70
2:00	420	66	70	280	70	44	12	56
3:00	145	37	74	0	71	46	12	58
4:00	418	281	74	272	72	46	89	135
5:00	403	99	71	272	60	44	87	131
6:00	285	83	44	219	22	28	66	94
7:00	153	34	28	117	8	18	50	68

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative C
Parking Profile by time of day

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative C Addl Parking Demand
						Empl & Cast Parking{1}	Patron Parking & Other Parking{2}	
10:00	382	382	61	227	94	38	80	118
11:00	384	118	60	210	114	38	79	117
12:00	423	147	59	189	175	37	83	120
1:00	309	66	51	82	176	32	53	85
2:00	128	58	26	0	102	16	17	33
3:00	116	50	24	0	92	15	15	30
4:00	131	28	19	0	112	12	19	31
5:00	106	8	16	0	90	10	15	25
6:00	0	0	0	0	0	0	0	0
7:00	0	0	0	0	0	0	0	0

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

APPENDIX C

OVERALL PARKING DEMAND ESTIMATES

Weekday Occupancy of Barrio Planner's PdeCyA
Overall Parking Demand by time of day-Weekday

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Proposed Project Addl Parking Demand	Current Overall Pkg Demand	Future w/Proj Pkg Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	210	210	50	70	90	31	15	46	471	517
11:00	216	13	50	70	96	31	16	47	510	557
12:00	423	210	60	210	153	38	26	64	511	575
1:00	285	35	65	70	150	41	25	66	525	591
2:00	327	68	70	140	117	44	20	64	500	564
3:00	172	44	75	0	97	47	16	63	429	492
4:00	417	243	90	214	113	56	80	136	330	466
5:00	413	76	95	203	115	59	77	136	197	333
6:00	330	78	90	182	58	56	61	117	158	275
7:00	1056	914	85	112	859	53	418	471	130	601

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy of Barrio Planner's PdeCyA
Overall Parking Demand by time of day-Saturday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Proposed Project Addl Parking Demand	Current Overall Pkg Demand	Future w/Proj Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	42	200	75	26	69	95	296	391
11:00	42	189	90	26	69	95	401	496
12:00	52	163	150	33	71	104	426	530
1:00	57	102	149	36	54	90	497	587
2:00	38	0	97	24	16	40	421	461
3:00	43	0	92	27	15	42	362	404
4:00	54	0	111	34	19	53	360	413
5:00	64	0	101	40	17	57	325	382
6:00	73	0	59	46	10	56	332	388
7:00	73	0	794	46	345	391	297	688

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy of Barrio Planner's PdeCyA
Overall Parking Demand by time of day-Sunday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Proposed Project Addl Parking Demand	Current Overall Pkg Demand	Future w/Proj Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	42	200	75	26	69	95	346	441
11:00	42	189	90	26	69	95	480	575
12:00	52	163	150	33	71	104	524	628
1:00	57	102	149	36	54	90	558	648
2:00	38	0	97	24	16	40	540	580
3:00	43	0	92	27	15	42	521	563
4:00	54	0	111	34	19	53	510	563
5:00	64	0	101	40	17	57	430	487
6:00	73	0	59	46	10	56	351	407
7:00	73	0	794	46	345	391	279	670

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative A
Overall Parking Demand by time of day-Weekday

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative A Addl Parking Demand	Current Overall Pkg Demand	Future w/Alt A Pkg Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	225	225	48	70	107	30	18	48	471	519
11:00	226	13	46	70	110	29	18	47	510	557
12:00	423	210	64	140	219	40	37	77	511	588
1:00	280	45	56	70	154	35	26	61	525	586
2:00	295	66	82	140	73	51	12	63	500	563
3:00	170	42	94	0	76	59	13	72	429	501
4:00	463	306	114	247	102	71	87	158	330	488
5:00	450	107	111	247	92	69	85	154	197	351
6:00	338	96	101	198	39	63	63	126	158	284
7:00	594	505	57	156	381	36	228	264	130	394

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative A
Overall Parking Demand by time of day - Saturday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative A Addl Parking Demand	Current Overall Pkg Demand	Future w/Alt A Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	62	247	84	39	84	123	296	419
11:00	61	222	97	38	79	117	401	518
12:00	81	198	138	51	79	130	426	556
1:00	79	137	151	49	64	113	497	610
2:00	79	0	57	49	10	59	421	480
3:00	57	0	77	36	13	49	362	411
4:00	54	0	92	34	15	49	360	409
5:00	54	0	75	34	13	47	325	372
6:00	50	0	0	31	0	31	332	363
7:00	50	0	414	31	180	211	297	508

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative A
Overall Parking Demand by time of day - Sunday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative A Addl Parking Demand	Current Overall Pkg Demand	Future w/Alt A Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	62	247	84	39	84	123	346	469
11:00	61	222	97	38	79	117	480	597
12:00	81	198	138	51	79	130	524	654
1:00	79	137	151	49	64	113	558	671
2:00	79	0	57	49	10	59	540	599
3:00	57	0	77	36	13	49	521	570
4:00	54	0	92	34	15	49	510	559
5:00	54	0	75	34	13	47	430	477
6:00	50	0	0	31	0	31	351	382
7:00	50	0	414	31	180	211	279	490

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative B
Overall Parking Demand by time of day-Weekday

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative B Addl Parking Demand	Current Overall Pkg Demand	Future w/Proj Pkg Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	225	225	48	70	107	30	18	48	471	519
11:00	226	13	46	70	110	29	18	47	510	557
12:00	423	210	64	140	219	40	37	77	511	588
1:00	280	45	56	70	154	35	26	61	525	586
2:00	295	61	80	140	75	50	13	63	500	563
3:00	170	37	94	0	76	59	13	72	429	501
4:00	419	262	112	247	60	70	80	150	330	480
5:00	410	97	109	247	54	68	79	147	197	344
6:00	312	86	99	198	15	62	59	121	158	279
7:00	657	495	55	56	546	34	260	294	130	424

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative B
Parking Profile by time of day-Saturday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative B Addl Parking Demand	Current Overall Pkg Demand	Future w/Alt B Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	61	201	84	38	71	109	296	405
11:00	60	195	87	38	70	108	401	509
12:00	84	164	133	53	69	122	426	548
1:00	80	103	151	50	54	104	497	601
2:00	56	0	82	35	14	49	421	470
3:00	62	0	77	39	13	52	362	414
4:00	57	0	92	36	15	51	360	411
5:00	54	0	75	34	13	47	325	372
6:00	55	0	0	34	0	34	332	366
7:00	55	0	414	34	180	214	297	511

Notes

{1}Employee parking computed at the rate of 0.625 space per employee
{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:
Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.
Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative B
Overall Parking Demand by time of day - Sunday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative B Addl Parking Demand	Current Overall Pkg Demand	Future w/Alt B Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	61	201	84	38	71	109	346	455
11:00	60	195	87	38	70	108	480	588
12:00	84	164	133	53	69	122	524	646
1:00	80	103	151	50	54	104	558	662
2:00	56	0	82	35	14	49	540	589
3:00	62	0	77	39	13	52	521	573
4:00	57	0	92	36	15	51	510	561
5:00	54	0	75	34	13	47	430	477
6:00	55	0	0	34	0	34	351	385
7:00	55	0	414	34	180	214	279	493

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekday Occupancy - Levin & Associates' Alternative C
Overall Parking Demand by time of day-Weekday

Time of Day	Number of People Total in Bldgs.	Number of People Total Arriving	Number of Empl & other Cast/Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative C Addl Parking Demand	Current Overall Pkg Demand	Future w/Proj Pkg Demand
						Empl-Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	310	310	48	70	192	30	32	62	471	533
11:00	314	16	53	70	191	33	32	65	510	575
12:00	638	267	64	280	294	40	49	89	511	600
1:00	350	45	51	70	229	32	38	70	525	595
2:00	420	66	70	280	70	44	12	56	500	556
3:00	145	37	74	0	71	46	12	58	429	487
4:00	418	281	74	272	72	46	89	135	330	465
5:00	403	99	71	272	60	44	87	131	197	328
6:00	285	83	44	219	22	28	66	94	158	252
7:00	153	34	28	117	8	18	50	68	0	68

Notes

{1} Employee parking computed at the rate of 0.625 space per employee

{2} Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative C
Parking Profile by time of day-Saturday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative C Addl Parking Demand	Current Sat.Overall Pkg Demand	Future w/Alt C Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	61	227	94	38	80	118	296	414
11:00	60	210	114	38	79	117	401	518
12:00	59	189	175	37	83	120	426	546
1:00	51	82	176	32	53	85	497	582
2:00	26	0	102	16	17	33	421	454
3:00	24	0	92	15	15	30	362	392
4:00	19	0	112	12	19	31	360	391
5:00	16	0	90	10	15	25	325	350
6:00	0	0	0	0	0	0	332	332
7:00	0	0	0	0	0	0	297	297

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

Weekend Day Occupancy - Levin & Associates' Alternative C
Overall Parking Demand by time of day - Sunday

Time of Day	Number of Empl & other Cast-Crew	Number of Total Students	Number of Total Patrons	Demand Estimates		Alternative C Addl Parking Demand	Current Sat.Overall Pkg Demand	Future w/Alt C Pkg Demand
				Empl & Cast Parking{1}	Patron Parking & Other Parking{2}			
10:00	61	227	94	38	80	118	346	464
11:00	60	210	114	38	79	117	480	597
12:00	59	189	175	37	83	120	524	644
1:00	51	82	176	32	53	85	558	643
2:00	26	0	102	16	17	33	540	573
3:00	24	0	92	15	15	30	521	551
4:00	19	0	112	12	19	31	510	541
5:00	16	0	90	10	15	25	430	455
6:00	0	0	0	0	0	0	351	351
7:00	0	0	0	0	0	0	279	279

Notes

{1}Employee parking computed at the rate of 0.625 space per employee

{2}Patron & Other Parking consists of parking demand associated with students being dropped off by parents as well as other patron parking. This is computed using the following components & assumptions:

Students - Breakdown includes 40% using transit; 10% driving at 1.5 AVR; 50% being dropped off by parents at 2.3 AVR after 3:00 P.M. Prior to 3:00 P.M., students arrive in buses. After 7 P.M., 40% arrive using transit, 60% use automobile at 1.5 AVR.

Patrons - 50% arrive from local community and using pedestrian connections; 25% arrive using public transportation; 25% arrive using automobile at 2.3 AVR.

APPENDIX D

REFERENCES & PERSONS CONTACTED

PLAZA DE CULTURA Y ARTE PROJECT

REFERENCES & PERSONS CONTACTED

REFERENCES

1. Programming Information for Weekdays and Weekend days provided by Community Arts Resources, Inc. (CARS).

2. City of Los Angeles Draft CEQA Thresholds Guide, adopted by the City of Los Angeles, 2003.

3. Traffic Analysis for Renovation & Reoccupancy of the Hall of Justice, Crain & Associates, April 2003.

PERSONS CONTACTED

1. Mr. Tony Howard
   Section Manager
   Parking Services Section
   Los Angeles County Internal Services Division
   213-974-9403

2. Mr. Edward F. Navarro
   General Manager
   El Pueblo de Los Angeles Historical Monument Authority
   213-485-6855

3. Mr. Nicholas Hopper
   Parking Services Supervisor
   El Pueblo de Los Angeles Historical Monument Authority
   213-622-3694

4. Mr. Mike Bagheri, P.E.
   Transportation Engineer
   City of Los Angeles Department of Transportation Development Review
   213-580-5202

APPENDIX P
UTILITIES

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE CITY LANDS OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 38 AND 39 AND BOOK 2 PAGE 447 OF PATENTS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING PART OF WHAT WAS FORMERLY CALLED "BENANCIA SOTELO LOT" AND THAT PARALLEL OF THE PUEBLO LANDS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND THAT PORTION OF THE CITY LANDS OF LOS ANGELES IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 38 AND 39 AND BOOK 2 PAGE 447 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF WILLIAM E. REAVIS LOT IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 178 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT A OF TRACT NO. 3189 AS PER MAP RECORDED IN BOOK 32 PAGE 94 OF MAPS, RECORDS OF SAID COUNTY AND THAT PORTION OF LOT 1, OF TRACT 1041 AS PER MAP RECORDED IN BOOK 18 PAGES 122 AND 123 OF MAPS RECORDS OF SAID COUNTY AND ALL OF LOTS 4, 6 AND 8 AND THAT PORTION OF LOT 2 OF PROPERTY KNOW AS THE ARCADIA TRACT AS PER MAP RECORDED IN BOOK 32 PAGE 4 OF MISCELLANEOUS RECORDS AND THAT PORTION OF LOT 1 OF THE BRAUN TRACT AS PER MAP RECORDED IN BOOK 27 PAGE 82 OF MAPS RECORDS OF SAID COUNTY AND THOSE PORTIONS OF LOTS 2, 3, 4 AND 5 OF WILL'S SUBDIVISION OF A PORTION OF THE ARCADIA TRACT AS PER MAP RECORDED IN BOOK 1 PAGE 6 OF MAPS RECORDS OF SAID COUNTY AND THOSE PORTIONS OF NEW HIGH STREET AND REPUBLIC STREET DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 OF THE LANDS DESCRIBED IN DOCUMENT OF RELINQUISHMENT OF STATE HIGHWAY, IN THE CITY OF LOS ANGELES, ROAD VII L.A.-2 L.A.-6 RECORDED AUGUST 2, 1962 AS INSTRUMENT NO. 4392 IN BOOK R-1287 PAGE 822 OFFICIAL RECORDS OF SAID COUNTY SAID CORNER BEING IN THE SOUTHEASTERLY LINE OF SPRING STREET, 100 FEET WIDE, AND HAVING A BEARING OF NORTH 37 DEGREE 47 MINUTES 50 SECONDS EAST FOR PURPOSES OF THIS DESCRIPTION, THE SOUTHWESTERLY TERMINUS OF SAID SOUTHEASTERLY LINE PASSES THROUGH A POINT IN THE SOUTHWESTERLY LINE OF TRACT NO. 1588 AS PER MAP RECORDED IN BOOK 20 PAGE 16 OF MAPS RECORDS OF SAID COUNTY, SAID POINT DISTANT SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 130.56 FEET FROM THE MOST WESTERLY CORNER OF SAID TRACT, SAID SOUTHEASTERLY LINE ALSO PASSING THROUGH A POINT IN THE NORTHEASTERLY LINE OF TRACT NO. 3189 AS PER MAP RECORDED IN BOOK 32 PAGE 94 OF MAPS, RECORDS OF SAID COUNTY WHICH IS DISTANT NORTHWESTERLY 34.03 FEET FROM THE MOST EASTERLY CORNER OF SAID LAST MENTIONED TRACT; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 37 DEGREES 47 MINUTES 50 SECONDS EAST TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, THE BEGINNING OF SAID CURVE BEING DISTANT ALONG SAID SOUTHEASTERLY LINE NORTH 37 DEGREES 47 MINUTES 50 SECONDS EAST 1218.39 FEET FROM SAID SOUTHEASTERLY TERMINUS; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE 26.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 250 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE SOUTHEAST LINE OF SAID NEW HIGH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE TO A POINT DISTANT NORTHEASTERLY THEREON 208.80 FEET FROM THE NORTHEASTERLY LINE OF REPUBLIC STREET AS SAME EXISTED ON MARCH 28, 1949, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DOCUMENT TO THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES RECORDED ON JUNE 12, 1950 AS INSTRUMENT NO. 281 IN BOOK 33356 PAGE 136 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF SAID DOCUMENT 227.10 FEET TO THE NORTHWEST LINE OF NORTH MAIN STREET AS SAME EXISTED ON MARCH 28, 1949; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 228.48 FEET TO THE NORTHEASTERLY LINE OF SAID REPUBLIC STREET; THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID NORTH MAIN STREET TO THE

SOUTHWEST LINE OF REPUBLIC STREET AS DESCRIBED AS THE NORTHEAST LINE OF THE LAND IN DEED RECORDED IN BOOK <D350 PAGE 540 OF OFFICIAL RECORDS; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF REPUBLIC STREET TO THE SOUTHEASTERLY LINE OF SAID NEW HIGH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO AN ANGLE POINT IN SAID NORTHEASTERLY LINE OF THE LAND DESCRIBED IN RELINQUISHMENT DOCUMENT RECORDED AUGUST 2, 1962 AS INSTRUMENT NO. 4392 IN BOOK R1287 PAGE 822 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 10 DEGREES 41 MINUTES 22 SECONDS EAST 14.27 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 54 DEGREES 21 MINUTES 05 SECONDS WEST 81.20 TO ANOTHER ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE NORTH 43 DEGREES 13 MINUTES 59 SECONDS WEST 108.58 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS WITHIN THE LINES OF NEW HIGH STREET AND REPUBLIC STREET DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTHWESTERLY LINE OF NEW HIGH STREET WITH THE ABOVE MENTIONED CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET; THENCE NORTHEASTERLY ALONG SAID 200 FOOT RADIUS A TOTAL LENGTH OF 26.17 FEET FROM THE BEGINNING OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 250 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE SOUTHEAST LINE OF SAID NEW HIGH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE TO THE NORTHEAST LINE OF REPUBLIC STREET, FORMERLY TURNER STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE TO THE NORTHWEST LINE OF MAIN STREET; THENCE ALONG THE SOUTHWEST PROLONGATION OF SAID NORTHWEST LINE TO THE SOUTHWEST LINE OF REPUBLIC STREET; THENCE NORTHWEST ALONG SAID SOUTHWEST LINE AND ITS NORTHWESTERLY PROLONGATION TO SAID NORTHWESTERLY LINE OF NEW HIGH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF MAIN STREET, WITH THE SOUTHERLY LINE OF REPUBLIC STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; THENCE SOUTHERLY ALONG SAID LINE OF MAIN STREET, 119.23 FEET; THENCE NORTH 55' 27' WEST, 137.60 FEET, MORE OR LESS, TO THE EASTERLY LINE OF NEW HIGH STREET; THENCE NORTHERLY ALONG SAID LINE, 30.40 FEET, MORE OR LESS, TO AN ANGLE IN SAID LINE; THENCE CONTINUING ALONG SAID LINE, NORTHERLY 97.23 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF REPUBLIC STREET; THENCE EASTERLY ALONG SAID LAST MENTIONED LINE, 158.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING TO THE STATE OF CALIFORNIA ALL MINERAL DEPOSITS AS DEFINED IN SECTION 6407 OF THE PUBLIC RESOURCES CODE BELOW A DEPTH OF 500 FEET, WITH OUT SURFACE RIGHTS ENTRY, PER QUITCLAIM DEED RECORDED FEBRUARYMENT 13, 1990 AS INSTRUMENT NO. 90-247264.

PARCEL 3:

ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LOT OF PIERRE DONEC FRONTING ON THE PLAZA, BRAIL(SIC) STREET AND NEW HIGH STREET RUNNING NORTH 75– 15, MINUTES WEST 28.75 FEET; THENCE ALONG THE LOT OF SAID DONEC NORTH 75' 30' WEST 144 FEET: THENCE WITH EAST LINE NEW HIGH STREET SOUTH 80 45' WEST 206 FEET; THENCE SOUTH 73o 15' EAST 221.50 FEET TO THE NORTHEAST CORNER OF THE LOT OF DONA BENANCIA SOTELLO; THENCE NORTH 14' 45' EAST 68.25 FEET ALONG WALL OF CEMETERY AND LINE OF PLAZA; THENCE N 16o 30' EAST 33 FEET ALONG FROM OF CHURCH AND PLAZA; THENCE IN AN ARC OF A CIRCLE OF THE RADIUS OF 128 FEET AND WHOSE CENTER FALLS WITHIN THIS LOT OF GROUND TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PORTION OF LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED JUNE 12, 1950 AS INSTRUMENT NO. 281.

PARCEL 4:

THE NORTHEASTERLY 5 FEET OF THAT PORTION OF THE CITY LANDS OF LOS ANGELES, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGES 38 AND 39, AND BOOK 2, PAGE 447 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF NORTH MAIN STREET, AS SAME EXISTED MARCH 28, 1949, WITH THE SOUTHWESTERLY LINE OF THE TRACT OF LAND CONVEYED TO THE ROMAN CATHOLIC CHURCH BY DEED RECORDED IN BOOK 31, PAGE 63 OF DEEDS IN THE OFFICE OF SAID RECORDER, SAID POINT BEING NORTHEASTERLY ALONG THE NORTHWESTERLY LINE 179.60 FEET FROM THE NORTHEASTERLY LINE OF REPUBLIC STREET, AS SAME EXISTED ON SAID DATE; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 213.57 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY LINE OF NEW HIGH STREET, AS SAME EXISTED ON SAID DATE, SAID LAST MENTIONED POINT BEING NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 158.90 FEET FROM SAID NORTHEASTERLY LINE OF REPUBLIC STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF NEW HIGH STREET 49.90 FEET; THENCE SOUTHEASTERLY IN A DIRECT LINE 227.10 FEET, MORE OR LESS, TO A POINT IN SAID NORTHWESTERLY LINE OF NORTH MAIN STREET THAT IS NORTHEASTERLY THEREON 48.88 FEET FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF NORTH MAIN STREET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE COUNTY OF LOS ANGELES, ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER THE ABOVE DESCRIBED LAND WITHOUT THE RIGHT OF SURFACE ENTRY FOR THE DEVELOPMENT THEREOF, PER DEED RECORDED DECEMBER 19, 1962 AS INSTRUMENT NO. 5.

PARCEL 5:

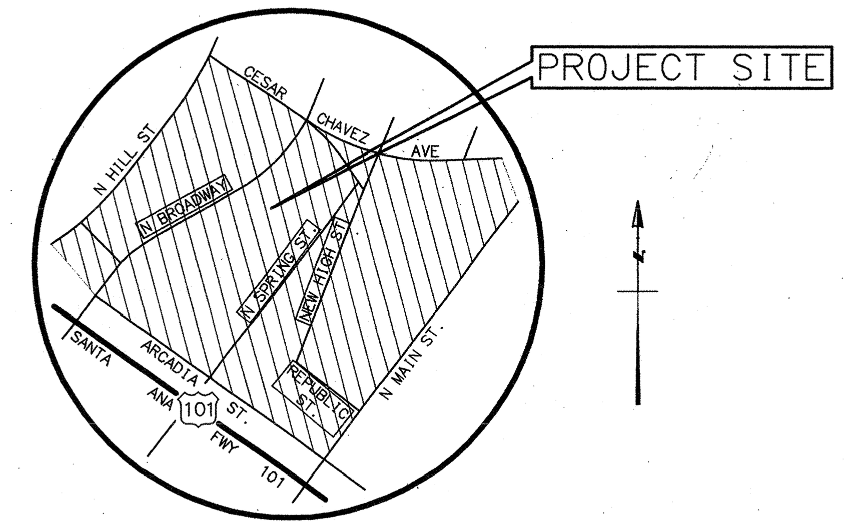
THAT PORTION OF THE CITY LANDS OF LOS ANGELES, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS WITHIN THE LINES OF NEW HIGH STREET AND REPUBLIC STREET, AS PER MAP RECORDED IN BOOK 2 PAGES 38 AND 39 AND BOOK 2 PAGE 447 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID NORTHWESTERLY LINE OF NEW HIGH STREET WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET; THENCE NORTHEASTERLY ALONG SAID 20 FOOT RADIUS A TOTAL LENGTH OF 26.17 FEET FROM THE BEGINNING OF SAID CURVE AND BEING THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 250 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE SOUTHEAST LINE OF SAID NEW HIGH STREET; THENCE SOUTHWESTERLY ALONG SAID SOUTHEAST LINE TO THE NORTHEAST LINE OF REPUBLIC STREET, FORMERLY TURNER STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE TO THE NORTHWEST LINE OF MAIN STREET; THENCE ALONG THE SOUTHWEST PROLONGATION OF SAID NORTHWEST LINE TO THE SOUTHWEST LINE OF REPUBLIC STREET; THENCE NORTHWEST ALONG SAID SOUTHWEST LINE AND ITS NORTHWESTERLY PROLONGATION TO SAID NORTHWESTERLY LINE OF NEW HIGH STREET; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING.

NOTE: PARCEL 1 DOES NOT EXCLUDE THE 5 FOOT STRIP DESCRIBED IN PARCEL 4.
TITLE COMPANY HAS BEEN ADVISED OF THIS DISCREPANCY.

LEGEND

(line symbol)	PROPERTY / BOUNDARY LINE
(line symbol)	STREET R/W LINE
(line symbol)	CURB LINE (FROM 1"=20' ON TO 1"=200')
(line symbol)	CURB LINE (1"=10', 1"=8', 1"=16')
(line symbol)	CENTER LINE
(line symbol)	LOT LINE / PARCEL LINE
(line symbol)	EASEMENT LINE (W=WIDTH)
(line symbol)	FLOW LINE
(line symbol)	CONTOUR LINE (APPROXIMATE)
(line symbol)	OVERHEAD UTILITY LINE
(line symbol)	BUILDING FOOT PRINT LINE
(line symbol)	OVERHANG LINE
(line symbol)	FENCE LINE
(line symbol)	GUARD RAIL
(line symbol)	RETAINING WALL
(line symbol)	CONC. BLOCK WALL
(line symbol)	EDGE OF ASPHALT PAVING
(symbol)	CONCRETE PAVING
A.D.	AREA DRAIN
(symbol)	CATCH BASIN W/MANHOLE
MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
(symbol)	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
S.	SIGN (ALL KINDS)
(symbol)	ELECTROLIER ARMPOLE W/STREET LIGHT HIGH VOLTAGE BOX
(symbol)	ELECTROLIER ARMPOLE W/TRAFFIC SIGNAL
(symbol)	TRAFFIC SIGNAL ARMPOLE W/TRAFFIC SIGNAL PULL BOX
(symbol)	TRAFFIC SIGNAL STANDARD
L.S.	LIGHT STANDARD
(symbol)	FIRE HYDRANT
D.S.	DOWNSPOUT
F.D.C.	FIRE DEPARTMENT CONNECTION
P.I.V.	POST INDICATOR VALVE
(symbol)	DIRECTION OF WATER DRAINAGE FLOW
P.M.	PARKING METER
G.M./W.M.	GAS / WATER METER
G.V./W.V.	GAS / WATER VALVE
U.B./P.B	UTILITY / PULL BOXES
②	RECORD LOT / PARCEL NUMBER
(symbol)	TREE IN WELL W/TRUNK DIAMETER
PL	PLANTER
GP	GUARD POST
APPR.	APPROACH (DRIVEWAY)
(symbol)	ACCESS LANE FOR PARKING EASEMENT
(100.00')	RECORD DIMENSION OR BEARING IF DIFFERENT THAN MEASURED
/F	IMPROVEMENT FACE
/E	IMPROVEMENT EDGE
/Ed	IMPROVEMENT END
N E W S	NORTH EAST WEST SOUTH LOCATION OF IMPROVEMENT W/ RESPECT TO REFERENCE NORTH AND PROPERTY LINE.
NAME	ADJACENT PROPERTY OWNER



VICINITY MAP

NOT TO SCALE

COMMENTS

Boundary Lines............Were established from record information, such as Tract Maps, and City Engineer Field Books.

Legal Description.........From information supplied by client. Usually a title policy or title report. Title Report covers that portion known as the "Antique Block"

Easements.................Plottable easements are shown from an owner supplied title report. Non-plottable ones are noted on the survey as having "effect of". Because our service is limited to reporting on easement locations we strongly recommend legal counsel be retained to report on title papers in their entirety.

Title Report..............Chicago Title Insurance Company, Preliminary Title Report No. 21061193-X64 dated February 25, 2003

◯ Indicates Title Report Exception No.

NOTE: Title Report covers that portion known as the "Antique Block". The survey covers property to the west and north of Church that uses current Assessors Parcel Maps for right of way and boundary limits for City and County ownership

Basis of Bearings.........The bearing North 56°09'13" West of the centerline of Sunset Boulevard between Los Angeles City center line monuments as shown in Los Angeles City Engineer's Field Book 132-213 pages 120 & 122, was taken as the Basis of Bearings.

Area......................Based upon measured bearings and distances as shown hereon, the area is:

164,725 sq. ft. = 3.78157 acres

Topography................By photogrammetric processes from aerial photography dated March, 2003 and complies with National Map Accuracy Stds.

Contour Interval..........1 foot.

UTILITIES.................Underground utilities specifically listed in the UTILITY INFORMATION table are plotted on this survey. Other underground utilities not listed (e.g. traffic signal and street lighting conduit, abandoned lines, etc.) have not been plotted. the location of these plotted utilities were obtained from utility maps and plans as listed under the SUBSTRUCTURE PLAN INDEX.

Effect of.................Covenant and Agreement that the property shall be used for a park or the parking of vehicles per Inst No. 281 recorded 6/12/50 in Book 33356, page 136 O.R.

(8)

Effect of.................Easement for public street purposes granted to City of Los Angeles per document recorded in Book 1121 page 304 of Official Records. Said document not provided.

(9)

Effect of.................Covenant and Agreement to hold Parcels 3 & 4 as one Parcel per Inst No. 5581 recorded October 1, 1964.

(10)

Effect of.................Exit Court Agreement dated December 1, 1948, subject to all term, provisiions and conditions. Document recorded December 1, 1948 as Inst. No. 1985. Document not provided.

(11)

Effect of.................Covenants, Conditions and Restrictions per Inst No. 90-247264 O.R. Document not provided.

(14)

Effect of.................Water Rights, claims or title to water, whether or not shown by the public records.

(15)

SURVEYOR'S CERTIFICATE:

TO SAPPHOS ENVIRONMENTAL INC. AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 4, 8, 10, 11A, AND 13 OF TABLE "A" THEREOF, AS QUALIFIED OR LIMITED BY COMMENTS ON THIS MAP, PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEY."

Robert C. Olson — DATE: 04.25.2003

ROBERT C. OLSON, PLS 5490

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE AND DESIGN PURPOSES

1. The boundary data and title matters as shown hereon have been developed from the referenced title report.
2. This survey does not include easements except those specifically delineated hereon, nor does it show the location of, or encroachments by subsurface footings and/or foundations of buildings shown on this map.
3. If underground public utilities and other substructures, zones, set back and street widening data are shown hereon, it is for information only, having been obtained from a general request at the local agency's public counter and/or other sources not connected with this company. no representation is made as to the accuracy, acurrency or completeness of said information and any users of said information is urged to contact the utility or local agency directly.

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DESIGNED	DRH	REV	DATE	DESCRIPTION	BY	APP'D
DRAFTED	DRH					
CHECKED	RCO					

BENCHMARK CITY OF LOS ANGELES BM NO. 12-19169

WIRE SPIKE IN E. CURB OF N. BROADWAY, 5 FT S/O BCR S/O SUNSET BLVD

ELEV. 305.557 FEET ADJUSTMENT 1985 NGVD29

PATH/PLOT DATE: Apr. 25, 2003 - 13:59:09 DWG Name: W:\1SAP0106.00\survey\design\pltsht\PL-AL01.dwg Updated By: DHoward

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(310) 954-3700 (310) 954-3777 (FAX)

DESIGN AND ALTA/ASCM LAND TITLE SURVEY FOR:

SAPPHOS ENVIRONMENTAL INC.

EL PUEBLO

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: APRIL 7, 2003
SCALE: 1" = 20'
PROJECT NUMBER: 1SAP0106
SHEET 1 OF 4

1SAP0106 1of4 DESIGN-EL PUEBLO

SEE SHEET NO. 3

SEE SHEET NO. 4

SPRING STREET

NEW HIGH STREET

MAIN STREET

NORTH SPRING STREET

CESAR E. CHAVEZ AVENUE

ARCADIA STREET

REPUBLIC ST.

CITY LANDS OF LOS ANGELES
COUNTY OF LOS ANGELES

BRUNSWIG ANNEX
3 STORY
CONC & BRICK
BLDG

VICKERY BRUNSWIG
5 STORY
CONC & BRICK
BLDG

PLAZA HOUSE
2 STORY
CONC & BRICK
BLDG

2 Story
Stucco
Building

ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES

OUR LADY QUEEN OF ANGELS LA
PLACITA STUCCO CHURCH
Address No. 535 N. Main Street

Approximate location of original 1800's Church Cemetery per interview with Church Official Cemetery has been relocated

Apparent Street Easement Per Assessors Parcel Map

Right of ingress & egress over 5' strip of land per Inst No. 281 rec 6/12/50 in Book 33356, Page 136 O.R.

Southerly line of land per Inst No. 281 rec 6/12/50 in Book 33356, Page 136 O.R.

Fd S&W L.A. City Engr. Per CEFB 18210-16

Fd L&T in Curb (No Rad) Accepted as centerline Prod.

Estab. by Intersec.

GRAPHIC SCALE
SCALE: 1" = 20'

P.O.B. PARCEL 1
P.O.B. PARCEL 2
P.O.B. PARCEL 3
P.O.B. PARCEL 4
P.O.B. PARCEL 5

PARKING ATTENDANT BOOTH

BUS SHELTER

ISAP0106
DESIGN-BASE PUEBLO
2 of 4

DESIGNED	DRH					
DRAFTED	DRH					
CHECKED	RCO					
REV	DATE	DESCRIPTION	BY	APP'D		
1	8/08/03	REVISED BUILDING DIMENSIONS	DRH	RCO		

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BENCHMARK CITY OF LOS ANGELES BM NO. 12-19169

WIRE SPIKE IN E. CURB OF N. BROADWAY, 5 FT S/O BCR S/O SUNSET BLVD

ELEV. 305.557 FEET ADJUSTMENT 1985 NAD29

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DESIGN AND ALTA/ASCM LAND TITLE SURVEY FOR:

SAPPHOS ENVIRONMENTAL INC.

EL PUEBLO

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE: APRIL 7, 2003
SCALE: 1" = 20'
PROJECT NUMBER: ISAP0106
SHEET 2 OF 4

HILL STREET

CESAR E. CHAVEZ AVENUE

FT. MOORE PLACE

ARCADIA STREET

BROADWAY

FREEWAY ON RAMP

FREEWAY OFF RAMP

BLK. F FORT HILL TRACT

BLK. E FORT HILL TRACT

BROADWAY (VACATED)

JUSTICIA STREET (VACATED)

DENSE TREES

DENSE TREES

IVY SLOPE

IVY SLOPE

COUNTY OF LOS ANGELES

CITY & COUNTY OF LOS ANGELES

Southerly boundary was determined from Assessors Parcel Map, no title report provided for this property

Right of way established from current Assessors Map widths

Established at record angle & distance

Fd S&W (No Ref) accepted as centerline intersection

All references for this boundary are per Caltrans Survey request 85-271 pg 1-6

Right of way established from current Assessors Map widths for this property

1 STORY BRICK & STUCCO BLDG
400 W CESAR CHAVEZ
ROOF 328.2

1 & 2 STORY STUCCO & WOOD BLDG
300 W CESAR CHAVEZ
ROOF 329.2
ROOF 324.2

PARKING ATTENDANT BOOTH

BUS SHELTER

SEE SHEET NO. 4

SEE SHEET NO. 2

SAPPHOS ENVIRONMENTAL INC.
DESIGN - EL PUEBLO
3 of 4

PROFESSIONAL LAND SURVEYOR
ROBERT C. OLSON
No. 5490
Exp. 9-30-04
STATE OF CALIFORNIA

DESIGNED	DRH
DRAFTED	DRH
CHECKED	RCO

REV	DATE	DESCRIPTION	BY	APP'D

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WIRE SPIKE IN E. CURB OF N. BROADWAY, 5 FT S/O BCR S/O SUNSET BLVD

ELEV. 305.557 FEET ADJUSTMENT 1985 NAD29

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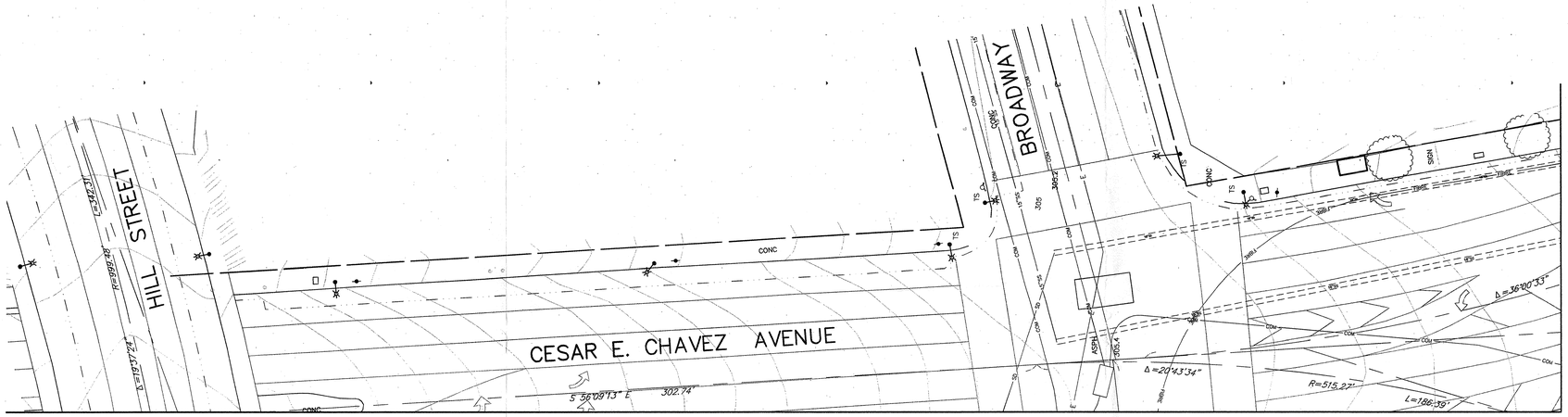
DESIGN AND ALTA/ASCM LAND TITLE SURVEY FOR:

SAPPHOS ENVIRONMENTAL INC.

EL PUEBLO

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 7, 2003
SCALE	1" = 20'
PROJECT NUMBER	ISAP0106
SHEET	3 OF 4



SEE SHEET NO. 3

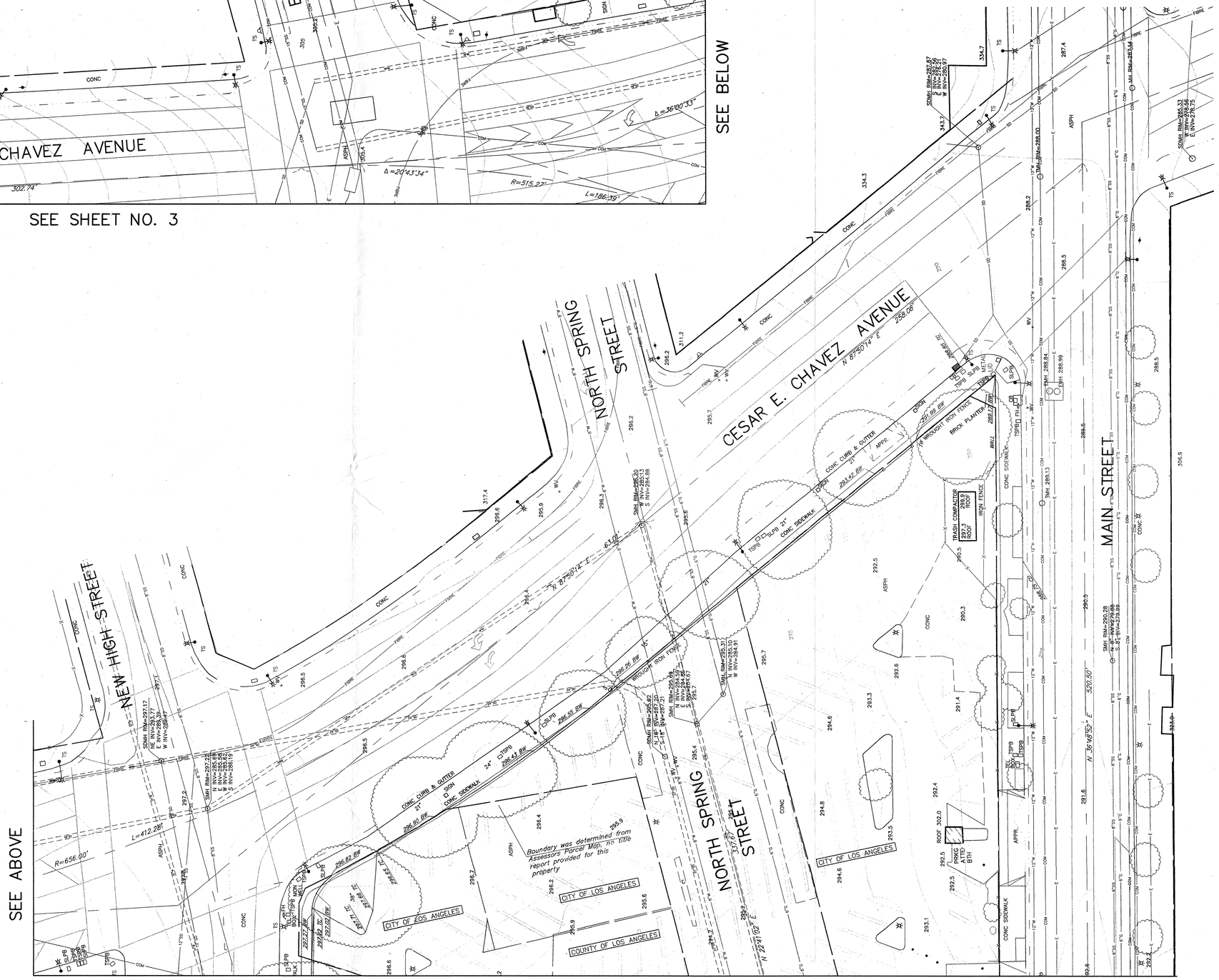
20' 10' 0' 20' 40'

GRAPHIC SCALE

SCALE: 1" = 20'

LEGEND

	PROPERTY / BOUNDARY LINE
	STREET R/W LINE
	CURB LINE (FROM 1"=20' ON TO 1"=200')
	CURB LINE (1"=10', 1"=8', 1"=16')
	CENTER LINE
	LOT LINE / PARCEL LINE
	EASEMENT LINE (W=WIDTH)
	FLOW LINE
	CONTOUR LINE (APPROXIMATE)
	OVERHEAD UTILITY LINE
	BUILDING FOOT PRINT LINE
	OVERHANG LINE
	FENCE LINE
	GUARD RAIL
	RETAINING WALL
	CONC. BLOCK WALL
	EDGE OF ASPHALT PAVING
	CONCRETE PAVING
A.D.	AREA DRAIN
	CATCH BASIN W/MANHOLE
⊙MH	MANHOLE (SEWER, STORM DRAIN, POWER, TELEPHONE)
⊡DS	GUTTER DOWNSPOUT
CO	CURB DRAIN OUTLET
⊕	POWER POLE (P.P.) / TELEPHONE POLE (T.P.)
S	SIGN (ALL KINDS)
	ELECTROLIER ARMPOLE W/STREET LIGHT HIGH VOLTAGE BOX
	ELECTROLIER ARMPOLE W/TRAFFIC SIGNAL
	TRAFFIC SIGNAL ARMPOLE W/TRAFFIC SIGNAL PULL BOX
	TRAFFIC SIGNAL STANDARD
LS	LIGHT STANDARD
	FIRE HYDRANT
F.D.C.	FIRE DEPARTMENT CONNECTION
P.I.V.	POST INDICATOR VALVE
	DIRECTION OF WATER DRAINAGE FLOW
P.M.	PARKING METER
G.M./W.M.	GAS / WATER METER
G.V./W.V.	GAS / WATER VALVE
U.B./P.B	UTILITY / PULL BOXES
	RECORD LOT / PARCEL NUMBER
	TREE IN WELL W/TRUNK DIAMETER
P	PLANTER
GP	GUARD POST
APPR.	APPROACH (DRIVEWAY)
T.L.	TRAFFIC LOOP
10"SS	SANITARY SEWER (SIZE)
10"SD	STORM DRAIN (SIZE)
10"W	WATER LINE (SIZE)
10"G	GAS LINE (SIZE)
10"O	OIL LINE (SIZE)
10"P	POWER LINE (SIZE)
4 DU T	TELEPHONE LINE (NO. OF DUCTS)
00	ELEVATION CONTOUR LINE
00	APPROXIMATE ELEVATION CONTOUR LINE



SEE SHEET NO. 2

SEAL

PROFESSIONAL LAND SURVEYOR ROBERT C. GLOSON No. 5480 Exp. 9-30-04 STATE OF CALIFORNIA

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CHECKED	RCO

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK CITY OF LOS ANGELES BM NO. 12-19169

WIRE SPIKE IN E. CURB OF N. BROADWAY, 5 FT S/O BCR S/O SUNSET BLVD

ELEV. 305.557 FEET ADJUSTMENT 1985 NAD29

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DESIGN AND ALTA/ASCM LAND TITLE SURVEY FOR:

SAPPHOS ENVIRONMENTAL INC.

EL PUEBLO

IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE	APRIL 7, 2003
SCALE	1" = 20'
PROJECT NUMBER	1SAP0106
SHEET	4
OF	4

PLAZA DE CULTURA Y ARTE ENVIRONMENTAL IMPACT REPORT
VOLUME III, FINAL ENVIRONMENTAL IMPACT REPORT
SCH NO. 2001101167

Prepared for:

County of Los Angeles
Chief Administrative Office
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Prepared by:

Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105

September 2004

VOLUME I

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SECTION 12.0
CLARIFICATIONS AND REVISIONS TO THE DRAFT ENVIRONMENTAL IMPACT REPORT

Note to reader:

Section 12.0 consists of clarifications and revisions to the Draft Environmental Impact Report (EIR), which have resulted from responses to comments received from agencies and the public. All clarifications and revisions to the Draft EIR were made to increase the understanding of the EIR. The Draft EIR was released for a 45-day public review period between October 20, 2003, and December 3, 2003, and the County of Los Angeles (County) received 11 timely letters and 7 late letters of comment on the Draft EIR.

SECTION ES EXECUTIVE SUMMARY

ES.3 AREAS OF KNOWN CONTROVERSY

Page ES-7 Please insert the following paragraph in the first complete bulleted point, after the first complete paragraph of this page:

> The County has limited funds available to rehabilitate historic structures within the Antique Block of the El Pueblo de Los Angeles Historic District: $5,000,000 allocated by the Board of Supervisors on September 14, 1999; and $2,334,000 allocated to the County pursuant to Proposition 40-2002 Resources Bond Act.

ES.5 SUMMARY OF IMPACTS

Page ES-10 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the first sentence of measure Air-1.

Page ES-10 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-2.

Page ES-11 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-3.

Page ES-11 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-4.

Page ES-11 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-5.

Page ES-11 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-6.

Page ES-12 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-7.

Page ES-12 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-8.

Page ES-13 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-10.

Page ES-13 In Table ES.5-1, *Summary of Impacts*, delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-11.

Page ES-13 Please replace measure Air-12 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure Air-12

Carpooling and use of public transportation shall be encouraged to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and specifications include the requirement for the construction contractor to encourage construction workers to use public transit and carpools.

Page ES-14 Please replace measure CUL-2 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure CUL-2

Although the impact of demolition of historic buildings cannot be mitigated to below the level of significance, the County shall require and shall be responsible for ensuring that data recording and documentation of the historic buildings scheduled for demolition are completed prior to the authorization of demolition of any historic structure. Rehabilitation of historic structures shall be completed by the Plaza de Cultura y Arte Foundation pursuant to a Lease Agreement with the County. Prior to the initiation of any project-related demolition or construction work on an historic building, the County shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation for all the historic structures within the proposed project site. The documentation for the demolished and rehabilitated structures shall include a California Department of Parks and Recreation Primary Record, Building, Structure or Object Record, District Record, and a Location Map. Documentation shall be in accordance with the applicable standards described in the Secretary of Interior's Standards for Architectural and Engineering Documentation. The original historic report shall be deposited at the archives at the new Plaza de Cultura y Arte. A copy of this HABS documentation shall also be provided to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California at Los Angeles, Department of Architecture and Urban Planning Library; California State University Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress. Completion of this measure shall be monitored and enforced by the County of Los Angeles. Feasible salvage of historic elements of the demolished structures shall be undertaken in order to preserve those elements that contributed to the historic nature of the structure. To the extent that they are not incorporated in the rehabilitation of the other historic buildings, these features shall be made available to architectural historians for the study, preservation, and education of future generations.

Page ES-17 Please replace the second sentence of measure Geology-2 with the following:

> The project applicant shall demonstrate to the satisfaction of the County of Los Angeles Department of Public Works that the appropriate coordination has been undertaken with DOGGR and that all necessary remediation measures are incorporated into the plans and specifications for construction, prior to approval of final plans and specifications for construction.

Page ES-18 Please replace measure Hazards-1 in Table ES.5-1, *Summary of Impacts*, with the following text:

> ***Measure Hazards-1***
>
> To avoid impacts related to the exposure of construction workers to asbestos-containing materials (ACMs), lead-based paints (LBPs), and polychlorinated biphenyls (PCBs) during demolition and construction activities, the County of Los Angeles (County) shall ensure that the plans and specifications for all work involving the Plaza House, the Vickrey-Brunswig Building, or the Brunswig Annex identify the presence of these materials and require preparation of an Operations and Maintenance Plan (Plan) that meets all applicable federal, state, and local requirements. The Plan shall address methods for remediating ACMs and LBPs. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit for the project. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities including the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Page ES-18 Please replace the second sentence of measure Hazards-3 with the following sentence:

> The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit.

Page ES-19 Please replace measure Hydro-1 in Table ES.5-1, *Summary of Impacts*, with the following text:

> ***Measure Hydro-1***
>
> The County of Los Angeles Department of Public Works (LACDPW) shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of all elements of the Plaza de Cultura y Arte. Prior to final grading plans, the County of Los Angeles Department of Public Works shall require that the construction contractor for all elements of the proposed project be required to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum,

include the preparation of a Notice of Intent (NOI) and the implementation of a local Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable BMPs, as described in the *California Storm Water Best Management Practice Handbook, Construction Activity*, into the construction phase of the project. Prior to issuance of a building permit for the project, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Los Angeles Storm Water Program, Development Best Management Practices Handbook, Part A, Construction Activities.

Page ES-19 Please replace the first sentence of measure Hydro-2 with the following sentence:

Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works, Building Safety Division, shall review the final grading plans for all elements to ensure that the plans and specifications require the construction contractor to prepare a SUSMP for construction activities and to implement BMPs for construction, materials, and waste-handling activities, which include the following:

Page ES-20 Please replace the second sentence of measure Hydro-3 with the following sentence:

Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works shall review the plans and specifications for the roadway and ensure that the construction documents include a requirement that the contractor provide daily street sweeping and trash removal to prevent degradation of water quality.

Page ES-20 Please replace the first sentence of measure Hydro-4 with the following sentence:

Potential impacts to hydrology and water quality related to the degradation of water quality during construction of the proposed project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for the proposed project prior to issuance of a building permit for the project.

Page ES-22 Please replace measure TRA-1 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure TRA-1

Traffic improvements are required to avoid significant impacts to weekday afternoon peak-hour circulation at the North Broadway and Cesar E. Chavez

Avenue intersection (Intersection 1). Prior to the operation of programming elements of the project, the County of Los Angeles Department of Public Works shall ensure the widening of the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of Cesar E. Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn-only lane at the northbound approach to the intersection. Traffic signals shall be modified as necessary. A detailed striping plan shall be prepared and submitted to the City of Los Angeles for review and approval. A copy of the approved striping plan shall also be submitted to the LACDPW for review.

Page ES-22 Please replace measure TRA-2 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure TRA-2

The County of Los Angeles shall require the development of a wayfinding program (i.e., directional signage program) by the project architect and construction contractor, respectively, as part of the proposed project. A critical element to the success of the Plaza de Cultura y Arte project shall be the implementation of a wayfinding program. Appropriate signage provided on the sidewalk, street, and freeway network will not only enhance the guest experience but also reduce congestion created by pedestrians and motorists traveling in circuitous routes seeking the Plaza de Cultura y Arte site and/or parking facilities. A wayfinding program shall be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California, and other appropriate agencies. Such a program shall begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, with regard to the freeways serving the site (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and I-110 Freeway), specific exit information shall be provided.

With regard to the local street and sidewalk systems, specific signs shall be developed for the Plaza de Cultura y Arte project so that pedestrians and motorists shall associate a specific design element with the proposed project. On-site signage shall direct pedestrians and motorists to public surface entrance locations. For exiting motorists, the project proponent shall work with the City and State to ensure the proper placement of directional signage to guide pedestrians back to parking facilities and motorists back to the freeway system (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and the I-110 Freeway).

Page ES-23 Please replace measure TRA-3 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure TRA-3

The County of Los Angeles shall require that the project alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic District generated by the proposed project. This shall entail provision of additional parking spaces in existing unused parking structures or lots to meet the anticipated needs of the proposed project or other comparable measures to accommodate the anticipated project parking demand.

It has been determined that it is feasible to mitigate impacts to parking to below the level of significance:

The capacity of County Parking Lot 15 should be expanded through the incorporation of the existing vacant parking area of the Far East Bank site. Weekday parking that is currently accommodated by County Parking Lot 15 shall be accommodated in the Alameda Street Parking Garage (County Parking Lot 58). The combination of the existing available spaces in County Parking Lot 15, the additional 30 spaces from the adjacent Far East Bank parking area, and restriping would provide sufficient capacity to absorb the parking demand generated by the proposed project on weekdays.

The ability to accommodate anticipated weekend demand would require utilization of County Parking Lot 21 on weekends. The feasibility of County Parking Lot 21 to serve the proposed project would require the installation of a wayfinding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities would be provided by the County of Los Angeles in conjunction with the wayfinding program.

The County of Los Angeles shall work with the City to keep City Parking Lot 5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. The 284 spaces at County Parking Lot 45 shall also be available for use for the proposed project. All of these spaces shall serve the proposed project patrons during peak times of weekend days in an adequate manner.

Page ES-24 Please replace measure Utilities-1 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure Utilities-1

Diversion of at least 50 percent of the construction solid waste shall be undertaken to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from construction to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications include the requirement for the construction contractor to comply with the Solid Waste Management Act of 1989. To ensure conformance with the Solid Waste Management Act of 1989, the County of Los Angeles shall require the construction contractor to manage the solid waste generated during construction of the project on site by diverting at least 50 percent of it from disposal in landfills, particularly Class III landfills, through source reduction, reuse, and recycling of construction and demolition debris. The construction contractor shall submit a construction solid waste management plan to the County for approval prior to issuance of a building permit for the project. The construction contractor shall demonstrate compliance with the solid waste management plan through the submission of weekly reports during demolition activities that estimate total solid waste generated and diversion of 50 percent of the solid waste.

Page ES-24 Please replace measure Utilities-2 in Table ES.5-1, *Summary of Impacts*, with the following text:

Measure Utilities-2

Trash and recycling receptacles shall be incorporated into the proposed project to ensure compliance with applicable federal, state, and local statutes related to solid waste and reduce direct and cumulative impacts from project operation and maintenance to below the level of significance. Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications designate locations for trash receptacles and recycling receptacles in conformance with California Solid Waste Reuse and Recycling Access Act of 1991. Wherever trash receptacles are provided through the proposed project site, a recycling receptacle for plastic, aluminum, and metal shall also be provided. Signs encouraging patrons to recycle shall be posted near each recycling receptacle.

ES.6 PROJECT ALTERNATIVES

Page ES-25 Please add the following bullet after the bullet describing Alternative A:

- **Alternative A.1.2** consists of paseos and pedestrian walkways, an outdoor classroom, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 106,500 square feet, and a turnaround at New High Street. Interior space to support programming would include the adaptive reuse of 14,100 square feet within the rehabilitated Plaza House; adaptive reuse of approximately 28,200 square feet within the rehabilitated Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; 39,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a Theater Performing Arts Center to include a 500-seat theater. This alternative requires demolition of the Brunswig Annex. During preparation of the Final EIR, and in response to comments to Alternative A, two refinements to Alternative A were conceived into Alternative A.1.1 and Alternative A.1.2. Alternative A.1.1 was not analyzed since it was not able to adequately address concerns over potential parking impacts. These refinements were considered, and Alternative A.1.2 was determined to provide the best refinement of Alternative A and to be the most responsive to comments received regarding Alternative A. Therefore, analysis presented herein is reflective of that decision and does not include analysis of Alternative A.1.1.

Page ES-25 Please add the following bullets after the bullet describing Alternative B:

- **Alternative B.1.1** consists of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures for a total interior square footage of 114,500 square feet, and a turnaround at New High Street. Interior space to support programming would include the adaptive reuse of 14,100 square feet within the rehabilitated Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 28,200 square feet within the rehabilitated Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 14,000 square feet within the Brunswig Annex to support classrooms for media and the performing arts; 33,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center.

- **Alternative B.1.2** consists of paseos and pedestrian walkways, the Campo Santo Memorial Garden, new and adaptively reused structures

for a total interior square footage of 114,500 square feet, and a turnaround at New High Street. Interior space to support programming would include the adaptive reuse of 14,100 square feet within the rehabilitated Plaza House to serve primarily as a Visitor's Center; adaptive reuse of approximately 28,200 square feet within the rehabilitated Vickrey-Brunswig Building with exhibition galleries, classroom space for the visual arts and music, offices, and storage; adaptive reuse of approximately 14,000 square feet within the Brunswig Annex to support classrooms for media and the performing arts; 33,200 square feet of new construction for community events and a variety of public-oriented uses; and 25,000 square feet of new construction for a 500-seat Theater Performing Arts Center. Alternative B.1.2 would relocate the outdoor classroom space southeast of the Campo Santo Memorial Garden. The footprint of the Theater Performing Arts Center is completely contained within County Parking Lot 25.

ES.7 SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS

Page ES-27 Please replace Table ES.7-1, *Summary of Social, Economic, and Engineering Characteristics of the Project and Alternatives*, with the following updated table:

TABLE ES.7-1
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES*

Number of Objectives Achieved (Total of 15)	Economic Considerations		Engineering Considerations
No Project Alternative			
0 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$104 to $110 56,300 $5,828,290 to $6,164,270 0	One scenario results in the eventual loss of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex through deterioration and collapse. The second scenario involves seismic upgrade and retrofit to the low-risk level of safety, and no occupancy would be allowed.
Proposed Project			
15 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$373 94,800 $61,050,000 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House. Requires demolition of the Vickrey-Brunswig Building and the Brunswig Annex.
Alternative A			
14 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$357 86,800 $55,418,000 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House and Vickrey-Brunswig Building. Requires demolition of the Brunswig Annex.
Alternative A.1.2 (Recommended Project)			
15 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$368 106,500 $69,091,000 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House and Vickrey-Brunswig Building. Requires demolition of the Brunswig Annex.

TABLE ES.7-1
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES, Continued

Number of Objectives Achieved (Total of 15)	Economic Considerations		Engineering Considerations
Alternative B			
14 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$377 80,800 $55,702,000 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative B.1.1			
15 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$367 114,500 $75,308,000 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative B.1.2			
15 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$367 114,500 $74,892,000 134,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative C			
8 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$429 57,500 $42,654,000 63,000	Requires seismic upgrade and retrofit to adaptively reuse the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex. No demolition required.
Alternative D			
14 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$342 86,800 $52,286,000 96,000	Requires seismic upgrade and retrofit to adaptively reuse the Vickrey-Brunswig Building. Requires demolition of the Plaza House and the Brunswig Annex.

TABLE ES.7-1
SUMMARY OF SOCIAL, ECONOMIC, AND ENGINEERING CHARACTERISTICS OF THE PROJECT AND ALTERNATIVES, Continued

Number of Objectives Achieved (Total of 15)	Economic Considerations		Engineering Considerations
Alternative E			
13 of 15	Cost per square foot: Total square footage: Total cost: Annual capacity:	$313 86,800 $46,068,000 96,000	No seismic upgrade or retrofit required. Requires demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex.

NOTE:
* Refer to Plaza de Cultura y Arte, Vol. II, Technical Appendices, Appendix F, *Construction Costs*, page 7, "Comparison Study–Proposed Project/Alternatives."

SECTION 2.0 PROJECT DESCRIPTION

2.2 EXISTING CONDITIONS

2.2.5 Plaza House

Page 2-3 Please replace the last paragraph on the page with the following text:

The Plaza House is a two-story, rectangular, High Victorian Italianate style building. It was initially used as a hotel/lodging house with stores, a restaurant, a saloon, and upstairs lodging. One large skylight ran from north to south on the roof, and several small room skylights were included throughout the roof area. Later, the Spanish consul used the Plaza House as an office early in its history. There were three entrances on the east facade that were flanked with molded pilasters and originally headed by leaded-glass transoms. The adaptive reuse of the Plaza House in the proposed project would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This standard would bring the building up to a collapse prevention level of performance. Seismic retrofit and upgrade of the Plaza House would likely require anchorage of walls to wood framing and diaphragm ties, addition of braced frames or concrete shear walls, strengthening of the diaphragm, strengthening shear transfer connections, and improving redundancies (Appendix B, *Structural Evaluation Report*).

The proposed project proposes to adaptively reuse the Plaza House. The Plaza House is a two-story building with a full basement, constructed circa 1883. The Plaza House is in poor physical condition. Damage from the November 2002 fire completely destroyed the roof structure along with about 20 percent of the

second floor and 10 percent of the first floor. Interior spaces of the building remain exposed to the elements. The lack of roof support and weakened masonry construction has consequently led to the loss of portions of the west parapet. Following the fire, further masonry and mortar deterioration occurred. Some of the historic fabric of the interior walls on the second floor were scorched during the fire and would require about 20 percent replacement. Partial collapse of the building is possible in the event of a major seismic event. The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

Currently, the entrances are boarded up. The windows are not original and are now multipaned. Above the five windows on the second floor was a continuous frieze that was removed during the 1970s due to earthquake hazard concerns. Other ornaments that have been removed are the original dentiled (small, projecting rectangular blocks forming a molding), bracketed building cornice; the detailed center triangular pediment; the "Garnier Block" relief; and the base of the pediment with "Plaza House" relief below.

2.4 PROPOSED PROJECT

Page 2-12 Please replace the paragraph preceding Section 2.4.1, Design, Architecture, and Setting, with the following sentence:

The proposed project meets 15 of the 15 objectives of the project.

2.4.1 Design, Architecture, and Setting

Page 2-12 Please change the phrase "proposed project design" to "previously proposed project design" in the first sentence of Section 2.4.1, Design, Architecture, and Setting.

2.4.4 Economic Feasibility

Page 2-18 Please replace Section 2.4.4, Economic Feasibility, with the following revised section:

The total estimated construction cost of the proposed project is$61,050,000.00 for a total of 94,800 square feet of combined new construction and adaptive reuse of one of the existing historic buildings, with an estimated cost of $373 per square foot. The proposed project would operate at a net deficit of $4,047,628 at full build-out. It is estimated that this proposed project would generate $1,316,607 in revenues and $5,364,235 in operating expenses. The proposed project achieves a high annual attendance potential of 134,000 individuals for exhibition, performing arts, and community liaison and special event activities. The proposed project achieves this attendance potential

because of the large proposed exhibition area and theater. For further details on the economic feasibility of this alternative, please refer to Appendix D, *Economic Study*, and Appendix F, *Construction Costs*.

The California Department of Parks and Recreation, Office of Grants and Local Services, specified grants during the fiscal year of 2002–2003, which are administered by the Office of Grants and Local Services. Under Proposition 40, 2002 Resources Bond Act, the County of Los Angeles was granted $2,334,000 to be allocated for the sole purpose of the project (formerly named El Pueblo Cultural and Performing Arts Center) and for the rehabilitation and adaptive reuse of historic structures.[1]

Because the structures on the proposed project site are listed as contributing elements to the El Pueblo de Los Angeles Historic District, which is listed on the National Register of Historic Places, the project is potentially eligible to receive funds for the preservation, rehabilitation, and/or adaptive reuse of the structures on site. Some of the major grants available to the County of Los Angeles for the implementation of the project include Save America's Treasures Grant, which is a federally administered grant awarded by the National Park Service, the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services, and the President's Committee on the Arts and Humanities.

Save America's Treasures Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects. Grants are awarded through a competitive process. Grants require a dollar-for-dollar nonfederal match, which can be cash, donated services, or use of equipment. The grant and the nonfederal match must be used during the grant period (generally two to three years) to execute the project. The minimum grant request for collections projects is $50,000 for the federal share, and the minimum grant request for historic property projects is $250,000 for the federal share. The maximum grant request for all projects is $1 million for the federal share. The Save America's Treasures Grants selection panel may, at its discretion, award less than the minimum grant request. In 2003, the average federal grant awarded to a collections project was $172,000, and the average federal grant awarded to a historic properties project was $268,000.[2]

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[1] California Department of Parks and Recreation. "California State Parks." Web site. Available at: http://www.parks.ca.gov/

[2] National Park Service. 2004. *Preserving Your Community's Heritage through the Certified Local Government Program*. Available at: http://www2.cr.nps.gov/clg/2004clg.pdf

2.4.5 Engineering Characteristics

Page 2-18 Please delete this Section 2.4.5, Engineering Characteristics.

SECTION 3.0 EXISTING CONDITIONS, IMPACTS, MITIGATION, AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

3.2 AIR QUALITY

3.2.5 Mitigation Measures

Page 3.2-16 Delete the phrase "Prior to advertising for construction bids for the project" from the first sentence of measure Air-1.

Page 3.2-16 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-2.

Page 3.2-16 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-3.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-4.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-5.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-6.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-7.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-8.

Page 3.2-17 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-10.

Page 3.2-18 Delete the phrase "Prior to advertising for construction bids for the project" from the second sentence of measure Air-11.

Page 3.2-18 Replace measure Air-12 with the following text:

> Carpooling and use of public transportation shall be encouraged to reduce vehicular emissions. The County of Los Angeles shall ensure that the plans and

specifications include the requirement for the construction contractor to encourage construction workers to use public transit and carpools.

3.3 CULTURAL RESOURCES

3.3.1 Regulatory Framework

Federal

National Historic Preservation Act

Page 3.3-3 Please add the following paragraph after the first complete paragraph on this page:

In 1990, the National Park Service independently reviewed the boundary of the El Pueblo de Los Angeles State Park District and attempted to modify the District boundaries by removing the Brunswig Annex from the District. However, the District boundary revision was not approved by the National Register of Historic Places, and as of 2004, the Vickrey-Brunswig Building, the Plaza House, and Brunswig Annex remain within the boundaries of the El Pueblo de Los Angeles Historic District as contributing elements.

State

California Environmental Quality Act Statutes, §21084, Effect on Historical Resources

California Public Resources Code, Section 5028. (a)(b)

Page 3.3-6 Please add the following sentence to the end of the last paragraph:

The three buildings within the project site, the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex, are all listed on the CRHR.

3.3.2 Existing Conditions

El Pueblo de Los Angeles Historic District

Plaza House

Page 3.3-20 Please delete the following text from the end of the first complete paragraph on this page:

Important features include the brick load-bearing walls and the window openings' size and proportion. Significant features include the cast-iron columns, brick parapet, and granite block base. Contributing features include

the recessed entrances at the ground level. The Plaza House has experienced coating loss, brick loss, mortar loss, spalling and cracking, and roof damage.

Page 3.3-20 Please add the following text after the first complete paragraph on this page:

Remaining features of the Plaza House that are considered to be "very significant" include:

- Brick load-bearing walls
- Window opening's size and proportion

Remaining features of the Plaza House that are considered to be "significant" include:

- Cast-iron columns
- Brick parapet
- Granite block base

Remaining features of the Plaza House that are considered to be "contributing" include:

- Recessed entrances at the ground level

The Plaza House has experienced coating loss, brick loss, mortar loss, spalling and cracking, and roof damage.

Basement

Page 3.3-20 Please add the following text after the only paragraph in this section:

Remaining features of the Plaza House basement that are considered to be "very significant" include:

- Brick dividing walls

Remaining features of the Plaza House basement that are considered to be "significant" include:

- Stair locations

Remaining features of the Plaza House basement that are considered to be "contributing" include:

- Infilled light wells
- Wood post-and-beam construction

First Floor

Page 3.3-20 Please delete the following text from the end of the only paragraph in this section:

> Very significant features that remain of the first floor include a stair hall and wood staircase, wood wainscot and metal handrail in the stair hall, ceiling height, and the division of commercial spaces. Significant features that remain include the storefront elements, which include the doors and windows. Contributing features that remain include the entry door and window above at the stair hall, four panel wood doors in the west wall, wood tongue-and-groove floor, and traces of arches on the interior walls.

Page 3.3-20 Please add the following text after the only paragraph in this section:

> Remaining features of the Plaza House first floor that are considered to be "very significant" include:
>
> - Stair hall and wood staircase
> - Wood wainscot and metal handrail in the stair hall
> - Ceiling heights
> - Division of commercial spaces
>
> Remaining features of the Plaza House first floor that are considered to be "significant" include:
>
> - Storefront elements, including doors and windows
>
> Remaining features of the Plaza House first floor that are considered to be "contributing" include:
>
> - Entry door and window above at stair hall
> - Four-panel wood doors in the west wall
> - Wood tongue-and-groove floor
> - Scar trace of arches on interior walls

Second Floor

Page 3.3-21 Please delete the following text from the paragraph ending at the top of this page:

> Very significant features that remain include the main hall and original plan layout, remaining skylights, ceiling heights, wood wainscot, wood panel doors, transom and molding, wood windows with molding, wood exterior door, transom and molding, wood baseboard, and wood picture rail. Significant remaining features include fireplaces and surrounds, and door and window

hardware. Contributing features include painted plaster wall finish and wood floors beneath the asbestos tile.

Page 3.3-21 Please add the following text after the paragraph ending at the top of the page:

Remaining features of the Plaza House second floor that are considered to be "very significant" include:

- Main hall and original plan layout
- Skylights
- Ceiling heights
- Wood wainscot
- Wood panel doors, transom, and molding
- Wood windows and molding
- Wood exterior door, transom, and molding
- Wood baseboard
- Wood picture rail

Remaining features of the Plaza House second floor that are considered to be "significant" include:

- Fireplaces and surrounds
- Door and window hardware

Remaining features of the Plaza House second floor that are considered to be "contributing" include:

- Painted plaster wall finish
- Wood floor

Vickrey-Brunswig Building

Basement

Page 3.3-23 Please delete the following text from the end of the only paragraph in this section:

The historic architecture evaluation determined that the glass block light wells are significant features of the basement. Contributing features (features of the structure that add to, or contribute, to the historical quality of the building) include wood posts and beam structure, masonry piers with granite block inserts, and the dumbwaiter enclosure.

Page 3.3-23 Please insert the following text after the only paragraph in this section:

Remaining features of the Vickrey-Brunswig Building basement that are considered to be "significant" include:

- Glass block light wells

Remaining features of the Vickrey-Brunswig Building basement that are considered to be "contributing" include:

- Wood post-and-beam structure
- Masonry piers with granite block insets
- Dumbwaiter enclosure

Brunswig Annex

Page 3.3-25 Please delete the following text from the end of the first paragraph in this section:

As a result of the Structural Evaluation Report, the County of Los Angeles Department of Public Works determined the Brunswig Annex to be unsafe for occupancy, red-tagged the building, and implemented a Closure Plan due to the imminent threat of partial or total collapse to protect the public from bodily harm and to protect adjacent properties from damage.

Page 3.3-25 Please insert the following paragraph after the second paragraph of this section:

As a result of the Structural Evaluation Report,[3] the County of Los Angeles Department of Public Works determined the Brunswig Annex to be unsafe for occupancy, red-tagged the building, and implemented a Closure Plan due to the imminent threat of partial or total collapse to protect the public from bodily harm and to protect adjacent properties from damage.[4] Current conditions consist of coating loss (peeling and flaking), brick loss, and mortar loss, spalling, and cracking. As a result of the spalling and cracking, excess moisture combined with the thermal expansion cycle (moisture followed by high temperatures) has caused substantial damage on all three elevations of the structure. The structural integrity of the building may also be compromised by the presence of cracks in the bricks and the lack of mortar. The window

[3] John A. Martin and Associates. August 2003. *Final Structural Evaluation of the Existing Buildings of the Proposed Plaza de Cultura y Arte, 501 North Main Street, Los Angeles, California*. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

[4] County of Los Angeles Department of Public Works. 9 September 2003. (Letter to Mr. David E. Janssen, County of Los Angeles Chief Administrative Office, 500 West Temple Street, Los Angeles, CA 90012.) Subject: Closure Plan for Plaza de Cultura y Arte, 501 North Main Street. Los Angeles, CA. Contact: 900 South Fremont Avenue, Alhambra, CA 91803-5100.

surrounds are covered with decorative noncontributing wood panels that have suffered fire and ultraviolet radiation damage. The interior condition of the Brunswig Annex is considered to be in poor condition. Fires, alterations , poor maintenance, water damage, and animal and human infiltration have severely damaged the building, leaving very little intact.[5] The following determinations were made by the Structural Evaluation Report (Appendix E to the Plaza de Cultura y Arte EIR):

> The Brunswig Annex materials of construction are deteriorated and remain in the worst physical condition of the three structures and cannot be easily repaired. Some flaking of the clay masonry face was also observed on higher floors as well as the basement. The west elevation has significant diagonal cracks in the mortar joints. Fire has damaged approximately 50 percent of the original framing, and sheathing on all three floors, at the west side of the structure.
>
> This building was partially included in the retrofitting, which occurred in 1948. The walls appear to have been anchored to the floor and roof diaphragms. No other structural retrofit of this building occurred at that time. Presently, the lack of a diaphragm due to fire damage leaves the walls unsupported for lateral loads along the west face and there is little remaining shear capacity in the masonry in the lower floors. The building will perform poorly in a major seismic event with the potential for collapse in a moderate to strong earthquake. The structural integrity of the vertical and lateral systems have been significantly compromised.

Basement

Page 3.3-25 Please insert the following text after the only paragraph in this section:

> The basement of the Brunswig Annex is in poor condition and plagued by moisture damage. A problem characterized as "rising damp" exists in the masonry foundation. This is a result of the pillars and walls being in direct contact with the soil below. The bricks take up the moisture from the ground and pull it up through the walls and pillars through capillary action until an outlet is found. The basement floor is in poor condition, is covered with debris and disintegrated mortar from the brick columns, and the floor is cracked in various places. This is evidenced by the piles of disaggregated mortar and plaster finish surrounding the pillars and at the base of the walls, and the

[5] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

efflorescence on the masonry units. The humidity level of the basement is high, further indicating that a moisture problem exists.

Ceiling

The ceiling finishes of the Brunswig Annex include exposed wood, exposed wood plank, acoustical tile, gypsum board, and plaster on wood lath and wood panel. The basement ceiling is unfinished, and the floor joists and floor above are visible. The condition of the ceilings through the building is poor. In many cases, the ceilings are gone, as a result of either the fire or water damage. The roof and walls are deteriorated, thereby allowing water to infiltrate the structure, and large amounts of water were introduced to extinguish the fires in the building. The damage is not limited to areas of fire damage, but extends over the entirety of the building.

Second and Third Floors

Page 3.3-26 In the first sentence of the first paragraph of this section, please change the phrase "very little significant historic material" to "very little significant, or character-defining historic material."

Status of the Former El Pueblo de Los Angeles State Historic Park

Page 3.3-26 Please insert the following text after the only paragraph in this section:

Broadway Theater District

A 100- to 500-seat theater at the proposed Plaza de Cultura y Arte is not expected to have a significant impact on the Broadway Theater District as evidenced in Table 3.3.2-2, *Broadway Theater District Distance from Proposed Project Site, Seating Capacity, and Theater Status*. This conclusion is based on the following factors:

- Of the 13 total theaters, 8 are currently closed, 4 operate as churches, and 1 operates as a nightclub. The current status of these theaters does not conflict with the intended uses of the Plaza de Cultura y Arte theater. The proposed use of the 100- to 500-seat theater does not conflict with the closed status of eight of the Broadway theaters, and since the Plaza de Cultura y Arte theater will not operate as a church or a nightclub, its use as a Mexican American cultural venue will not conflict with the four theaters that operate as churches or the theater that operates as a nightclub.

- Of the 13 theaters, 11 have a seating capacity of more than 1,000 people, which is double that of the maximum seating capacity proposed under the Plaza de Cultura y Arte project and proposed alternatives. Two theaters within the Broadway Theater District have a seating capacity of less than 1,000 people: The Cameo Theatre has a 600-person maximum capacity, and the Tower Theatre has a 900-person maximum capacity. Seating capacity for the Mayan is currently unavailable. Since these theaters have a capacity greatly exceeding that of the project and proposed alternatives, the uses of the theater would not conflict with the expected uses of these Broadway theaters, despite their current closed status.

- Many of the Broadway theaters lease out lobby space for use as retail stores. The proposed Plaza de Cultura y Arte 100- to 500-seat theater would not conflict with this retail space since the theater will not operate as retail space and, therefore, will not compete with this use.

Of the 13 Broadway Theater District theaters, 12 were designed for audiences in excess of 900 patrons. Only the Cameo Theatre was designed for a smaller audience, with a seating capacity of 600 people. The Cameo Theatre is a privately owned property that is currently leased to a private entity. The lobby is used for retail; in the auditorium, all seats have been removed to provide storage space. In addition, the Cameo Theatre was designed for motion picture performances rather than live stage performances.

The 100- to 500-seat theater at the Plaza de Cultura y Arte is intended to operate as a venue for Mexican American culture and will showcase performances such as Ballet Folklorico, Aztec dancers, and Mexican music. Since none of the theaters within the Broadway Theater District operate as a Mexican American cultural venue, the intended use of the Plaza de Cultura y Arte will not have a significant impact on the Broadway Theater District.

TABLE 3.3.2-2
BROADWAY THEATER DISTRICT
DISTANCE FROM PROPOSED PROJECT SITE, SEATING CAPACITY, AND THEATER STATUS

Theater Name	Distance	Capacity	Status
Arcade Theatre 534 South Broadway Los Angeles	1.01 miles	1,400	Closed in 1992, the lobby is now a store, while the auditorium is still intact minus seats in the lower level. It is now used for storage.
Belasco Theatre 1050 South Hill Street Los Angeles	1.74 miles	1,061	This theater operates as a church and is used for film and video locations.
Cameo Theatre 528 South Broadway Los Angeles	1.01 miles	600	Closed in December 3, 1991, the lobby has been divided into tiny retail stores. The intact auditorium is used for storage.
Loew's State Theatre 703 South Broadway Los Angeles	1.22 miles	2,450	This theater now operates under the Universal Church.
Los Angeles Theatre 615 South Broadway Los Angeles	1.12 miles	2,200	This theater closed its doors to the public in 1994. The theater has been used for innumerable commercials, music videos, and film shoots.
Mayan Theatre 1038 South Hill Street Los Angeles	1.72 miles	Information currently unavailable	This theater now operates as a nightclub.
Million Dollar Theatre 310 South Broadway Los Angeles	0.73 mile	2,200	Movies did return for a short time in 1999. This theater is now a church.
Orpheum Theatre 842 South Broadway Los Angeles	1.40 miles	2,190	This theater closed in late 2000. When the Orpheum reopens, it will be a venue for concerts and theater performances.

TABLE 3.3.2-2
BROADWAY THEATER DISTRICT
DISTANCE FROM PROPOSED PROJECT SITE, SEATING CAPACITY, AND THEATER STATUS, Continued

Theater Name	Distance	Capacity	Status
Palace Theatre 630 South Broadway Los Angeles	1.13 miles	2,200	This theater was one of the longest running movie palaces in the country until it closed in late 2000. The Palace will be transformed into a concert venue when it reopens.
Rialto Theatre 812 South Broadway Los Angeles	1.37 miles	1,000	This theater is closed, and its lobby is now home to small retail shops.
Roxie Theatre 518 South Broadway Los Angeles	0.99 mile	1,600	This theater is closed, and its lobby is now home to a retail store.
Tower Theatre 802 South Broadway Los Angeles	1.35 miles	906	This theater is now closed.
United Artists Theatre 933 South Broadway Los Angeles	1.51 miles	2,141	This theater is now operated as Gene Scott's Los Angeles University Cathedral.

SOURCE:
City of Los Angeles. 17 December 2003. *L.A.'s Historic Movie Houses and Palaces*. Available at: http://www.ci.la.ca.us/tourist/movpalac.htm.

El Pueblo de Los Angeles Historic Monument

Page 3.3-26 In the last sentence of the first paragraph, insert "its portion of the park" after "The State then deeded."

3.3.5 Mitigation Measures

Page 3.3-33 Please replace the text for measure CUL-2 with the following text:

> Although the impact of demolition of historic buildings cannot be mitigated to below the level of significance, the County shall require and shall be responsible for ensuring that data recording and documentation of the historic buildings scheduled for demolition are completed prior to the authorization of demolition of any historic structure. Rehabilitation of historic structures shall be

completed by the Plaza de Cultura y Arte Foundation pursuant to a Lease Agreement with the County. Prior to the initiation of any project-related demolition or construction work on an historic building, the County shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation for all the historic structures within the proposed project site. The documentation for the demolished and rehabilitated structures shall include a California Department of Parks and Recreation Primary Record, Building, Structure or Object Record, District Record, and a Location Map. Documentation shall be in accordance with the applicable standards described in the Secretary of Interior's Standards for Architectural and Engineering Documentation. The original historic report shall be deposited at the archives at the new Plaza de Cultura y Arte. A copy of this HABS documentation shall also be provided to the City of Los Angeles Public Library; the main branch of the County of Los Angeles Public Library; the University of California at Los Angeles, Department of Architecture and Urban Planning Library; California State University Fullerton, South Central Coastal Information Center; and the National Park Service for transmittal to the Library of Congress. Completion of this measure shall be monitored and enforced by the County of Los Angeles. Feasible salvage of historic elements of the demolished structures shall be undertaken in order to preserve those elements that contributed to the historic nature of the structure. To the extent that they are not incorporated in the rehabilitation of the other historic buildings, these features shall be made available to architectural historians for the study, preservation, and education of future generations.

3.4 GEOLOGY AND SOILS

3.4.5 Mitigation Measures

Page 3.4-21 Please replace the second sentence of measure Geology-2 with the following:

The project applicant shall demonstrate to the satisfaction of the County of Los Angeles Department of Public Works that the appropriate coordination has been undertaken with DOGGR and that all necessary remediation measures are incorporated into the plans and specifications for construction, prior to approval of final plans and specifications for construction.

3.5 HAZARDS AND HAZARDOUS MATERIALS

3.5.5 Mitigation Measures

Page 3.5-8 Please replace measure Hazards-1 with the following text:

Measure Hazards-1

To avoid impacts related to the exposure of construction workers to asbestos-containing materials (ACMs), lead-based paints (LBPs), and polychlorinated biphenyls (PCBs) during demolition and construction activities, the County of Los Angeles (County) shall ensure that the plans and specifications for all work involving the Plaza House, the Vickrey-Brunswig Building, or the Brunswig Annex identify the presence of these materials and require preparation of an Operations and Maintenance Plan (Plan) that meets all applicable federal, state, and local requirements. The Plan shall address methods for remediating ACMs and LBPs. The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit for the project. The County of Los Angeles Department of Public Works shall monitor conformance of the Plan through demolition and construction activities including the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Page 3.5-8 Please replace the second sentence of measure Hazards-3 with the following sentence:

The construction contractor shall submit the Plan to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of a building permit.

3.6 HYDROLOGY

3.6.5 Mitigation Measures

Page 3.6-14 Please replace measure Hydro-1 with the following text:

Measure Hydro-1

The County of Los Angeles Department of Public Works (LACDPW) shall require the construction contractor to avoid erosion, transport of pollutants, and siltation during construction of all elements of the Plaza de Cultura y Arte. Prior to final grading plans, the County of Los Angeles Department of Public Works shall require that the construction contractor for all elements of the proposed project be required to comply with the revised General Construction Activity Storm Water Permit. Such compliance measures would, at a minimum, include the preparation of a Notice of Intent (NOI) and the implementation of a local

Storm Water Pollution Prevention Plan (SWPPP) and a Wet Season Erosion Control Plan (for work between October 15 and April 15). These plans shall incorporate all applicable BMPs, as described in the *California Storm Water Best Management Practice Handbook, Construction Activity*, into the construction phase of the project. Prior to issuance of a building permit for the project, temporary measures must be implemented to prevent transport of Pollutants of Concern from the construction site to the storm drainage system. The BMPs shall apply to both the actual work areas and contractor staging areas. Selection of construction-related BMPs would be in accordance with the requirements of the City of Los Angeles Storm Water Program, Development Best Management Practices Handbook, Part A, Construction Activities.

Page 3.6-14 Please replace the first sentence of measure Hydro-2 with the following sentence:

Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works, Building Safety Division, shall review the final grading plans for all elements to ensure that the plans and specifications require the construction contractor to prepare a SUSMP for construction activities and to implement BMPs for construction, materials, and waste-handling activities, which include the following:

Page 3.6-15 Please replace the second sentence of measure Hydro-3 with the following sentence:

Prior to issuance of a building permit for the project, the County of Los Angeles Department of Public Works shall review the plans and specifications for the roadway and ensure that the construction documents include a requirement that the contractor provide daily street sweeping and trash removal to prevent degradation of water quality.

Page 3.6-15 Please replace the first sentence of measure Hydro-4 with the following sentence:

Potential impacts to hydrology and water quality related to the degradation of water quality during construction of the proposed project shall be reduced to below the level of significance through the requirement to conduct a detailed hydrology study based on the final site plans and to implement the recommendations, or comparable measures, into the plans and specifications for the proposed project prior to issuance of a building permit for the project.

3.11 TRANSPORTATION/TRAFFIC

3.11.5 Mitigation Measures

Page 3.11-26 Please replace measure TRA-1 with the following text:

Measure TRA-1

Traffic improvements are required to avoid significant impacts to weekday afternoon peak-hour circulation at the North Broadway and Cesar E. Chavez Avenue intersection (Intersection 1). Prior to the operation of programming elements of the project, the County of Los Angeles Department of Public Works shall ensure the widening of the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of Cesar E. Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn-only lane at the northbound approach to the intersection. Traffic signals shall be modified as necessary. A detailed striping plan shall be prepared and submitted to the City of Los Angeles for review and approval. A copy of the approved striping plan shall also be submitted to the LACDPW for review.

Page 3.11-27 Please replace measure TRA-2 with the following text:

Measure TRA-2

The County of Los Angeles shall require the development of a wayfinding program (i.e., directional signage program) by the project architect and construction contractor, respectively, as part of the proposed project. A critical element to the success of the Plaza de Cultura y Arte project shall be the implementation of a wayfinding program. Appropriate signage provided on the sidewalk, street, and freeway network will not only enhance the guest experience but also reduce congestion created by pedestrians and motorists traveling in circuitous routes seeking the Plaza de Cultura y Arte site and/or parking facilities. A wayfinding program shall be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California, and other appropriate agencies. Such a program shall begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, with regard to the freeways serving the site (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and I-110 Freeway), specific exit information shall be provided.

With regard to the local street and sidewalk systems, specific signs shall be developed for the Plaza de Cultura y Arte project so that pedestrians and motorists shall associate a specific design element with the proposed project. On-site signage shall direct pedestrians and motorists to public surface entrance locations. For exiting motorists, the project proponent shall work with the City

and State to ensure the proper placement of directional signage to guide pedestrians back to parking facilities and motorists back to the freeway system (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and the I-110 Freeway).

Page 3.11-27 Please replace measure TRA-3 with the following text:

Measure TRA-3

The County of Los Angeles shall require that the project alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic District generated by the proposed project. This shall entail provision of additional parking spaces in existing unused parking structures or lots to meet the anticipated needs of the proposed project or other comparable measures to accommodate the anticipated project parking demand.

It has been determined that it is feasible to mitigate impacts to parking to below the level of significance:

The capacity of County Parking Lot 15 should be expanded through the incorporation of the existing vacant parking area of the Far East Bank site. Weekday parking that is currently accommodated by County Parking Lot 15 shall be accommodated in the Alameda Street Parking Garage (County Parking Lot 58). The combination of the existing available spaces in County Parking Lot 15, the additional 30 spaces from the adjacent Far East Bank parking area, and restriping would provide sufficient capacity to absorb the parking demand generated by the proposed project on weekdays.

The ability to accommodate anticipated weekend demand would require utilization of County Parking Lot 21 on weekends. The feasibility of County Parking Lot 21 to serve the proposed project would require the installation of a wayfinding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities would be provided by the County of Los Angeles in conjunction with the wayfinding program.

The County of Los Angeles shall work with the City to keep City Parking Lot 5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. The 284 spaces at County Parking Lot 45 shall also be available for use for the proposed project. All of these spaces shall serve the proposed project patrons during peak times of weekend days in an adequate manner.

Page 3.11-28 Please replace the word "would" with the word "shall" in the last sentence of this section.

3.12 UTILITIES AND SERVICE SYSTEMS

3.12.5 Mitigation Measures

Page 3.12-10 Please replace the second sentence of measure Utilities-1 with the following sentence:

> Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications include the requirement for the construction contractor to comply with the Solid Waste Management Act of 1989.

Page 3.12-10 Please replace the fourth sentence of measure Utilities-1 with the following sentence:

> The construction contractor shall submit a construction solid waste management plan to the County for approval prior to issuance of a building permit for the project.

Page 3.12-10 Please replace the second sentence of measure Utilities-2 with the following sentence:

> Prior to issuance of a building permit for the project, the County shall ensure that the plans and specifications designate locations for trash receptacles and recycling receptacles in conformance with California Solid Waste Reuse and Recycling Access Act of 1991.

SECTION 4.0 ALTERNATIVE TO THE PROPOSED PROJECT

Page 4-1 Please replace the first sentence of the last paragraph on this page with the following:

> Alternatives addressed in this EIR were derived from work undertaken by the County, as well as from comments that were received in response to the Notice of Preparation, comments provided by interested parties who attended the public EIR scoping meeting, and comments received during the public comment period.

Page 4-1 Please insert the following bullet after the Alternative A bullet at the bottom of the page:

- Alternative A.1.2: Brunswig Annex removed; adaptive reuse of Plaza House and Vickrey-Brunswig Building; and construction of a new building, a Theater Performing Arts Center, and an outdoor classroom space

Page 4-2 Please insert the following bullets at the top of the page:

- Alternative B.1.1: Adaptive reuse of all three existing buildings and construction of a new building, Theater Performing Arts Center, and an outdoor classroom space

- Alternative B.1.2: Adaptive reuse of all three existing buildings and construction of a new building, Theater Performing Arts Center, and an outdoor classroom space

Page 4-3 Please replace Table 4.0-1, *Summary of Proposed Land Areas under Alternatives A through E*, with the following revised table:

TABLE 4.0-1
SUMMARY INVENTORY OF PROPOSED LAND AREAS UNDER ALTERNATIVES A THROUGH E

	Adaptive Reuse of Plaza House	Adaptive Reuse of Vickrey-Brunswig Building	Adaptive Reuse of Brunswig Annex	Newly Constructed Building	Theater Performing Arts Center	Campo Santo Memorial Garden	Paseos and Pedestrian Walkways	New High Street Turnaround	Republic Street	City Parking Lot 1	County Parking Lot 25	Total Interior Building Space	County Parking Lot 15
Alternative A													
Size (acres)	0.12	0.12	N/A	0.52	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	N/A	22,809	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	N/A	44,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	2 stories + basement	5 stories + basement	N/A	4 stories + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative A.1.2													
Size (acres)	0.12	0.12	N/A	0.4	0.63	0.1	1.35	0.09	0.22	0.44	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	N/A	17,509	27,500	4,400	59,080	3,996	9,550	19,251	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	N/A	39,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	10,6500	N/A
Building levels	2 stories + basement	5 stories + basement	N/A	4 stories + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative B													
Size (acres)	0.12	0.12	0.09	0.42	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	18,905	N/A	4,400	36,340	3,996	9675	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	24,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80,800	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative B.1.1													
Size (acres)	0.12	0.12	0.09	0.52	0.63	0.1	1.66	0.09	0.15	N/A	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	22,605	27,500	4,400	72,535	3,996	6,450	N/A	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	33,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	11,4500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TABLE 4.0-1
SUMMARY INVENTORY OF PROPOSED LAND AREAS UNDER ALTERNATIVES A THROUGH E, Continued

	Adaptive Reuse of Plaza House	Adaptive Reuse of Vickrey-Brunswig Building	Adaptive Reuse of Brunswig Annex	Newly Constructed Building	Theater Performing Arts Center	Campo Santo Memorial Garden	Paseos and Pedestrian Walkways	New High Street Turnaround	Republic Street	City Parking Lot 1	County Parking Lot 25	Total Interior Building Space	County Parking Lot 15
Alternative B.1.2													
Size (acres)	0.12	0.12	0.09	0.52	0.63	0.1	1.22	0.09	0.15	0.44	N/A	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	22,605	27,500	4,400	53,284	3,996	6,450	19,251	N/A	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	33,200	25,000	N/A	N/A	N/A	N/A	N/A	N/A	114,500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative C													
Size (acres)	0.12	0.12	0.09	0.03	N/A	0.1	1.29	0.09	0.17	0.44	0.49	N/A	1.14
Exterior (square feet)	5,049	5,242	3,800	1,209	N/A	4,400	56,162	3,996	7,600	19,251	21,525	N/A	49,573
Interior building space (square feet)	14,100	28,200	14,000	1,200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	57,500	N/A
Building levels	2 stories + basement	5 stories + basement	3 stories + basement	1 story	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative D													
Size (acres)	N/A	0.12	N/A	0.64	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	N/A	5,242	N/A	27,858	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	N/A	28,200	N/A	58,600	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	N/A	5 stories + basement	N/A	4 stories + basement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Alternative E													
Size (acres)	N/A	N/A	N/A	0.76	N/A	0.1	0.83	0.09	0.22	0.44	0.49	N/A	1.14
Exterior (square feet)	N/A	N/A	N/A	33,100	N/A	4,400	36,340	3,996	9,550	19,251	21,525	N/A	49,573
Interior building space (square feet)	N/A	N/A	N/A	86,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86,800	N/A
Building levels	N/A	N/A	N/A	3 stories	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Page 4-4 Please replace Table 4.0-2, *Summary of Ability of Proposed Project and Alternatives to Attain Project Objectives*, with the revised table and table name as shown below:

TABLE 4.0-2
SUMMARY OF ABILITY OF RECOMMENDED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES

A.1.2 (Recommended Project	Previously Proposed Project	Alternatives: No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
1. Provide a facility inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 90,000 visitors annually									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
2. Within the facility, provide at least 20,000 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
3. Within the facility, provide a multipurpose community center with a minimum size of 6,000 square feet to support the continued celebration of traditional cultural events, including festivals, weddings, and other public and private events; this venue would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
4. Within the facility, provide an indoor venue for theatrical and cultural performances for audiences of approximately 100 people									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
5. Within the facility, provide at least 2,000 square feet (to accommodate three standard school classes) dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican American and other Latino cultures									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6. Within the facility, provide interior and exterior settings for concurrently staging up to three standard classes									
Yes	Yes	No	No	No	Yes	Yes	No	No	No

TABLE 4.0-2
SUMMARY OF ABILITY OF RECOMMENDED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES, Continued

		Alternatives							
A.1.2 (Recommended Project	Previously Proposed Project	No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
7. Within the facility, provide at least 4,000 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican American contributions to the Los Angeles community									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8. Within the facility, to support $1,000,000 worth of revenue-generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the project									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
9. To identify a project design that enhances the utilization of County-owned property adjacent to the Church of Nuestra Señora la Reina de Los Angeles (Plaza Church), and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located									
Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	Yes
10. To consider the feasibility of adaptive reuse of one or more of the three historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
11. To create a park-like setting within the project to remember the historic Campo Santo (recognizing the original location of the cemetery associated with the Plaza Church)									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12. To provide a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13. To encourage County residents and visitors to use alternative means of travel to the site, including walking, public transit, car pools, and alternatively fueled vehicles as the primary means of traveling to the facility									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

TABLE 4.0-2
SUMMARY OF ABILITY OF RECOMMENDED PROJECT AND ALTERNATIVES TO ATTAIN PROJECT OBJECTIVES, Continued

		Alternatives							
A.1.2 (Recommended Project	Previously Proposed Project	No Project	A	B	B.1.1	B.1.2	C	D	E
Objectives									
14. To improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15. To enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center and Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown									
Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

4.1 NO PROJECT ALTERNATIVE

4.1.7 Comparative Impacts

Page 4-12 In the fourth and fifth sentences of the paragraph following the bullet, please change the phrase "measures TRA-1 through -3" to "measures TRA-1 through TRA-3."

4.2 ALTERNATIVE A

Page 4-12 Please replace the first sentence of the last paragraph with the following sentence:

> Alternative A meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation as explained below:

Page 4-13 Please delete the following bullet:

- Alternative A meets Objective 6 related to providing interior and exterior settings for concurrently staging up to 3 standard classes, because interior and exterior settings provide for concurrently staging approximately 19 standard classes.

Page 4-14 Please add the following language immediately following the last bullet:

Alternative A does not meet Objective 6 as described below:

- Alternative A does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes, as it does not provide for exterior classroom space.

4.2.4 Economic Characteristics

Page 4-21 Please replace the first sentence of this section with the following sentence:

The total estimated construction cost of Alternative A is $51,921,000 for a total of 86,800 square feet of combined new construction and adaptive reuse of two existing historic buildings, with an estimated cost of $357 per square foot.

Page 4-22 In the second sentence of the first paragraph, please change the reference to "Appendix K, *Hazardous Materials*" to "Appendix D, *Economic Study*, and Appendix F, *Construction Costs*."

4.2.5 Engineering Characteristics

Page 4-22 Please delete the following language from the second complete paragraph:

"It was partially retrofitted in 1948, replacing the masonry parapets with concrete beams to improve the performance of the roof diaphragm."

In the last partial paragraph, please change the reference to "Appendix L, *Drainage Concept Study"* to "Appendix B, *Structural Evaluation Report*."

4.2.7 Comparative Impacts

Page 4-38 Please add the following pages of new text and tables immediately following the last paragraph in Section 4.2.7, Comparative Impacts:

During preparation of the Final EIR and in response to comments to Alternative A, two refinements to Alternative A were conceived as Alternative A.1.1 and Alternative A.1.2. Alternative A.1.1 was not analyzed since it was not able to adequately address concerns over potential parking impacts. Alternative A.1.2 was determined to provide the best refinement of Alternative A and to be the most responsive to comments received regarding Alternative A. Therefore, analysis presented herein is reflective of that decision and does not include analysis of Alternative A.1.1. Alternative A.1.2 identifies demolition of the Brunswig Annex and replaces it with new construction.

Alternative A.1.2 is a modification to Alternative A that was analyzed in Volume I and circulated for public review. The modifications address elements of the project that were analyzed for the proposed project, which includes development of County Parking Lot 25 to accommodate the 500-seat theater and Performing Arts Center and incorporation of an outdoor classroom in the open space located between the adaptively reused Plaza House and the Plaza Church. The new construction adjacent to the adaptively reused Plaza House and Vickrey-Brunswig Building would be reduced by 5,300 square feet and replaced by a second new building with 25,000 square feet of interior space that would accommodate a 500-seat theater.

4.2.A ALTERNATIVE A.1.2 (Recommended Project)

Alternative A.1.2 retains the adaptive reuse of the two most intact historic structures listed as contributing elements to the El Pueblo de Los Angeles Historic District, the Plaza House, and the Vickrey-Brunswig Building; and replaces the Brunswig Annex with a four-story portion of the newly constructed building; and increases building area and open space elements to provide the same programming as the proposed project (Figure 4.2.A-1, *Alternative A.1.2 Site Plan*). Alternative A.1.2 incorporates the 500-seat Theater Performing Arts Center described for the proposed project. The newly constructed building is reduced by 5,300 square feet as a result of removing the building space designated for the 99-seat theater and associated support facilities.

Alternative A.1.2 would relocate the outdoor classroom space southeast of the Campo Santo Memorial Garden. Paseos and pedestrian walkways would be expanded where the newly constructed building is reduced to compensate for the addition of the Theater Performing Arts Center. To accommodate this facility in Alternative A.1.2, the footprint of the Theater Performing Arts Center would be located adjacent to El Pueblo City Lot 1, and an open space area would be added in front of the structure located on the north side of the structure opposite the New High Street turnaround. The total interior building space would be increased from 94,800 square feet in the proposed project to 106,500 square feet. Like Alternative A, Alternative A.1.2 retains El Pueblo City Lot 1. Like the proposed project, Alternative A.1.2 would eliminate County Parking Lot 25 to accommodate the Theater Performing Arts Center.

Alternative A.1.2 meets all 15 objectives of the project, including all 8 of the priority objectives identified by the County and the Foundation as explained below:

- Alternative A.1.2 meets Objective 1 related to providing a facility inspired by late 19th-century Mexican-style architecture with the capacity to accommodate approximately 134,000 visitors annually.

SOURCE: Sapphos Environmental, Inc., Levin & Associates Architects, Rios Associates Inc., Photographer: I.K. Curtis

Proposed Project Boundary

FIGURE 4.2.A-1
Alternative A.1.2 Site Plan

- Alternative A.1.2 meets Objective 2 by providing 20,600 square feet dedicated to educational facilities and programs.

- Alternative A.1.2 meets Objective 3 by providing an approximately 6,200-square-foot multipurpose community center in the newly constructed building.

- Alternative A.1.2 meets Objective 4 related to providing an indoor venue for theatrical performances for audiences through the incorporation of a 500-seat theater in the Theater Performing Arts Center.

- Alternative A.1.2 meets Objective 5 through the provision of a 3,200-square-foot Discovery Center dedicated to interactive exhibits and resources.

- Alternative A.1.2 meets Objective 6 through the provision of interior and exterior settings for concurrently staging up to three standard classes through the incorporation of an outdoor classroom and 19 interior standard classes.

- Alternative A.1.2 meets Objective 7 through the provision of approximately 4,420 square feet of exhibition space suitable for historical and cultural exhibitions through adaptive reuse of the Vickrey-Brunswig Building.

- Alternative A.1.2 meets Objective 8 related to supporting $1,000,000 worth of revenue-generating activities as it is estimated that this alternative would generate approximately $1,168,000 in revenues.

- Alternative A.1.2 meets Objective 9 related to enhancing the utilization of County-owned property adjacent to the Plaza Church through the replacement of one existing vacant building, rehabilitation and adaptive reuse of two historic buildings, and redevelopment of two vacant lots with facilities capable of accommodating activities such as weddings, festivals, and community events.

- Alternative A.1.2 meets Objective 10 related to rehabilitating and reusing the original structures located in the proposed project site through the adaptive reuse of the Plaza House and the Vickrey-Brunswig Building.

- Alternative A.1.2 meets Objective 11 through the provision of approximately 59,080 square feet of paseos and pedestrian

walkways and construction of the Campo Santo Memorial Garden, resulting in a park-like setting.

- Alternative A.1.2 meets Objective 12 related to providing a central place for visitors to obtain information on the Plaza de Cultura y Arte and other destinations through the provision of an information counter located in the entry lobby of the Visitor's Center.

- Alternative A.1.2 meets Objective 13 related to encouraging County residents and visitors to use alternative means of travel to the site because this alternative provides for approximately 59,080 square feet of paseos and pedestrian walkways and increased pedestrian connectivity to alternative travel facilities such as Union Station.

- Alternative A.1.2 meets Objective 14 related to improving pedestrian circulation and access for the disabled in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street because the construction of approximately 59,080 square feet of paseos and pedestrian walkways would improve pedestrian circulation and be ADA compliant.

- Alternative A.1.2 meets Objective 15 related to enhancing pedestrian connections to the Angels' Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown, through the provision of a wayfinding program.

4.2.A.1 Design, Architecture, and Setting

Alternative A.1.2 provides a pedestrian-oriented Mexican American cultural heritage center composed of a combination of adaptively reused historic buildings and new construction. The Plaza House and Vickrey-Brunswig Building would be rehabilitated and seismically upgraded and integrated as useful components of the overall site plan. The new construction would serve as the primary entrance to the cultural center buildings. Similar to Alternative A, a new building would be constructed behind the adaptively reused buildings to provide sufficient space to accommodate classrooms and a multipurpose room to support a wide variety of educational and cultural activities. As with the proposed project, a second new building would be constructed to house a 500-seat Theater Performing Arts Center. The design of the Plaza de Cultura y Arte Cultural Heritage Center is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyards, and gardens, that provides interior and exterior spaces to accommodate

approximately 134,000 visitors annually. El Pueblo City Lot 1 would be retained and unchanged. The buildings would be linked to Spring Street by a pedestrian bridge and be surrounded by a series of paseos and pedestrian walkways that would provide outdoor open spaces suitable for related uses. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street. Alternative A.1.2 would involve construction of the Theater Performing Arts Center in the same location as the proposed project, County Parking Lot 25. The southern facade of the Theater Performing Arts Center would be modified to eliminate overlap with the footprint of El Pueblo City Lot 1 while maintaining the same interior and exterior square footage. The outdoor classroom space would be relocated southeast of the Campo Santo Memorial Garden, and expanded paseos and pedestrian walkways would be developed on a portion of Republic Street, and the partially vacated alignment of New High Street. The remainder of Republic Street is retained to facilitate vehicular access to the Vickrey-Brunswig Building, Theater Performing Arts Center, and portions of the newly constructed building for loading and unloading purposes only.

The Secretary of the Interior[6] has identified rehabilitation as one of the four appropriate treatments for historic buildings.[7] The proposed adaptive reuse of the Plaza House and the Vickrey-Brunswig Building would protect the historic building materials and character-defining features to the maximum extent practicable, consistent with seismic retrofit and upgrade required for public use of the buildings. Adaptive reuse of the Plaza House and the Vickrey-Brunswig Building would require extensive repair or replacement of deteriorated, damaged, and missing materials using traditional or substitute materials. Rehabilitation of the facades of the Plaza House and the Vickrey-Brunswig Building would be undertaken consistent with available historic photographs of the buildings from circa 1920.

The recommended project rehabilitates the two most important of the three historic buildings owned by the County within the Antique Block of the El Pueblo de Los Angeles Historic District. The estimated cost of rehabilitation and adaptive reuse of the Brunswig Annex in the Alternative B scenarios is 8 to 21 percent higher than the estimated cost of the proposed project and the Alternative A scenarios to provide the same programming and capacity and,

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[6] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

[7] Rehabilitation is defined as the act or process of making possible a compatible use for a property though repair, alterations, and additions, while preserving those portions or features that convey its historical, cultural, or architectural values.

therefore would be socially and economically infeasible. As indicated in Appendix B, *Structural Evaluation Report to the EIR*, the Brunswig Annex has the most severely compromised structure of the three historic buildings. As indicated in Appendix H, *Cultural Resources Report to the EIR*, the Brunswig Annex lacks the ornamentation characteristic of High Victorian Italianate style buildings. As indicated in Section 3.3 of the EIR, the second and third stories of the Brunswig Annex contain very little character-defining historic material.

Estimated costs to structurally retrofit and seismically upgrade the historic buildings were completed by the structural engineering firm of John A. Martin & Associates, and were included in Appendix E, *Structural Evaluation Report to the EIR*. Cost estimates for structural retrofit and upgrade were based on designing to the High-Risk Standard of the County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance. The estimated cost for structural retrofit and upgrade vary widely for the three buildings. Structural retrofit and upgrade costs for the two-story Plaza House were estimated at $40 to $60 per square foot. Structural retrofit and upgrade costs for the five-story Vickrey-Brunswig Building were estimated at $100 to $120 per square foot. Structural retrofit and upgrade costs were estimated at $90 to $130 for the three-story Brunswig Annex.

The Brunswig Annex was constructed in a simplified High Victorian Italianate style, therefore lacking the typical ornamentation and adornment characteristic of this style. The Brunswig Annex is currently red-tagged and in poor physical condition. Current conditions consist of coating loss (peeling and flaking), brick loss, and mortar loss, spalling and cracking. As a result of the spalling and cracking, excess moisture combined with the thermal expansion cycle (moisture followed by high temperatures) has caused substantial damage on the north and west elevations of the structure. The structural integrity of the building may also be compromised by the presence of the cracks in the bricks and the lack of mortar. The window surrounds are covered with decorative non-contributing wood panels which have suffered fire and UV damage. The interior condition of the Brunswig Annex is considered to be in poor condition. Fires, alterations, poor maintenance, water damage, animal and human infiltration have severely damaged the building, leaving very little intact.[8] The benefits of rehabilitating and adaptively reusing two of the three historic buildings in a manner that achieves all of the objectives of the proposed project at a construction cost that is 8 to 21 percent less than rehabilitating all three historic buildings override the significant impact that would result from the demolition of the Brunswig Annex.

[8] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

The Structural Evaluation Report (Appendix E to the EIR) determined that:

> "The Brunswig Annex materials of construction are deteriorated and remain in the worst physical condition of the three structures and cannot be easily repaired. Some flaking of the clay masonry face was also observed on higher floors as well as the basement. The west elevation has significant has significant diagonal cracks in the mortar joints. Fire has damaged approximately 50 percent of the original framing, and sheathing on all three floors, at the west side of the structure.
>
> This building was partially included in the retrofitting, which occurred in 1948. The walls appear to have been anchored to the floor and roof diaphragms. No other structural retrofit of this building occurred at that time. Presently, the lack of a diaphragm due to fire damage leaves the walls unsupported for lateral loads along the west face and there is little remaining shear capacity in the masonry in the lower floors. The building will perform poorly in a major seismic event with the potential for collapse in a moderate to strong earthquake. The structural integrity of the vertical and lateral systems have been significantly compromised."

Overall construction costs were estimated by Davis Langdon Adamson (Appendix F, *Construction Costs to the EIR*). Davis Langdon Adamson is a professional cost estimating and construction management firm. As indicated in Table ES.7-1, *Summary of Social, Economic, and Engineering Characteristics of the Project Alternatives*, the average cost per square foot of Alternative B is $377 per square foot, compared to $357 per square foot for Alternative A, which provides the same programming and capacity as Alternative B through replacement of the Brunswig Annex with new construction. In response to public comments, the County considered variations of Alternative A and Alternative B that include a 500-seat theater, Alternatives A.1.1, A.1.2, B.1.1, and B.1.2. Although providing comparable levels of programming, the estimated cost of $74,892,000 for Alternative B.1.2 is approximately $5,000,000 greater than the previously proposed project.

Therefore, the County has determined that the severely compromised condition of the Brunswig Annex and the $5,000,000 to $13,000,000 in additional costs associated with rehabilitation of the Brunswig Annex is economically infeasible. In addition, the $5,000,000 to $13,000,000 (cost in excess of the recommended project and the previously proposed project) of additional cost would dilute the funds available for programming for the initial years of operation which would make this alternative socially unacceptable and infeasible.

In Alternative A.1.2, the new construction would abut the two rehabilitated existing structures. The new building would abut the plain, brick facades of the

north and west sides of the two retained historic structures. Alternative A.1.2 serves the greatest capacity of people and provides the most square footage of all the alternatives analyzed. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the primary building complex. The facades of the new buildings that would face the interior space would be of scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the three retained historic buildings. The exterior walls would provide opportunities for integration of patterned decoration applied in tile or as painted murals. Inspiration for this design comes from traditional and modern Mexican architecture and their vernacular materials. New construction would be comparable in height to the existing tallest building on the site (the Vickrey-Brunswig Building) and would respect size, scale and proportion, and massing of the property and adjacent properties.

Access to this alternative would be provided by a series of pedestrian entries linked to the surrounding public streets. The site design for the plaza provides an open air extension of the exhibition and community spaces within the buildings and integrates the complex with the surrounding urban fabric and the heart of the original Pueblo de Los Angeles. The main plaza would be oriented from west to east, providing a connection to the adjacent public streets, North Main Street, Spring Street, and Arcadia Street. The entrance from Main Street would be marked by a series of colored plaster finish walls, with ironwork panels and plantings to create a secure but visible space. The interior open space would be developed in both natural landscaped passive park areas and hardscape areas for exhibition and gathering. The paving throughout this area would be of colored concrete to ensure a visual vibrancy to the plaza surface. The plaza area would include a discovery garden, children's discovery center, an outdoor seating area, an outdoor classroom space, and a water feature around which the pedestrian circulation would be organized. The Campo Santo and other landscape elements of the project would be developed with a palette of Southern California native and drought-tolerant plants, and other plants that were traditional to early Mexican and Spanish settlements of California.

4.2.A.2 Alternative A.1.2 Elements

Alternative A.1.2 would result in a combination of adaptive reuse of two historic buildings, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. This alternative adaptively reuses the historic Plaza House and Vickrey-Brunswig Building. The adaptive reuse of the Plaza House would be approximately 24 to 30 feet in height. The adaptive reuse of the Vickrey-Brunswig Building would be

approximately 60 to 70 feet in height. The new construction would be composed of a new four-story building with a basement adjacent to the two adaptively reused historic buildings, approximately 32 to 44 feet in height, and the one-story Theater Performing Arts Center. The tallest component of the Theater Performing Arts Center is the stage fly tower, which is assumed to be 80 feet high. Alternative A.1.2 provides a total of approximately 106,500 square feet of interior building space.

The Alternative A.1.2 site is composed of a large land area and a small land area. The large land area is located to the east of Spring Street. It is bordered to the north by the Plaza Church; to the east by Main Street, El Pueblo Plaza, and Sepulveda House Visitor Center; to the south by Arcadia Street and the Golden State Freeway; and to the west by Spring Street and County Parking Lot 15. The small land area, which consists of County Parking Lot 15, is located to the west of Spring Street. It is bordered to the north by the Far East Bank site and adjoining parking lot, to the east by Spring Street, to the south by landscaped on-ramp and off-ramps to the Ventura Freeway, and to the west by North Broadway.

The breakdown of the exterior footprint and interior building space of Alternative A.1.2's project areas is shown in Table 4.2.A.2-1, *Inventory of Proposed Land Areas under Alternative A.1.2*. Although the total exterior footprint of Alternative A.1.2 would be the same as that of the proposed project (201,150 square feet), the interior footprint would be increased by 11,700 square feet as a result of the reconfiguration of new construction. As with Alternative A, approximately 49, 572 square feet (1.14 acres) would remain for El Pueblo City Lot 1.

TABLE 4.2.A.2-1
INVENTORY OF PROPOSED LAND AREAS
UNDER ALTERNATIVE A.1.2

Alternative A.1.2 Land Area	Size (Acres)	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)	Building Levels
Large Land Area–East of Spring Street				
Adaptive reuse of Plaza House	0.12	5,049	14,100	2 stories + basement
Adaptive reuse of Vickrey-Brunswig Building	0.12	5,242	28,200	5 stories + basement
Newly constructed building	0.4	17,509	39,200	4 stories + basement
Theater Performing Arts Center	0.63	27,500	25,000	I story
Campo Santo Memorial Garden	0.10	4,400	N/A	N/A
Paseos, pedestrian walkways, and outdoor classroom space	1.35	59,080	N/A	N/A
New High Street turnaround	0.09	3,996	N/A	N/A
Republic Street	0.22	9,550	N/A	N/A
El Pueblo City Lot 1	0.44	19,251	N/A	N/A
Subtotal Footprint	3.47	151,577	106,500	N/A
Small Land Area–West of Spring Street				
County Parking Lot 15	1.14	49,573	N/A	N/A
Subtotal Footprint	1.14	49,573	N/A	N/A
Total Footprint	4.61	201,150	106,500	N/A

The gross square footage of the Alternative A.1.2 project site would be increased from the proposed project by 11,700 square feet. The breakdown of square footage distribution for the building components are shown in Table 4.2.A.2-2, *Square Footage Distribution of Alternative A.1.2 Building Components*. Alternative A.1.2 replaces County Parking Lot 25 with the Theater Performing Arts Center, and the outdoor classroom would be relocated to the area southeast of the Campo Santo Memorial Garden. Unlike the proposed project, Alternative A.1.2 retains El Pueblo City Lot 1. In addition, Alternative A.1.2 includes improvements to El Pueblo City Lot 1 that would be expected to accommodate a portion of the parking for this alternative. Specifically, El Pueblo City Lot 1 could provide ADA-accessible parking and bus parking for loading and unloading. This parking lot would be restriped and landscaped to bring it up to code and have an appropriate quality for the patrons of the Plaza de Cultura y Arte. New sycamore trees will be introduced to fill out the lot, provide shade, and extend the sense of the streetscape.

TABLE 4.2.A.2-2
SQUARE FOOTAGE DISTRIBUTION OF ALTERNATIVE A.1.2 BUILDING COMPONENTS

Area	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)
Rehabilitation and Adaptive Reuse of Existing Buildings		
Adaptive Reuse of Plaza House		
Basement	–	4,700
1st floor	–	4,700
2nd floor	–	4,700
Total Plaza House	5,049	14,100
Adaptive Reuse of Vickrey-Brunswig Building		
Basement	–	4,700
1st floor	–	4,700
2nd floor	–	4,700
3rd floor	–	4,700
4th floor	–	4,700
5th floor	–	4,700
Total Vickrey-Brunswig Building	5,242	28,200
Newly Constructed Buildings		
Theater Performing Arts Center		
1st floor	–	25,000
Total Theater Performing Arts Center	27,500	25,000
Newly Constructed Building		
Basement	–	10,000
1st floor	–	17,200
2nd floor	–	4,000
3rd floor	–	4,000
4th floor	–	4,000
Total Newly Constructed Building	17,509	39,200
Total Footprint	55,300	106,500

Rehabilitation and Adaptive Reuse of the Plaza House

Alternative A.1.2 would include rehabilitation and adaptive reuse of the historic Plaza House, in accordance with the Secretary of Interior's Standards for the Rehabilitation of Historic Structures, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places and the California Register of Historical Resources. The approximately 14,100-gross-square-foot Plaza House occupies approximately 0.12 acres of the total 4.61 acres. Through a combined program of restoration and rehabilitation, the Plaza House structure would be adaptively reused to house a variety of public-oriented uses, including a bookstore and café, offices, a discovery center, and a storage area. The Plaza House would be adaptively reused in its entirety.

Rehabilitation and Adaptive Reuse of the Vickrey-Brunswig Building

Alternative A.1.2 would include rehabilitation and adaptive reuse of the historic Vickrey-Brunswig Building, in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places and the California Register of Historical Resources. The approximately 28,200-gross-square-foot Vickrey-Brunswig Building occupies approximately 0.12 acres of the total 4.61 acres. Through a combined program of restoration and rehabilitation, the Vickrey-Brunswig Building structure would be adaptively reused to house public-oriented uses, including an exhibition gallery, classroom spaces, genealogical services, parenting center, offices for nonprofit organizations, and a storage area. This building would provide an appropriate venue for temporary exhibitions, cultural activities, and other public and private events. The Vickrey-Brunswig Building would be reused in its entirety.

New High Street Turnaround

Alternative A.1.2 would create a pedestrian-oriented environment by creating a New High Street turnaround, located on approximately 0.09 acres, and removing vehicular traffic from most of New High Street and the portion of Republic Street between the newly constructed building and North Main Street. The County and the Archdiocese applied for and received a partial vacation of New High Street and Republic Street. The County has applied to the City of Los Angeles for the vacation of the remainder of New High Street within the project site. The portion of New High Street immediately west of the Plaza Church would be reconfigured to serve as a turnaround. This area would serve as a pedestrian loading and unloading area for both Alternative A.1.2 and the Plaza Church. New High Street is a City of Los Angeles street that has been partially vacated in response to a request by the Archdiocese of Los Angeles, and the balance of the vacation process is being requested by the County of Los Angeles.

Campo Santo Memorial Garden

Alternative A.1.2 would include development of the Campo Santo Memorial Garden. The establishment of an approximately 0.10-acre Campo Santo Memorial Garden would honor the City's first settlers and the settlement's first cemetery. As envisioned, the Campo Santo Memorial Garden would create a park-like setting. The Campo Santo Memorial Garden would be developed in the fenced vacant lot east of New High Street immediately south of the Plaza Church.

Paseos and Pedestrian Walkways and Outdoor Classroom

Alternative A.1.2 includes a total of 1.35 acres of open space, including paseos, pedestrian walkways, and the outdoor classroom space. The outdoor classroom would be located in the area southeast of the Campo Santo Memorial Garden instead of in El Pueblo City Parking Lot 1 as shown in Alternative B.1.1 (Figure 4.3.B-1, *Alternative B.1.1 Site Plan*). The Campo Santo Memorial Garden would be surrounded by a landscaped setting including hardscape and softscape elements. The hardscape would include paseos and pedestrian walkways to enhance the pedestrian connections between Spring Street and North Main Street and to provide pedestrian paths and public open space adjacent to Arcadia Street. Such improvements would accommodate residents and visitors who choose to travel to the site via existing available alternative methods of travel, including bus, light rail (Metro Rail), and the train (e.g., Metrolink and Amtrak). The alternative site is located less than 0.25 mile west of Union Station. The existing pedestrian and open space connection from Union Station to the El Pueblo Plaza area could be extended through the suggested Campo Santo Memorial Garden and paseos. Identification markers and appropriate streetscape enhancements could be provided at strategic locations, such as along Arcadia Street and Cesar E. Chavez Avenue, to identify the El Pueblo de Los Angeles Historic District and to enhance wayfinding to guide pedestrian movements.

Theater Performing Arts Center

Alternative A.1.2 includes the construction and operation of a 500-seat, one-floor Theater Performing Arts Center on 0.61 acres. This is the maximum capacity based on occupancy. This element consists of a 25,000-square-foot facility at the existing location of County Parking Lot 25 at the southwest corner of the site. The stage fly tower is assumed to be 50 feet deep, 80 feet wide, and 80 feet high. The Performing Arts Center in the front of the house will include a lobby, administration offices, ticket area, and meeting rooms. Programming square footage is as follows: the house is 6,400 square feet, the back of house is 7,800 square feet, and the front of house is 10,800 square feet.

Newly Constructed Building

Alternative A.1.2 would include construction of a new building on approximately 0.40 acres, located west of the Plaza House and the Vickrey-Brunswig Building. The newly constructed building would provide approximately 39,200 square feet of interior building space for community events and a variety of public-oriented uses. The newly constructed building would also provide an approximate 4,400-square-foot outdoor terrace on the second floor. This building would provide an appropriate venue for local performances, cultural activities, and other public and private events.

4.2.A.3 Programming

Alternatives A.1.2 would provide the same programming as the proposed project; however, the distribution of programming would differ. This alternative would provide 11,700 square feet of additional interior building space. In addition to the increase in total interior building space, the physical distribution of the programming will differ. The level of patronage and other economic indicators calculated for the proposed project would not be expected to materially differ due to differences in programming distribution and interior gross square footage. For the purposes of this clarification and revision to the alternatives analysis, these factors are assumed to be the same as that of the proposed project.

Like the proposed project, Alternative A.1.2 would replace the vacant buildings and lots with a campus-like setting that provides a combination of rehabilitated historic structures, new construction, and landscaped outdoor spaces that provide a vibrant urban space to meet the diverse needs of County residents and visitors. Alternative A.1.2 would provide day and evening programming to meet the needs of the local community, enhance the educational experience of visiting school groups, and provide cultural and performing arts opportunities to complement the existing resources provided by the nearby El Pueblo de Los Angeles Historic Monument, Chinatown, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, and the Cathedral of Our Lady of the Angels.

Programming would be organized within two adaptively reused historic structures, one new building of varying heights attached to the adaptively reused historic buildings and a new building housing the Theater Performing Arts Center, and a series of outdoor spaces. The adaptively reused Plaza House would include the same uses described for the Visitor's Center in the proposed project: discovery center, visitor information, bookstore, and café.

The adaptively reused Vickrey-Brunswig Building would provide a 4,400-square-foot exhibition gallery and 9,600 square feet of classroom space for a genealogical center, educational resource center, history and culture classrooms, parenting/tutoring center, art classrooms, music classrooms, and practice rooms. As with the proposed project, the rehabilitated Vickrey-Brunswig Building would also provide office space.

The new 39,000-square-foot building would accomplish many of the other uses specified for the three new buildings of the proposed project, but the size would be slightly reduced due to the smaller total square footage provided by Alternative A.1.2. The new building would provide a smaller 6,000-square-foot multipurpose room and comparably reduced support facilities. As with the proposed project, the multipurpose room would be used for family and cultural affairs such as weddings, quinceañeras, reunions, and other celebrations within the community. This flexible space could also be used for larger public events,

such as a secondary location for theater and dance performances with an audience of up to 225 people. Comparable space would be provided for La Escuelita, or small school, offering a variety of day and evening courses in the fields of visual art, digital media arts, music, theater, dance, history and culture, cooking, and literature. The kitchen would be used for cooking classes by La Escuelita throughout the week, but on the weekends, it would be dedicated to special events or rentals.

The new construction would also include a second new building to house the 25,000-square-foot Theater Performing Arts Center, including a 500-seat state-of-the-art theater, stage, and back-of-house facilities. This fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage would have the capacity to be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performer of other media. The flexible lighting grid would allow for any configuration, and the tech booth would be discretely visible through a window in one wall.

The old and new construction would be linked together by a series of paseos and pedestrian walkways, forming a park-like setting that would be available to County residents and visitors between dawn and dusk. There would be two major features within this urban open space: the Campo Santo Memorial Garden and an outdoor classroom. The Campo Santo Memorial Garden would provide a formal garden with grass, orchard, and flowers commemorating the original cemetery site for the Plaza Church. The outdoor classroom would accommodate up to 200 students or visitors at one time for outdoor events, including classes, performances, musical concerts, weddings and parties, and festivals. Power outlets would be subtly hidden in critical places to support appurtenant equipment. When there are no events, the outdoor classroom would blend into the surrounding environment, providing a friendly and inviting space. The outdoor classroom would be located to the southeast of the Campo Santo Memorial Garden to accommodate retention of El Pueblo City Lot 1, providing easier access for disabled patrons and more proximate staging of buses.

For the purposes of this clarification and revision to the alternatives analysis, the square footage and building location for each program are not specified. The programs held at these locations would occur on a year-round basis. Please see Appendix C, *Programming*, for details on the proposed project's, and therefore this alternative's, programming and operations.

4.2.A.4 Economic Characteristics

The economic characteristics of Alternative A.1.2 would be expected to fall between the estimates calculated for Alternative A and the proposed project. The total estimated construction cost of Alternative A.1.2 would be

$69,091,000 for a total of 106,500 square feet of combined new construction and adaptive reuse of the two historic structures, with an estimated cost of $368 per square foot. Alternative A.1.2 would be expected to operate at a net deficit of between $3,928,000 and $4,047,628 at full build-out. It is estimated that this alternative would generate between $1,168,000 and $1,316,607 in revenue and between $5,096,000 and $5,364,235 in operating expenses. Alternative A.1.2 achieves a high annual attendance potential of 134,000 individuals for exhibition, performing arts, and community liaison and special event activities. This alternative achieves this attendance potential because of the large proposed exhibition area and theater. For further details on the economic feasibility of this alternative, please refer to the proposed project and Alternative A discussion in Appendix D, *Economic Study*.

The California Department of Parks and Recreation, Office of Grants and Local Services, specified grants during fiscal year 2002-2003, which are administered by the Office of Grants and Local Services. Under Proposition 40, 2002 Resources Bond Act, the County of Los Angeles was granted $2,500,000 to be allocated for the sole purpose of the project, which was formerly named El Pueblo Cultural and Performing Arts Center, which includes the rehabilitation and adaptive reuse of historic structures.[9]

Since the structures on the proposed project site are listed as contributing elements to the El Pueblo de Los Angeles Historic District, which is listed on the National Register of Historic Places, the project is potentially eligible to receive funds for the preservation, rehabilitation, and/or adaptive reuse of the structures on site. Some of the major grants available to the County of Los Angeles for the implementation of the project include Save America's Treasures Grant, which is a federally administered grant awarded by the National Park Service, the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services, and the President's Committee on the Arts and Humanities.

Save America's Treasures Grants are available for preservation and/or conservation work on nationally significant intellectual and cultural artifacts and nationally significant historic structures and sites. Intellectual and cultural artifacts include artifacts, collections, documents, sculpture, and works of art. Historic structures and sites include historic districts, sites, buildings, structures, and objects. Grants are awarded through a competitive process. Grants require a dollar-for-dollar non-Federal match, which can be cash, donated services, or use of equipment. The grant and the non-federal match must be used during the grant period (generally 2 to 3 years) to execute the project. The minimum grant request for collections projects is $50,000 Federal share; the minimum grant request for historic property projects is $250,000 Federal share. The maximum grant request for all projects is $1 million Federal share. The Save

[9] California Department of Parks and Recreation. "California State Parks." Web site. Available at: http://www.parks.ca.gov/

America's Treasures Grants Selection Panel may, at its discretion, award less than the minimum grant request. In 2003, the average Federal grant award to collections was $172,000, and the average award to historic properties was $268,000.[10]

4.2.A.5 Engineering Characteristics

As with the proposed project, adaptive reuse of the Plaza House and the Vickrey-Brunswig Building would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This standard would bring the building up to a collapse prevention level of performance. Seismic retrofit and upgrade would likely require anchorage of the wall to the wood framing and diaphragm ties, addition of braced frames or concrete shear walls, strengthening of the diaphragm, strengthening of shear transfer connections, and improvement of redundancies (Appendix B, *Structural Evaluation Report*).

Alternative A.1.2 proposes to adaptively reuse the Plaza House and the Vickrey-Brunswig Building. The Plaza House is a two-story building with a full basement and was constructed circa 1883. The Plaza House is in poor physical condition. Fire damage completely destroyed the roof structure along with about 20 percent of the second floor and 10 percent of the first floor. Interior spaces of the building remain exposed to the elements. The lack of roof support and weakened masonry construction has consequently led to the loss of portions of the west parapet. Following the fire, further masonry and mortar deterioration occurred. Some of the historic fabric of the interior walls on the second floor was scorched during the fire and would require about 20-percent replacement. Partial collapse of the building is possible in the event of a major seismic event. Various interior elements considered "very significant", "significant" and "contributing" to the historic nature of the structure have sustained both fire and water damage, which include the main hall, original plan layout, skylights, ceiling heights, transom, molding, fireplaces, plaster wall finish, wood floors, and wood window and door surrounds. The Plaza House may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. Upgrades recommended by the structural engineer would range from $40 to $60 per square foot.

The Vickrey-Brunswig Building is a five story building with a full basement and was constructed in 1888. The building was retrofitted in 1948, improving seismic resistance and altering the use and architectural aesthetics. The building is in poor to fair condition. Extensive fire damage on the first, second, and fifth floors has destroyed some of the framing and sheathing. In addition, the fifth floor has suffered damage due to long-term weather exposure and pigeons that entered through a large opening (now closed) in the roof decking.

[10] National Park Service. 2004. *Preserving Your Community's Heritage through the Certified Local Government Program*. Available at: http://www2.cr.nps.gov/clg/2004clg.pdf

There are localized but significant earthquake damage cracks and offsets in the unreinforced masonry units along the west side of the building between the fourth floor and the roof. The overall condition of the unreinforced masonry appears to be fair, except for the basement walls, which show some indications of loss in brick and mortar strength due to water exposure on two of the four walls. This building presently represents a near collapse performance level. As a result of these deficiencies, partial collapse of the building appears possible in the event of a moderate to strong earthquake. The Vickrey-Brunswig Building may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $100 and $120 per square foot.

For further details on the structural condition of the building, recommended structural work, and the limitations of the cost estimates and analysis, please refer to Appendix B, *Structural Evaluation Report*.

4.2.A.6 Comparative Impacts

Aesthetics

As with the proposed project, Alternative A.1.2 would not result in significant impacts to aesthetics. The project site cannot be viewed from either a designated scenic vista or a state scenic highway. Alternative A.1.2 proposes a greater concentration of structures along Republic Street and a lesser concentration of new structures along the western and southwestern boundaries of the site. This would result in a more obstructed view across the south central portion of the site than the proposed project. Alternative A.1.2 retains the two historic structures: the five-story Vickrey-Brunswig Building and the two-story Plaza House. The Theater Performing Arts Center would be the same size and in the same location as the proposed project; therefore, the inclusion of this element would not significantly alter the view within the westernmost portion of the site. As in the existing condition, retention of El Pueblo City Lot 1 would continue to be a source of light and glare. Due to the reflection of sunlight on car exteriors and a concentration of headlights and overhead parking lot lights during nighttime, surface parking lots may represent a source of substantial light and glare. There would be no anticipated significant impacts to aesthetics resulting from light and glare due to retention of El Pueblo City Lot 1, which is an existing source of light and glare.

As with the proposed project, Alternatives A and A.1.2 would improve the visual character of the area in a manner that respects the historic setting of the El Pueblo de Los Angeles Historic District; therefore, no mitigation measures are required.

Air Quality

As with the proposed project, Alternative A.1.2 would result in significant impacts to air quality. Rehabilitation and adaptive reuse of the Plaza House and Vickrey-Brunswig Building would result in a reduction in construction impacts to air quality from demolition. New construction under Alternative A.1.2 would be reduced from 94,800 to 64,200 gross square feet. Activities that would generate impacts to ambient air quality during construction would include trips to and from the site by construction workers; the use of heavy equipment for site grading; demolition of the Brunswig Annex; and transport of construction materials for new construction, structural reinforcement of retained buildings, and rehabilitation of retained buildings. Alternative A.1.2 would require fewer truck trips than the proposed project to transport demolition debris and less debris movement on site. As a result, the peak-period emissions would be lower than those anticipated for the proposed project, but would remain significant.

As with the proposed project, implementation of measures Air-1 through -12 reduce impacts on air quality to below the level of significance, with the exception of NO_x emissions, which would exceed standards established by the South Coast Air Quality Management District (SCAQMD) during peak-quarter and peak-day construction. As indicated in the analysis for the proposed project in Table 3.2.6-1, *Peak Daily Construction Emissions after Mitigation*, and Table 3.2.6-2, *Peak Quarter Construction Emissions after Mitigation*, NO_x emissions during construction would be a significant, unavoidable, adverse impact of the recommended project. As with the proposed project, there would be no anticipated impacts to air quality related to odors during construction.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts to air quality from Alternative A.1.2 related to fugitive dust emissions to below the level of significance.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts from Alternative A.1.2 related to the conformance to the current air quality standard to below the level of significance.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts from Alternative A.1.2 related to cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including release in emissions that exceed quantitative thresholds for ozone precursor) to below the level of significance.

Cultural Resources

As with the proposed project, there would be no anticipated significant impacts to paleontological resources from Alternative A.1.2 due to the extent of grading that has previously occurred on the site and the low potential for the underlying material to contain unique fossils.

As with the proposed project, Alternative A.1.2 has the potential to result in significant impacts to archeological resources through the encounter of previously unrecorded resources during ground-disturbing activities in near-surface deposits, thus requiring the consideration of mitigation measures.

As with the proposed project, Alternative A.1.2 considers retention and adaptive reuse of the Plaza House. Unlike the proposed project, Alternative A.1.2 proposes retention and adaptive reuse of the Vickrey-Brunswig Building. Both of these historic buildings are identified as contributing elements to the El Pueblo de Los Angeles Historic District, an historic resource listed in both the National Register of Historic Places and the California Register of Historical Resources. The County of Los Angeles has limited funds available to rehabilitate historic structures within the Antique Block of the El Pueblo de Los Angeles Historic District: $5,000,000 allocated by the Board of Supervisors on September 14, 1999, and $2,334,000 allocated to the County for rehabilitation of historic structures pursuant to Proposition 40 - 2002 Resources Bond Act. In Alternative A.1.2 the County would utilize these funds for the rehabilitation of the two historic structures, the Plaza House and the Vickrey-Brunswig Building, that retain the best structural integrity and historic ornamentation of the three historic structures. Alternative A.1.2 would result in rehabilitation of the two contributing historic structures consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*,[11] thereby avoiding impacts to those two historic resources. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values (Figure 4.2.7-2, *Distinguishing Materials and Features at the Plaza House and Vickrey-Brunswig Building*). In addition, the rehabilitation of the historic buildings and new construction have been designed to respect the historic setting of other contributing elements located on lands adjacent to the El Pueblo de Los Angeles Historic District.

[11] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

The Plaza House

1. Alternative A.1.2 includes the adaptive reuse of the Plaza House as a Visitor's Center consistent with the historic mixed use of the facility. The adaptive reuse of the Plaza House requires minimal changes to the remaining distinguishing materials, features, and spatial relationships. The rehabilitation would retain 100 percent of the exterior walls of the Plaza House and would include selective replacement of compromised or degraded bricks and repointed disaggregated mortar. The proposed project would restore the remaining distinguishing features of the Plaza House: cast-iron columns, wood-frame windows with glazing, wood storefront, and granite sills (Figure 4.2.7-2).

2. As with the proposed project, the adaptive reuse of the Plaza House in Alternative A.1.2 would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Plaza House unmodified (Figure 4.2.7-1) and maintains its relationship to other preserved historic structures to the east across North Main Street within the El Pueblo de Los Angeles Historic District.

3. The adaptive reuse of the Plaza House would be undertaken consistent with available historic photographs of the building from circa 1920. Alternative A.1.2 does not contemplate the addition of any conjectural features or false historic elements from other historic properties that would detract from its historical consistency.

4. The proposed rehabilitation and adaptive reuse would be undertaken consistent with available historic photographs circa 1920 of the Plaza House. A qualified architectural historian has conducted a complete record and archival search and historic architectural survey of the Plaza House, from both before and after the fire that occurred on November 11, 2002 (Appendix H, *Cultural Resources Technical Report*).[12] Based on these investigations, there are no records of change of architectural features after 1920 that have acquired historical significance in their own right.

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[12] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

5. As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade on North Main Street of the Plaza House has been identified as typical of late 19th-century High Victorian Italianate style with commercial design and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style with commercial design and ornamentation that characterize the Vickrey-Brunswig Building and Plaza House. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

6. The restoration of the remaining historic features by repair or replacement would include cast-iron columns, wood-frame windows, window glazing, granite sills, and a wood storefront. Those historic features that have become damaged or have deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signs, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken using available historic photographs from circa 1920.

7. Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using the gentlest means possible.

8. The Plaza House would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Plaza House.

9. Alternative A.1.2 includes demolition of the Brunswig Annex and replacement with a larger newly constructed building located in the footprint of the demolished building, the adjacent existing vacant lot, and portions of the partially vacated New High Street that is consistent with historic spatial relationships and public uses that characterize the north side of North Main Street.

   In Alternative A.1.2, there would be two newly constructed buildings, one immediately adjacent to the Plaza House and one located on what is currently County Parking Lot 25. The facade of the immediately adjacent new building would face the interior space between the Plaza House and the Plaza

Church. The facade of the new building on what is now County Parking Lot 25 would face what is now Republic Street. The facades of the new buildings would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across North Main Street to the east.

It is anticipated that the new construction would be differentiated from the old through the use of new brick, vibrantly colored brick and stucco exteriors, and glass that complement the older brick construction of the Plaza House. Similarly, it is envisioned that a series of graduated window sizes, such as those used in the original architecture of the Plaza House, could be integrated into the design but distinguished from the historic building through the use of geometric forms and recessing of windows. The roof material would likely be stone or tile that would be distinguished from, and compatible with, the surrounding structures in both color and texture. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building). The new construction would be compatible with the historic setting of the Plaza House with respect to size, scale and proportion, and massing of the property and adjacent properties.

10. The new construction would consist of an independent structure that, if removed in the future, would not affect the essential form and integrity of the Plaza House.

The Vickrey-Brunswig Building

1. The proposed adaptive reuse of the Vickrey-Brunswig Building as classroom space and offices would be consistent with the historic mixed use of the facility. The adaptive reuse of the Vickrey-Brunswig Building requires minimal changes to the remaining distinguishing materials, features, and spatial relationships. The rehabilitation would retain 100 percent of the exterior walls of the Vickrey-Brunswig Building and would include selective replacement of compromised or degraded bricks and repointed, disaggregated mortar. Alternative A.1.2 would restore the remaining distinguishing features of the Vickrey-Brunswig Building: cast-iron columns, wood-frame windows with glazing, wood storefront, and granite sills (Figure 4.2.7-2, *Distinguishing Materials and Features of the Plaza House and Vickrey-Brunswig Building*).

2. The adaptive reuse of the Vickrey-Brunswig Building would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Vickrey-Brunswig Building unmodified (Figure 4.2.7-1) and maintains its relationship to other preserved historic structures to the east across North Main Street within the El Pueblo de Los Angeles Historic District.

3. The adaptive reuse of the Vickrey-Brunswig Building would be undertaken using available historic photographs of the building from circa 1920. Alternative A.1.2 does not contemplate the addition of any conjectural features or false historic elements from other historic properties to the Vickrey-Brunswig Building that would detract from its historical consistency.

4. Alternative A.1.2 includes rehabilitation and adaptive reuse of the Vickrey-Brunswig Building that would be undertaken using available historic photographs circa 1920. A qualified architectural historian has conducted a complete record and archival search and historic architectural survey of the Vickrey-Brunswig Building, from both before and after the fire that occurred on November 11, 2002 (Appendix H).[13] Based on these investigations, there are no records of changes after 1920 of architectural features that have acquired historical significance in their own right.

5. As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade on North Main Street of the Vickrey-Brunswig Building has been identified as typical of late 19th-century High Victorian Italianate style with commercial design and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style with commercial design and ornamentation that characterize the Vickrey-Brunswig Building. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

6. The restoration of the remaining historic features by repair or replacement would include cast-iron columns, wood-frame windows, window glazing, granite sills, and a wood storefront.

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[13] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

Those historic features that have become damaged or have deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signs, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken consistent with available historic photographs from circa 1920.

7. Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using the gentlest means possible.

8. The Vickrey-Brunswig Building would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Vickrey-Brunswig Building.

9. Alternative A.1.2 includes demolition of the adjacent Brunswig Annex, one immediately adjacent to the Plaza House and one located on what is currently County Parking Lot 25. The facade of the immediately adjacent new building would face the interior space between the Plaza House and the Plaza Church. The facades of the new buildings would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across North Main Street to the east.

   It is anticipated that the new construction would be differentiated from the old through the use of new brick, vibrantly colored brick and stucco exteriors, and glass that complement the older brick construction of the Vickrey-Brunswig Building. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building). The new construction would be sufficiently set back from the Plaza House and would be compatible with the historic setting of the Vickrey-Brunswig Building in size, scale and proportion, and massing of the property and adjacent properties.

10. The new construction would consist of independent structures that, if removed in the future, would not affect the essential form and integrity of the Vickrey-Brunswig Building.

As with the proposed project, Alternative A.1.2 has the potential to result in significant impacts through the unanticipated discovery of human remains

during ground-disturbing activities, thus requiring the consideration of mitigation measures.

As with the proposed project, implementation of measure CUL-1 would reduce significant impacts to cultural resources from Alternative A.1.2 related to discovery of previously unrecorded archaeological resources to a less than significant level. (See Section 3.3.5 of this EIR for a description of measure CUL-1.)

As with the proposed project, implementation of measure CUL-2 would reduce impacts to historic resources resulting from the demolition of one of the three historic period buildings to the maximum extent practicable; however, demolition of the Brunswig Annex would remain a significant unavoidable impact of this alternative. (See Section 3.3.5 of this EIR for a description of measure CUL-2.)

As with the proposed project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative A.1.2 related to the adaptive reuse of the two of the three historic period buildings: the Plaza House and the Vickrey-Brunswig Building. (See Section 3.3.5 of this EIR for a description of measure CUL-3.)

As with the proposed project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternative A.1.2 related to the unanticipated discovery of human remains to a less than significant level. (See Section 3.3.5 of this EIR for a description of measure CUL-4.)

Geology and Soils

As with the proposed project, Alternative A.1.2 would result in significant impacts to geology and soils. As with the proposed project, conformance with applicable State of California and County of Los Angeles regulations and building codes would reduce potential impacts related to seismic-related liquefaction, soil erosion, and location on an unstable geologic unit to below the level of significance. As with the proposed project, the approximately 64,200 square feet of newly constructed interior space would reduce impacts related to the exposure of people and property to strong seismic ground shaking to below the level of significance through conformance with State of California and County of Los Angeles building codes for new construction. Adaptive reuse of the Plaza House and the Vickrey-Brunswig Building would be designed in conformance with the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This standard would bring the building up to a collapse prevention level of performance. At this level of design, the rehabilitated Plaza House and the Vickrey-Brunswig Building would have the potential for significant impacts to people and property from strong seismic ground shaking.

As with the proposed project, Alternative A.1.2 includes the use of subterranean structures and may result in exposure of people to hazardous subsurface gases (methane and hydrogen sulfide) due to proximity to an active oil field.

As with the proposed project, Alternative A.1.2 has the potential to result in a significant impact to property from an undocumented abandoned well or dry hole.

As with the proposed project, impacts related to the release of low to moderate concentration of hazardous subsurface gas (methane and hydrogen sulfide) during construction and operation of Alternative A.1.2 would be reduced to below the level of significance through the implementation of measure Geology-1. (See Section 3.4.5 of this EIR for a description of measure Geology-1.) For high concentrations of these gases, implementation of this standard mitigation measure would not fully address potential safety issues. Therefore, high gas concentrations would remain a potentially significant impact for subterranean structures, such as the existing basements, and constrain their use.

As with the proposed project, impacts to new construction in Alternative A.1.2 from the discovery of an undocumented abandoned well or dry hole would be reduced to below the level of significance with the implementation of measure Geology-2. (See Section 3.4.5 of this EIR for a description of measure Geology-2.)

Alternative A.1.2 would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House and Vickrey-Brunswig Building.

Hazards and Hazardous Materials

As with the proposed project, Alternative A.1.2 would result in significant impacts related to hazards and hazardous materials. These impacts are related to exposure of construction workers to asbestos-containing materials, lead-based paint, and mold during construction, demolition, and rehabilitation activities. These impacts are also related to the exposure of schools located within a 0.25-mile radius of the project site through the transport of hazardous materials. As with the proposed project, significant impacts related to hazards and hazardous materials resulting from Alternative A.1.2 would be mitigated to below the threshold of significance through the incorporation of measures Hazards-1 through -3. (See Section 3.5.5 of this EIR for a description of measures Hazards-1 through -3.)

Hydrology and Water Quality

As with the proposed project, Alternative A.1.2 would result in significant impacts to hydrology and water quality requiring the consideration of mitigation measures. As with the proposed project, potential impacts to the water quality from increased soil erosion, siltation, or increased surface runoff during construction would be expected to be reduced to a less than significant level through conformance with best management practices. The best management practices specified in the construction scenario were specified to ensure conformance with all applicable federal, state, and local statutes and regulations related to control of surface water and runoff during construction.

Alternative A.1.2 also includes the use of subterranean structures. Underlying portions of the proposed project area (eastern half) could have groundwater at relatively shallow depths. As shown on Figure 3.4.2-2 of Appendix I, *Geology and Soils*, groundwater depths in the area are approximately 20 feet or less below ground surface. Shallow groundwater could impact plans for the installation and operation of deep subterranean structures, such as basements, resulting in the potential for dewatering, construction safety problems, and ongoing operational maintenance. Water seepage may collect within, around, or on a structure (e.g., foundations, slabs, cut and fill slopes, and utility trenches). Since the proposed project does not propose such improvements, the implementation of Alternative A.1.2 would need to address concerns through standard, comprehensive geotechnical and hydrogeology investigation, analysis, and design measures. Alternative A.1.2 would not have the potential to substantially deplete groundwater supplies leading to a net deficit in aquifer volume or a lowering of the local groundwater table level as compared to the proposed project, thus requiring the consideration of a mitigation measure to reduce potential impacts to below the level of significance. As with the proposed project, Alternative A.1.2 would require implementation of mitigation measures Hydro-1 through -4 to reduce impacts related to water quality, erosion, and siltation to below the level of significance. (See Section 3.6.5 of this EIR for a description of measures Hydro-1 through -4.)

Land Use and Planning

As with the proposed project, Alternative A.1.2 would result in significant impacts related to land use and planning. The Plaza House and Vickrey-Brunswig Building are identified as contributing elements to the El Pueblo de Los Angeles Historic District, an historic resource listed in both the National Register of Historic Places and the California Register of Historical Resources. The demolition of the Brunswig Annex would result in the loss of a historic period structure, located within the El Pueblo de Los Angeles Historic District boundary. Demolition of the Brunswig Annex conflicts with the adopted goals and policies of the County of Los Angeles related to more efficient use of land compatible with cultural resources. Similarly, adaptive reuse of historic buildings is consistent with Policy 10.2.1 of the Central City Community Plan

of the City of Los Angeles General Plan.[14] As with the proposed project, Alternative A.1.2 would adaptively reuse the Plaza House. Unlike the proposed project, Alternative A.1.2 would also rehabilitate and adaptively reuse the Vickrey-Brunswig Building, thus substantially reducing the impact to land use and planning resulting from the proposed project. Demolition of the Brunswig Annex would be an unmitigated significant impact to land use and planning.

Noise

As with the proposed project, Alternative A.1.2 would result in significant impacts to ambient noise levels during construction. This alternative proposes to adaptively reuse two of the three existing buildings: the Plaza House and the Vickrey-Brunswig Building. Noise from the traffic generated by Alternative A.1.2 would remain virtually the same as that from the proposed project (Appendix M, *Noise*, and Appendix N, *Traffic*). Although Alternative A.1.2 would result in less demolition and exterior construction, there would be little change in noise resulting from construction activities. As with the proposed project, potential impacts to ambient noise levels during construction of Alternative A.1.2 would be reduced to a less than significant level with the implementation of measures Noise-1 through -3. (See Section 3.8.5 of this EIR for a description of measures Noise-1 through -3.)

Public Services

As with the proposed project, Alternative A.1.2 would not result in significant impacts to public services. As with the proposed project, Alternative A.1.2 would primarily accommodate County residents and visitors who are currently utilizing existing facilities within the El Pueblo de Los Angeles Historic District. Therefore, as with the proposed project, there would be no anticipated need to construct a new fire station, police substation, school, park, or other public facilities to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As with the proposed project, Alternative A.1.2 would avoid significant impacts to public services.

Recreation

As with the proposed project, Alternative A.1.2 would not result in significant impacts to recreation. As with the proposed project, Alternative A.1.2 would primarily accommodate County residents and visitors who are currently utilizing existing facilities within the El Pueblo de Los Angeles Historic District. Therefore, as with the proposed project, Alternative A.1.2 would likely reduce the rate of deterioration of other local and regional recreation facilities within

[14] City of Los Angeles Department of City Planning. March 2002 (Adopted 8 January 2003). *Central City Community Plan*. Contact: City of Los Angeles Department of City Planning, 200 North Spring Street, Room 525, Los Angeles, CA 90012-4801.

the vicinity of the El Pueblo de Los Angeles Historic District. Alternative A.1.2 would not require the construction or expansion of recreational facilities. The open space elements of the project would be open to the public and may be used for passive recreation activities such as walking and picnics. As with the proposed project, Alternative A.1.2 would avoid significant impacts to recreation.

Transportation/Traffic

Alternative A.1.2 would result in the same potential impacts to transportation/traffic, including parking, that could result from the implementation of the proposed project. Alternative A.1.2 would require implementation of the same mitigation measures as the proposed project. Alternative A.1.2 conserves 56 more parking spaces than does the proposed project. Although this reduces the potential impacts to transportation/traffic related to parking, this alternative does not completely avoid the impacts described for the proposed project. This alternative would also require implementation of the same mitigation measures as the proposed project.

As with the proposed project, impacts to transportation/traffic, including parking, from Alternative A.1.2 would be reduced to below the level of significance with the implementation of measures TRA-1 through TRA-3. (See Section 3.11.5 of this EIR for a description of TRA-1 through TRA-3.)

Utilities and Service Systems

As with the proposed project, Alternative A.1.2 would result in significant impacts related to utilities and service systems during construction and operation. As with the proposed project, Alternative A.1.2 would generate solid waste during construction from the demolition of existing paving. Upon build-out, Alternative A.1.2 would be capable of serving 134,000 County residents and visitors annually, thus resulting in the daily generation of solid waste. As with the proposed project, impacts to utilities from solid waste generated during construction and operation of Alternative A.1.2 would be reduced to below the level of significance with the implementation of measures Utilities-1 and Utilities-2. (See Section 3.12.5 of this EIR for a description of Utilities-1 and Utilities-2.)

4.3 ALTERNATIVE B

Page 4-39 Please replace the first sentence of the first paragraph with the following sentence:

Alternative B meets 14 of the 15 project objectives, including 7 of the 8 priority objectives identified by the County and the Foundation as explained below:

Page 4-39 Please delete the following bullet:

- Alternative B meets Objective 6 related to providing interior and exterior settings for concurrently staging up to 3 standard classes because interior and exterior settings provide for concurrently staging approximately 17 standard classes.

Page 4-40 Please add the following language immediately following the last bullet:

Alternative B does not meet Objective 6 as described below:

- Alternative B does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes, as it does not provide for exterior classroom space.

4.3.1 Design, Architecture, and Setting

Page 4-40 In the sixth sentence of the first paragraph of this section, please change the reference to "American-High Victorian Italianate buildings" to "High Victorian Italianate buildings."

4.3.4 Economic Characteristics

Page 4-48 Please replace the first sentence of the first paragraph with the following sentence:

The total estimated construction cost of Alternative B is $51,572,000 for a total of 80,800 square feet of combined new construction and adaptive reuse of the three existing historic buildings, with an estimated cost of $377 per square foot.

In the last sentence of the first paragraph, please change the reference to "Appendix K" to "Appendix D and Appendix F."

4.3.5 Engineering Characteristics

Page 4-48 Please replace the first two sentences in the first paragraph with the following two sentences:

As with the proposed project, adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This standard would bring the building up to a collapse prevention level of performance.

4.3.7 Comparative Impacts

Page 4-66 Please insert the following text and tables immediately following the last paragraph in Section 4.3.7, Comparative Impacts:

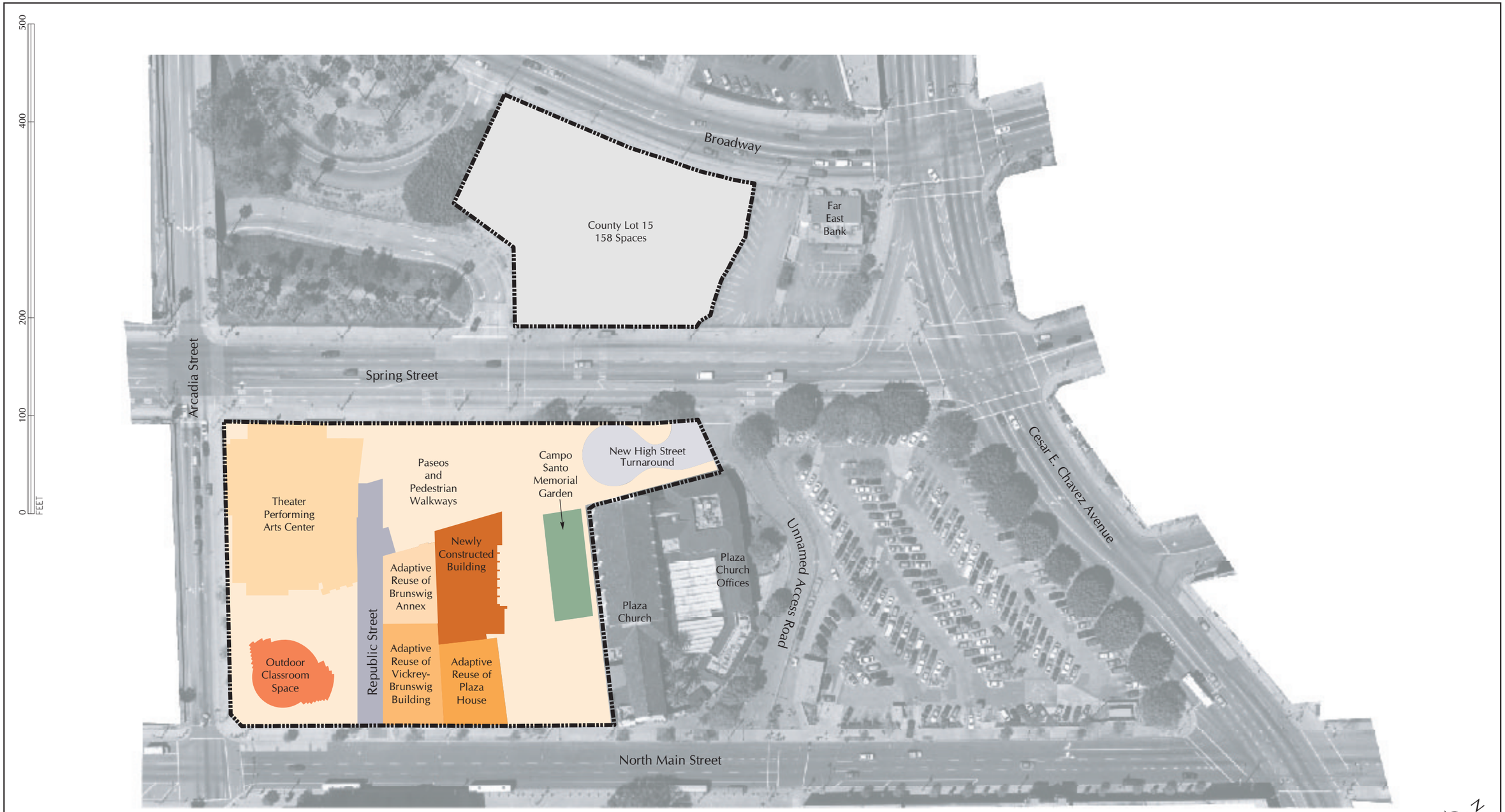
Mr. Jim Prager's letter of comment on the Draft EIR suggests consideration of an alternative conserving all three existing structures, as in Alternative B, while using a total of 201,150 square feet of land area, as in the proposed project. There was sufficient information contained in the Draft EIR (Volumes I and II) to develop a comparative analysis of modifications to Alternative B, considered here as Alternative B.1. Furthermore, the County has analyzed two variations of Alternative B.1, described as Alternatives B.1.1 and B.1.2, to fully evaluate the feasible alternatives to the proposed project in response to public comment on the Draft EIR.

As with Alternative B, Alternative B.1.1 and B.1.2 include retention of all three existing buildings.

4.3.B ALTERNATIVE B.1

Alternative B.1.1 retains the adaptive reuse of the three existing buildings, which are identified as contributing elements to the El Pueblo de Los Angeles Historic District, and expands building and open space elements to provide the same programming and total land area as the proposed project (Figure 4.3.B-1, *Alternative B.1.1 Site Plan*). Specifically, the Theater Performing Arts Center described for the proposed project is incorporated into the conceptual site plan and the smaller 99-seat theater is deleted. Thus, the newly constructed building constructed immediately adjacent to the three existing buildings is reduced by 5,300 square feet as a result of removing the building space designated for the 99-seat theater and associated support facilities. As with the proposed project, the outdoor classroom space is included to provide an exterior space for staging three classes. The remaining open space would be converted to expanded paseos and pedestrian walkways, such that this alternative's exterior footprint would equal that of the proposed project. The total interior building space would be increased from 94,800 square feet in the proposed project to 114,500 square feet. Like the proposed project, Alternative B.1.1 would eliminate County Parking Lot 25 to accommodate the Theater Performing Arts Center. As with the proposed project, El Pueblo City Parking Lot 1 would be replaced by an outdoor classroom.

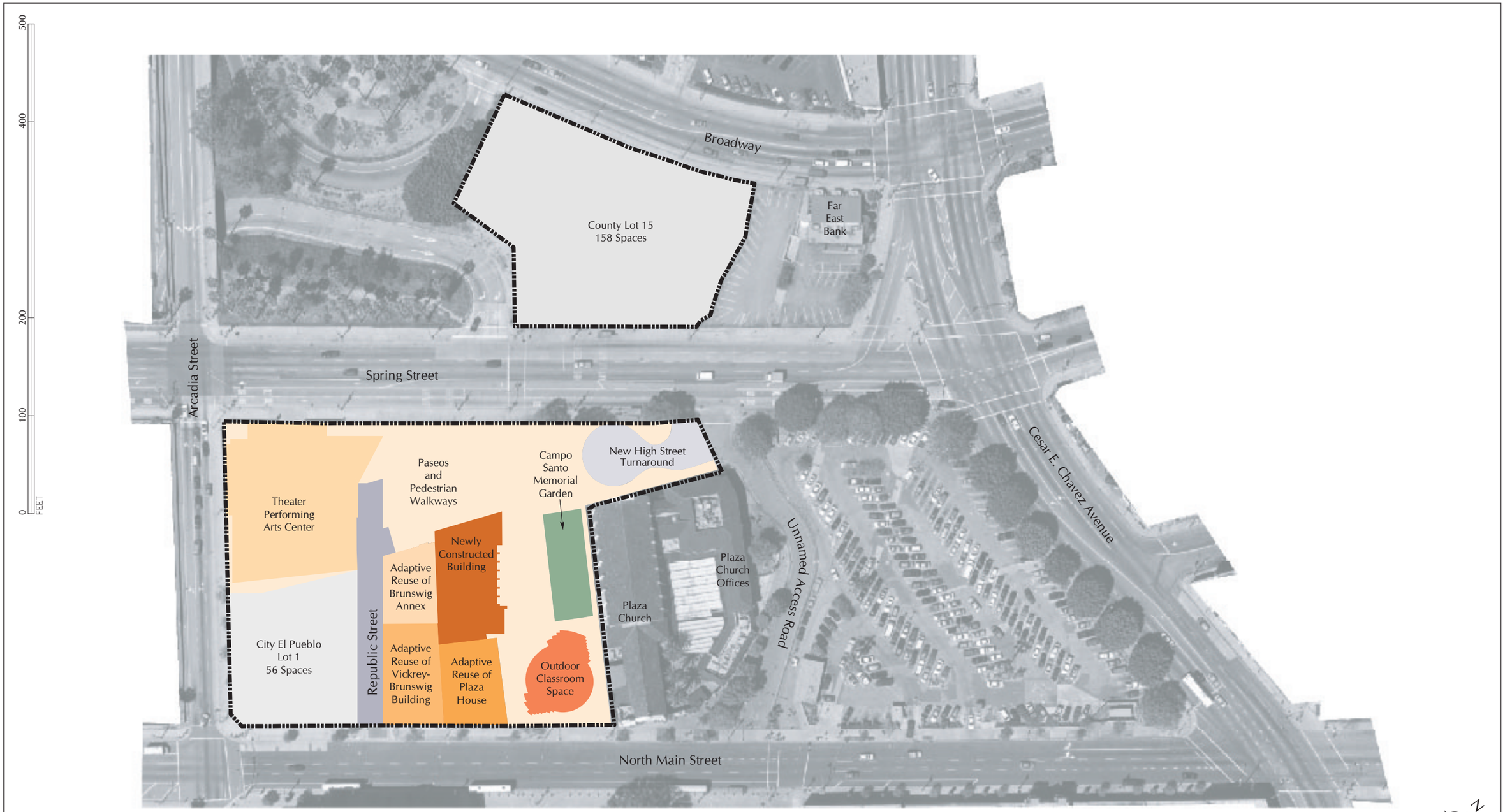
Alternative B.1.2, a variation of Alternative B.1.1, retains El Pueblo City Lot 1 in response to comments from the Olvera Street Merchants' Association regarding sufficient parking availability (Figure 4.3.B-2, *Alternative B.1.2 Site Plan*). This variation is considered to ensure analysis of the full range of feasible alternatives, particularly those that provide additional parking, closer access for disabled patrons that drive to the site, and more proximate staging of buses.



SOURCE: Sapphos Environmental, Inc., Levin & Associates Architects, Rios Associates Inc., Photographer: I.K. Curtis

Proposed Project Boundary

FIGURE 4.3.B-1
Alternative B.1.1 Site Plan



SOURCE: Sapphos Environmental, Inc., Levin & Associates Architects, Rios Associates Inc., Photographer: I.K. Curtis

Proposed Project Boundary

FIGURE 4.3.B-2
Alternative B.1.2 Site Plan

Alternative B.1.2 would relocate the outdoor classroom space, depicted in Alternative B.1.1, southeast of the Campo Santo Memorial Garden. Paseos and pedestrian walkways would be expanded where the newly constructed building is reduced to compensate for the addition of the Theater Performing Arts Center. The footprint of the Theater Performing Arts Center slightly overlaps El Pueblo City Lot 1, and this overlap corresponds to decorative elements only. To accommodate this facility in Alternative B.1.2, the footprint of the Theater Performing Arts Center would be abbreviated adjacent to El Pueblo City Lot 1 and an equivalent amount of area was added to the facade of the north corner of the structure opposite the New High Street turnaround.

The development of both Alternative B.1.1 and B.1.2 would take a total of up to five and one-half years to complete.

Alternatives B.1.1 and B.1.2 meet all 15 objectives of the project, including all 8 of the priority objectives identified by the County and the Foundation as explained below:

- Alternatives B.1.1 and B.1.2 meet Objective 1 related to providing a facility inspired by late 19th-century Mexican-style architecture with the capacity to accommodate approximately 134,000 visitors annually.

- Alternatives B.1.1 and B.1.2 meet Objective 2 by providing more than 20,000 square feet dedicated to educational facilities and programs.

- Alternatives B.1.1 and B.1.2 meet Objective 3 related to providing a multipurpose community center with a minimum size of 6,000 square feet because it provides an approximately 15,200-square-foot multipurpose community center in the newly constructed building.

- Alternatives B.1.1 and B.1.2 meet Objective 4 related to providing an indoor venue for theatrical performances for audiences through the provision of a 500-seat Theater Performing Arts Center.

- Alternatives B.1.1 and B.1.2 meet Objective 5 through the provision of more than 2,000 square feet of dedicated interactive exhibits and resources.

- Alternatives B.1.1 and B.1.2 meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes through the incorporation of an outdoor classroom with approximately 18 interior standard classes.

- Alternatives B.1.1 and B.1.2 meet Objective 7 through the provision of approximately 4,400 square feet of exhibition space suitable for historical and cultural exhibitions provided for in the adaptive reuse of the Vickrey-Brunswig Building.

- Alternatives B.1.1 and B.1.2 meet Objective 8 related to supporting $1,000,000 worth of revenue-generating activities, as it is estimated that this alternative would generate between $1,149,000 in revenues estimated for Alternative B and the $1,167,939 in revenues estimated for the proposed project.

- Alternatives B.1.1 and B.1.2 meet Objective 9 related to enhancing the utilization of County-owned property adjacent to the Plaza Church as this alternative would replace the existing vacant buildings and two vacant lots with facilities capable of accommodating activities such as weddings, festivals, and community events on the County-owned property adjacent to the Plaza Church.

- Alternatives B.1.1 and B.1.2 meet Objective 10 related to rehabilitating and reusing the original structures located in the proposed project site because this alternative includes the adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex.

- Alternatives B.1.1 and B.1.2 meet Objective 11 through the provision of approximately 72,535 square feet and 53,284 square feet, respectively, of paseos and pedestrian walkways and construction of the Campo Santo Memorial Garden that will create a park-like setting.

- Alternatives B.1.1 and B.1.2 meet Objective 12 related to providing a central place for visitors to obtain information on the Plaza de Cultura y Arte through the provision of an information counter located in the entry lobby of the Visitor's Center.

- Alternatives B.1.1 and B.1.2 meet Objective 13 related to encouraging County residents and visitors to use alternative means of travel to the site because this alternative provides for approximately 72,535 square feet and 53,284 square feet, respectively, of paseos and pedestrian walkways and increased pedestrian connectivity to alternative travel facilities such as Union Station.

- Alternatives B.1.1 and B.1.2 meet Objective 14 related to improving pedestrian circulation and access for the disabled in

the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street because the construction of approximately 72,535 square feet and 53,284 square feet, respectively, of paseos and pedestrian walkways would improve pedestrian circulation and be ADA compliant.

- Alternatives B.1.1 and B.1.2 meet Objective 15 related to enhancing pedestrian connections to the Angels' Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown, through the provision of a wayfinding program.

4.3.B.1 Design, Architecture, and Setting

Alternative B.1.1 provides a pedestrian-oriented Mexican American cultural heritage center composed of a combination of the adaptive reuse of the three existing buildings and new construction. The Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex would be rehabilitated and seismically upgraded and integrated as useful components of the overall site plan. The new construction would serve as the primary entrance. Similar to Alternative B, a new building would be constructed behind the adaptively reused buildings to provide sufficient space to accommodate classrooms and a multipurpose room to support a wide range of educational and cultural activities. As with the proposed project, a second new building would be constructed to house a 500-seat Theater Performing Arts Center. The design of the Plaza de Cultura y Arte is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyards, and gardens, that provides interior and exterior spaces to accommodate approximately 134,000 visitors annually. The buildings would be linked to Spring Street by a pedestrian bridge and be surrounded by a series of paseos and pedestrian walkways that would provide outdoor open spaces suitable for related uses. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street. Alternative B.1.1 would involve construction of the Theater Performing Arts Center in the same location as the proposed project, County Parking Lot 25. In addition, the outdoor classroom space and expanded paseos and pedestrian walkways would be developed on El Pueblo City Parking Lot 1, a portion of Republic Street, and the partially vacated alignment of New High Street. The remainder of Republic Street is retained to facilitate vehicular access to the Vickrey-Brunswig Building, Brunswig Annex, Theater Performing Arts Center, and portions of the newly constructed building for loading and unloading purposes only.

Alternative B.1.2 differs from the design, architecture, and setting of Alternative B.1.1 by the retention of El Pueblo City Lot 1 and the relocation of the outdoor classroom space to the open space area southeast of the Campo Santo

Memorial Garden. The southern facade of the Theater Performing Arts Center would be modified to eliminate overlap with the footprint of El Pueblo City Lot 1 while maintaining the same interior and exterior square footage.

The Secretary of the Interior[15,16] has identified rehabilitation as one of the four appropriate treatments for historic buildings. The proposed rehabilitation and adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would protect the historic building materials and character-defining features to the maximum extent practicable, consistent with seismic retrofit and upgrade required for public use of the buildings. Adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would require extensive repair or replacement of deteriorated, damaged, and missing materials using traditional or substitute materials. Rehabilitation of the facades of the Plaza House and the Vickrey-Brunswig Building would be undertaken consistent with available historic photographs of the buildings from circa 1920.

In both Alternatives B.1.1 and B.1.2, the new construction would abut the three rehabilitated existing structures. The new building would abut the plain brick facades of the north and west sides of the three retained historic structures. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the three historic period rehabilitated structures and new building complex. The facades of the new buildings that would face the interior space would be of scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the three retained historic buildings. The exterior walls would provide opportunities for integration of patterned decoration applied in tile or as painted murals. Inspiration for this design comes from traditional and modern Mexican architecture and their vernacular materials. New construction would be consistent in height with the existing tallest building on the site (the Vickrey-Brunswig Building) and would respect size, scale and proportion, and massing of the property and adjacent properties. The buildings would be linked to Spring Street by a pedestrian bridge and be surrounded by a series of paseos and pedestrian walkways that would provide outdoor spaces suitable for related uses.

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[15] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

[16] Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Access to Alternatives B.1.1 and B.1.2 would be provided by a series of pedestrian entries linked to the surrounding public streets. The site design for the plaza provides an open-air extension of the exhibition and community spaces within the buildings and integrates the complex with the surrounding urban fabric and the heart of the original El Pueblo de Los Angeles. The main plaza would be oriented from west to east, providing a connection to the adjacent public streets, North Main Street, Spring Street, and Arcadia Street. The entrance from Main Street would be marked by a series of colored plaster finish walls with ironwork panels and plantings to create a secure but visible space. The interior open space would be developed in both natural landscaped passive park areas and hardscape areas for exhibition and gathering. The paving throughout this area would be of colored concrete to ensure a visual vibrancy to the plaza surface. The plaza area would include a discovery garden, children's discovery center, an outdoor seating area, an outdoor classroom space, and a water feature around which the pedestrian circulation would be organized. The Campo Santo and other landscape elements of the project would be developed with a palette of Southern California native and drought-tolerant plants, and other plants that were traditional to early Mexican and Spanish settlements of California.

4.3.B.2 Alternative B.1.1 and B.1.2 Elements

Alternatives B.1.1 and B.1.2 would result in a combination of adaptive reuse of three historic buildings, new construction, and a plaza with a capacity to serve approximately 134,000 County residents and visitors annually. Both these alternatives adaptively reuse the three historic structures, the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. The adaptive reuse of the Plaza House would be approximately 24 to 30 feet in height. The adaptive reuse of the Vickrey-Brunswig Building would be approximately 60 to 70 feet in height. The adaptive reuse of the Brunswig Annex would be approximately 30 to 35 feet in height. The new construction would be composed of a new, one-story building adjacent to the three historic buildings, approximately 32 to 44 feet in height, and the one-story Theater Performing Arts Center. The tallest component of the Theater Performing Arts Center is the stage fly tower, which is assumed to be 80 feet high. Alternatives B.1.1 and B.1.2 provide a total of approximately 114,500 square feet of interior building space.

The Alternative B.1.1 and B.1.2 site is composed of a large land area and a small land area. The large land area is located to the east of Spring Street. It is bordered to the north by the Plaza Church; to the east by Main Street, El Pueblo Plaza, and Sepulveda House Visitor's Center; to the south by Arcadia Street and Golden State Freeway; and to the west by Spring Street and County Parking Lot 15. The small land area, which consists of County Parking Lot 15, is located to the west of Spring Street. It is bordered to the north by the Far East Bank site and adjoining parking lot, to the east by Spring Street, to the south by

landscaped on-ramp and off-ramps to the Ventura Freeway, and to the west by North Broadway.

The breakdown of exterior footprint and interior building space of these alternatives' project areas are shown in Table 4.3.B.2-1, *Inventory of Proposed Land Areas under Alternative B.1.1*, and Table 4.3.B.2-2, *Inventory of Proposed Land Areas under Alternative B.1.2*. Although the total exterior footprint of these alternative sites would be the same as that of the proposed project (201,150 square feet), the interior footprint would be increased by 19,700 square feet as a result of the reconfiguration of new construction.

TABLE 4.3.B.2-1
INVENTORY OF PROPOSED LAND AREAS
UNDER ALTERNATIVE B.1.1

Alternative B.1.1 Land Area	Size (Acres)	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)	Building Levels
Large Area–East of Spring Street				
Adaptive reuse of Plaza House	0.12	5,049	14,100	2 stories + basement
Adaptive reuse of Vickrey-Brunswig Building	0.12	5,242	28,200	5 stories + basement
Adaptive reuse of Brunswig Annex	0.09	3,800	14,000	3 stories + basement
Newly constructed building	0.52	22,605	33,900	1 story + basement
Theater Performing Arts Center	0.63	27,500	25,000	1 story
Campo Santo Memorial Garden	0.1	4,400	N/A	N/A
Paseos, pedestrian walkways, and outdoor classroom space	1.66	72,535	N/A	N/A
New High Street turnaround	0.09	3,996	N/A	N/A
Republic Street	0.15	6,450	N/A	N/A
Subtotal Footprint	3.48	151,577	114,500	N/A
Small Area–West of Spring Street				
County Parking Lot 15	1.14	49,573	N/A	N/A
Subtotal Footprint	1.14	49,573	N/A	N/A
Total Footprint	4.62	201,150	114,500	N/A

TABLE 4.3.B.2-2
INVENTORY OF PROPOSED LAND AREAS
UNDER ALTERNATIVE B.1.2

Alternative B.1.2 Land Area	Size (Acres)	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)	Building Levels
Large Area–East of Spring Street				
Adaptive reuse of Plaza House	0.12	5,049	14,100	2 stories + basement
Adaptive reuse of Vickrey-Brunswig Building	0.12	5,242	28,200	5 stories + basement
Adaptive reuse of Brunswig Annex	0.09	3,800	14,000	3 stories + basement
Newly constructed building	0.52	22,605	33,200	1 story + basement
Theater Performing Arts Center	0.63	27,500	25,000	1 story
Campo Santo Memorial Garden	0.1	4,400	N/A	N/A
Paseos, pedestrian walkways, and outdoor classroom space	1.22	53,284	N/A	N/A
New High Street turnaround	0.09	3,996	N/A	N/A
Republic Street	0.15	6,450	N/A	N/A
El Pueblo City Lot 1	0.44	19,251	N/A	N/A
Subtotal Footprint	3.48	151,577	114,500	N/A
Small Area–West of Spring Street				
County Parking Lot 15	1.14	49,573	N/A	N/A
Subtotal Footprint	1.14	49,573	N/A	N/A
Total Footprint	4.62	201,150	114,500	N/A

The gross square footage of the Alternative B.1.1 and B.1.2 project site would be increased from the proposed project by 19,700 square feet. The gross square footage of both these variations on Alternative B would be the same because the differences between them relate to use of open space only, with no change in building components. The breakdown of square footage distribution for these alternatives' building components are shown in Table 4.3.B.2-3, *Square Footage Distribution of Alternatives B.1.1 and B.1.2 Building Components*. As with the proposed project, Alternative B.1.1 replaces County Parking Lot 25 and El Pueblo City Parking Lot 1 with the Theater Performing Arts Center and open space elements. Alternative B.1.2 replaces County Parking Lot 25 with the Theater Performing Arts Center, and the outdoor classroom is relocated to the area southeast of the Campo Santo Memorial Garden. Alternative B.1.2 does not build on El Pueblo City Lot 1 as does the proposed project. However, it does make improvements to El Pueblo City Lot 1 that would be used to provide a portion of the parking for this alternative. This parking lot would be restriped and landscaped to bring it up to code and have an appropriate quality for the patrons of the Plaza de Cultura y Arte. New sycamore trees will be introduced to fill out the lot, provide shade, and extend the sense of the streetscape.

TABLE 4.3.B.2-3
SQUARE FOOTAGE DISTRIBUTION OF ALTERNATIVES B.1.1 AND B.1.2 BUILDING COMPONENTS

Area	Exterior Footprint (Square Feet)	Interior Footprint (Square Feet)
Rehabilitation and Adaptive Reuse of Existing Buildings		
Adaptive Reuse of Plaza House		
Basement	–	4,700
1st floor	–	4,700
2nd floor	–	4,700
Total Plaza House	5,049	14,100
Adaptive Reuse of Vickrey-Brunswig Building		
Basement	–	4,700
1st floor	–	4,700
2nd floor	–	4,700
3rd floor	–	4,700
4th floor	–	4,700
5th floor	–	4,700
Total Vickrey-Brunswig Building	5,242	28,200
Adaptive Reuse of Brunswig Annex		
Basement	–	3,500
1st floor	–	3,500
2nd floor	–	3,500
3rd floor	–	3,500
Total Brunswig Annex	3,800	14,000
Newly Constructed Buildings		
Theater Performing Arts Center		
1st floor	–	25,000
Total Theater Performing Arts Center	27,500	25,000
Newly Constructed Building		
Basement	–	11,000
1st floor	–	22,200
2nd floor	–	–
3rd floor	–	–
4th floor	–	–
Total Newly Constructed Building	27,905	33,200
Total Footprint	69,496	114,500

Adaptive Reuse of the Plaza House

Alternatives B.1.1 and B.1.2 would include adaptive reuse of the Plaza House, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places. The Plaza House occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 14,100-gross-square-foot Plaza House structure would be adaptively reused to house a variety of public-oriented uses, including a bookstore and café, offices, a discovery center, and a storage area. The Plaza House would be used in its entirety.

Adaptive Reuse of the Vickrey-Brunswig Building

Alternatives B.1.1 and B.1.2 would include adaptive reuse of the Vickrey-Brunswig Building, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. The El Pueblo de Los Angeles Historic District is listed on the National Register of Historic Places. The Vickrey-Brunswig Building occupies approximately 0.12 acres, through a combined program of restoration and rehabilitation. The approximately 28,200-gross-square-foot Vickrey-Brunswig Building structure would be adaptively reused to house public-oriented uses, including an exhibition gallery, classroom spaces, genealogical services, parenting center, offices for nonprofits, and a storage area. This building would provide an appropriate venue for temporary exhibitions, cultural activities, and other public and private events. The Vickrey-Brunswig Building would be used in its entirety.

Adaptive Reuse of the Brunswig Annex

Alternatives B.1.1 and B.1.2 would include adaptive reuse of the Brunswig Annex, which is listed as a contributing element to the El Pueblo de Los Angeles Historic District. Located on approximately 0.09 acres, through a combined program of restoration and rehabilitation, the approximately 14,000-gross-square-foot Brunswig Annex structure would be adaptively reused to house public-oriented uses, including a media arts center, classrooms, and a storage area. The Brunswig Annex would be used in its entirety.

New High Street Turnaround

Alternatives B.1.1 and B.1.2 would create a pedestrian-oriented environment by creating a New High Street turnaround, located on approximately 0.09 acres, and removing vehicular traffic from most of New High Street and the portion of Republic Street between the newly constructed building and North Main Street. The County and the Archdiocese applied for and received a partial vacation of New High Street. The County has applied to the City of Los Angeles for the vacation of the remainder of New High Street within the project site. The portion of New High Street immediately west of the Plaza Church would

be reconfigured to serve as a turnaround. This area would serve as a pedestrian loading and unloading area for both Alternative B.1.1 and the Plaza Church.

Campo Santo Memorial Garden

Alternatives B.1.1 and B.1.2 would include development of the Campo Santo Memorial Garden. The establishment of an approximately 0.10-acre Campo Santo Memorial Garden would honor the City's first settlers and the settlement's first cemetery. As envisioned, the Campo Santo Memorial Garden would create a park-like setting. The Campo Santo Memorial Garden would be developed in the fenced vacant lot east of New High Street immediately south of the Plaza Church.

Paseos and Pedestrian Walkways and Outdoor Classroom

Alternative B.1.1 includes a total of 1.66 acres of open space, including paseos, pedestrian walkways, and the outdoor classroom space. Alternative B.1.2 includes a total of 1.22 acres of these open space uses. The amount of open space in this alternative is reduced to accommodate the retention of El Pueblo City Lot 1. The outdoor classroom would be located in the area southeast of the Campo Santo Memorial Garden instead of in El Pueblo City Lot 1.

In both alternatives, the Campo Santo Memorial Garden would be surrounded by a landscaped setting including hardscape and softscape elements. The hardscape would include paseos and pedestrian walkways to enhance the pedestrian connections between Spring Street and North Main Street, and provide pedestrian paths and public open space adjacent to Arcadia Street. Such improvements would accommodate residents and visitors who choose to travel to the site via existing available alternative methods of travel, including bus, light rail (Metro Rail), and the train (e.g., Metrolink and Amtrak). The alternative site is located less than 0.25 mile west of Union Station. The existing pedestrian and open space connection from Union Station to the El Pueblo Plaza area could be extended through the suggested Campo Santo Memorial Garden and paseos. Identification markers and appropriate streetscape enhancements could be provided at strategic locations, such as along Arcadia Street and Cesar E. Chavez Avenue, to identify the El Pueblo de Los Angeles Historic District and to enhance wayfinding to guide pedestrian movements.

Theater Performing Arts Center

Alternatives B.1.1 and B.1.2 includes construction and operation of a 500-seat, one-floor Theater Performing Arts Center on 0.63 acres. This is the maximum capacity based on occupancy. This element consists of a 25,000-square-foot facility at the existing location of County Parking Lot 25 at the southwest corner of the site. The stage fly tower is assumed to be 50 feet deep, 80 feet wide, and 80 feet high. The Performing Arts Center in the front of the house will include

a lobby, administration offices, ticket area, and meeting rooms. Programming square footage is as follows: the house is 6,400 square feet, the back of house is 7,800 square feet, and the front of house is 10,800 square feet.

Newly Constructed Building

Alternatives B.1.1 and B.1.2 would include construction of a new building on approximately 0.52 acres. The newly constructed building is to be located northwest of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. The newly constructed building would provide approximately 33,200 square feet of interior building space for community events and a variety of public-oriented uses. The newly constructed building would also provide an approximate 4,400-square-foot outdoor terrace on the second floor. This building would provide an appropriate venue for local performances, cultural activities, and other public and private events.

4.3.B.3 Programming

Alternatives B.1.1 and B.1.2 would provide the same programming as the proposed project; however, the distribution of programing would differ. The total interior building space in both alternatives would provide a total additional interior building space of 19,700 square feet, reflecting the difference between adding the 25,000-gross-square-foot Theater Performing Arts Center and reducing the newly constructed building by 5,300 square feet. This reduction in the newly constructed building is equivalent to the 99-seat theater and associated support facilities that would become unnecessary with the addition of the separate 500-seat theater. In addition to the increase in total interior building space, the physical distribution of the programming will differ. The level of patronage and other economic indicators calculated for the proposed project would not be expected to materially differ due to differences in programming distribution and interior gross square footage. For the purposes of this clarification and revision to the alternatives analysis, these factors are assumed to be the same as that for the proposed project.

Like the proposed project, Alternatives B.1.1 and B.1.2 would replace the vacant buildings and lots with a campus-like setting that provides a combination of rehabilitated historic structures, new construction, and landscaped outdoor spaces that provide a vibrant urban space to meet the diverse needs of County residents and visitors. Alternatives B.1.1 and B.1.2 would provide day and evening programming to meet the needs of the local community, enhance the educational experience of visiting school groups, and provide cultural and performing arts opportunities to complement the existing resources provided by the nearby El Pueblo de Los Angeles Historic District, Chinatown, the Los Angeles County and City Civic Center, and the Music Center/Walt Disney Concert Hall.

Programming would be organized within three adaptively reused historic structures, one new building of varying heights, the Theater Performing Arts Center, and a series of outdoor spaces. The adaptively reused Plaza House would include the same uses described for the Visitor's Center in the proposed project: discovery center, visitor information, bookstore, and café.

The adaptively reused Vickrey-Brunswig Building and Brunswig Annex would support most of the uses described for the new Educational Performing Arts building in the proposed project. In particular, the two adaptively reused buildings would provide a 4,400-square-foot exhibition gallery and 9,600 square feet of classroom space for a genealogical center, educational resource center, history and culture classrooms, parenting/tutoring center, art classrooms, music classrooms, and practice rooms. The rehabilitated Vickrey-Brunswig Building would also provide space for local nonprofit organizations–community service agencies; visual arts organizations; music, theater, dance companies; and artist collectives.

In addition, the adaptively reused buildings would provide 6,000 square feet of exhibition galleries, an additional 5,400 square feet of classrooms, and office and storage space. The exhibition galleries would provide a beautiful environment for the presentation of contemporary visual artworks, traditional work, and large-scale sculpture and installation that would be of interest to County residents and visitors. The adaptively reused buildings would provide a series of specialized classrooms: soundproof classrooms for music instruction; a media arts laboratory with computer graphics stations and on-line editing equipment; and a media arts classroom equipped with computers, monitors, and printers.

The newly constructed building (33,200 square feet) would provide space to accommodate programming described for the Community Events Center of the proposed project. The newly constructed building would provide a 6,200-square-foot multipurpose room to serve the needs of the local community. The multipurpose room would be used for family and cultural affairs such as weddings, quinceañeras, reunions, and other celebrations within the community. This flexible space could also be used for larger public events, such as a secondary location for theater and dance performances with an audience of up to 230 people. This facility would house the 3,000-square-foot La Escuelita, or small school, which will offer a variety of day and evening courses in the fields of visual art, digital media arts, music, theater, dance, history and culture, cooking, and literature. The kitchen would be used for cooking classes by La Escuelita throughout the week, but on the weekends, it would be dedicated to special events or rentals. The new construction would also provide space for local nonprofit organizations–community service agencies; visual arts organizations; music, theater, dance companies; and artist collectives.

The new construction would also include a second new building to house the 25,000-square-foot Theater Performing Arts Center, including a 500-seat state-of-the-art theater, stage, and back-of-house facilities. This fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage would have the capacity to be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performer of other media. The flexible lighting grid would allow for any configuration, and the tech booth would be discretely visible through a window in one wall.

The old and new construction would be linked together by a series of paseos and pedestrian walkways, forming a park-like setting that would be available to County residents and visitors between dawn and dusk. There would be two major features within this urban open space: the Campo Santo Memorial Garden and an outdoor classroom. The Campo Santo Memorial Garden would provide a formal garden with grass, orchard, and flowers commemorating the original cemetery site for the Plaza Church. The outdoor classroom would accommodate up to 200 students or visitors at one time for outdoor events, including classes, performances, musical concerts, weddings and parties, and festivals. Power outlets would be subtly hidden in critical places to support appurtenant equipment. When there are no events, the outdoor classroom would blend into the surrounding environment, providing a friendly and inviting space. In Alternative B.1.1, the outdoor classroom would replace El Pueblo City Lot 1 and be surrounded by additional open space areas. In Alternative B.1.2, the outdoor classroom would be located to the southeast of the Campo Santo Memorial Garden to accommodate retention of El Pueblo City Lot 1, providing easier access for disabled patrons and more proximate staging of buses.

For the purposes of this clarification and revision to the alternatives analysis, the square footage and building location for each program are not specified. The programs held at these locations would occur on a year-round basis. Please see Appendix C, *Programming*, for details on the proposed project's, and therefore this alternative's, programming and operations.

4.3.B.4 Economic Characteristics

The economic characteristics of Alternatives B.1.1 and B.1.2 would be expected to fall between the estimates calculated for Alternative B and the proposed project. The total estimated construction cost of Alternatives B.1.1 and B.1.2 would be $75,308,000 and $74,892,000, respectively, for a total of 114,500 square feet of combined new construction and adaptive reuse of the three existing buildings, with an estimated cost of approximately $367 per square foot. Alternative B.1.1 would be expected to operate at a net deficit of between $3,844,000 and $4,047,628 at full build-out. It is estimated that this alternative would generate between $1,149,000 and $1,167,939 in revenue

and between $4,993,000 and $5,364,235 in operating expenses. Alternatives B.1.1 and B.1.2 achieve a high annual attendance potential of 134,000 individuals for exhibition, performing arts, and community liaison and special event activities. These alternatives achieve this attendance potential because of the large proposed exhibition area and theater. For further details on the economic feasibility of this alternative, please refer to the proposed project and Alternative B discussion in Appendix D, *Economic Study*.

4.3.B.5 Engineering Characteristics

Adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. The requirements for seismic retrofit and structural upgrade of the Plaza House and Vickrey-Brunswig Building would be the same as Alternative A. This standard would bring the building up to a collapse prevention level of performance. Seismic retrofit and upgrade would likely require anchorage of the wall to the wood framing and diaphragm ties, addition of braced frames or concrete shear walls, strengthening of the diaphragm, strengthening of shear transfer connections, and improvement of redundancies (Appendix B, *Structural Evaluation Report*).

The Brunswig Annex is a three-story building constructed circa 1897. The Brunswig Annex was partially retrofitted in 1948. Fire, water, and time have severely damaged the structure of the building. Fire has ravaged most of the floor systems on the west side of the building. Wicking of water from the surrounding soils has caused the unreinforced masonry and mortar in the basement and first-floor walls to disintegrate into dust that can be easily flaked with the touch of a finger, compromising the structural integrity of the building. Prolonged exposure to moisture has led to an undefined amount of fungus and mold in the framing, considerably worsening the damage. Moreover, the west elevation has significant diagonal cracks in the mortar joints. The fire damage and condition of the wood has also compromised the stability of the vertical framing system. In addition to structural damage, some flaking of the unreinforced masonry walls was observed on the upper floors. The Brunswig Annex is categorized in the collapse performance level. The building would perform poorly in a major seismic event, with the potential for collapse in a moderate to severe earthquake. The vertical and lateral systems have been compromised significantly and no longer maintain the ability to provide vertical or lateral resistance. The Brunswig Annex may be brought into a collapse prevention level of performance or better with the incorporation of retrofit measures. The likely construction cost to implement seismic upgrades recommended by the structural engineer would be between $90 and $130 per square foot. This cost estimate includes the cost of the concrete that will replace the existing masonry in the basement.

For further details on the structural condition of the building, recommended structural work, and the limitations of the cost estimates and analysis, please refer to Appendix B.

4.3.B.6 Comparative Impacts

Aesthetics

As with the proposed project, Alternatives B.1.1 and B.1.2 would not result in significant impacts to aesthetics. The project site cannot be viewed from either a designated scenic vista or a state scenic highway. Both Alternatives B.1.1 and B.1.2 proposed a greater concentration of structures along Republic Street and lesser concentration of new structures along the western and southwestern boundaries of the site. This would result in a more obstructed view across the south central portion of the site than the proposed project. Both alternatives retain all three historic structures, the five-story Vickrey-Brunswig Building, the three-story Brunswig Annex, and the two-story Plaza House. The Theater Performing Arts Center would be the same size and in the same location as the proposed project; therefore, the inclusion of this element would not significantly alter the view within the westernmost portion of the site.

As with the proposed project, Alternatives B.1.1 and B.1.2 would improve the visual character of the area in a manner that respects the historic setting of the El Pueblo de Los Angeles Historic District; therefore, no mitigation measures are required.

Air Quality

As with the proposed project, Alternatives B.1.1 and B.1.2 result in significant impacts to air quality. Rehabilitation and adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex results in a reduction in construction impacts to air quality from demolition. New construction under Alternatives B.1.1 and B.1.2 would be reduced from 80,700 to 58,200 gross square feet. Activities that would generate impacts to ambient air quality during construction would include trips to and from the site by construction workers; the use of heavy equipment for site grading; and transport of construction materials for new construction, structural reinforcement of retained buildings, and rehabilitation of retained buildings. Alternatives B.1.1 and B.1.2 would require fewer truck trips than the proposed project to transport demolition debris and less debris movement on site. These alternatives would require more interior finishing and associated emissions because the Brunswig Annex would be rehabilitated for future use. As a result, the peak-period emissions would be lower than those anticipated for the proposed project, but would remain significant.

As with the proposed project, implementation of measures Air-1 through -12 reduce impacts on air quality to below the level of significance, with the

exception of NO_x emissions, which would exceed standards established by the South Coast Air Quality Management District (SCAQMD) during peak-quarter and peak-day construction. As indicated in the analysis for the proposed project in Table 3.2.6-1, *Peak Daily Construction Emissions after Mitigation*, and Table 3.2.6-2, *Peak Quarter Construction Emissions after Mitigation*, NO_x emissions during construction would be a significant, unavoidable, adverse impact of the recommended project. As with the proposed project, there would be no anticipated impacts to air quality related to odors during construction.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts to air quality from Alternatives B.1.1 and B.1.2 related to fugitive dust emissions to below the level of significance.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts from Alternatives B.1.1 and B.1.2 related to the conformance to the current air quality standard to below the level of significance.

As with the proposed project, implementation of measures Air-1 through -12 would reduce significant impacts from Alternatives B.1.1 and B.1.2 related to cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including release in emissions that exceed quantitative thresholds for ozone precursor) to below the level of significance.

Cultural Resources

As with the proposed project, there would be no anticipated significant impacts to paleontological resources from Alternatives B.1.1 and B.1.2 due to the extent of grading that has previously occurred on the site and the low potential for the underlying material to contain unique fossils.

As with the proposed project, Alternatives B.1.1 and B.1.2 has the potential to result in significant impacts to archeological resources through the encounter of previously unrecorded resources during ground-disturbing activities in near-surface deposits, therefore requiring the consideration of mitigation measures.

As with the proposed project, Alternatives B.1.1 and B.1.2 considers retention and adaptive reuse of the Plaza House. Unlike the proposed project, Alternatives B.1.1 and B.1.2 proposes retention and adaptive reuse of the Vickrey-Brunswig Building and the Brunswig Annex. All of these buildings, the Plaza House, Vickrey Brunswig Building, and the Brunswig Annex, are located within and identified as contributing elements to the El Pueblo de Los Angeles Historic District, an historic resource listed in both the National Register of Historic Places and the California Register of Historical Resources. Alternatives B.1.1 and B.1.2 would result in rehabilitation of all three of the contributing historic structures consistent with *The Secretary of the Interior's Standards for*

the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings,[17] thereby avoiding impacts to historic resources. Rehabilitation is defined as the act or process of making possible a compatible use for a property though repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. In addition, the rehabilitation of the historic period buildings and new construction have been designed to respect the historic setting of other contributing elements located on lands adjacent to the El Pueblo de Los Angeles Historic District.

The Plaza House

1. Alternatives B.1.1 and B.1.2 include the adaptive reuse of the Plaza House as a Visitor's Center consistent with the historic mixed use of the facility. The adaptive reuse of the Plaza House requires minimal changes to the remaining distinguishing materials, features, and spatial relationships. The rehabilitation would retain 100 percent of the exterior walls of the Plaza House and would include selective replacement of compromised or degraded bricks and repointed disaggregated mortar. The proposed project would restore the remaining distinguishing features of the Plaza House: cast-iron columns, wood-frame windows with glazing, wood storefront, and granite sills.

2. As with the proposed project, the adaptive reuse of the Plaza House in Alternatives B.1.1 and B.1.2 would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Plaza House unmodified and maintains its relationship to other preserved historic structures to the east across North Main Street within the El Pueblo de Los Angeles Historic District.

3. The adaptive reuse of the Plaza House would be undertaken using available historic photographs of the building from circa 1920. Alternatives B.1.1 and B.1.2 do not contemplate the addition of any conjectural features or false historic elements from other historic properties that would detract from its historical consistency.

4. The proposed rehabilitation and adaptive reuse would be undertaken using available historic photographs circa 1920 of

[17] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

the Plaza House. A qualified architectural historian has conducted a complete record and archival search and historic architectural survey of the Plaza House, from both before and after the fire that occurred on November 11, 2002 (Appendix H, *Draft Cultural Resources Technical Report*).[18] Based on these investigations, there are no records of changes after 1920 of architectural features that have acquired historical significance in their own right.

5. As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade on North Main Street of the Plaza House has been identified as typical of late 19th-century High Victorian Italianate style with commercial design and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style with commercial design and ornamentation that characterize the Plaza House. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

6. The restoration of the remaining historic features by repair or replacement would include cast-iron columns, wood-frame windows, window glazing, granite sills, and a wood storefront. Those historic features that have become damaged or have deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signs, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken using available historic photographs from circa 1920.

7. Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using the gentlest means possible.

[18] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

8. The Plaza House would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Plaza House.

9. Alternatives B.1.1 and B.1.2 retain all three historic buildings and construct two new buildings located on County Parking Lot 25 and a vacant lot, which is consistent with historic spatial relationships and public uses that characterize the north side of North Main Street.

   In Alternatives B.1.1 and B.1.2, the new construction would be immediately adjacent to the rehabilitated Plaza House. The facades of the new buildings would face the interior space and be of scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick, vibrantly colored brick and stucco exteriors, and glass that complement the older brick construction of the Plaza House. Similarly, it is envisioned that a series of graduated window sizes could be integrated into the design such as is used in the original architecture of the Plaza House, but distinguished from the historic building through the use of geometric forms and recessing of windows. The roof material would likely be stone or tile that would be distinguished from, and compatible with, the surrounding structures in both color and texture. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building). The new construction would be compatible with the historic setting of the Plaza House with respect to size, scale and proportion, and massing of the property and adjacent properties.

10. The new construction would consist of an independent structure that, if removed in the future, would not affect the essential form and integrity of the Plaza House.

The Vickrey-Brunswig Building

1. The proposed adaptive reuse of the Vickrey-Brunswig Building as classroom space and offices would be consistent with the historic mixed use of the facility. The adaptive reuse of the Vickrey-Brunswig Building requires minimal changes to the remaining distinguishing materials, features, and spatial relationships. The rehabilitation would retain 100 percent of the exterior walls of the Vickrey-Brunswig Building and would include selective replacement of compromised or degraded

bricks and repointed, disaggregated mortar. Alternatives B.1.1 and B.1.2 would restore the remaining distinguishing features of the Vickrey-Brunswig Building: cast-iron columns, wood-frame windows with glazing, wood storefront, and granite sills (Figure 4.3.7-2, *Distinguishing Materials and Features of the Plaza House and Vickrey-Brunswig Building*).

2. The adaptive reuse of the Vickrey-Brunswig Building would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Vickrey-Brunswig Building unmodified (Figure 4.3.7-1, *Alternative B: Plaza House, Vickrey-Brunswig Building, and Brunswig Annex: Exterior and Interior Walls*) and maintains its relationship to other preserved historic structures to the east across North Main Street within the El Pueblo de Los Angeles Historic District.

3. The adaptive reuse of the Vickrey-Brunswig Building would be undertaken consistent with available historic photographs of the building from circa 1920. Alternatives B.1.1 and B.1.2 do not contemplate the addition of any conjectural features or false historic elements from other historic properties to the Vickrey-Brunswig Building that would detract from its historical consistency.

4. Alternatives B.1.1 and B.1.2 include the rehabilitation and adaptive reuse that would be undertaken consistent with available historic photographs circa 1920 of the Vickrey-Brunswig Building. A qualified architectural historian has conducted a complete record and archival search and historic architectural survey of the Vickrey-Brunswig Building, from both before and after the fire that occurred on November 11, 2002 (Appendix H).[19] Based on these investigations, there are no records of changes after 1920 of architectural features that have acquired historical significance in their own right.

5. As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade on North Main Street of the Vickrey-Brunswig Building has been identified as typical of late 19th-century High Victorian Italianate style with commercial design

[19] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style with commercial design and ornamentation that characterize the Vickrey-Brunswig Building. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

6. The restoration of the remaining historic features by repair or replacement would include cast-iron columns, wood-frame windows, window glazing, granite sills, and a wood storefront. Those historic features that have become damaged or have deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signs, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken consistent with available historic photographs from circa 1920.

7. Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using the gentlest means possible.

8. The Vickrey-Brunswig Building would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Vickrey-Brunswig Building.

9. Alternatives B.1.1 and B.1.2 retain all three historic buildings, including new construction immediately adjacent to, and contiguous with, the rehabilitated Vickrey-Brunswig Building, and in County Parking Lot 25. The facades of the new building would face the interior space and be of a scale and character compatible with the Vickrey-Brunswig Building and Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick, vibrantly colored brick and stucco exteriors, and glass that complement the older brick construction of the Vickrey-Brunswig Building. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building). The new construction would be sufficiently set back from the Plaza House and would be compatible with the historic setting of the

Vickrey-Brunswig Building in size, scale and proportion, and massing of the property and adjacent properties.

10. The new construction would consist of an independent structure that, if removed in the future, would not affect the essential form and integrity of the Vickrey-Brunswig Building.

The Brunswig Annex

1. Alternatives B.1.1 and B.1.2 include the proposed rehabilitation of the Brunswig Annex as theater classroom space and storage, consistent with the historic mixed use of the building. The rehabilitation of the Brunswig Annex requires minimal changes to the few remaining distinguishing materials, features, and spatial relationships. The rehabilitation would retain 100 percent of the exterior walls of the Brunswig Annex and would include selective replacement of compromised or degraded bricks and repointed disaggregated mortar. Alternatives B.1.1 and B.1.2 would restore the remaining distinguishing features of the Brunswig Annex: wood-frame windows with glazing, fire escapes, and granite sills (Figure 4.3.7-2).

2. The rehabilitation of the Brunswig Annex would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Brunswig Annex unmodified (Figure 4.3.7-1) and maintains its relationship to other preserved historic structures to the east across North Main Street, within the El Pueblo de Los Angeles Historic District.

3. The rehabilitation of the Brunswig Annex would be undertaken consistent with available historic photographs of the adjacent Vickrey-Brunswig Building. Alternative B.1.1 does not contemplate the addition of any conjectural features or false historic elements from other historic properties to the Brunswig Annex that would detract from its historical consistency.

4. Alternatives B.1.1 and B.1.2 include rehabilitation and adaptive reuse that would be undertaken consistent with available historic photographs of the Brunswig Annex. A qualified architectural historian has conducted a complete record and archival search and historic architectural survey of the Brunswig Annex, from both before and after the fire that

occurred on November 11, 2002 (Appendix H).[20] Based on these investigations, there are no records of changes after 1920 of architectural features that have acquired historical significance in their own right.

5. As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade of the Brunswig Annex has been identified as typical of late 19th-century High Victorian Italianate style, but much less ornate than the Plaza House and Vickrey-Brunswig Building. It is predominantly commercial in design and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style, with commercial design and ornamentation that characterize the Brunswig Annex. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

6. The rehabilitation of the remaining historic features by repair or replacement would include wood-frame windows, window glazing, granite sills, and a wood storefront. Those historic features that have become damaged or have deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signs, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken consistent with available historic photographs.

7. Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using the gentlest means possible.

8. The Brunswig Annex would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Brunswig Annex.

[20] Carey & Co. Inc. Architecture, Planning & Conservation. 15 April 2003. *Final Cultural Resources Technical Report, Antique Block, El Pueblo de Los Angeles Historic Monument, Los Angeles, California*. Contact: Old Engine Co. No. 2, 460 Bush Street, San Francisco, CA 94108. Prepared for: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105.

9. Alternatives B.1.1 and B.1.2 include the construction of pedestrian paseos and walkways, the outdoor classroom space, and the Campo Santo Memorial Garden; the construction of two new buildings; and the adaptive reuse of the three historic buildings, the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Alternatives B.1.1 and B.1.2 elements are consistent with historic spatial relationships and public uses that characterize the north side of North Main Street.

   In Alternatives B.1.1 and B.1.2, a portion of the new construction would be immediately adjacent to the rehabilitated Brunswig Annex. The facades of the new buildings and 500-seat theater would face the interior space and be of scale and character compatible with the Brunswig Annex and Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick, vibrantly colored brick and stucco exteriors, and glass that complement the older brick construction of the Brunswig Annex. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building). The new construction would be compatible with the historic setting of the Brunswig Annex in size, scale and proportion, and massing of the property and adjacent properties.

10. The new construction would consist of an independent structure that, if removed in the future, would not affect the essential form and style of the Brunswig Annex.

As with the proposed project, Alternatives B.1.1 and B.1.2 have the potential to result in significant impacts through the unanticipated discovery of human remains during ground-disturbing activities, therefore requiring the consideration of mitigation measures.

As with the proposed project, implementation of measure CUL-1 would reduce significant impacts to cultural resources from Alternatives B.1.1 and B.1.2 related to discovery of previously unrecorded archaeological resources to a less than significant level. (See Section 3.3.5 of this EIR for a description of measure CUL-1.)

Alternatives B.1.1 and B.1.2 avoid significant impacts to historic resources that would result from the proposed project through the rehabilitation and adaptive reuse of the three registered historic buildings, consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing*

Historic Buildings.[21] Therefore, implementation of measure CUL-2 would not be required. As with the proposed project, implementation of measure CUL-3 would avoid significant impacts to cultural resources from Alternative B.1.1 and B.1.2 related to the adaptive reuse of the three historic period buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. (See Section 3.3.5 of this EIR for a description of measure CUL-3.)

As with the proposed project, implementation of measure CUL-4 would reduce significant impacts to cultural resources from Alternatives B.1.1 and B.1.2 related to the unanticipated discovery of human remains to a less than significant level. (See Section 3.3.5 of this EIR for a description of measure CUL-4.)

Implementation of measures CUL-1, CUL-3, and CUL-4 would reduce impacts to cultural resources from Alternatives B.1.1 and B.1.2 to below the level of significance.

Geology and Soils

As with the proposed project, Alternatives B.1.1 and B.1.2 would result in significant impacts to geology and soils. As with the proposed project, conformance with applicable State of California and County of Los Angeles regulations and building codes would reduce potential impacts related to seismic-related liquefaction, soil erosion, and location on an unstable geologic unit to below the level of significance. As with the proposed project, the approximately 58,200 square feet of newly constructed interior space would reduce impacts related to the exposure of people and property to strong seismic ground shaking to below the level of significance through conformance with State of California and County of Los Angeles building codes for new construction. Adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would be designed in conformance with the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. At this level of design, the rehabilitated Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would have the potential for significant impacts to people and property from strong seismic ground shaking.

As with the proposed project, Alternatives B.1.1 and B.1.2 include the use of subterranean structures and may result in exposure of people to hazardous subsurface gases (methane and hydrogen sulfide) due to proximity to an active oil field.

[21] Weeks, Kay D., and Anne E. Grimmer. 1995. *The Secretary of the Interior's Standards for the Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, DC: U.S. Department of the Interior, National Park Service, Heritage Preservation Services.

As with the proposed project, Alternatives B.1.1 and B.1.2 have the potential to result in a significant impact to property from an undocumented abandoned well or dry hole.

As with the proposed project, impacts related to the release of low to moderate concentration of hazardous subsurface gas (methane and hydrogen sulfide) during construction and operation of Alternatives B.1.1 and B.1.2 would be reduced to below the level of significance through the implementation of measure Geology-1. (See Section 3.4.5 of this EIR for a description of measure Geology-1.) For high concentrations of these gases, implementation of this standard mitigation measure would not fully address potential safety issues. Therefore, high gas concentrations would remain a potentially significant impact for subterranean structures, such as the existing basements, and constrain their use.

As with the proposed project, impacts to new construction in Alternatives B.1.1 and B.1.2 from the discovery of an undocumented abandoned well or dry hole would be reduced to below the level of significance with the implementation of measure Geology-2. (See Section 3.4.5 of this EIR for a description of measure Geology-2.)

Alternatives B.1.1 and B.1.2 would result in significant unmitigated impacts to geology and soils related to the potential exposure of people and property to strong seismic ground shaking in the rehabilitated Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Hazards and Hazardous Materials

As with the proposed project, Alternatives B.1.1 and B.1.2 would result in significant impacts related to hazards and hazardous materials. These impacts are related to exposure of construction workers to asbestos-containing materials, lead-based paint, and mold during construction, demolition, and rehabilitation activities. These impacts are also related to the exposure of schools located within a 0.25-mile radius of the project site through the transport of hazardous materials. As with the proposed project, significant impacts related to hazards and hazardous materials resulting from Alternatives B.1.1 and B.1.2 would be mitigated to below the threshold of significance through the incorporation of measures Hazards-1 through -3. (See Section 3.5.5 of this EIR for a description of measures Hazards-1 through Hazards-3.)

Hydrology and Water Quality

As with the proposed project, Alternatives B.1.1 and B.1.2 would result in significant impacts to hydrology and water quality requiring the consideration of mitigation measures. As with the proposed project, potential impacts to the water quality from increased soil erosion, siltation, or increased surface runoff during construction would be expected to be reduced to a less than significant

level through conformance with best management practices. The best management practices specified in the construction scenario were specified to ensure conformance with all applicable federal, state, and local statutes and regulations related to control of surface water and runoff during construction.

Alternatives B.1.1 and B.1.2 also include the use of subterranean structures. Underlying portions of the proposed project area (eastern half) could have groundwater at relatively shallow depths. As shown on Figure 3.4.2-2 of Appendix I, *Geology and Soils*, groundwater depths in the area are approximately 20 feet or less below ground surface. Shallow groundwater could impact plans for the installation and operation of deep subterranean structures, such as basements or underground parking areas, resulting in the potential for dewatering, construction safety problems, and ongoing operational maintenance. Water seepage may collect within, around, or on a structure (e.g., foundations, slabs, cut and fill slopes, and utility trenches). The proposed project does not propose such improvements; therefore, implementation of Alternatives B.1.1 and B.1.2 would need to address concerns through standard, comprehensive geotechnical and hydrogeology investigation, analysis, and design measures. Alternatives B.1.1 and B.1.2 would not have the potential to substantially deplete groundwater supplies leading to a net deficit in aquifer volume or a lowering of the local groundwater table level as compared to the proposed project, therefore requiring the consideration of a mitigation measure to reduce potential impacts to below the level of significance. As with the proposed project, Alternatives B.1.1 and B.1.2 would require implementation of mitigation measures Hydro-1 through Hydro-4 to reduce impacts related to water quality, erosion, and siltation to below the level of significance. (See Section 3.6.5 of this EIR for a description of measures Hydro-1 through Hydro-4.)

Land Use and Planning

Unlike the proposed project, Alternatives B.1.1 and B.1.2 would avoid significant impacts related to land use and planning. The Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex are identified as contributing elements to the El Pueblo de Los Angeles Historic District, an historic resource listed in both the National Register of Historic Places and the California Register of Historical Resources. Alternatives B.1.1 and B.1.2 specify rehabilitation and adaptive reuse of the three historic buildings. Rehabilitation and adaptive use of historic buildings is consistent with the adopted goals and policies of the County of Los Angeles related to more efficient use of land compatible with cultural resources. Similarly, adaptive reuse of historic

buildings is consistent with Policy 10.2.1 of the Central City Community Plan of the City of Los Angeles General Plan.[22]

Alternatives B.1.1 and B.1.2 would avoid significant impacts to land use and planning that are generated by the proposed project.

Noise

As with the proposed project, Alternatives B.1.1 and B.1.2 would result in significant impacts to ambient noise levels during construction. This alternative proposes to adaptively reuse all three of the existing buildings: the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Noise from the traffic generated by Alternatives B.1.1 and B.1.2 would remain virtually the same as that from the proposed project (Appendix M, *Noise*, and Appendix N, *Traffic*). Although Alternatives B.1.1 and B.1.2 would result in less demolition and exterior construction, there would be little change in noise resulting from construction activities. As with the proposed project, potential impacts to ambient noise levels during construction of Alternatives B.1.1 and B.1.2 would be reduced to a less than significant level with the implementation of measures Noise-1 through Noise-3. (See Section 3.8.5 of this EIR for a description of measures Noise-1 through Noise-3.)

Public Services

As with the proposed project, Alternatives B.1.1 and B.1.2 would not result in significant impacts to public services. As with the proposed project, Alternatives B.1.1 and B.1.2 would primarily accommodate County residents and visitors who are currently utilizing existing facilities within the El Pueblo de Los Angeles Historic District. Therefore, as with the proposed project, there would be no anticipated need to construct a new fire station, police substation, school, park, or other public facilities to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As with the proposed project, Alternatives B.1.1 and B.1.2 would avoid significant impacts to public services.

Recreation

As with the proposed project, Alternatives B.1.1 and B.1.2 would not result in significant impacts to recreation. As with the proposed project, Alternatives B.1.1 and B.1.2 would primarily accommodate County residents and visitors who are currently utilizing existing facilities within the El Pueblo de Los Angeles Historic District. Therefore, as with the proposed project, Alternatives

[22] City of Los Angeles Department of City Planning. March 2002 (Adopted 8 January 2003). *Central City Community Plan*. Contact: City of Los Angeles Department of City Planning, 200 North Spring Street, Room 525, Los Angeles, CA 90012-4801.

B.1.1 and B.1.2 would likely reduce the rate of deterioration of other local and regional recreation facilities within the vicinity of the El Pueblo de Los Angeles Historic District. Alternatives B.1.1 and B.1.2 would not require the construction or expansion of recreational facilities. The open space elements of the project would be open to the public and may be used for passive recreation activities such as walking and picnics. As with the proposed project, Alternatives B.1.1 and B.1.2 would avoid significant impacts to recreation.

Transportation/Traffic

Alternative B.1.1 would result in the same potential impacts to transportation/traffic, including parking, that could result from the implementation of the proposed project. Alternative B.1.1 would require implementation of the same mitigation measures as the proposed project. Alternative B.1.2 provides 56 more parking spaces than the proposed project or Alternative B.1.1. Although this reduces the potential impacts to transportation/traffic related to parking, this alternative does not completely avoid the impacts described for the proposed project. This alternative would also require implementation of the same mitigation measures as the proposed project.

As with the proposed project, impacts to transportation/traffic, including parking, from Alternatives B.1.1 and B.1.2 would be reduced to below the level of significance with the implementation of measures TRA-1 through TRA-3. (See Section 3.11.5 of this EIR for a description of TRA-1 through TRA-3.)

Utilities and Service Systems

As with the proposed project, Alternatives B.1.1 and B.1.2 would result in significant impacts related to utilities and service systems during construction and operation. As with the proposed project, Alternatives B.1.1 and B.1.2 would generate solid waste during construction from the demolition of existing paving. Upon build-out, Alternatives B.1.1 and B.1.2 would be capable of serving 134,000 County residents and visitors annually, thus resulting in the daily generation of solid waste. As with the proposed project, impacts to utilities from solid waste generated during construction and operation of Alternatives B.1.1 and B.1.2 would be reduced to below the level of significance with the implementation of measures Utilities-1 and Utilities-2. (See Section 3.12.5 of this EIR for a description of measures Utilities-1 and Utilities-2.)

4.4 ALTERNATIVE C

Page 4-66 Please replace the first two sentences of the fourth paragraph with the following two sentences:

> Alternative C meets 8 of the 15 objectives of the project, including 2 of the 8 priority objectives identified by the County and the Foundation. Alternative C meets Objective 5, 7, and 10 through 15 as described below:

Page 4-66 Please delete the following bullet:

- Alternative C meets Objective 6 related to providing interior and exterior settings for concurrently staging up to 3 standard classes because interior and exterior settings provide for concurrently staging approximately 18 standard classes.

Page 4-67 Please replace the sentence immediately following the sixth bullet with the following sentence:

> Alternative C does not meet Objectives 1 through 4 and Objectives 6, 8, and 9 as described below:

Page 4-68 Please replace the second bullet with the following bullet:

- Alternative C does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes, as it does not provide for exterior classroom space.

4.4.1 Design, Architecture, and Setting

Page 4-68 In the fifth sentence of the first paragraph of this section, please change the reference to "American-High Victorian Italianate buildings" to "High Victorian Italianate buildings."

4.4.4 Economic Characteristics

Page 4-76 In the second sentence of the first partial paragraph, please change the reference to "Appendix K" to "Appendix D and Appendix F."

4.4.5 Engineering Characteristics

Page 4-76 Please replace the first and second sentences of the first paragraph of this section with the following two sentences:

> As with the proposed project, adaptive reuse of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code,

Chapter 96. This standard would bring the building up to a collapse prevention level of performance.

4.5 ALTERNATIVE D

Page 4-93 Please replace the last sentence on this page with the following sentence:

Alternative D meets 14 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation as explained below:

Page 4-94 Please delete the following bullet:

- Alternative D meets Objective 6 related to providing interior and exterior settings for concurrently staging up to 3 standard classes because interior and exterior settings provide for concurrently staging approximately 19 standard classes.

Page 4-95 Please add the following language immediately following the last bullet:

Alternative D does not meet Objective 6 as described below:

- Alternative D does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes, as it does not provide for exterior classroom space.

4.5.1 Design, Architecture, and Setting

Page 4-95 In the eighth sentence of the first paragraph of this section, please change the reference to "American-High Victorian Italianate buildings" to "High Victorian Italianate buildings."

4.5.4 Economic Characteristics

Page 4-102 Please replace the first sentence of the first paragraph with the following sentence:

The total estimated construction cost of Alternative D is $49,487,000 for a total of 86,800 square feet of combined new construction and adaptive reuse of one of the existing historic buildings, with an estimated cost of $342 per square foot.

Page 4-102 In the last sentence of the first paragraph, please change the reference to "Appendix K" to "Appendix D and Appendix F."

4.5.5 Engineering Characteristics

Page 4-102 Please replace the first and second sentences of the paragraph with following two sentences:

> As with the proposed project, adaptive reuse of the Vickrey-Brunswig Building would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This standard would bring the building up to a collapse prevention level of performance.

4.5.6 Construction Phasing/Scenarios

Page 4-102 Please replace the first and second sentences of the third paragraph with following two sentences:

> The recommended project includes development of approximately 17,600 square feet of the paseos and pedestrian walkway areas, construction of the existing Campo Santo Memorial Garden, the abatement and rehabilitation of the Vickrey-Brunswig Building, and the abatement and demolition of the Plaza House and the Brunswig Annex. Other components of the recommended project include construction of a 58,600-square-foot building, development of the remaining approximately 18,700 square feet of paseos and pedestrian walkway areas, and County Parking Lot 25 improvements (Figure 4.5.6-1, *Construction Phasing for Alternative D*).

4.6 ALTERNATIVE E

Page 4-116 Please replace the first and second sentences of the fourth paragraph with the following two sentences:

> Alternative E meets 13 of the 15 objectives of the project, including 7 of the 8 priority objectives identified by the County and the Foundation. Alternative E meets Objectives 1 through 5, 7 through 9, and 11 through 15 as described below:

Page 4-116 Please delete the following bullet:

- Alternative E meets Objective 6 related to providing interior and exterior settings for concurrently staging up to 3 standard classes because interior and exterior settings provide for concurrently staging approximately 19 standard classes.

Page 4-117 Please replace the sentence following the eight bullet on this page with the following language and insert the following bullet:

Alternative E does not meet Objective 6 and 10 as described below:

- Alternative E does not meet Objective 6 related to providing interior and exterior settings for concurrently staging up to three standard classes, as it does not provide for exterior classroom space.

4.6.4 Economic Characteristics

Page 4-123 In the last sentence of the first paragraph, please change the reference to "Appendix K" to "Appendix D and Appendix F."

4.6.6 Construction Phasing/Scenarios

Page 4-123 Please replace the third paragraph with the following paragraph:

The recommended project includes development of approximately 17,600 square feet of the paseos and pedestrian walkway areas, construction of the upgrade of the existing Campo Santo Memorial Garden, and the abatement and demolition of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex. Other components of the recommended project include construction of a 86,800-square-foot building, development of the remaining approximately 18,700 square feet of the paseos and pedestrian walkway areas, and County Parking Lot 25 improvements (Figure 4.6.6-1, *Construction Phasing for Alternative E*).

SECTION 10.0 REFERENCES

Page 10-2 Please insert the following reference:

California Department of Parks and Recreation. "California State Parks." Web site. Available at: http://www.parks.ca.gov/

Page 10-2 Please insert the following reference:

City of Los Angeles. 17 December 2003. L.A.'s Historic Movie Houses and Palaces. Available at: http://www.ci.la.ca.us/tourist/movpalac.htm.

Page 10-7 Please insert the following reference:

National Park Service. 2004. Preserving Your Community's Heritage through the Certified Local Government Program. Available at: http://www2.cr.nps.gov/clg/2004clg.pdf

SECTION 13.0
RESPONSE TO COMMENTS
ON DRAFT ENVIRONMENTAL IMPACT REPORT

The Draft Environmental Impact Report (EIR) was completed and forwarded to the State Office of Planning and Research (OPR) on October 20, 2003; a Notice of Completion (NOC) was posted at both OPR and the Office of the Los Angeles County Clerk on the same day (October 20, 2003). A Notice of Availability (NOA) of the Draft EIR for public review was then advertised in the *Los Angeles Times, Los Angeles Daily News,* and *La Opinión*, three local newspapers, one of which is published in Spanish. The NOA was also forwarded via regular mail to 62 interested parties, including private organizations and individuals. The NOA was also mailed to federal, State, and local agencies, potentially having an interest in this project. Finally, copies of the Draft EIR and NOA were mailed to 41 agency representatives, five subconsultants, and five private organizations. The Draft EIR was made available for public review at five local public libraries for a period of 45 days (October 20, 2003, through December 3, 2003).

In addition, copies of the Draft EIR were available for purchase, at reproduction cost, from the County of Los Angeles Chief Administrative Office.

The public comment period closed on December 3, 2003, at 5:00 p.m. A total of 11 timely letters and seven late letters of comment were received on the Draft EIR.

This section of the EIR contains a summary of the distribution list for the Draft EIR and a listing of the parties that provided comments during the public review period. The distribution list/respondents have been divided into the following categories: (1) Federal Agencies, (2) State Agencies, (3) Regional Agencies, (4) County Agencies, (5) City Agencies, (6) Private Organizations, and (7) Individuals.

13.1 SUMMARY DISTRIBUTION LIST/RESPONDENTS

13.1.1 Federal Agencies

The U.S. Environmental Protection Agency received a copy of the NOA and the Draft EIR. No comment letters were received from this agency.

13.1.2 State Agencies

The 11 State agencies listed below received copies of the NOA or the Draft EIR. One late letter of comment was received from OPR, California State Clearinghouse.

- Archaeological Information Center, California State University Fullerton
- California Air Resources Board
- California Department of Fish and Game, Region 5
- California Department of Housing and Community Development
- California Department of Transportation, District 7
- California Integrated Waste Management Board (two copies)

- California State Parks, Cornfield Project and Taylor Yard Project
- California State Parks, Southern Service Center
- Native American Heritage Commission
- OPR, California State Clearinghouse (15 copies)
- State of California Office of Historic Preservation (two copies)

13.1.3 Regional

The eight regional agencies listed below received copies of the NOA or the Draft EIR. A timely letter of comment was received from the Southern California Association of Governments.

- Historical Society of Southern California
- Los Angles Regional Water Quality Control Board, Region 4
- Metropolitan Transportation Authority (two copies)
- Santa Monica Mountains Conservancy
- Society of Architectural Historians, Southern California Chapter
- South Coast Air Quality Management District
- Southern California Association of Governments

13.1.4 County Agencies

The 14 County agencies listed below received copies of the NOA or the Draft EIR. One late letter of comment was received from the County of Los Angeles Fire Department.

- Chief Administrative Office (two copies)
- County of Los Angeles Counsel Office
- County of Los Angeles Department of Health Services, Environmental Planning and Evaluation
- County of Los Angeles Department of Health Services, Division of Drinking Water and Environmental Management
- County of Los Angeles Department of Parks and Recreation, Planning Division
- County of Los Angeles Department of Public Works, Project Management Division I
- County of Los Angeles Department of Public Works, Traffic and Lighting Division
- County of Los Angeles Department of Public Works, Watershed Management
- County of Los Angeles Department of Regional Planning
- County of Los Angeles Fire Department
- County of Los Angeles First Supervisorial District (two copies)
- County of Los Angeles ISD - The Special Events Group
- County of Los Angeles Internal Services Department
- Natural History Museum of Los Angeles County

13.1.5 City Agencies

Of the 18 city agencies listed below, two timely letters of comments were received from the Boyle Heights Chamber of Commerce and the City of Los Angeles El Pueblo de Los Angeles Historical Monument Authority Department. One later letter of comment was received from the City of Los Angeles Department of Transportation.

- City of Los Angeles Bureau of Street Lighting
- City of Los Angeles Chief Legislative Analyst
- City of Los Angeles, Counsel, First District
- City of Los Angeles Department of Public Works, Development Services Division
- City of Los Angeles Department of Public Works, Environmental Section
- City of Los Angeles Department of Recreation and Parks
- City of Los Angeles Department of Transportation
- City of Los Angeles Department of Water and Power, Department of Environmental Management and Review
- City of Los Angeles Department of Water and Power, Environmental Affairs Office
- City of Los Angeles El Pueblo de Los Angeles Historical Monument Authority Department
- City of Los Angeles Environmental Affairs Department
- City of Los Angeles Fire Department
- City of Los Angeles Historical Society
- City of Los Angeles Mayor's Office
- City of Los Angeles Planning Department, Environmental Section
- Los Angeles City Council, District 1
- Los Angeles City Council, District 14
- Los Angeles Unified School District

Copies of the NOA and Draft EIR were provided to five local libraries:

- Anthony Quinn Library
- Chinatown Branch Library
- East Los Angeles County Library
- Echo Park Public Library
- Richard J. Riordan Central Library

Copies of the NOA and Draft EIR were provided to five subconsultants:

- Carey and Company
- Davy & Associates
- JHA Environmental Consultants, LLC
- Linscott, Law & Greenspan Engineers
- Wilson Geosciences, Inc.

Copies of the NOA and Draft EIR were also provided to the four members of the Plaza de Cultura y Arte Board of Directors.

13.1.6 Private Organizations

The 31 private organizations listed below received copies of the NOA or the Draft EIR. Five timely letters of comment on the Draft EIR were received from organizations: the Bilingual Foundation for the Arts, the Los Angeles Conservancy, the Mothers of East Los Angeles, Olvera Street Merchants' Association (OSMA), and Self-Help Graphics & Art. One late letter of comment was received from the Museum of Latin American Art.

- Asian American Drug Abuse Program
- American Society of Civil Engineers, History and Heritage Committee
- Augustos Enterprises
- Barrio Planners
- California Historical Society
- California State University Northridge, Chicano Studies
- Catellus Development Corporation
- Center for Law in the Public Interest
- Chinatown Business Improvement District
- Chinatown Service Center
- Chinese American Citizens Alliance
- Chinese Chamber of Commerce
- Chinese Historic Society of Southern California
- Citizens to Save Elysian Park
- El Pueblo de Los Angeles Historical District
- Friends of the Museum of Chinese American History
- Grand Tower Apartments
- Historic Italian Hall Foundation
- Historic Resources Group
- Hollywood Heritage, Inc.
- Los Angeles Homeless Services Authority
- Los Angeles Conservancy
- Los Angeles Historic Landmarks Commission
- Museum of Latin American Art
- Olvera Street Merchants
- Olvera Street Merchants' Association
- Our Lady Queen of the Angeles Catholic Church (two copies)
- Plaza de Cultura y Arte Foundation
- Project Restore
- The Roman Catholic Archdiocese of Los Angeles
- Solano Community Association

13.1.7 Individuals

The distribution list for the NOA and the Draft EIR for public review included a total of approximately 27 individuals referenced in Section 11.0, *Distribution List*, of the Draft EIR. Four timely letters of comment and three later letters of comment were received from individuals.

Verbal comments received at the public workshop held on November 12, 2003, have been collated as *Public Workshop Comments* under Section 13.2.7 of this document.

13.2 LETTERS OF COMMENT AND RESPONSES

The letters of comment received on the Draft EIR are presented in this subsection with the comments numbered and annotated in the right margin. Responses to the comments follow each comment letter. All changes and additions to the mitigation measures are made for clarification only.

13.2.1 Federal Agencies

There were no comment letters from federal agencies.

13.2.2 State Agencies

California State Clearinghouse
Terry Roberts
Director
1400 Tenth Street
P.O. Box 3044
Sacramento, California 95812

3.1 1217-003
Comment Letter

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold
Schwarzenegger
Governor

Jan Boel
Interim Deputy
Director

December 4, 2003

Mr. Jan Takata
Los Angeles County Department of Public Works
500 West Temple Street, Rm. 754
Los Angeles, CA 90012

Subject: Plaza de Cultura y Arte
SCH#: 2001101167

Dear Mr. Jan Takata:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on December 3, 2003, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. 1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
(916)445-0613 FAX(916)323-3018 www.opr.ca.gov

California State Clearinghouse
Terry Roberts
Director
1400 Tenth Street
P.O. Box 3044
Sacramento, California 95812

Response to Comment No. 1:

Thank you for notifying the Los Angeles County Department of Public Works of the County of Los Angeles's compliance with the State Clearinghouse review requirements for draft environmental documents pursuant to the California Environmental Quality Act (CEQA), and that no State agencies had submitted comments as of the Draft EIR review period closing date of December 3, 2003. The State Clearinghouse will be contacted if there are any questions regarding the environmental review process. As a clarification, Mr. Jan Takata works for the Los Angeles County Chief Administrative Office.

13.2.3 Regional Agencies

Southern California Association of Governments
Jeffrey M. Smith
Senior Regional Planner
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

3.1 12/7-003

SOUTHERN CALIFORNIA

ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: President: Mayor Bev Perry, Brea • First Vice President: Councilmember Ron Roberts, Te • Second Vice President: Supervisor H per, Imperial • Past President: Co member Ronald Bates, Los Alamitos

Imperial County: Hank Kuiper, Imperial County • Jo Shields, Brawley

Los Angeles County: Yvonne Braithwaite Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Melanie Andrews, Compton • Harry Baldwin, San Gabriel • Paul Bowlen, Cerritos • Tony Cardenas, Los Angeles • Margaret Clark, Rosemead • Gene Daniels, Paramount • Mike Dispenza, Palmdale • Judy Dunlap, Inglewood • Eric Garcetti, Los Angeles • Wendy Greuel, Los Angeles • Frank Gurulé, Cudahy • James Hahn, Los Angeles • Janice Hahn, Los Angeles • Sandra Jacobs, El Segundo • Tom LaBonge, Los Angeles • Bonnie Lowenthal, Long Beach • Martin Ludlow, Los Angeles • Keith McCarthy, Downey • Llewellyn Miller, Claremont • Cindy Miscikowski, Los Angeles • Paul Nowatka, Torrance • Pam O'Connor, Santa Monica • Alex Padilla, Los Angeles • Bernard Parks, Los Angeles • Jan Perry, Los Angeles • Beatrice Proo, Pico Rivera • Ed Reyes, Los Angeles • Greig Smith, Los Angeles • Dick Stanford, Azusa • Tom Sykes, Walnut • Paul Talbot, Alhambra • Sidney Tyler, Jr., Pasadena • Tonia Reyes Uranga, Long Beach • Antonio Villaraigosa, Los Angeles • Dennis Washburn, Calabasas • Jack Weiss, Los Angeles • Bob Yousefian, Glendale • Dennis P. Zine, Los Angeles

Orange County: Chris Norby, Orange County • Ron Bates, Los Alamitos • Art Brown, Buena Park • Lou Bone, Tustin • Richard Chavez, Anaheim • Debbie Cook, Huntington Beach • Cathryn DeYoung, Laguna Niguel • Richard Dixon, Lake Forest • Alta Duke, La Palma • Bev Perry, Brea • Tod Ridgeway, Newport Beach

Riverside County: Marion Ashley, Riverside County • Ron Loveridge, Riverside • Jeff Miller, Corona • Greg Pettis, Cathedral City • Ron Roberts, Temecula • Charles White, Moreno Valley

San Bernardino County: Paul Biane, San Bernardino County • Bill Alexander, Rancho Cucamonga • Edward Burgnon, Town of Apple V • awrence Dale, Barstow • Lee Ann Garcia, G ace • Susan Longville, San Bernardino • G t, Ontario • Deborah Robertson, Rialto

Ventura County: Judy Mikels, Ventura County • Glen Becerra, Simi Valley • Carl Morehouse, San Buenaventura • Toni Young, Port Hueneme

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

Printed on Recycled Paper 5jy-05/04/01

November 6, 2003

Mr. Jan Takata
County of Los Angeles Chief Administrative Office
500 W. Temple Street, Room 754
Los Angeles, CA 90012

RE: SCAG Clearinghouse No. I 20030607 Plaza de Cultura y Arte

Dear Mr. Takata:

Thank you for submitting the **Plaza de Cultura y Arte** for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the **Plaza de Cultura y Arte**, and have determined that the proposed Project is not regionally significant per SCAG Intergovernmental Review (IGR) Criteria and California Environmental Quality Act (CEQA) Guidelines (Section 15206). Therefore, the proposed Project does not warrant comments at this time. Should there be a change in the scope of the proposed Project, we would appreciate the opportunity to review and comment at that time.

A description of the proposed Project was published in SCAG's **October 16-31, 2003** Intergovernmental Review Clearinghouse Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this Project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867. Thank you.

Sincerely,

Lavenne Jones for

JEFFREY M. SMITH, AICP
Senior Regional Planner
Intergovernmental Review

Southern California Association of Governments
Jeffrey M. Smith
Senior Regional Planner
Intergovernmental Review
818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

Response to Comment No. 1:

Thank you for the comment indicating that the review of the proposed project resulted in the determination that the proposed project is not considered to be regionally significant per Southern California Association of Governments (SCAG) Intergovernmental Review (IGR) criteria, and CEQA Section 15206. This information regarding the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

13.2.4 County Agencies

County of Los Angeles Fire Department
David R. Leininger
Chief
Forestry Division, Prevention Bureau
1320 North Eastern Avenue
Los Angeles, California 90063-3294

3.1 12/4/03

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

December 4, 2003

Mr. André Anderson
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, CA 91105

Dear Mr. Anderson:

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PLAZA DE CULTURA Y ARTE PROJECT, STATE CLEARING HOUSE #2001101167, "CITY OF LOS ANGELES" – (EIR #1840/2003)

The Draft Environmental Impact Report for the Plaza De Cultura y Arte Project has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

The subject property is totally within the City of Los Angeles and does not appear to have any impact on the emergency responsibilities of this Department. It is not a part of the emergency response area of the Consolidated Fire Protection District. 1

LAND DEVELOPMENT UNIT:

This project is located entirely in the City of Los Angeles. Therefore, the City of Los Angeles Fire Department has jurisdiction concerning this project and will be setting conditions. This project is located in close proximity to the jurisdictional area of the Los Angeles County Fire Department. However, this project is unlikely to have an impact that necessitates a comment concerning general requirements from the Land Development Unit of the County of Los Angeles Fire Department. Should any questions arise, please contact Inspector Marvin Dorsey (323) 890-4243. 2

FORESTRY DIVISION:

The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. The areas germane to the statutory responsibilities have been addressed. 3

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

DRL:sc

c: Mr. Jan Tanaka – County of Los Angeles Chief Administrative Office

County of Los Angeles Fire Department–LATE LETTER
David R. Leininger
Chief
Forestry Division, Prevention Bureau
1320 North Eastern Avenue
Los Angeles, California 90063-3294

Response to Comment No. 1:

Thank you for the comment representing the interests of the Planning Division of the County of Los Angeles Fire Department. Based on the comment, the County of Los Angeles Board of Supervisors understands that the proposed project is wholly within the boundaries of the City of Los Angeles and that it is not a part of the emergency response area of the Consolidated Fire Protection District of Los Angeles County.

Response to Comment No. 2:

Thank you for the comment representing the interests of the Land Development Unit of the Los Angeles County Fire Department. Based on the comment, the County of Los Angeles Board of Supervisors understands that the proposed project is not likely to result in impacts that require consideration of the general requirements of the Land Development Unit of the County of Los Angeles Fire Department.

Response to Comment No. 3:

Thank you for the comment representing the interests of the Forestry Division of the County of Los Angeles Fire Department. Based on the comment, the County of Los Angeles Board of Supervisors understands that the areas falling within the statutory responsibilities of the Forestry Division of the County of Los Angeles Fire Department, including erosion control, watershed management, rare and endangered species, vegetation, fuel modification, archeological and cultural resources, and the County Oak Tree Ordinance, have been satisfactorily addressed in the EIR.

13.2.5 City Agencies

Boyle Heights Chamber of Commerce
Pascual Garrido
President
P.O. Box 33167
Los Angeles, California 90033-9998

City of Los Angeles Department of Transportation
Mike Bagheri
Transportation Engineer
221 North Figueroa Street, Suite 500
Los Angeles, California 90013

City of Los Angeles
El Pueblo de Los Angeles Historical Monument Authority Department
Edward Navarro
General Manager
125 Paseo De La Plaza, Suite 400
Los Angeles, California 90012

3.1 1217-003

Pascual Garrido
President
SCE Federal Credit Union

Tirso De Anda
Vice-President
Citi Bank

Hector Hernandez
Treasurer
Paramount Mattress Co.

Michele Arce
Secretary
X.O. Comunications

Joe Coria
White Memorial Medical Center

Sandra Berg
Ellis Paint Company

Debbie Hoover
Pacific Resource Recovery

Ozzie Lopez
Roybal Youth and Family Center

Mike McClure
DJ & Associates

Abraham Paez
Residence Management
Estrada Courts

Anthony Saldana
Exide Technologies

Mary Lou Trevis
MELA - La Nueva Luna Meat Market

David Williams
Bank of America

Frank VillaLobos
Barrio Planners Inc.
Advisor

November 19, 2003

Mr. Jan Takata
County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall
500 West Temple Street, Room 754
Los Angeles, CA 90012

Subject: PLAZA DE CULTURA Y ARTE – Environmental Impact Report (EIR) Public Comment

Dear Mr. Takata:

The Boyle Heights Chamber of Commerce strongly endorses the Los Angeles County Plaza de Cultura y Arte proposed project. 1

Los Angeles needs a cultural center for tourists and local residents dedicated to preserving the city's rich history showcasing the many historical and traditional contributions of the Latinos especially Mexican Americans.

Mexican Americans are one of the largest minority populations in the United States and Los Angeles is one of its greatest cities with a huge Mexican American Commu8nity. A cultural venue that preserves and celebrates our heritage is way past due. This opportunity will fulfil a tremendous need. 2

Plaza de Cultura y Arte has been designed with a wide range of day and evening programming. These activities are revenue-generating, and integrate cultural, arts, and educational programming. The size and scope of the **proposed project** will accommodate the thousands of visitors that frequent the area. 3

It is for these reasons that the Boyle Heights Chamber of Commerce supports this proposed project.

Sincerely,

Pascual Garrido

Pascual Garrido, President
Boyle Heights Chamber of Commerce

P.O. Box 33167 • Los Angeles, CA 90033-9998 • Telephone: 323-888-2685

Boyle Heights Chamber of Commerce
Pascual Garrido
President
P.O. Box 33167
Los Angeles, California 90033-9998

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project as a cultural center showcasing the contributions of Latinos and the Mexican American community. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for the comment indicating support of the proposed project, particularly programming. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

CITY OF LOS ANGELES
CALIFORNIA

WAYNE K. TANDA
GENERAL MANAGER

JAMES K. HAHN
MAYOR

DEPARTMENT OF TRANSPORTATION
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LOS ANGELES, CA 90012
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N. Main St bet. Cesar Chavez Ave & Arcadia St
DOT Case No. CEN03-0947

RECEIVED
DEC - 9 2003
PROJECT MANAGEMENT DIVISION I
DEPT. PUBLIC WORKS

December 3, 2003

Mr. David Palma, Project Manager
County of Los Angeles Department of Public Works
PO Box 1460
Alhambra CA 91802-1460

DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PROPOSED PLAZA DE CULTURA Y ARTE PROJECT ON THE WEST SIDE OF NORTH MAIN STREET BETWEEN CESAR CHAVEZ AVENUE AND ARCADIA STREET

The Los Angeles Department of Transportation (LADOT) has reviewed the DEIR for the for the proposed Plaza De Cultura Y Arte, dated October 20, 2003, and the supporting traffic study, prepared by traffic consultant, Linscott, Law and Greenspan Engineers. The project is located on the southerly portion of the block bounded by Cesar Chavez Avenue on the north, North Main Street on the east, Arcadia Street on the south and North Spring Street on the west. The study analyzed 8 intersections for the proposed project and five different alternatives and determined that one of the study intersections would be significantly impacted by the proposed project and each alternative.

DISCUSSION AND FINDINGS

Project Description

The project description for the proposed project and the five alternative projects are as follows:

Proposed Project

The proposed project, as well as, the five project alternatives will be constructed in three phases. The first phase includes the adaptive reuse of the existing 14,100 Plaza House to provide a bookstore and discovery center for exhibits, displays and office for historic interpretive exhibits, displays and a visitor center. Also included in Phase I is the

construction of the 16,000 square-foot (SF) Campo Santo Memorial Garden and enhancements to pedestrian connections between North Spring Street and North Main Street. The second phase includes the construction of a 32,000 square-foot (SF) Community Events Center. The second phase also includes the construction of 23,700 SF Educational Performing Arts Center with a maximum capacity of 1,200 people and would include classrooms and a computer center. The third phase includes the construction of a 25,000 SF Theater Performing Arts Center with 600 seats.

Alternative A Project Description

Alternative A would include the adaptive reuse of 12,200 SF of Plaza House to serve as a visitor's center and reuse of approximately 22,800 SF of the Vickrey-Brunswig building to include exhibition galleries, classrooms, offices and storage. The existing Brunswig Annex building would be demolished. New construction would include a 99 seat theater, classrooms spaces, 19,500 SF of circulation, support and public space for a total of 32,300 SF. The construction of the Campo Santo Memorial Garden and Central Courtyard would be retained from the proposed project.

Alternative B Project Description

Alternative B would restore the Plaza House, the Vickrey Brunswig building, and Brunswig Annex buildings. The Plaza House and Vickrey Brunswig building would be restored as described in Alternative A. The 10,500 SF of the existing Brunswig Annex building would be adaptively reused to contain classrooms for media and performing arts. New construction for Alternative B would include a 99 seat theater, large multi-purpose room, kitchen, 17,100 SF of circulation, and other ancillary components for a total of 18,200 SF. would be restored to include exhibition space, offices and a media arts center with no classrooms. The same Campo Santo Memorial Gardens and Courtyard improvement would be included as part of Alternative B.

Alternative C Project Description

Alternative C would include the adaptive reuse of 12,000 SF of Plaza House to serve as a visitor's center, reuse of approximately 22,000 SF of the Vickrey-Brunswig building to include exhibition galleries, classrooms, offices and storage, and reuse 11,700 SF of the existing Brunswig Annex building to contain classrooms for media and performing arts. New construction would consist of 1,200 SF for a new entry and an additional 11,800 SF for circulation, support, and public space. This alternative would also include the same Campo Santo Memorial Garden and Central Courtyard component.

Alternative D Project Description

Alternative D includes the adaptive reuse of approximately 22,800 SF of the Vickrey-Brunswig building to include exhibition galleries, classrooms, offices and storage. New construction would include a new Visitor's Center, multipurpose room and kitchen, a 99 seat theater, classrooms, and additional 18,100 SF of circulation, support, and public space. This alternative requires the demolition of the Plaza House and Brunswig Annex buildings. This alternative would also include the same Campo Santo Memorial Garden

and Central Courtyard component.

Alternative E Project Description

Alternative E includes new construction to include a visitor's center, multipurpose room and kitchen, 99 seat theater, classrooms, circulation, support and other public space for a total of 86,800 SF. This alternative requires the demolition of the Plaza House, Vickrey-Brunswig and Brunswig Annex buildings. This alternative would also include the same Campo Santo Memorial Garden and Central Courtyard component.

The proposed project and each alternative also include the vacation of Republic Street and most of New High Street. The portion of New High Street immediately west of the Plaza Church would be reconfigured to serve as a turnaround. The new turnaround would serve as a pedestrian loading and unloading area for both the proposed project and the church. These two streets are under the jurisdiction of the County of Los Angeles and are being processed through this agency.

The existing project site is primarily owned by the County of Los Angeles and includes two fenced vacant lots, three vacant buildings, a County of Los Angeles surface parking lot and a City of Los Angeles surface parking lot. The block also includes an existing Catholic Church and Rectory which would remain and the existing surface parking lot for El Pueblo de Los Angeles which will be replaced by a 500 space parking structure in a separate project. The project includes the vacation of Republic Street and New High Street and also proposes the temporary closure of North Main Street on weekends and during special events.

Access to the proposed project will be from one driveway on Spring Street and one driveway on North Main Street. The Spring street driveway will lead to a pick-up and drop off area located on site.

Trip Generation

The proposed project and each of the project Alternatives will generate the following number of trips:

	Net PM Peak Hour Trips	Net Saturday Peak Hour Trips
Proposed Project	146	150
Alternative A	158	157
Alternative B	144	129
Alternative C	141	119
Alternative D	158	157
Alternative E	158	157

Significant Impact Location

The proposed project, Alternative A, Alternative B, and Alternative C will have a significant impact at the following intersection prior to mitigation: 1

1. North Broadway and Cesar Chavez Avenue

PROJECT REQUIREMENTS

A. North Broadway and Cesar Chavez Avenue

The developer proposes to widen North Broadway 10 feet and restripe the northbound approach to this intersection to change the lane configuration from one left turn only lane, one through lane, and one shared through-right lane to one left turn lane, two through lanes and one right turn only lane. This mitigation measure is acceptable to DOT to mitigate the impact to a level of insignificance. 2

B. Highway Widening and Dedication

North Spring Street is classified as a Major Highway Class II which requires a 40-foot half width roadway on a 52-foot half width right-of-way

Main Street is classified as a Secondary Highway which requires a 35-foot half-width roadway on a 45-foot right-of-way. 3

Arcadia Street is classified as a Local Street which requires a 20-foot half width roadway on a 30-foot half width right-of-way.

It appears that highway dedication and widening may be required for streets fronting the proposed project. The developer should check with the Bureau of Engineering's (BOE) Land Development group to determine the highway dedication, street widening and sidewalk requirements for the project.

C. Wayfinding Program

A wayfinding program (i.e. directional signage program) is recommended to be implemented as part of the proposed project. Appropriate signage on the street and freeway network should be provided to enhance guest experience and reduce congestion created by motorists traveling in circuitous routes to parking facilities. The wayfinding program should be developed in partnership with the LADOT, City of Los Angeles Police Department, the State of California and other appropriate agencies. DOT recommends that this measures be made a condition of approval for the project. 4

D. Construction Impacts

LADOT recommends that a construction worksite traffic control plan be submitted 5

to LADOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. LADOT also recommends that all construction related traffic be restricted to off-peak hours. 5

E. Parking Analysis

The DEIR indicates that there will be a shortage of parking spaces for weekday and weekend events. DOT concurs with the DEIR that the developer must incorporate the existing offsite parking supply for the project. Use of the offsite parking supply by visitors to the project should be encouraged by the previously mentioned wayfinding program. Finally, The developer should check with the Department of Building and Safety on the number of Code required parking spaces needed for the project. 6

F. Driveway Access

The review of this study does not traffic study does not constitute approval of the driveway and circulation scheme. Those require a separate review and approval and should be coordinated as soon as possible with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 25) to avoid delays in the building permit approval process. All driveways should be Case 2 driveways and 30 feet wide. The proposed driveway on Spring Street shall be left in and left out only. 7

If you have any questions, please contact Wes Pringle of my staff at (213) 580-5206.

Sincerely,

Mike Bagheri
Transportation Engineer

s:\letters\plaza_de_cultura_eir.wpd

c: Council District No. 14
Central District, LADOT
Design Division, LADOT
Hadar Plafkin, Department of City Planning
Steve Buswell, Caltrans
Linscott, Law and Greenspan

City of Los Angeles Department of Transportation–LATE LETTER
Mike Bagheri
Transportation Engineer
221 North Figueroa Street, Suite 500
Los Angeles, California 90013

Response to Comment No. 1:

Thank you for the comment summarizing the proposed project and alternatives and identifying the net p.m. and net Saturday peak-hour trips for the proposed project and alternatives. As the comment points out, the intersection of North Broadway and Cesar E. Chavez Avenue would experience significant impacts under the proposed project, as well as under Alternatives A, B, and C, if no mitigation measures were enacted. However, the implementation of mitigation measure TRA-1, as discussed in Section 3.11 of the Draft EIR, would eliminate potential impacts to this intersection.

Response to Comment No. 2:

Thank you for the comment regarding the widening and restriping of North Broadway. Based on the comment, the County of Los Angeles Board of Supervisors understands that the Los Angeles Department of Transportation deems this mitigation measure to be acceptable for mitigating the potential impacts to below the level of significance.

As detailed in the updated mitigation measure TRA-1 in the Final EIR

> "Traffic improvements are required to avoid significant impacts to weekday afternoon peak-hour circulation at the North Broadway and Cesar E. Chavez Avenue intersection (Intersection 1). Prior to the operation of any new construction, the LACDPW shall ensure the widening of the east side of North Broadway by roughly 10 feet for a distance of approximately 160 feet south of Cesar E. Chavez Avenue to provide one exclusive left-turn lane, two through lanes, and one right-turn-only lane at the northbound approach to the intersection. Traffic signals shall be modified as necessary. A detailed striping plan shall be prepared and submitted to the City of Los Angeles for review and approval. A copy of the approved striping plan shall also be submitted to the LACDPW for review."

Response to Comment No. 3:

Thank you for the comment. It will be forwarded to the County of Los Angeles Department of Public Works for coordination regarding any potential roadway widenings or dedications along the project frontages.

Response to Comment No. 4:

Thank you for the comment regarding a wayfinding program. Based on the comment, the County of Los Angeles Board of Supervisors understands that the Los Angeles Department of Transportation

deems mitigation measure TRA-2 to be acceptable for mitigating the potential impacts to below the level of significance.

As detailed in mitigation measure TRA-2 in the Draft EIR,

> "The County of Los Angeles shall require the development of a wayfinding program (i.e., directional signage program) by the project architect and construction contractor, respectively, as part of the proposed project. A critical element to the success of the Plaza de Cultura y Arte project will be the implementation of a wayfinding program. Appropriate signage provided on the sidewalk, street, and freeway network will not only enhance the guest experience but also reduce congestion created by pedestrians and motorists traveling in circuitous routes seeking the Plaza de Cultura y Arte site and/or parking facilities. A wayfinding program will be developed in partnership with the City of Los Angeles (police and transportation departments), the State of California, and other appropriate agencies. Such a program should begin near the downtown area with directional and/or reinforcement signage provided in advance of key freeway junctions. Finally, with regard to the freeways serving the site (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and I-110 Freeway), specific exit information should be provided."
>
> "With regard to the local street and sidewalk systems, specific signs can be developed for the Plaza de Cultura y Arte project so that pedestrians and motorists will associate a specific design element with the proposed project. On-site signage should direct pedestrians and motorists to public surface entrance locations. For exiting motorists, the project proponent should work with the City and State to ensure the proper placement of directional signage to guide pedestrians back to parking facilities and motorists back to the freeway system (i.e., the U.S. 101 Freeway, I-10 Freeway, I-5 Freeway, and the I-110 Freeway)."

Response to Comment No. 5:

Thank you for the comment. It will be forwarded to the appropriate County and Foundation staff at such time when commencement of construction is being considered.

With the required haul route approval, the off-peak arrival and departure of construction workers, and other construction management practices, impacts from construction activity are concluded to be less than significant. Impacts would be further reduced with the implementation of the following design features:

- Maintain existing access for land uses in the proximity of the project site
- Limit any potential lane closures to off-peak travel periods
- Schedule receipt of construction materials during non-peak travel periods, to the extent possible
- Coordinate deliveries to reduce the potential of trucks waiting to unload for extended periods of time

- Prohibit parking by construction workers on adjacent streets and direct construction workers to available parking as determined in conjunction with City staff

To minimize potential conflicts between construction activity and through traffic, a Construction Traffic Control Plan may be developed for use during project construction. The Construction Traffic Control Plan would identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction activity.

Response to Comment No. 6:

Thank you for the comment regarding parking. Based on the comment, the County of Los Angeles Board of Supervisors understands that the Los Angeles Department of Transportation deems this mitigation measure to be acceptable for mitigating the potential impacts to below the level of significance.

As detailed in mitigation measure TRA-3,

> "The County of Los Angeles shall require that the project alleviate significant parking impacts and allow for satisfactory parking operations within the El Pueblo de Los Angeles Historic District generated by the proposed project. This would entail provision of additional parking spaces in existing unused parking structures or lots to meet the anticipated needs of the proposed project or other comparable measures to accommodate the anticipated project parking demand."
>
> "It has been determined that it is feasible to mitigate impacts to parking to below the level of significance:"
>
> > "The capacity of County Parking Lot 15 should be expanded through the incorporation of the existing vacant parking area of the Far East Bank site. Weekday parking that is currently accommodated by County Parking Lot 15 shall be accommodated in the Alameda Street Parking Garage (County Parking Lot 58). The combination of the existing available spaces in County Parking Lot 15, the additional 30 spaces from the adjacent Far East Bank parking area, and restriping would provide sufficient capacity to absorb the parking demand generated by the proposed project on weekdays."
> >
> > "The ability to accommodate anticipated weekend demand would require utilization of County Parking Lot 21 on weekends. The feasibility of County Parking Lot 21 to serve the proposed project would require the installation of a wayfinding signage program for project patrons to be able to utilize these spaces. Adequate pedestrian connections and amenities would be provided by the County of Los Angeles in conjunction with the wayfinding program."

> "The County of Los Angeles would work with the City to keep City Parking Lot 5 open on weekend days as well, and make available for project patrons the additional 44 spaces at this lot. The 284 spaces at County Parking Lot 45 would also be available for use for the proposed project. All of these spaces would serve the proposed project patrons during peak times of weekend days in an adequate manner."

With regard to the number of code-required parking spaces, the parking study (Appendix O of Volume II of the EIR) estimated parking demands for the proposed project and its alternatives for peak weekdays and weekend days based on specific available programming information providing details of utilization and occupancy for the site. Neither the City of Los Angeles Zoning Code nor the County of Los Angeles Zoning Code specifies parking rates for special generator uses such as the proposed project (or its alternatives). Consequently, when detailed anticipated programming information for a special generator use is available, it is utilized in estimating the demand and, consequently, the required supply for the project.

Response to Comment No. 7:

Thank you for the comment regarding approval of the driveway and circulation schedule. It will be forwarded to the appropriate County and Foundation staff for their consideration.

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December 3, 2003

County of Los Angeles, Chief Administrative Officer
Attn: Mr. Jan Takata
500 West Temple Street
Los Angeles, CA 90012

Dear Mr. Takata:

On behalf of the El Pueblo de Los Angeles Historical Monument Authority and El Pueblo Historical Monument Authority Commission I want to thank you for allowing us to respond to the Draft EIR for the *Plaza de Cultura y Artes* Project.

To begin with, both the El Pueblo Commission and myself want to congratulate the County of Los Angeles and in particular Supervisor Gloria Molina for creating the concept and the vision that is to be *Plaza de Cultura y Artes*. We extend our full and complete support for the "proposed project" and look forward to the benefits both the City and County of Los Angeles can expect to derive from this phase of the project. We are especially looking forward to in the opportunities that do not currently exist here at the El Pueblo Historical Monument and the increased visitation that your programs and facilities will offer to the community and other visitors. 1

In those areas that we are currently involved (education, celebration of traditional cultural events, various means of entertainment, cultural and historical exhibits) we look forward to a positive synergistic relationship that should expand opportunities and programs that will further serve our current and future visitors. 2

Our one specific area of concern is related to the loss of City parking revenues due to the request to transfer the City of Los Angeles parking lot on Arcadia Street. As the 2nd highest parking revenue producer for El Pueblo Historical Monument we expect to lose $350,000 to $400,000 annually. We have discussed this with Supervisor Molina and anticipate some type of resolution or exchange might be in order.

The following are further comments regarding the Draft EIR:

1. **Exterior design.** While it is understood that the conceptual plans are just that, conceptual, we encourage the County to pay particular attention to creating a look and feel that is consistent with the culture and history of the site and area that is El Pueblo. 3
2. **Parking.** As was addressed in the EIR, parking is currently at a premium and with this project the impact on parking will be even greater. We encourage the County to consider, either in this phase or a future phase, the idea of a joint parking structure that would create additional parking and hopefully free up existing parking for other uses. If this is not to be a consideration we suggest a reevaluation of the need for other forms of additional parking for both the short and long term. It is also suggested that a bus parking area be considered that would allow for use by buses that require a space for extended periods of time. 4
3. **Construction period impacts.** It was not clear as to the mitigation plans as a result of the extensive number of trucks and other vehicles during construction beyond what is defined for North Broadway and Cesar Chavez Streets. It is our experience that adjacent streets such as Main and Arcadia can also experience similar delays and impacts to commuters, tour buses, school buses and other tourists. 5
4. **Noise.** As identified in the EIR, during the construction period will there be periods of noise pollution due to various components of construction to include pile driving, vehicle and materials movements and other such impacts. We suggest that El Pueblo Historical Monument must be considered as a sensitive receptor similar to the Church of Nuestra Senora de la Reina de Los Angeles. 6

One last comment I would like to make is the importance of developing an entrance along Main Street that would serve both the City and County in terms of being more pedestrian friendly while still allowing for tour bus and school bus access. As we move forward in creating the use of the spaces along Main Street it is important that the access and look of the street supports that pedestrian use and as such I hope the County will consider this in your proposal. 7

In conclusion, once again let me express our complete support for the "proposed project" and look forward to a coordinated effort in addressing the cultural and historical interests of local residents and visitors to our sites. 8

Sincerely,

Edward Navarro
General Manager
El Pueblo Historical Monument Authority

City of Los Angeles
El Pueblo de Los Angeles Historical Monument Authority Department
Edward Navarro
General Manager
125 Paseo De La Plaza, Suite 400
Los Angeles, California 90012

Response to Comment No. 1:

Thank you for the comment indicating support for the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process. It is the intent of the Plaza de Cultura y Arte Foundation and the County of Los Angeles to create a pedestrian-oriented Mexican American cultural heritage center that serves regional and community needs and celebrates, promotes, and preserves an understanding and appreciation of the diverse contributions of early Mexican American settlers in the history and development of Los Angeles through programming that integrates arts, culture, and education.

Response to Comment No. 2:

Thank you for the comment on the loss of City parking revenues. It will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process. The proposed project would require the transfer of the City of Los Angeles parking lot on Arcadia Street, as stated above. However, Alternatives A, B, C, D, and E, which have been analyzed in the Draft EIR, would not require removal of this parking lot as part of the project. Therefore, the transfer of this lot from the City of Los Angeles would not be required if Alternatives A, B, C, D, or E are chosen; consequently, they would not negatively affect the referenced parking revenue generation.

Response to Comment No. 3:

Thank you for the comment. The designs of the structures presented in the EIR are conceptual in nature. The actual final designs will be similar to those presented in the EIR. One of the objectives of the Plaza de Cultura y Arte is to create a venue that would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District.

Response to Comment No. 4:

Thank you for the comment. All the specific comments are noted. The proposed project and its alternatives (A, B, C, D, and E) would not cause any significant parking impacts with the implementation of various improvement elements as part of an overall parking supply management plan. This parking supply management plan will include elements that consider other additional parking for both short- and long-term parking in the project vicinity. For example, County Lot 15 (located at the southwest quadrant of the Spring Street and Cesar E. Chavez Avenue intersection), which is currently used by jurors only, is being recommended to be made available to the project users and the Far East Bank Lot (with approximately 30 more spaces) is also being recommended to be made available. County Lot 21 located at the southwest corner of Cesar E. Chavez Avenue and Broadway is also being recommended to be made available during weekends. Furthermore, the Alameda

Structure Parking Lot will be made available for the jurors and/or the current users of the Broadway Lot. During weekends, it is also recommended that the County and City work together to keep open the City of Los Angeles Lot (EP 5) located along Alameda Street.

A comprehensive wayfinding program, including pedestrian amenities, is being proposed to work with these parking supply management plan improvements. No existing parking will be removed for Alternatives A, B, C, D, and E.

Due to limited right-of-way and the constraints of the surrounding land uses, a formal bus bay cannot be accommodated within the project site boundaries. Bus staging areas are currently provided along the east side of Main Street, between Cesar E. Chavez Avenue and Arcadia Street, directly across from the Plaza de Cultura y Arte site.

As described on page 11 of the traffic impact study, contained in Appendix N of Volume II of the EIR, improvements are recommended as part of the proposed project, which include widening the pedestrian crosswalks, installation of decorative pavers, and provision of enhanced connections to public transit locations in the project vicinity. Enhancements to the existing pedestrian crosswalk on Main Street (i.e., between the project site and Olvera Street) are planned by the City of Los Angeles. In addition, the project includes the vacation of Republic Street and the partial vacation of New High Street to improve connections, internal pedestrian circulation, and to create a drop-off/entry plaza. To enhance pedestrian connectivity within the Historic District, including Olvera Street, the proposed project site, transit/rail facilities, and parking facilities, the project also includes improvements to the at-grade crossings at Spring Street and Main Street.

Response to Comment No. 5:

Thank you for the comment. The proposed project is expected to generate 1,386 daily trips during a typical weekday (600 inbound and 600 outbound trips) over a 24-hour period. The Alternative A, B, and C projects are anticipated to generate 1,476, 1,332 and 1,312 daily trip during a typical weekday over a 24-hour period, respectively.

It is estimated that the rehabilitation of the Plaza House and the construction of the New High Street turnaround, the Campo Santo Memorial Garden, and the paseos and pedestrian walkways and outdoor classroom would generate approximately 272 passenger car equivalent vehicle trips (136 trips inbound, 136 trips outbound) on a daily basis. Based on estimates provided from S&KI, the average daily trip (ADT) generation associated with the new construction of the Theater Performing Arts Center would total 319 vehicles. Since the ADT forecast for this portion of the new construction provided by S&KI staff included a blending of construction worker vehicles as well as construction vehicles, a factor of 1.5 has been assumed for analysis purposes. Therefore, it can be conservatively estimated that this portion of new construction activities would generate approximately 479 passenger car equivalent vehicle trips (239 trips inbound, 240 trips outbound) on a daily basis. The ADT generation associated with the new construction of the Theater Performing Arts Center would total 122 vehicles. Since the ADT forecast for new construction of the Theater Performing Arts Center provided by S&KI staff included a blending of construction worker vehicles as well as construction vehicles, a factor of 1.5 has been assumed for analysis purposes. Therefore, it can be conservatively estimated that the construction activities associated with the new construction of the Theater Performing Arts Center

would generate approximately 183 passenger car equivalent vehicle trips (91 trips inbound, 92 trips outbound) daily.

Based on the above estimates of construction traffic, the project is anticipated to generate a high of 479 daily construction-related vehicle trips during the construction of the Community Events Center and the Educational Performing Arts Center, and the Alternative A, B, and C projects are anticipated to generate a high of 328 vehicle trips during the new construction of the Community Events Center and the Educational Performing Arts Center, 315 vehicle trips during the construction of the Theater Performing Arts Center, and 315 daily construction-related vehicles. The daily trips generated to and from the project site during construction is approximately 35 percent of the project's daily traffic volume upon build-out of the proposed project. The construction activities associated with Alternatives A, B, and C are anticipated to be only 22, 24, and 24 percent, respectively, of the daily traffic volume upon build-out of the alternative projects.

As described above, the anticipated daily trip generation during construction is substantially less than site trip generation at project build-out. Furthermore, the peak arrival and departure of construction worker traffic will occur outside of the peak hours of traffic on the adjacent street system. Therefore, the potential traffic impacts associated with the proposed construction would be substantially less than those evaluated in the traffic study related to the build-out of the project. Since the operational traffic impacts associated with the project have been determined to only result in significant impacts to weekday peak-hour operations at the intersection of North Broadway and Cesar E. Chavez Avenue, substantially less construction traffic impacts are anticipated and can be considered to be less than significant.

In addition, with the required haul route approval, the off-peak arrival and departure of construction workers and other construction management practices, impacts from construction activity are concluded to be less than significant. Impacts would be further reduced with the implementation of the following design features:

- Maintain existing access for land uses in proximity of the project site
- Limit any potential lane closures to off-peak travel periods
- Schedule receipt of construction materials during non-peak travel periods, to the extent possible
- Coordinate deliveries to reduce the potential of trucks waiting to unload for extended periods of time
- Prohibit parking by construction workers on adjacent streets and direct construction workers to available parking as determined in conjunction with City and County staff

To minimize potential conflicts between construction activity and through traffic, a Construction Traffic Control Plan may be developed for use during project construction. The Construction Traffic Control Plan would identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction activity.

Response to Comment No. 6:

Thank you for the comment. As stated in Section 3.8.1, Regulatory Framework, on page 3.8-6 of the Draft EIR, noise sensitive zones are defined as any area designated as such pursuant to Part 4 of the Noise Control Ordinance of the County of Los Angeles (Noise Ordinance) for the purpose of ensuring a state of exceptional quiet. Section 12.08.470 of the Noise Ordinance refers to the designation of noise sensitive zones at individual institutions or facilities. Section 12.08.470 also states that noise sensitive zones must be designated as such by the health officer. The El Pueblo de Los Angeles Historic District has not been designated as a noise sensitive zone by the County's health officer. In addition, the El Pueblo de Los Angeles Historic District does not require a state of exceptional quiet. In fact, numerous noise-generating events such as festivals and outdoor musical and artistic performances are commonly held in the El Pueblo de Los Angeles Historic District.

Response to Comment No. 7:

Thank you for the comment. The current design of the proposed project incorporates pedestrian entrances along North Main Street, which is a one-way thoroughfare traveling to the north. To date, there are no plans to allow for parking or other alterations along North Main Street, which is owned by the City of Los Angeles. As North Main Street is a major roadway leading from downtown, it is highly unlikely that this roadway will be able to accommodate the parking of tour buses and school buses. These types of vehicles will be able to load and unload patrons and students along Spring Street on the west side of the property. Please refer to the response provided to Comment No. 6, above.

Response to Comment No. 8:

Thank you for the comment indicating support for the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board Supervisors during the decision-making process.

13.2.6 Private Organizations

Bilingual Foundation of the Arts
Carmen Zapata
421 North Avenue 19
Los Angeles, California 90031

Los Angeles Conservancy
Catherine Barrier
Preservation Advocate
523 West Sixth Street, Suite 825
Los Angeles, California 90014

Mothers of East Los Angeles
Mary Lou Trevis
President
3354 East Olympic Boulevard
Los Angeles, California 90023

Museum of Latin American Art
Gregorio Luke
Director
628 Alamitos Avenue
Long Beach, California 90802

Olvera Street Merchants' Association
Agusto Godoy
OSMA Representative
West 17 Olvera Street
Los Angeles, California 90012

Self-Help Graphics & Art
Tomas J. Benitez
Executive Director
3802 Cesar E. Chavez Avenue
Los Angeles, California 90063

3.1 1217-005

BILINGUAL FOUNDATION OF THE ARTS

Theatre • Teatro

November 19, 2003

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Mr. Jan Takata
County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall
500 West Temple Street, Room 754
Los Angeles, CA 90012

Subject: PLAZA DE CULTURA Y ARTE – Environmental Impact Report (EIR)
Public Comment

Dear Mr. Takata:

I am writing in support of the Los Angeles County Plaza de Cultura y Arte proposed project. This project has for many years has been a dream in our community. Los Angeles is in dire need of a cultural center for tourists and local residents alike, that preserves the City's early beginnings -- while showcasing the rich historical and traditional contributions of the Latino community -- including our past, present and future. 1

Los Angeles' early beginnings were shaped and influenced by the Mexican Americans and despite the fact that we have the largest Mexican American population in the United States – we are one of the few major cities in the nation -- without a cultural venue that preserves and celebrates our heritage. 2

The Plaza de Cultura y Arte proposed project is thoughtfully designed to offer a wide range of day and evening programming. Activities that are revenue-generating, interactive and that integrate cultural, arts, and educational programming – for the whole family. The size and scope of the **proposed project** will accommodate the thousands of visitors that frequent the area. 3

As a resident of this great City and as Co-Founder of the Bilingual Foundation of the Arts (a Performing Arts organization dedicated for the last thirty years to the presentation of Spanish and Mexican American Drama) I feel that the Plaza de Cultura y Arte will allow the artistic community of our City to branch out from a single space reinforcing (as one) the need to support the arts as a major source of education and development. 4
It is our dream that Los Angeles – through the Plaza de Cultura y Arte will celebrate its cultural heritage and will preserve this legacy for future generations.

Sincerely,

Name: Carmen Zapata
Title: Co- Founder and President of The Bilingual Foundation of the Arts
Address: 421 North Avenue 19, Los Angeles, California 90031

421 North Avenue 19
Los Angeles, CA 90031
P 323.225.4044
F 323.225.1250
BFAteatro@aol.com

Bilingual Foundation of the Arts
Carmen Zapata
421 North Avenue 19
Los Angeles, California 90031

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment on the influence of Mexican Americans on the City of Los Angeles.

Response to Comment No. 3:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 4:

Thank you for the comment on the role of the Plaza de Cultura y Arte in the celebration of the City of Los Angeles's cultural heritage and preservation of its Mexican American cultural heritage.

3.1 1217-003

Mr. Jan Takata
County of Los Angeles
Chief Administrative Office, Room 754
500 West Temple Street
Los Angeles, California 90012

December 3, 2003

RE: Plaza de Cultura y Arte DEIR

Dear Mr. Takata:

I am writing on behalf of the Los Angeles Conservancy to comment on the Draft Environmental Impact Report (DEIR) for the Plaza de Cultura y Arte Environmental Impact Report. The Los Angeles Conservancy is the nation's largest local non-profit historic preservation organization, with over 8,500 member households. The Conservancy's mission is advocacy and education concerning the historic, cultural, and architectural resources of Los Angeles County 1

While the Conservancy regrets that the "proposed project" outlined in the DEIR contemplates the demolition of two highly significant Los Angeles landmarks, the Vickery-Brunswig Building and the Brunswig Annex, we were pleased to see that the DEIR confirms that all of the Project Objectives could be met by other alternatives that preserve more, or all, of the historic buildings on the project site. 2 3

The proposed project site is located within one of the most historic areas in Los Angeles County, the El Pueblo Historic District. The Plaza House (1880), Vickery-Brunswig Building (1888), and Brunswig Annex (1897) comprise three of twenty-seven contributors to this district, and comprise one of the oldest commercial blocks still in existence in Los Angeles. As the DEIR notes, as contributors to an historic district listed in the National Register of Historic Places, these buildings are historical resources for the purposes of the California Environmental Quality Act. Demolition of these resources would constitute an unmitigable significant impact. 4

The proposed project also includes a 500-seat performing arts venue with five times the seating called for in the Project Objectives outlined in the DEIR. The Conservancy continues to be concerned that the construction of such a venue in such close proximity to existing underutilized historic theater and performing arts spaces in downtown Los Angeles would potentially jeopardize the continued existence of these downtown landmarks. With the large number of seats currently available in the surrounding area for 5

performing arts purposes, we question the wisdom of proposing a venue so out of proportion to the stated needs of the project. 5

According to the DEIR, at least one alternative to the proposed project, Alternative B, would fulfill all of the Project Objectives outlined in the DEIR while avoiding any significant impact by incorporating all of the historic structures on the site into the Plaza de Cultura y Arte project. The DEIR states that this alternative would also be more cost effective than the proposed project, with lower project costs per square foot and lower projected operating costs. 6

Another alternative examined in the DEIR, Alternative A, would also meet all Project Objectives while incorporating two of the historic structures on site, the Plaza House and the Vickery-Brunswig Building. Alternative A has lower project costs and a projected operating budget lower than that of either the proposed project or Alternative B. 7

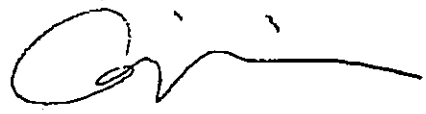
The DEIR states that the proposed project would only meet 14 of 15 of the Project Objectives, and at a greater cost than either Alternatives A or B. The proposed project would also result in a significant land use impacts because the loss of historic structures through demolition conflicts with the adopted goals and policies of the County of Los Angeles General Plan and the City of Los Angeles Central City Community Plan. Although the DEIR states that these properties are no longer within the El Pueblo de Los Angeles State Historic Park (SHP), we would also note that the loss of these structures would conflict with the General Plan for the SHP prepared in 1980 the the State Department of Parks and Recreation. According to the analysis set forth in the DEIR, Alternative B would avoid these impacts entirely, and would not introduce any additional significant impacts. 8

While Section 5.0 of the DEIR argues that the proposed project is superior to Alternatives A or B because "(d)emolition of the Vickery-Brunswig Building and the Brunswig Annex provides . . . additional open space in the project site" and "the anticipated cost of the seismic retrofit and upgrade and rehabilitation for adaptive reuse," these arguments are flawed. While demolition of these two historic buildings may introduce additional open space in the project site, the creation of this additional open space is not a Project Objective outlined in the DEIR. In fact, the DEIR analysis states that both Alternatives and B would meet Project Objective 11, by creating a park-like setting within the project. Finally, as noted previously, the DEIR alternatives analysis concludes that both Alternatives A and B would have significantly lower project and operating costs, even when the costs of the seismic retrofit and upgrades are taken into account. 9

The purpose of preparing an Environmental Impact Report is to allow for informed decisionmaking, including the consideration of all alternatives to a proposed project that may achieve project objectives while avoiding unnecessary impacts on the environment. In this case, the DEIR has demonstrated that an alternative to the proposed project exists that would result in fewer impacts while achieving more project objectives at a lower cost. 10

The El Pueblo Historic District is a priceless treasure, and the value of the continued existence and accessibility of the historic structures that comprise the district is incalculable. Demolition of two of the twenty-seven historic structures in this district would be a tragic loss in any circumstance. To demolish these resources for construction of a project that analysis has shown could be achieved at a lesser cost and with fewer significant impacts while retaining these historic buildings would be senseless. The Conservancy therefore urges the County of Los Angeles to seize the opportunity to enrich this important project by incorporating these significant pieces of Los Angeles history into the project design. 11

Sincerely,



Catherine Barrier
Preservation Advocate

Los Angeles Conservancy
Catherine Barrier
Preservation Advocate
523 West Sixth Street, Suite 825
Los Angeles, California 90014

Response to Comment No. 1:

Thank you for the comment. The County of Los Angeles appreciates the important role that the Los Angeles Conservancy (Conservancy) plays related to advocacy and education concerning the historic, cultural, and architectural resources of Los Angeles County. The County appreciates the opportunity to have engaged in a dialogue with the Conservancy throughout the preparation and review of the environmental analysis.

Response to Comment No. 2:

Thank you for the comment indicating opposition to the demolition of the Vickrey-Brunswig Building and the Brunswig Annex as described in conjunction with the description of the proposed project. The Conservancy's opposition to the demolition of the Vickrey-Brunswig Building and the Brunswig Annex will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for the comment. As indicated in Section 4 of the Draft EIR, of the eight action alternatives that were evaluated, four are able to meet most of the basic objectives of the project: Alternatives A, B, D, and E; Alternatives A 1.2, B 1.1, and B 1.2 meet all of the project objectives. Alternative C fails to meet most of the basic objectives of the project. Alternatives D and E involve demolition of two or more structures. Alternative A and Alternative B are capable of meeting most of the basic objectives of the proposed project. Alternative A and A 1.2 would retain both the Plaza House and the Vickrey-Brunswig Building. Alternative B, B 1.1, and B 1.2 would retain all three historic buildings: the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Response to Comment No. 4:

Thank you for the comment. The analysis of impacts of the proposed project and the alternatives on cultural resources provided respectively in Sections 3 and 4 of the Draft EIR is consistent with the threshold for significance described in the Conservancy's letter. The proposed project and each of the three action alternatives that involved demolition of one or more of the historic buildings were determined to result in a significant unmitigated impact on cultural resources.

Response to Comment No. 5:

Thank you for the comment. The County of Los Angeles Board of Supervisors will consider the relative social benefits of a 500-seat or 99-seat theater in relation to the decision-making process for the proposed project. In response to the Conservancy's stated concerns related to the theater, the County

considered four action alternatives with a more limited capacity of approximately 99 seats, thus allowing the County to consider the comparative environmental impacts of the project including a 99-seat or 500-seat theater. Although the smaller theater would meet the basic objective of the project as stated, it does not provide the flexibility to accommodate the variety of professional live cultural performances afforded by the 500-seat theater.

In response to concerns related to the potential for a 500-seat theater to jeopardize the continued existence of extant historic theaters, the County reviewed all existing available data on the Los Angeles Conservancy Web site, the City of Los Angeles Web site for Los Angeles's Historic Movie Houses and Palaces, and the Cinema Treasures Web site. These Web sites contained information on 13 historic theaters located in the Broadway Historic Theater District:

- Arcade Theatre
- Cameo Theatre
- Loew's State Theatre
- Los Angeles Theatre
- Million Dollar Theatre
- Orpheum Theatre
- Palace Theatre
- Rialto Theatre
- Roxie Theatre
- Tower Theatre
- United Artists Theatre
- Mayan Theatre
- Belasco Theatre

Of these 13 theaters, all were designed for audiences in excess of 900 patrons. Only the Cameo Theatre was designed for 600 people. The Cameo Theatre is a privately owned property that is currently leased to a private entity. The lobby of the Cameo Theatre is used for retail and all the seats have been removed and that part of the building is used for storage. This theater was designed for movies rather than live performances.

As described in Section 2 of the Draft EIR, the 500-seat theater evaluated in conjunction with the proposed project is intended to support primarily live performances. The 500-seat state-of-the-art theater, stage, and back-of-house facilities provides greater flexibility to accommodate different types of performances than existing historic theaters and performing arts spaces. The fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage could be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performers of other media. Given the limited seating capacity, it would not likely compete with the extant historic movie theaters, which are designed to serve 900 to 2,500 patrons.

Response to Comment No. 6:

Thank you for the comment. As indicated in Table ES.7-1, *Summary of Social, Economic, and Engineering Characteristics of the Project and Alternatives*, and Table 4.0-2, *Summary of Ability of*

Proposed Project and Alternatives to Attain Project Objectives, of the Draft EIR, Alternative B meets 14 of the 15 project objectives. By clustering new construction immediately adjacent to the three retained buildings and reserving City Parking Lot 1 and County Parking Lot 25 for needed vehicular parking, there is insufficient space to provide the dedicated outdoor classroom space that is provided by the proposed project.

As required by Section 15121 of the State CEQA Guidelines, the EIR is an informational document that will inform the County of Los Angeles Board of Supervisors in their decision-making process, as well as inform the public generally of the significant environmental effects of the project. Alternative B is capable of avoiding the significant impacts of the project on cultural resources, through the conservation of the three historic buildings. However, the consequence of this alternative is the provision of 14,000 less square feet and a reduction in the capacity to serve from 134,000 people annually to 96,000 people annually.

In considering the proposed project and the alternatives, the County of Los Angeles Board of Supervisors will evaluate the specific economic, legal, social, and technological factors, as well as the environmental factors of Alternative B in relation to the proposed project. As required by Section 15091 of the State CEQA Guidelines, the County of Los Angeles Board of Supervisors must make one of three possible findings in relation to each significant impact:

1. Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Response to Comment No. 7:

Thank you for the comment. As indicated in Table ES.7-1, *Summary of Social, Economic, and Engineering Characteristics of the Project and Alternatives*, and Table 4.0-2, *Summary of Ability of Proposed Project and Alternatives to Attain Project Objectives*, of the Draft EIR, Alternative A meets 14 of the 15 project objectives. By clustering new construction immediately adjacent to the three retained buildings and reserving City Parking Lot 1 and County Parking Lot 25 for parking uses, there is insufficient space to provide the dedicated outdoor classroom space that is provided by the proposed project. Alternative A is capable of reducing the significant impacts of the project on cultural resources, through the conservation of the historic buildings that are in relatively better condition than the Brunswig Annex. However, the consequence of this alternative is the provision of 8,000 less square feet and a reduction in the capacity to serve from 134,000 people annually to 96,000 people annually.

In considering the proposed project and the alternatives, the County of Los Angeles Board of Supervisors will evaluate the specific economic, legal, social, and technological factors, as well as the environmental factors of Alternative A in relation to the proposed project.

Response to Comment No. 8:

Thank you for the comment. The proposed project is not governed by the 1980 General Plan for the State Historic Park because the State Historic Park, and it General Plan, was suspended by the State Legislature in 1987. The State Historic Park was established by a tripartite agreement among the State of California, County of Los Angeles, and City of Los Angeles in 1974 to include all the El Pueblo de Los Angeles Historic District and all the contributing elements. As indicated in Section 3.3.2 (page 3.3-26) of the EIR, the tripartite agreement among the State, the County, and the City that established the State Historic Park was suspended in 1987. As part of that action, the properties owned by the State were transferred to the City of Los Angeles and the City established the El Pueblo de Los Angeles Historic District to include all the properties within the jurisdiction of the City. The three buildings under consideration in conjunction with the proposed project are identified as contributing elements to the El Pueblo de Los Angeles Historic District but are located on property owned by the County of Los Angeles and are therefore not included in the El Pueblo de Los Angeles Historic District.

As indicated in Section 4.3 of the Draft EIR, Alternative B would preserve the three historic buildings, thus avoiding significant impacts of the proposed project on cultural resources. However, there are additional impacts associated with the adaptive use of the Vickrey-Brunswig Building and the Brunswig Annex in that people and property would be exposed to greater risk in the event of severe seismic ground shaking than that associated with the proposed project.

Response to Comment No. 9:

Thank you for the comment. Although Alternatives A and B provide a park-like setting and outdoor amenities, they leave City Parking Lot 1 and County Parking Lot 25 in place, and thus provide significantly less outdoor area than that provided by the proposed project. As indicated in Table 2.4-1, *Inventory of Proposed Land Areas under the Proposed Project*, of the Draft EIR, the proposed project provides 65,000 square feet of paseos and pedestrian walkways. As indicated in Table 4.2.2-1, *Inventory of Proposed Land Areas under Alternative A*, and Table 4.3.2-1, *Inventory of Proposed Land Areas under Alternative B*, of the Draft EIR, Alternatives A and B provide 36,340 square feet or approximately half that provided by the proposed project.

In considering the proposed project and the alternatives, the County of Los Angeles Board of Supervisors will evaluate the specific economic, legal, social, and technological factors, as well as the environmental factors of Alternative A and B in relation to the proposed project.

Response to Comment No. 10:

Thank you for the comment. As required by Section 15126.6(e)(2), Section 4.0 of the EIR identifies Alternative B as the environmentally superior alternative. In considering the proposed project and the alternatives, the County of Los Angeles Board of Supervisors will be aware that Alternative B is the

environmentally superior alternative and is capable of achieving most of the basic objectives of the proposed project.

Response to Comment No. 11:

Thank you for the comment. The Conservancy's support of Alternatives A and B and opposition to demolition of historic structures will be considered by the County of Los Angeles Board of Supervisors during the decision-making process.

MELA
Mothers of East Los Angeles

December 3, 2003

Mr. Jan Takata
County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall
500 West Temple Street, Room 754
Los Angeles, CA 90012

Subject: PLAZA DE CULTURA Y ARTE –
Environmental Impact Report (EIR) Public Comment

Dear Mr. Takata:

I am writing in support of the Los Angeles County Plaza de Cultura y Arte proposed project.

This project has for many years been a dream in our community. Los Angeles is in dire need of a cultural center for tourists and local residents alike that preserves the city's early beginnings – while showcasing the rich historical and traditional contributions of the Latino community – including our past, present, and future. 1

Los Angeles' early beginnings were shaped and influenced by the Mexican Americans and despite the fact that we have the largest Mexican American population in the United States – we are one of the few major cities in the nation without a cultural venue that preserves and celebrates our heritage. 2

The Plaza de Cultura y Arte proposed project is thoughtfully designed to offer a wide range of day and evening programming. Activities that are revenue-generating, interactive and that integrate cultural, arts, and educational programming – for the whole family. The size and scope of the **proposed project** will accommodate the thousands of visitors that frequent the area. 3

It is our dream that Los Angeles – through the Plaza de Cultura y Arte will celebrate its cultural heritage and will preserve this legacy for future generations.

Sincerely,

Mary Lou Trevis
Mothers of East Los Angeles, President

3354 E. Olympic Boulevard • Los Angeles, CA 90023
P.O. Box 23151 • Los Angeles, CA 90023

Mothers of East Los Angeles
Mary Lou Trevis
President
3354 East Olympic Boulevard
Los Angeles, California 90023

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment that despite the significant influence of the large Mexican American population in the City of Los Angeles, Los Angeles currently does not have a cultural venue that preserves and celebrates Mexican American heritage. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for your supportive comments regarding the wide range of programming and activities of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

3.1 1217-003
Comment Letter

MoLAA
Museum of Latin American Art

December 16, 2003

Mr. Jan Takata
County of Los Angeles Chief Administrative Office
Kenneth Hahn Hall
500 West Temple Street, Room 754
Los Angeles, California 90012

Subject: PLAZA DE CULTURA Y ARTE – Environmental Impact Report (EIR) Public Comment

Dear Mr. Takata,

I am writing in support of the Los Angeles County Plaza de Cultura y Arte proposed project.

This project has for many years been a dream in our community. Los Angeles is in dire need of a cultural center for tourists and local residents alike, that preserves the city's early beginnings - - while showcasing the rich historical and traditional contributions of the Latino community - - including our past, present and future. 1

Los Angeles' early beginnings were shaped and influenced by the Mexican Americans and despite the fact that we have the largest Mexican American population in the United States, we are on of the few major cities in the nation - - without a cultural venue that preserves and celebrates our heritage. 2

The Plaza de Cultura y Arte proposed project is thoughtfully designed to offer a wide range of day and evening programming. Activities that are revenue generating, interactive and that integrate cultural arts and educational programming for the whole family. The size and scope of the proposed project will accommodate the thousands of visitors that frequent the area. 3

It is our dream that Los Angeles, through the Plaza de Cultura y Arte, will celebrate its cultural heritage and will preserve this legacy for future generations.

Sincerely,

Gregorio Luke
Museum Director

628 Alamitos Avenue Long Beach CA 90802 TEL. 562/437-1689 FAX 562/437-7043

Museum of Latin American Art–LATE LETTER
Gregorio Luke
Director
628 Alamitos Avenue
Long Beach, California 90802

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment that despite the significant influence of the large Mexican American population in the City of Los Angeles, Los Angeles currently does not have a cultural venue that preserves and celebrates Mexican American heritage. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for your supportive comments regarding the wide range of programming and activities of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

"velozgroup" <velozgroup@socal.rr.com>
12/02/2003 09:42 PM

To <mcampbell@sapphosenvironmental.com>, "Jan Takata" <jtakata@cao.co.la.ca.us>, "Sharon Yonashiro" <sharon.y@mac.com>,
cc "Alma Martinez" <AMartinez@bos.co.la.ca.us>, "Carrie Sutkin" <csutkin@bos.co.la.ca.us>
bcc
Subject Fw: edited copy

Marie and Jan: the following is the edited (and final) copy of the merchant's remarks for the record. PLEASE MAKE SURE THAT THE CORRECT COPY IS INCORPORATED FOR THE RECORD. Thanks again for all your help. Maria

----- Original Message -----
From: VIVIEN BONZO
To: velozgroup@socal.rr.com
Sent: Tuesday, December 02, 2003 9:18 PM
Subject: edited copy

Olvera Street Merchants' Association

West 17 Olvera Street

Los Angeles, CA 90012

Phone 213-628-4349 Fax 213-687-0800

COMMENTS BY AGUSTO GODOY REPRESENTING OSMA

DECEMBER 1, 2003 PICO HOUSE COMMUNITY MEETING

We are all very pleased that Supervisor Molina has proposed a major cultural project across from Olvera Street. The aging County buildings, although historic, have unfortunately become a haven for the homeless, crime, fires and drug addicts which have given us all a bad image and created serious safety issues for our community and the visiting public.

We, of the Olvera Street business community, believe that these buildings should be demolished so that something positive and contributory can be developed in their place. We very much favor the plan that Supervisor Molina has presented because it addresses the issues of cultural, family activities

and provides life to the last major portion of El Pueblo as yet underutilized.

Persons or organizations who raise objections to this project because of some perceived value for retaining these aging historic structures, (such as the Los Angeles Conservancy), have never nor will they ever do anything to assist the County or our community with damage control to deal with the problems brought about because of them. These individuals do not concern themselves with these issues because they are not members of our community directly affected by these unfavorable conditions. And aside from the crimes I mentioned earlier, these unoccupied structures attract hosts of unlicensed street vendors, another serious issue which often requires police and health department intervention, all costing the City, County and the taxpayers as it cuts into our business activities as well.

We urge the Supervisor to challenge those who would oppose this project under the guise of preservation, because nothing positive is being preserved and much in our community is being compromised in order to support and maintain these structures in their present circumstances. We believe the reuse of these buildings is not a feasible concept given the extent of damage that has been incurred by time and the vandalism which has already occurred.

For this reason, our organization and many of the Olvera Street supporters greatly favor this project. We would also like to express our deepest gratitude for all of the support that has consistently been shown Olvera Street by Supervisor Gloria Molina.

We are very grateful that the County is contemplating such a worthwhile investment which will benefit not only our community but also the greater Los Angeles community as well. This is a unique project which will highlight Mexican art, culture and traditions which incidentally was the solid foundation upon which Olvera Street was initially built upon years ago. We hope that once commenced, this project will enjoy a similar success as we have enjoyed in our longstanding community.

The County is doing what the City has never done for the Olvera Street district. Though the City has made many commitments, seldom have they ever been carried out. Projects such as the Siquieros Mural, outstanding for nearly two decades; the Pico Garnier Block, still empty; the additional parking structure promised years ago but which still remains just a concept; renovated visitor restrooms and other vital public services, none of which have ever been implemented. We compare ourselves to places like the Fairfax Farmer's Market and note the great level of investment, planning and time which have gone into these Los Angeles legends and still Olvera Street

CONT'D.
1

2

remains largely the bastard child of Los Angeles. So break that tradition and continue to move forward with this needed boost for our district and know that you have our full support

We hope to be present for the inauguration of this great project and understand that there are many economic and political hurdles to get through along the way. Count on our full support and once again we thank you for your committed dedication to our Olvera Street community.

CONTD

2

Olvera Street Merchants' Association (OSMA)
Agusto Godoy
OSMA Representative
West 17 Olvera Street
Los Angeles, California 90012

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process. The potential impacts to cultural resources, which includes historic structures, require assessment under the California Environmental Quality Act (CEQA), and thereby includes consideration of alternatives that would preserve, rehabilitate, or adaptively reuse the historic structures on the project site, which are listed on the National Register of Historic Places as contributing elements to the El Pueblo de Los Angeles Historic District.

Response to Comment No. 2:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

3.1 1217-003

November 27, 2003

Mr. Jan Takata
County of Los Angeles
Chief Administrative Office
Kenneth Hahn Hall
500 West Temple Street, Room 754
Los Angeles, CA 90012

Subject: PLAZA DE CULTURA Y ARTE
Environmental Impact Report (EIR)
Public Comment

Dear Mr. Takata:

I am writing in support of the Los Angeles County Plaza de Cultura y Arte proposed project.

This project has for many years has been a dream in our community. Los Angeles is in dire need of a cultural center for tourists and local residents alike, that preserves the city ís early beginnings -- while showcasing the rich historical and traditional contributions of the Latino community -- including our past, present, and future. 1

Los Angeles early beginnings were shaped and influenced by the Mexican Americans and despite the fact that we have the largest Mexican American population in the United States we are one of the few major cities in the nation -- without a cultural venue that preserves and celebrates our heritage. 2

SELF-HELP GRAPHICS
3802 Cesar E. Chavez Avenue • Los Angeles, California 90063
(323) 881-6444 • Fax (323) 881-6447
http://www.selfhelpgraphics.com

The Plaza de Cultura y Arte proposed project is thoughtfully designed to offer a wide range of day and evening programming. Activities that are revenue-generating, interactive and that integrate cultural, arts, and educational programming ñ for the whole family. The size and scope of the **proposed project** will accommodate the thousands of visitors that frequent the area. 3

As one of the leading cultural art organizations in Southern California, and as a visual arts center whose mission is to present Mexican American cultural arts, we are anxious to see a venue of the Plaza become a reality, and we look forward to the opportunity to present work as a partner and ally of the venue. It is important to our audiences and to the artists to have such a center that befits the stature of the cultural influence of our local community. 4

It is our dream that Los Angeles through the Plaza de Cultura y Arte will celebrate its cultural heritage and will preserve this legacy for all of our community and future generations.

Sincerely,

Tomas J. Benitez
Executive Director
Self Help Graphics & Art
3802 Cesar E. Chavez Ave.
Los Angeles, CA 90063

Self-Help Graphics & Art
Tomas J. Benitez
Executive Director
3802 Cesar E. Chavez Avenue
Los Angeles, California 90063

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment that despite the significant influence of the large Mexican American population in the City of Los Angeles, Los Angeles currently does not have a cultural venue that preserves and celebrates Mexican American heritage. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for your supportive comments regarding the wide range of programming and activities of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 4:

Thank you for the comment. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

13.2.7 Individuals

Donald and George Bentley
14559 Rath Street
La Puente, California 91744

David R. Diaz
Environmental Planner
P.O. Box 186
San Gabriel, California 91778

Joyce Dillard
P.O. Box 31377
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Jim Prager
1330 Carroll Avenue
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Public Workshop Comments (November 12, 2003)
Pio Pico House
424 North Main Street
Los Angeles, CA 90012

E. V. Staude
Anderson Canyon
Big Sur, CA 93920

George E. Vickrey
Attorney at Law
31568 Stardust Lane
Valley Center, CA 92082

January 7, 2004

Mr. Jan Takata
County of Los Angeles
Chief Administrative Office, Rm. 754
500 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Takata:

Subject: Opposition to Los Angeles County Proposal to Demolish Historic Brunswig Buildings

Recently we became aware of plans by the County of Los Angeles to demolish the historic Vickery-Brunswig Building and the Brunswig Annex as part of the construction of the Plaza de Cultura y Arte project within the El Pueblo de Los Angeles National Historic District. While we feel the Plaza de Cultura y Arte project is a worthy endeavor, we are strongly opposed to the demolition aspect due to the historic nature of these buildings. 1

These buildings were once owned by Mr. Lucien Napoleon Brunswig, an immigrant pharmacist from France, who founded the Brunswig Drug Company, a wholesale company that supplied drug stores throughout Southern California. He purchased the Vickery Building and later constructed the Annex in 1897. His modern drug wholesale business contributed greatly to the success of Los Angeles. The Brunswig Drug Company later merged with Bergen Drug Company to form Bergen Brunswig Corporation, which subsequently merged with AmeriSource Health Corporation to form AmerisourceBergen Corporation, one of the largest pharmaceutical distributors in the United States.

Mr. Brunswig should be remembered as one of the "founding fathers" of modern Los Angeles, much like the "Crockers" and the "Stanfords" of San Francisco. In addition to his business success, Mr. Brunswig was very much involved in civic causes in Los Angeles. A supporter and benefactor of the School of Pharmacy at the University of Southern California, he also was vice chairman of the Soldier Monument Committee that raised funds for a monument honoring the people of Los Angeles who died in World War I. Their commissioned statue, "The Doughboy," was placed in Pershing Square where it still stands today. 2

In the late 1920's, Mr. Brunswig was one of a number of notable men in Los Angeles to give $5,000 to Mrs. Christine Sterling for her reconstruction project of Olvera Street – a substantial sum of money in those days. In addition to Mr. Brunswig, the donors included Harry Chandler, publisher of the Los Angeles Times, lawyer Henry O'Melveny, banker James R. Martin, and General Moses H. Sherman, owner of the Los Angeles Electric Railway Company. If not for the generosity and foresight of people like them, there might not even be an El Pueblo de Los Angeles National Historic District today. It would truly be sad – and ironic – if Mr. Brunswig, who gave money to support the revitalization of Olvera Street, would have his legacy to Olvera Street and Los Angeles erased through the proposed demolition of his nearby buildings, all in the name of further revitalization.

Our interest in preserving these buildings is particularly strong because our mother's family, of French descent, knew and worked for Mr. Brunswig at his wholesale drug company for many years. Even in

the midst of the Depression, Mr. Brunswig generously hired most of our mother's family. And our parents actually met because of the Brunswig Drug Company. Our mother used to take phone orders from pharmacists and our father was one of those pharmacists. 2

We believe there is the potential for the two Brunswig Buildings to be saved and retrofitted to allow for multiple uses by the many cultures and businesses that have historically thrived in the El Pueblo district. The buildings most certainly could be incorporated within the plans for the Plaza de Cultura y Arte project. Additionally, a French American Museum could be developed within the complex of buildings to finally present the story of the French contributions to the development of Los Angeles and of the United States. Such a museum could parallel the recently opened Chinese American Museum in the nearby Garnier Building within the El Pueblo district. Finally, given the operating history of the Brunswig Drug Company in the buildings, a museum of pharmacy and pharmaceutical history would be a fine addition to the buildings' future uses. With Mr. Brunswig's historic ties to the USC School of Pharmacy, USC might be interested in pursuing the development of such a museum, perhaps tied to the upcoming 100th anniversary of the School of Pharmacy in 2005. We understand that USC has indicated a growing interest in developing greater links to downtown Los Angeles. Additionally, AmerisourceBergen, owner of the Brunswig Drug Company legacy, could be approached about assisting in the buildings' revitalization and the development of such a pharmacy museum. 3 4

In closing, we respectfully request that Los Angeles County reconsider its plans to demolish the Vickery-Brunswig Building and the Brunswig Annex. Your choice is simple. Choosing to save these buildings will not impede the Plaza de Cultura y Arte project, but will only complement the project through the use of an original historic El Pueblo structure. Choosing to save these buildings will allow for telling the story of a great French American, the story of his pharmaceutical company and its historic ties to USC, and the untold history of the French people in Los Angeles. Choosing to demolish these buildings will destroy one of the last standing testaments of the many contributions to Los Angeles by French Americans and will forever bury a significant part of the history of a culture and a people. We believe that Los Angeles County, a "melting pot" for people from around the world, would not want to be tarnished with such a legacy by making the latter decision. 5

Sincerely,

Donald A. Bentley

George T. Bentley

14559 Rath Street
La Puente, CA 91744
626-917-7743

cc: Honorable Gloria Molina, Los Angeles County Board of Supervisors
Honorable Zev Yaroslavsky, Los Angeles County Board of Supervisors
Honorable Yvonne Brathwaite Burke, Los Angeles County Board of Supervisors
Honorable Don Knabe, Los Angeles County Board of Supervisors
Honorable Michael D. Antonovich, Los Angeles County Board of Supervisors
David Palma, Project Manager, Los Angeles County Department of Public Works
Andre Anderson, Sapphos Environmental, Inc.
Ken Bernstein, Los Angeles Conservancy
Huell Howser, Huell Howser Productions
Harry Pallenberg, Segment Producer, Huell Howser Productions
Timothy Chan, Dean, School of Pharmacy, University of Southern California
Alexis Bergen, Director of Public Relations, School of Pharmacy, University of Southern California
Robert E. Martini, Chair, Board of Directors, AmerisourceBergen Corporation
R. David Yost, Chief Executive Officer, AmerisourceBergen Corporation
Cecilia Rasmussen, The Los Angeles Times
Consulat Général de France à Los Angeles
Alliance Francaise de Los Angeles
French-American Chamber of Commerce Los Angeles

Donald and George Bentley–LATE LETTER
14559 Rath Street
La Puente, California 91744

Response to Comment No. 1:

Thank you for the comment indicating opposition to the demolition of the Vickrey-Brunswig Building and the Brunswig Annex as described in conjunction with the description of the proposed project. The opposition to the demolition of the Vickrey-Brunswig Building and the Brunswig Annex will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the historical information regarding the Vickery-Brunswig Building and the Brunswig Annex and for sharing the Bentley family's personal connection to these structures. The County is well aware of the historical significance of these buildings, and this information will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for the comment. As indicated in Section 4 of the Draft EIR, of the five action alternatives that were evaluated, four are able to meet most of the basic objectives of the project, which includes the adaptive reuse of one or more of the historic buildings: Alternatives A, B, D, and E. Alternative C fails to meet most of the basic objectives of the project. Alternatives D and E involve demolition of two or more structures. Alternatives A and B are capable of meeting most of the basic objectives of the proposed project. Alternative A would retain both the Plaza House and the Vickrey-Brunswig Building. Alternative B would retain all three historic buildings: the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex.

Response to Comment No. 4:

Thank you for the comment regarding programming within the Vickery-Brunswig Building and the Brunswig Annex that includes a French American Museum and/or a pharmaceutical museum. It has been noted and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 5:

Thank you for the comment. The proposed project and each of the eight action alternatives that involved demolition of one or more of the historic buildings was determined to result in a significant unmitigated impact on cultural resources.

However, as indicated in Section 4 of the Draft EIR, the adaptive reuse of the Vickrey-Brunswig Building and the Brunswig Annex would expose people and property to greater risk in the event of severe seismic ground shaking than that associated with the proposed project.

The opposition to demolition of historic structures will be considered by the County of Los Angeles Board of Supervisors during the decision-making process.

DAVID R. DIAZ
ENVIRONMENTAL PLANNER

December 1, 2003

Chief Administrative Office
Hall of Administration
County of Los Angeles
500 W. Temple Ave.
Los Angeles. CA. 90012

Attn: Jan Takata

Dear Ms. Takata:

The comments being submitted are in reference to the Plaza de Cultura y Arte, Draft Environmental Impact Report (DEIR). The proposed project is a significant improvement and enhancement to the long term revitalization of the Olvera Street area. 1

Generally, the DEIR adequately addresses a range of relatively mundane and secondary issues related to impact analysis. The document fails to critically address a range of urban environmental problems since it adheres to a strict interpretation to state criteria which is wholly inadequate in relation to environmental impact analysis of urban areas. 2

The comments will focus on three areas, Cultural Resources, Air Quality and Alternatives. In relation the substantive issues, the alternatives and cultural resources sections are the most important in relation to the proposed project.

Alternative D, in relation to the planning and environmental analysis is the superior of the cultural and art oriented revitalization development scenarios presented of the proposed project. 3

The comments submitted for this DEIR were developed from the County's Executive Summary and the Summary of Impacts (I assume prepared by a consultant). 4

Respectfully,

David R. Diaz
Environmental Planner

Urban Planning, E.I.R. Analysis, Neighborhood Preservation, Social Policy Analysis
P.O.Box 186 • San Gabriel, CA 91778-0186 • 626/293-3392 • Fax 626/289-0667

Plaza de Cultura y Arte
Draft Environmental Impact Report (DEIR)
Submitted by David R. Diaz, Environmental Planner

Cultural Resources

This section addresses a range of important issues: potential discovery and protection of archeological resources, on-site observation and monitoring, collection of new findings and potential modification of grading and/or other destructive activities that may emerge during the site preparation. It is essential that this issue is provided primary importance and monitoring by the county due to the historic location of the site and the strong potential that historical artifacts will be discovered due to foundation excavation and grading activities. 5

In relation to destruction of structures, I view the buildings as having limited historic and/or architectural value. The buildings on the site are not vintage in terms of either architectural significance nor in relation to the early history of this area. They are generally conventional office construction. These buildings have been used as offices, warehousing, garment production and often were vacant for decades. In fact, during the 1960s and 1970s, they were in a deteriorating condition, and under utilized. 6

While these structures are part of the streetscape, they have only a limited cultural and/or architectural relationship to the historic Olvera Street zone. The DEIR adequately addresses appropriate mitigation measures in relation to how demolition and historic documentation should proceed in relation to the proposed project.

Alternatives

Each of the alternatives is focused on the available size and scale of cultural and art space, and the type and quality of paseos and pedestrian amenities that will result from the project. The alternatives range from maintaining all structures to complete demolition and new construction.

Alternative D strikes the best balance. This scenario will renovated the Vickrey-Brunswig Building, while allowing the demolition of the other structures to provide for the necessary expansion of cultural, educational and performance related activities. 7

This alternative provides for a substantial increase in interior user space and addresses a range of pedestrian and urban design issues.

In particular, this scenario will maximize space for an art gallery, performances, community activities and cultural oriented educational programming projected for the site.

The other proposals, that either attempt to preserve all or two of the three structures complicate the redesign of the area, are excessively expensive for marginally important structures, limit the 8

options to enhance the cultural programming and limit the useable space for both cultural workers and community organizations who will utilize the space in the future. Attempting to defend marginally influential structures, especially those that have limited cultural interpretation in relation to the surrounding area is inept public policy. These alternatives, collectively, are also potentially excessively costly in relation to the goals of the project. 8

Alternative E, total destruction, seems excessive and counter productive in relation to the site and urban design considerations. 9

Air Quality

This section is wholly inadequate in addressing the air pollution impacts of the proposed project. The DEIR basically assumes that no vehicular trip generation increases will occur due to the proposed project. There is virtually no analysis of the short nor long term air pollution impacts related to increased trip generation that will result due to this project.

The DEIR is narrowly focused on construction and earth moving related air pollution issues (see Measure Air-1 through Air-9). Addressing construction, grading and earth moving air pollution impacts are both critical and essential, since the site is directly adjacent to the historic Olvera Street District. The DEIR reasonably addresses a range of issues and substantive mitigation measures in relation to this phase of the proposed project. However, in relation to the projected life span of the proposal, the construction phase is relatively brief in terms of air pollution impacts. 10

The failure to address long and short term negative air pollution impacts due to significant trip generation increases as a result of the proposed project is a fatal flaw in the DEIR.

The assumption, due to the complete lack of analysis, that the project will (apparently) result in no trip generation increases is a blatant omission of conventional environmental impact analysis. Given the significant increased scale of final project, the goal to qualitatively enhance the urban design, the goal of developing a major cultural and community oriented district, and the central civic center location is a direct indication of a substantial increase in trip generation to the site.

This will mainly occur through vehicle trips, car or bus. Thus, the project will have significant short and long term air pollution impacts, which at minimum, the technical consultants are required to document, develop estimated projections, assess the level of air pollution generated, the impact on the sub-regional atmosphere and establish a range of mitigation measures in relation to this issue.

How and why this area of conventional environmental analysis was ignored is both puzzling and problematic to the approval process of this project.

The best case recommendation is that the DEIR, be compelled to revisit this issue and comprehensively address future negative air pollution impacts related to the long term relationship of a significant, new urban revitalization project proposal.

David R. Diaz
Environmental Planner
P.O. Box 186
San Gabriel, California 91778

Response to Comment No. 1:

Thank you for the comment indicating support of the proposed project. The support of the proposed project will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 2:

Thank you for the comment. In considering the scope of analysis, as required by Section 15121 of the State CEQA Guidelines, the EIR was prepared as an informational document to inform the County of Los Angeles Board of Supervisors, the public decision-making body, and the public in general of the significant environmental effect of the proposed project, to identify potential ways to minimize the significant effects, and to describe reasonable alternatives to the proposed project. The County of Los Angeles Board of Supervisors shall consider the information in the EIR, and all other relevant information presented to the County, during their decision-making process.

The potential of the proposed project to result in significant impacts to air quality and cultural resources was addressed in Sections 3.3 and 3.4 of the Draft EIR, respectively. Section 4.0 of the Draft EIR analyzed a total of five action alternatives in relation to the 12 issue areas that the Initial Study[1] identified as having the potential to result in significant impacts from the proposed project. In addition, as required by CEQA, the No Project Alternative was analyzed in Section 4.0 in relation to the same 12 issue areas. Specific comments provided in relation to air quality, cultural resources, and alternatives are addressed in specific responses to Comments No. 3 through 9.

Response to Comment No. 3:

Thank you for the comment indicating support of Alternative D as it relates to cultural and art-oriented revitalization. The support of Alternative D in relation to cultural and art-oriented revitalization development will be considered by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 4:

Thank you for the comment. The County of Los Angeles is responsible for the adequacy and objectivity of the Draft EIR. As required by Section 15084(e), the Chief Administrative Office, acting on behalf of the County of Los Angeles, reviewed the Draft EIR prepared by its consultant and determined that the analysis reflects the independent judgment of the County of Los Angeles. Pursuant to Section

[1] County of Los Angeles Chief Administrative Office. 1 November 2001. Initial Study: El Pueblo Cultural and Performing Arts Center Project. Prepared by: Sapphos Environmental, Inc., 133 Martin Alley, Pasadena, CA 91105. Contact: 500 West Temple Street, Los Angeles, CA 90012.

15084(d)(2), the County contracted with Sapphos Environmental, Inc. to prepare the Draft EIR. In turn, Sapphos Environmental, Inc. subcontracted specialized studies related to the architecture and design, construction cost estimating, programming, economic analysis, structural engineering, cultural resources, hazards and hazardous materials, geology and soils, air quality, civil engineering, and traffic and parking to firms with specialized expertise in these areas.

Response to Comment No. 5:

Thank you for the comment. Mitigation measures CUL-1 through CUL-4 were recommended to avoid and minimize potential impacts to cultural resources related to known resources and the potential discovery of unknown resources. These mitigation measures will be adhered to by the County as part of the Mitigation Monitoring and Reporting Program for the project. As required by Section 15091 of the State CEQA Guidelines, the County of Los Angeles Board of Supervisors must make one of three possible findings in relation to each significant impact:

1. Changes or alternations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the Final EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological, or other considerations, including the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Response to Comment No. 6:

Thank you for the comment. Opinions related to the architectural value of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex will be considered by the County of Los Angeles Board of Supervisors during the decision-making process. Pursuant to Section 15064.5(a)(1), historical resources include all resources listed in or determined eligible to be listed in the California Register of Historical Resources. The California Register of Historical Resources includes all resources listed in or determined to be eligible for listing in the National Register of Historic Places. The three buildings, the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex, are identified as contributing elements to the El Pueblo de Los Angeles Historic District.

As required by Section 15064.5(b)(2), a project that will result in a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment. Olvera Street is part of the El Pueblo de Los Angeles Historic District, and the three buildings are included in the 27 contributing elements for which the El Pueblo de Los Angeles Historic District is listed in the National Register.

Response to Comment No. 7:

Thank you for the comment. The support of Alternative D will be considered by the County of Los Angeles Board of Supervisors during the decision-making process, in particular the ability of this alternative to provide space for an art gallery, performances, community activities, and culturally oriented programming projected for the site.

Response to Comment No. 8:

Thank you for the comment related to the relative cost of conservation in Alternatives A, B, C, and D. The opinion that Alternative D optimizes the cost of preservation and utility of new space will be considered by the County of Los Angeles Board of Supervisors during the decision-making process.

As required by 15091(a)(iii), the County of Los Angeles shall consider the specific economic, legal, technological, and other special considerations in its consideration of the ability of the proposed project and alternatives to obtain most of the basic objectives of the proposed project and its feasibility of implementation.

Response to Comment No. 9:

Thank you for the comment. The opposition to Alternative E will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 10:

Thank you for the comment. A complete operational air quality impact assessment was conducted for the proposed project and was thoroughly addressed in Section 3.2.4 of the Draft EIR. The analysis of operational impacts to ambient air quality was analyzed in accordance with traffic estimates provided in the traffic impact study (Appendix N of Volume II of the EIR). The traffic estimates were used with project data for programming spaces as input to the California Air Resources Board (CARB) model URBEMIS 2002 to determine the potential amount of air contaminants from area sources and trips associated with project operation.

As indicated in Section 3.2.4 of the Draft EIR, operational impacts were assessed in accordance with the methodology recommended in the South Coast Air Quality Management District (SCAQMD) Air Quality Handbook,[2] updated with current CARB emission factors. In addition, the County of Los Angeles utilizes significance thresholds recommended by the SCAQMD Air Quality Handbook,[3] as described in Section 3.2.3 of the Draft EIR.

[2] South Coast Air Quality Management District. 1993. *CEQA Air Quality Handbook*. Contact: 21865 Copley Drive, Diamond Bar, CA 91765.

[3] South Coast Air Quality Management District. 1993.

JOYCE DILLARD
P.O. Box 31377
Los Angeles, Ca. 90031
Email dillardjoyce@yahoo.com

December 2, 2003

David Palma, Project Manager
County of Los Angeles
Department of Public Works
P.O. Box 1460
Alhambra, CA. 91802-1460

Re: El Pueblo Cultural and Performing Arts Center
aka Los Angeles County Plaza de Cultura y Arte
Draft Environmental Impact Report

Dear Mr. Palma,

Lincoln Heights, the original suburb of Los Angeles, is in the proposal stage of a Historic Preservation Overlay Zone: CPC-2003-5324-HPOZ. The HPOZ is being created in attract tourism and, consequently, economic improvement to a very deprived neighborhood.

Because of high crime and low-moderate income levels, this economic planning with land planning is essential. University of Southern California Health Sciences Campus plans to eventually build a Biotech Park on their site. Most businesses are small with individual ownership. North Broadway is the main thoroughfare and acts as a highway between Downtown Los Angeles and San Marino. Main Street serves that capacity as well. We are also in the process of a Community Design Overlay Zone to improve and enhance North Broadway.

Livable Places is proposing mixed-use lofts near the Metro Gold Line. Amcal and WORKS are proposing low income and senior housing also near the Gold Line. The Brewery is on Main Street. There is future loft development on North Main also. The Cornfields State Park is in the process of development on Main Street. California Endowment has plans to build at 760 North Main Street. Taylor Yard is in development as a park.. The River Center is also near the Avenue 26 Gold Line.

We have Heritage Square Museum at the French Station Gold Line with their Mission Statement:

Collect, Preserve, and Interpret the architecture, physical environment, and cultural diversity of Southern California during the period from 1850 to 1950

Their website is: http://www.heritagesquare.org/index.html

Lincoln Heights boasts homes designed in the Craftsman, Eastlake and Gothic eras. An assessment by Myra L. Frank and Associates Inc. has listed 98 pages of property-by-property analysis for the preservation of the area. In fact, we are asking that the boundaries be enlarged to include Lincoln Park, as the park is Victorian in heritage. The company website is at: *http://www.myrafrank.com/*

1

A copy of this report is located at Lincoln Heights Library, 2530 Workman Street, Los Angeles, CA. 90031.

We would like to direct you to a website that is describes the early history of the neighborhood: *http://www.angelfire.com/ca4/lincolnpark/lincolnheights.html*

The park history is at: *http://www.angelfire.com/ca4/lincolnpark/*

In keeping with that spirit, we are concerned that Vickrey-Brunswig Building, the Brunswig Annex or the Plaza House in the proposed project will be demolished. Olvera Street and the Plaza Church are centers of Hispanic history.

2

Lincoln Heights was the neighborhood of many cultures including Italian, Russian and Jewish. Now we are 68.2% Latino and 26.4% Chinese, reflecting the extension of the Downtown population.

The history reflected in the buildings of the proposed El Pueblo Cultural and Performing Arts Center Project is critical to attracting tourists to our neighborhood to view more history from the late 1800s. If demolished, it would be pointless for one community to assume that they alone could attract visitors. In other words, we are asking for continuity from the County of Los Angeles in long-term planning.

3

The El Pueblo project has the appearance of being more geared to tourists from other parts of Los Angeles County than from tourism from other parts of the country or world. After the Biotech Park is built, we expect our neighborhood to see more visitors outside of Los Angeles County due to the nature of research.

4

Lincoln Heights is an area where our schools are Title I; and we qualify for Federal Community Development Block Grants.

The City, the County and the Residents would work together in tourist movement via the Metro Gold Line or the streets of North Broadway and Main Street to create a region and not just one center. We would like to preserve the culture, history and heritage yet see an increase of income to remove our area from the stigma of poverty. 5

Sincerely,

Joyce Dillard

JD/j
Enc

Cc: Guadalupe Duran-Medina
Mariana Salazar
Carrie Sutkin

HISTORIC PRESERVATION OVERLAY ZONE

DEPARTMENT OF CITY PLANNING

What is a Historic Preservation Overlay Zone (HPOZ)?

A Historic Preservation Overlay Zone is a zoning ordinance for a specified geographic area containing structures, landscape, natural features, or sites with historic, architectural, cultural or aesthetic significance. The intent of HPOZ's is to protect and enhance the use of structures, features, sites, and areas that are reminders of the City's history or which are unique and irreplaceable assets to the City and its neighbors or which are worthy examples of past architectural styles.

Why is a HPOZ necessary and what is its purpose?

An HPOZ is an effective tool which preserves the historic significance and integrity of development. The purpose of an HPOZ is to:

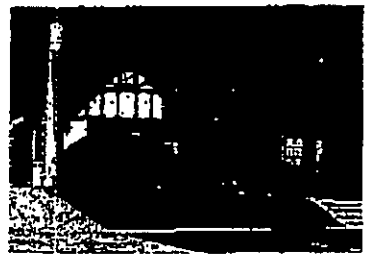
- protect and enhance the historic neighborhoods which are unique and irreplaceable assets worthy of past architectural styles;
- develop and maintain an appropriate environment to preserve sites;
- stabilize communities;
- foster public appreciation and promote education by preserving the City's history through phases of architecture; and
- ensure procedures comply with California Environmental Quality Act (CEQA).

The benefits of HPOZ Designation are:

- control over exterior alterations;
- enhance the sense of community;
- increase property values and possible tax savings; and
- an elected Board to advise and review renovations.

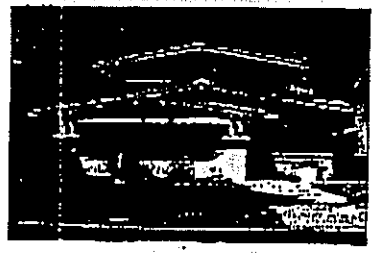
When does a HPOZ become effective?

A HPOZ becomes effective only after it is approved by the Cultural Heritage Commission and adopted by the City Council. Once adopted, any project within its boundaries is required to follow its development standards.

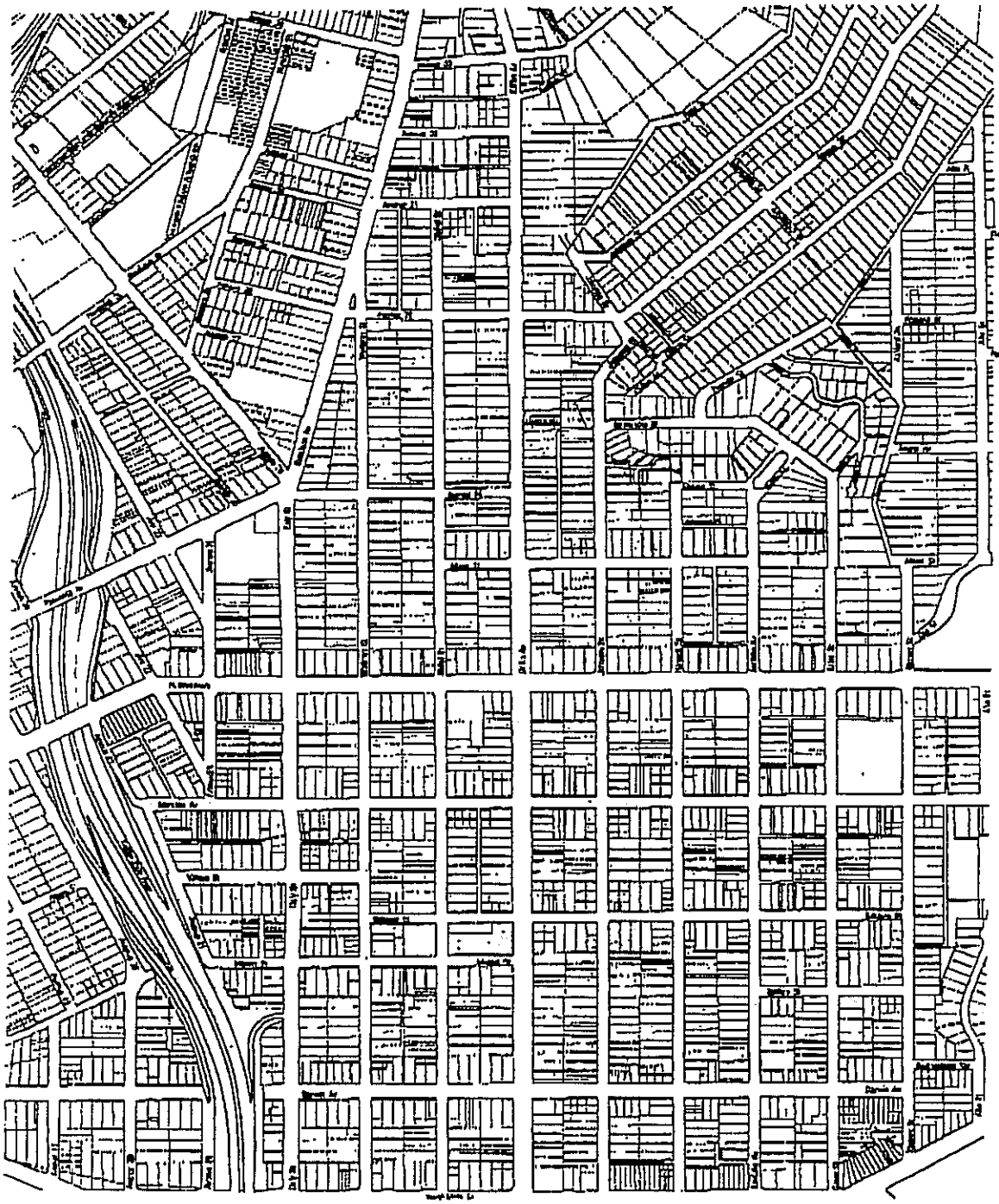


Is there a HPOZ in my community?

You may go to the Department of City Planning's website at http://cityplanning.lacity.org to see if there is a HPOZ in your community. Once at our website go to General Plan, Community Plans, select your Community Planning Area, then choose Other Plans/Guidelines. If there is a HPOZ in your area, it would be listed under this section.



Lincoln Heights Historic Preservation Overlay Zone



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CONTACT: MARIANA SALAZAR 213 978-1211
CITY PLANNING

COMMUNITY DESIGN OVERLAY DISTRICT

DEPARTMENT OF CITY PLANNING

What is a Community Design Overlay District (CDO)?

A Community Design Overlay District (CDO) is a tool used for a distinct geographic area to improve and/or preserve the quality of building and site design through the application of Design Guidelines and Standards. Design Guidelines and Standards, developed for each CDO, provide guidance and direction in the design of buildings by addressing physical elements such as color and materials, landscape, facade and wall treatments, and site orientation.

Why is a CDO necessary and what is its purpose?

A CDO is an effective tool to regulate the design and character of development in order to prevent inconsistent, haphazard, and unrelated design. The purpose of a CDO is to assure that development:

- promotes a distinctive character;
- improves aesthetic attractiveness;
- protects areas of interest;
- prevents unacceptable design uses or structures; and
- provides a sense of place.

The design benefits of using a CDO are numerous. For example, a CDO can be used to:

- preserve unique architecture;
- regulate the style and design of signs;
- improve building facades; and
- incorporate murals, art, and landscaping.

When does a CDO become effective?

A CDO becomes effective only after the CDO's guidelines and development standards are approved by the City Planning Commission and its boundaries are adopted by City Council. Once approved, any project within its boundaries should follow its guidelines and development standards.

Is there a CDO in my community?

You may go to the Planning Department's website at http://cityplanning.lacity.org to see if there is a CDO in your community. Once at our website go to General Plan, Community Plans, select your Community Planning Area, then choose Other Plans/Guidelines. If there is a CDO in your area, it would be listed under this section.

LINCOLN HEIGHTS COMMUNITY DESIGN OVERLAY ZONE

CONTACT MARIANA SALAZAR @ 213 978-1211
CITY PLANNING

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031

Response to Comment No. 1:

Thank you for the information regarding Lincoln Heights and Lincoln Park. The participation in the environmental review of the Draft EIR is appreciated and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process related to the proposed project and alternatives under evaluation.

The proposed project objectives include the enhancement of the Plaza de Cultura y Arte as a center for Hispanic history as outlined in Section 2, Project Description, of the Draft EIR, and state the following:

1. Provide a facility inspired by late 19th-century Mexican-style architecture, including plazas, paseos, courtyard, and gardens, that provides interior and exterior spaces to accommodate approximately 90,000 visitors annually.

2. Within the facility, provide at least 20,000 square feet dedicated to educational facilities and programs to support a full range of cultural and artistic expression, including but not limited to music, theater, dance, visual and applied arts, and heritage and genealogy.

3. Within the facility, provide a multipurpose community center with a minimum size of 6,000 square feet to support the continued celebration of traditional cultural events, including festivals, weddings, and other public and private events. This venue would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District.

4. Within the facility, provide an indoor venue for theatrical and cultural performances for audiences of approximately 100 people.

5. Within the facility, provide at least 2,000 square feet (to accommodate three standard school classes) dedicated to interactive exhibits and resources for people of all ages to experience traditional Mexican American and other Latino cultures.

6. Within the facility, provide interior and exterior settings for concurrently staging up to three standard classes.

7. Within the facility, provide at least 4,000 square feet of space suitable for historical and cultural exhibitions, including the display and storage of artifacts and archives, concerning the historical significance of the El Pueblo de Los Angeles Historic District and past and present Mexican American contributions to the Los Angeles community.

8. Within the facility, support $1,000,000 worth of revenue-generating activities to defray the cost of programming at build-out, consistent with the goals and objectives of the proposed project.

9. Identify a project design that enhances the utilization of County-owned property adjacent to the Plaza Church and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located.

10. Consider the feasibility of adaptive reuse of one or more of the three historic structures, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

11. Create a park-like setting within the proposed project to remember the historic Campo Santo (recognizing the original location of the cemetery associated with the Plaza Church).

12. Provide a central place for visitors to obtain information on the Plaza de Cultura y Arte, the surrounding El Pueblo de Los Angeles Historic District, and other downtown destinations.

13. Encourage County residents and visitors to use alternative means of travel to the site, including walking, public transit, car pools, and alternatively fueled vehicles as the primary means of traveling to the facility.

14. Improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District.

15. Enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown.

The County of Los Angeles Board of Supervisors is equally weighing the eight action alternative project designs and will take the comment into consideration when rendering a decision.

Response to Comment No. 2:

Thank you for the comment. Opinions related to the architectural value of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex will be considered by the County of Los Angeles Board of Supervisors during the decision-making process. Pursuant to Section 15064.5(a)(1), historical resources include all resources listed in or determined eligible to be listed in the California Register of Historical Resources. The California Register of Historical Resources includes all resources listed in or determined to be eligible for listing in the National Register of Historic Places. The three buildings, the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex, are identified as contributing elements to the El Pueblo de Los Angeles Historic District.

As required by Section 15064.5(b)(2), a project that will result in a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment. Olvera Street is part of the El Pueblo de Los Angeles Historic District, and the three buildings are included in the 27 contributing elements for which the El Pueblo de Los Angeles Historic District is listed in the National Register.

Of the eight action alternatives, Alternative B does include retention of all three historic structures. The proposed project and five action alternatives will be weighed equally by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for the comment. Support of the preservation of the historic character of Lincoln Heights, as well as the preference for Alternative B, which retains all three historic structures of the evaluated development scenarios, is noted and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Opposition to demolition of any of the three historic buildings is also noted and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 4:

Thank you for the comment. The proposed project will be developed as a multipurpose facility for out-of-state and regional visitors, as well as local residents. This site would be designed to create a pedestrian-oriented facility that celebrates, promotes, and preserves an understanding and appreciation of Mexican American historical contributions to Los Angeles through a full range of integrated cultural, educational, and arts programming.

Response to Comment No. 5:

Thank you for your comment. Object 15 of the proposed project is to enhance pedestrian connection to the Angel's Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Center, and Chinatown thereby creating a region in which tourists may visit. In addition, Objective 9 is intended to identify a project design that enhances the utilization of County-owned property adjacent to the Plaza Church and respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District, within which the project is proposed to be located.

3.1 1217-003

Jim Prager
1330 Carroll Avenue
Los Angeles, CA 90026
213-250-3929 Fax 213-250-4911 Email: jmprager@aol.com

December 2, 2003

County of Los Angeles Chief Administrative Office
Attn: Jan Takata
500 West Temple Street
Room 754
Los Angeles, CA 90012

Re: Draft Environmental Impact Report (EIR) for the Plaza de Cultura y Arte

Ladies and Gentlemen:

I writing with respect to the Draft Environmental Impact Report (EIR) for the Plaza de Cultura y Arte proposed for development within the El Pueblo de Los Angeles Historic District in the City and County of Los Angeles, California (the "Proposed Project").

I am a resident of the City and County of Los Angeles, California, residing at 1330 Carroll Avenue, Los Angeles, CA 90026. I am a former senior executive with a national amusement park and attraction organization with experience building and operating urban attractions, museums and amusement parks in 9 states. I have long been involved with historic preservation in Los Angeles, serving as an officer, director or lawyer of preservation organizations. I have restored and own Los Angeles City Historic-Cultural Monument No. 52 known as the Sessions House and Los Angeles City Historic-Cultural Monument No. 8 known as the Foy House. In 1978, I was the lead plaintiff and lawyer in the litigation in the Los Angeles County Superior Court, styled Prager, et al. vs. Cahill, et al. (No. C240507), that halted the demolition, and resulted in the preservation, of a building within the El Pueblo de Los Angeles Historic District. I participated in preparation of the 1980-1981 General Plan for El Pueblo de Los Angeles State Historic Park. 1

I am very much in favor of a Mexican-American cultural heritage center but I do not favor the Proposed Project because as the EIR states at page 3.3-32 "[t]he proposed project would compromise the existing fabric of the El Pueblo de Los Angeles Historic District by demolishing structures that are now listed on the [National Register of Historic Places]." Of the alternatives identified, I am in favor of Alternative B which does preserve all 3 historic buildings. But I believe there is another and better alternative that was not but should be studied—the completion of the proposed project and the preservation of all 3 historic buildings. 2 3

Preservation of all 3 buildings requires only that approximately 9,000 square feet or 4.47 % of project land area be used differently than the Proposed Project. (This 9,000 square feet of area represents the footprint of the 2 buildings proposed for demolition.) The Proposed Project anticipates the use of approximately 201,150 square feet of land area but Alternative B uses only 177,756 square feet of land area. Why? Should not an alternative be considered that preserves all 3 historic buildings and continues to use the same 201,150 square feet of land area as the Proposed Project continues to use? 3

Please study an alternative that would use all 201,150 square feet of land area and would also preserve all 3 historic buildings.

I have several other comments, questions and concerns about the draft EIR as follows:

1. Why does the EIR fail to discuss the General Plan for El Pueblo de Los Angeles State Historic Park, as adopted in 1980-1981? I note that Section 3.7 of the EIR details the history of the governance of El Pueblo and the 1987 legislation changing its status. But the EIR does not discuss the broad policies set forth in that General Plan or discuss whether or not the General Plan may still be applicable despite the 1987 legislation. In particular, the Proposed Project violates the Resource Element, the Land Use and Facilities Element and the Declared Resource Management Policy for El Pueblo as set forth in the General Plan. 4

2. When the Joint Powers Agreement Ended Were There Any Understandings or Agreements Among the State, the County and the City Relating to the Future Use or Preservation of the El Pueblo de Los Angeles Historic District Properties? The institutional memory of former state parks officials suggests that there were and are continuing commitments by the County of Los Angeles relating to the restoration and preservation of the 3 historic buildings. 5

3. Why is the State Historic Building Code Not Discussed in Connection with the Alternatives Which Would Not Require the Demolition of Historic Buildings? The State Historic Building Code, administered by the State Architect, may supersede County rules and may reduce the costs of preserving the 3 historic buildings. 6

4. The Demolition of the Historic Buildings Will Violate the "Public Trust Doctrine" Giving Rise to Claims Against the County of Los Angeles but the "Public Trust Doctrine" is not Discussed in the EIR. In addition to relevant historic preservation legislation, there is a common law concept that historic properties owned by the County are held in "public trust" with the County of Los Angeles burdened with the obligation to protect and preserve them for the public. The violation of this public trust should be discussed in the EIR. 7

5. The Physical Condition of the Historic Buildings is Not the Result of a Single Catastrophic Event but the Result of a Pattern and Practice and a Failure of the 8

County of Los Angeles to Protect and Maintain the Buildings for Decades. The red tagging and demolition of the historic buildings would in effect be demolition by neglect. The exception in the National Historic Preservation Act for demolition in the interest of public safety probably doesn't excuse demolition required because the County of Los Angeles neglected the property for years despite commitments over the last 30 years to restore and preserve them. 8

6. Why Does the EIR Fail to Discuss the Adverse Financial Consequences that Might Flow from Demolishing Historic Buildings Protected by the National Historic Preservation Act? Are any federal funds anticipated to be used in the Proposed Project? If so, there could be adverse financial consequences associated with demolition of any of the historic buildings and the failure to complete a federal environmental impact statement. These possible adverse consequences should be discussed. 9

7. Has the County of Los Angeles Acquired the Right to Use the City-Owned Property in Its Proposed Project? There does not seem to be a discussion of the right of the County of Los Angeles to use the City-owned parking lot in its Proposed Project. What is the nature of the County's right to the City Property? Will the City conduct its own environmental assessment of the use of its property? What impact on the right to use the City property could flow from the demolition of historic buildings? 10

8. The Ultimate Architectural Design and Operation of the Project Will Have an Important Impact on the El Pueblo de Los Angeles Historic Monument but the Impact of Its Design and Operation is not Presented for Consideration and Evaluation. The height, color, bulk, mass, lot coverage, building materials, landscaping and architectural design will all have an important impact on the historic area in which the Proposed Project will be built. Will design issues be considered? Does the County of Los Angeles agree that the design of the Proposed Project should protect and preserve the El Pueblo de Los Angeles historic area and how will public comment on the design be solicited and obtained? Operation of the Proposed Project will similarly impact Olvera Street and El Pueblo de Los Angeles Historic Monument generally. Will cooperative marketing, parking and sales programs be instituted? Is it anticipated that the Proposed Project will interfere in any way with the current operations, parking, waste management, maintenance or traffic flow at Olvera Street? 11

9. Why is the Contractual Relationship, if any, Between the County of Los Angeles and the Plaza de Cultura y Arte Foundation Not Disclosed and Discussed in the EIR? CEQA requires an adequate description of a project. An adequate description may require that the EIR provide more information about the persons who propose to own and operate the Proposed Project and the persons to be served by the project. Who is the Plaza de Cultura y Arte Foundation? Does it exist today? Is its financial information available for public review? Is it appropriate for a resident of the State of New Mexico to be a director of the organization that will operate a County of Los Angeles facility? Does the County of Los Angeles have an existing contractual relationship with the Foundation? 12

What parts of the development, construction and operation of the Proposed Project will the County of Los Angeles undertake and what parts will be undertaken by the Foundation?

12

10. Why was Volume II of the Draft EIR Not Distributed or Made Available for Public Review? The failure to provide all relevant information on the Proposed Project is a violation of CEQA and invalidates the review process. I asked for a copy of the Draft EIR and was told that I would need to review it at one of the public sites or pay $700 for a copy. Unfortunately, the public sites I visited did not have a copy of Volume II. Please note that the distribution letter from Sapphos Environmental Inc. reflects that only Volume I was made available for public review and comment. Volume II appears (by virtue of the description at page x of Volume I) to contain important economic feasibility and cultural information necessary to understand fully the Proposed Project and the Alternatives presented. Please make Volume II available.

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In summary, I would ask that the public comment period be extended in order that Volume II of the draft EIR may be reviewed.

Sincerely,

Jim Prager
1330 Carroll Avenue
Los Angeles, CA 90026

Response to Comment No. 1:

Thank you for the comment. Participation in the environmental review of the Draft EIR is appreciated and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process related to the proposed project and alternatives under evaluation.

The 1980 General Plan for the State Historic Park was reviewed during preparation of the EIR. However, the proposed project is not governed by the 1980 General Plan for the State Historic Park because the existence of the State Historic Park was suspended by act of the State Legislature in 1987 and the terms of the Park General Plan were, by implication, suspended as well. The State Historic Park was established by a tripartite agreement among the State of California, County of Los Angeles, and City of Los Angeles in 1974 to include all the El Pueblo de Los Angeles Historic District and all the contributing elements. As indicated in Section 3.3.2 of the Draft EIR, the tripartite agreement among the State, the County, and the City that established the State Historic Park was suspended in 1987. As part of that legislative action, the properties owned by the State were transferred to the City of Los Angeles, and the City established the El Pueblo de Los Angeles Historic District to include all the properties within the jurisdiction of the City. The three buildings under consideration in conjunction with the proposed project are identified as contributing elements to the El Pueblo de Los Angeles Historic District but are located on property owned by the County of Los Angeles and are therefore not included in the El Pueblo de Los Angeles Historic District.

Response to Comment No. 2:

Thank you for the comment. Support of a Mexican American cultural heritage center is noted, as well as the preference for Alternative B of the evaluated development scenarios, and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Opposition to demolition of any of the three historic buildings is also noted and will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 3:

Thank you for the comment. All the relevant information to allow consideration of an alternative that conserves all three buildings within the footprint considered for the proposed project is contained within the EIR. Please see clarifications and revisions (Section 12 of Volume III of the EIR) to Section 4.0 of the Draft EIR for a comparative impact analysis of an alternative as specified in the comment:

- Utilization of 201,150 square feet to accommodate a refined version of Alternative B
- Conservation and adaptive reuse of the three historic buildings
- Provision of 94,800 total square feet to accommodate programming
- Conformance with all programming needs specified for the proposed project, including a 500-seat theater and outdoor classroom

Response to Comment No. 4:

Thank you for the comment. See response to Comment No. 1 for an explanation of the suspension of the State Historic Park in 1987. Since the Park General Plan is no longer effective and is not applicable to the proposed project, compliance with the Park General Plan is not discussed. Compliance with existing land use plans is discussed in the EIR.

Significant impacts to land use resulting from the demolition of historic buildings required for the proposed project and Alternatives A, D, and E will be taken into consideration by the County of Los Angeles Board of Supervisors during their decision-making process. The inconsistency of demolition of historic buildings required in conjunction with the proposed project described in Section 2 of the Draft EIR with the applicable County of Los Angeles General Plan is disclosed in Section 3.7 of the Draft EIR. Similarly, Sections 4.1, 4.2, 4.5, and 4.6 of the Draft EIR describe the demolition of historic structures required in conjunction with Alternatives A, D, and E as being inconsistent with the County of Los Angeles General Plan. The inconsistency with the County General Plan resulted in a determination of significant impacts to land use for the proposed project and Alternatives A, D, and E.

Response to Comment No. 5:

Thank you for the comment. The suspension of the tripartite agreement was accomplished by a unilateral act of the State Legislature. Nothing in the legislative record indicates any agreement by the County or obligations applicable to the County concerning the three historic structures that may be affected by the proposed project. The deeds by which the State transferred its property to the City of Los Angeles require the City to continue to operate a public park on what was formerly State property.

Response to Comment No. 6:

Thank you for the comment. In preparing the structural evaluation report (Appendix B of Volume II of the EIR), the structural engineering firm of John A. Martin and Associates consulted with the County of Los Angeles Department of Public Works regarding the appropriate level of safety for structural upgrade and seismic retrofit of the three historic structures. The County of Los Angeles Department of Public Works determined the High-Risk Standard of County of Los Angeles Building Code, Chapter 96, would bring the building up to a collapse prevention level of performance after retrofit based on the proposed capacity of the programming specified for the proposed project. This Standard would bring the building up to a collapse prevention level of performance or better. The conceptual design of that proposed performance level did apply the Uniform Code of Building Conservation (UCBC) on which the State's Historic Building Code is based.

Response to Comment No. 7:

Thank you for the comment. The potential conflict with the County of Los Angeles General Plan and the public health and safety hazard represented by the three vacant historic buildings will be taken into consideration by the County of Los Angeles Board of Supervisors in their decision-making process.

The common law concept of public trust articulated by the comment is integrated into the County of Los Angeles General Plan goals and policies related to conservation of historic structures. Response to Comment No. 4 describes the analysis that was presented in the EIR regarding the inherent conflict between demolition of historic structures and the preservation policies articulated in the County General Plan.

As described in Section 3.3.1 of the Draft EIR, Section 5028(a) of the California Public Resources Code permits demolition of historic structures listed on the National Register of Historic Place or as contributing elements to a District listed in the National Register of Historic Places that pose an imminent threat to public health or safety. In red-tagging the three historic buildings, the County of Los Angeles Department of Public Works has made a determination that the three buildings pose an imminent threat to public health and safety. In response to the information contained in the structural engineering report, the County of Los Angeles has implemented a closure plan to protect the public from imminent threat from the potential collapse of the three historic buildings. The closure plan includes partial closure of the sidewalk on Main Street immediately adjacent to the buildings, fencing the vacant lot between the Plaza House and the Plaza Church, and partial closures of New High Street and Republic Street where they are adjacent to the Vickrey-Brunswig Building and the Brunswig Annex.

Response to Comment No. 8:

Thank you for the comment. The history of the buildings and the events that resulted in deterioration of the structural capacity is accurately described in the structural evaluation report (Appendix B of Volume II of the EIR) and summarized in Section 3.3 and 3.4 of the Draft EIR. The demolition authorized by Public Resources Code Section 5028 is not limited to situations in which an imminent threat to public health and safety is caused by a single event.

Response to Comment No. 9:

Thank you for the comment. Financial analysis is beyond the scope of the analysis required by CEQA. However, in an effort to ensure that the County of Los Angeles Board of Supervisors was fully informed in their decision-making process related to the proposed project and the alternatives under consideration, an economic study (Appendix D of Volume II of the EIR) was prepared to assess the potential for revenue and anticipated operating costs. In addition, construction cost estimates were prepared for the proposed project and each of the alternatives (Appendix F of Volume II of the EIR).

As indicated in Section 3.3.1 of the Draft EIR, there is no federal action, including funding or permits, anticipated in association with the proposed project.

Response to Comment No. 10:

Thank you for the comment. The ability of the County of Los Angeles to obtain the right to use City El Pueblo Parking Lot 1 will be an issue taken into consideration by the County of Los Angeles in their decision-making process. During the development of the conceptual design for the proposed project, representatives of the County and the Foundation met with the City of Los Angeles Department of Transportation to discuss the potential ability of the County to develop a portion of the proposed

project on City El Pueblo Parking Lot 1, and it was agreed that it would be reasonable to consider this scenario in conjunction with the proposed project. The potential loss of parking was raised as a concern in response to the Notice of Preparation. Therefore, development was removed from both City Parking Lot 1 and County Parking Lot 25 in each of the alternative development scenarios. The question as to whether the City would prepare its own environmental assessment is beyond the jurisdiction of the County. It is the County's opinion that if the City's parking lot is acquired for the uses described in this EIR, the County's obligation to assess the environmental impacts of that use is satisfied by this EIR.

Response to Comment No. 11:

Thank you for the comment. Conceptual designs, including site plans and perspective drawings, were prepared for the proposed project and each of the alternatives. Design issues were consider in the analysis of aesthetics and cultural resources for the proposed project in Sections 3.1 and 3.3 of the Draft EIR and for each of the alternatives in Section 4 of the Draft EIR. The height, color, bulk, mass, lot coverage, building materials, landscaping, and architectural design are described and illustrated in Section 2 of the Draft EIR for the proposed project. The height, color, bulk, mass, lot coverage, building materials, landscaping, and architectural design are described and illustrated in Section 4 of the Draft EIR for Alternatives A, B, C, D, and E. A list of applicable figures from the Draft EIR follows:

Figure 2.4-1 *Proposed Project Site Plan*
Figure 2.4-2 *Proposed Project Perspective*
Figure 2.4-4 *Proposed Project Conceptual Design Looking North Across North Main Street*
Figure 2.4-5 *Proposed Project Perspective Design Looking West from North Main Street*
Figure 4.2-1a *Alternative A Site Plan*
Figure 4.2-1b *Alternative A Site Plan*
Figure 4.2-2 *Alternative A Conceptual Design Looking North Across North Main Street*
Figure 4.2-3 *Alternative A Conceptual Design Looking West from North Main Street*
Figure 4.3-1a *Alternative B Site Plan*
Figure 4.3-1b *Alternative B Site Plan*
Figure 4.3-2 *Alternative B Conceptual Design Looking North Across North Main Street*
Figure 4.3-3 *Alternative B Conceptual Design Looking West from North Main Street*
Figure 4.4-1a *Alternative C Site Plan*
Figure 4.4-1b *Alternative C Site Plan*
Figure 4.4-2 *Alternative C Conceptual Design Looking North Across North Main Street*
Figure 4.4-3 *Alternative C Conceptual Design Looking West from North Main Street*
Figure 4.5-1a *Alternative D Site Plan*
Figure 4.5-1b *Alternative D Site Plan*
Figure 4.5-2 *Alternative D Conceptual Design Looking North Across North Main Street*
Figure 4.5-3 *Alternative D Conceptual Design Looking West from North Main Street*
Figure 4.6-1a *Alternative E Site Plan*
Figure 4.6-1b *Alternative E Site Plan*
Figure 4.6-2 *Alternative E Conceptual Design Looking North Across North Main Street*
Figure 4.6-3 *Alternative E Conceptual Design Looking West from North Main Street*

The textual descriptions, site plans, and illustrative drawings served as the basis of the environmental analysis related to aesthetics and cultural resources. The threshold for analysis was the ability to conform with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, which requires that new construction be compatible with the historic architecture without creating a false sense of history. The detailed analysis of the proposed project is contained in Section 3.3.4 of the Draft EIR, with specifications for rehabilitation of the Plaza House provided in Figure 3.3.4-1, *Plaza House Distinguishing Features and Materials*, of the Draft EIR. The detailed analysis of the Alternatives is contained in Sections 4.2, 4.3, 4.4, and 4.5 of the Draft EIR. Specifications for rehabilitation of the Vickrey-Brunswig Building and Plaza House as a component of Alternative A are provided in Figure 4.2.7-2, *Distinguishing Materials and Features of the Plaza House and Vickrey-Brunswig Building*, of the Draft EIR. Specifications for rehabilitation of the Vickrey-Brunswig Building, Brunswig Annex, and Plaza House, as a component of Alternative B are provided in Figure 4.3.7-2, *Distinguishing Materials and Features of the Plaza House and Vickrey-Brunswig Building*, of the Draft EIR. Specifications for rehabilitation of the Vickrey-Brunswig Building, Brunswig Annex, and Plaza House as a component of Alternative C are provided in Figure 4.4.7-2, *Distinguishing Materials and Features of the Plaza House, the Vickrey-Brunswig Building, and the Brunswig Annex*, of the Draft EIR. Specifications for rehabilitation of the Vickrey-Brunswig Building as a component of Alternative D are provided in Figure 4.5.7-2, *Distinguishing Materials and Features of the Vickrey-Brunswig Building*, of the Draft EIR. As a result of the analysis undertaken in the EIR, it was determined that it is feasible to design the proposed project and Alternatives A, B, C, and D so that the height, color, bulk, mass, lot coverage, building materials, landscaping, and architectural design complements retained historic structures within the project site and respects the setting of immediately adjacent historic structures, including the Plaza Church and the recently restored Pio Pico House, thus respecting and conserving the El Pueblo de Los Angeles Historic District. Alternative E requires demolition of all three historic buildings and was determined to be inconsistent with the conservation of the historic setting of the El Pueblo de Los Angeles Historic District.

The site plans and perspective drawings contained in the EIR demonstrate that it is feasible to rehabilitate each of the historic structures in a manner that is compatible with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. However, final design will not be undertaken until the County of Los Angeles Board of Supervisors approves the proposed project or an alternative to the proposed project. At that time, the Foundation has indicated that they will likely host a design competition as a means of selecting a design team for development of final construction drawings. The competition would require substantial conformance with the height, color, bulk, mass, lot coverage, building materials, landscaping, and architectural design of the scenario approved by the County of Los Angeles Board of Supervisors.

The County and the Foundation have endeavored to build a cooperative relationship with the City of Los Angeles and the Olvera Street Merchants throughout the project planning and environmental analysis phase of the project. The County has included the City and the Olvera Street Merchants on all notices related to the environmental process and has hosted target meetings for representatives of the City and the Olvera Street Merchants. Although, the Foundation has not made any decisions regarding marketing or sales programs, the County would hope that the Foundation would continue

to pursue a cooperative relationship with the Olvera Street Merchants throughout the operation of the project, if approved by the County of Los Angeles Board of Supervisors.

The proposed project and alternatives have been conceptually designed to avoid operational impacts to the El Pueblo de Los Angeles Historic District, particularly Olvera Street. The programming for the proposed project is described in Section 2.4.3 and Table 2.4.3-1, *Programming of the Proposed Project*, of the Draft EIR. Programming for the alternatives is described in Sections 4.2.3, 4.3.3, 4.4.3, 4.5.3, and 4.6.3 and Tables 4.2.3-1, *Programming of Alternative A*; 4.3.3-1, *Programming of Alternative B*; 4.4.3-1, *Programming of Alternative C*; 4.5.3-1, *Programming of Alternative D*; and 4.6.3-1, *Programming of Alternative A*, of the Draft EIR. The programming for the proposed project and alternatives focuses on educational and performing arts that are distinct from the restaurant and retail uses that characterize Olvera Street. The proposed project and each of the alternatives include requirements to implement a parking plan to fully accommodate the trips generated by the proposed project. The proposed project and each of the alternatives includes traffic improvements that reduce impacts to traffic and circulation to below the thresholds for significance established by the City of Los Angeles and the County of Los Angeles.

Response to Comment No. 12:

Thank you for the comment. The project description contained in Section 2.4 of the Draft EIR complies with specifications articulated in Section 15124 of the State CEQA Guidelines for a project:

> "The description of the project shall contain the following information but should not supply extensive detail beyond that needed for evaluation and review of the environmental impact."

Specifically, the precise location and boundaries of the proposed project are described in Section 2.1 of the Draft EIR and depicted in a series of figures, including a regional map, an aerial photograph, and a topographic map:

Figure 2.1-1 *Regional Vicinity*
Figure 2.1-2 *Vicinity Map*
Figure 2.1-3 *Proposed Project Site*
Figure 2.1-4 *Topographic Map*

A clearly delineated statement of objectives, including the underlying purpose of the proposed project, is provided in Section 2.3 of the Draft EIR.

A general description of the project's technical, economic, and engineering characteristics is provided in Section 2.4.2 of the Draft EIR. The existing conditions of the proposed project site are described in Section 2.2 of the Draft EIR. The baseline existing conditions is described for each environmental issue evaluated in the EIR:

3.1.2 Aesthetics
3.2.2 Air Quality
3.3.2 Cultural Resources

3.4.2 Geology and Soils
3.5.2 Hazards and Hazardous Materials
3.6.2 Hydrology and Water Quality
3.7.2 Land Use and Planning
3.8.2 Noise
3.9.2 Public Services
3.10.2 Recreation
3.11.2 Transportation/Traffic
3.12.2 Utilities and Service Systems

A brief statement regarding the intended uses of the EIR is provided in Section 2.5 of the Draft EIR, and a list of related projects is provided in Section 2.6 of the Draft EIR.

Although there is no requirement in CEQA for the project description to provide information about the persons who propose to own and operate the proposed project and the persons to be served by the project, Section 1.0 of the Draft EIR clearly states that the project is expected to be owned by the County of Los Angeles, constructed on County property, and operated by the Plaza de Cultura y Arte Foundation, a private nonprofit organization.

As indicated in Table ES 7.1, *Summary of Social, Economic, and Engineering Characteristics of the Project and Alternatives*, of the Draft EIR, the number of people served would range from a high of 134,000 per year for the proposed project to 0 for the No Project Alternative.

As indicated in Section 1.0 of the Draft EIR, the Plaza de Cultura y Arte Foundation is a private nonprofit organization. Many individuals have been working toward a vision of a Mexican American cultural heritage center for Los Angeles for more than 10 years; however, the Foundation was not formally established as an entity until 2001. In addition to Supervisor Gloria Molina, there are four other members of the Board of Directors identified in Section 11.4 of the Draft EIR. Each board member has unique qualifications that are supportive of the Foundation's goals and objectives:

Supervisor Gloria Molina became the first Latina to serve on the County of Los Angeles Board of Supervisors in 1991. Supervisor Molina is also active as a board member serving community issues, including the Robert F. Kennedy Memorial, the Southwest Voter Registration and Education Project, and the Mexican American Legal Defense and Education Fund.

Alma Martinez is chief deputy to Supervisor Gloria Molina for the 1st District of the County of Los Angeles, which serves the downtown Los Angeles Civic Center and unincorporated areas of East Los Angeles.

Esteban Torres, former congressman, currently serves as chairperson of the National Latino Media Council. The former congressman served in the 97th through 105th congresses. In 2000, he was appointed to Entravision's Board of Directors. Earlier in his career, he founded The East Los Angeles Community Union (TELACU). He also served on the Los Angeles County Commission on Economic Development and the Mexican American Commission on Education, and is a former president of the Plaza de la Raza Cultural Center.

Antonia Hernandez served as president and general counsel of the Mexican American Defense and Educational Fund, a national nonprofit litigation and aid organization. She began her career as an attorney with the Los Angeles Center for Law and Justice. She currently is a member and holds a position with the Board of Governors of the California Community Foundation. She is currently a trustee with the Rockefeller Foundation and sits on the boards of the California Community Colleges Board, the Automobile Club of Southern California, and Golden West Financial Corporation.

Yolanda Nava is an Emmy Award–winning television journalist, columnist, educator, consultant, and community leader. She was cofounder/owner of Ponce Nicasio Broadcasting, Inc. in Sacramento, California, the first Latina-owned and -operated television station in the United States. In 2001, she received the Best Self-Help Book Award form the Latino Literary Hall of Fame.

As indicated in Section 1.0 of the Draft EIR, if the County of Los Angeles Board of Supervisors approves the proposed project or one of the action alternatives, the County would expect to have a contractual relationship with the Foundation that would be similar to the relationship that it has with the Performing Arts Center of the County of Los Angeles (formerly the Music Center Operating Company) for operation of the Music Center, and with the Los Angeles Philharmonic Association for operation of the Hollywood Bowl.

As currently envisioned, the Foundation would have sole responsibility for development, construction, and operation of the Plaza de Cultura y Arte, subject to general oversight of the County of Los Angeles Board of Supervisors. Like other cultural venues in Los Angeles County, it is anticipated that the County of Los Angeles would be responsible for subsidizing the operation and maintenance of the facility, whereas the Foundation would be responsible for funding and managing all programming.

Response to Comment No. 13:

Thank you for the comment. As indicated in Section 1.0 of the Draft EIR, Volumes I and II of the EIR were made available for public review at five public libraries. Contrary to the information contained in the Prager letter, receipt of both Volumes I and II by each library listed in Volume I was verified via telephone. In addition, as indicated in Section 1.0 of the Draft EIR, both Volumes I and II of the EIR were available for review by the public at the County of Los Angeles Department of Public Works and the County of Los Angeles Chief Administrative Office.

The County of Los Angeles also hosted a public workshop on the Draft EIR on November 12, 2003. Notices of the public workshop were posted at the proposed project site; in the *Los Angeles Times*, *Los Angeles Daily News*, and *La Opinion* newspapers; and a Notice of Availability was mailed directly to 127 interested parties. Upon receipt of the Prager letter dated December 2, 2003, the County of Los Angeles immediately made available to Mr. Jim Prager a CD-ROM copy of both Volumes I and II of the EIR.

Plaza de Cultura y Arte
Public Workshop Comments
Pico House
424 N. Main Street
Los Angeles, California 90012
November 12, 2003

The verbal comments received on November 12, 2003 at the public workshop are listed below by the CEQA issue area most relevant to the nature of the comment.

Project Description and Alternatives

- When will construction be completed? | 1
- Why do we want to build a 500-seat theater when we have the historical Broadway Theater Row? We should restore the Broadway District and shuttle people from the Plaza to special events there. | 2
- We spent $250 million in construction of the Disney Hall. We should create a link either through architectural passages or shuttle people to the Music Center and the Disney Concert Hall and the LATC. | 3
- There should be a linkage to the Cornfield State Park, Spring Street and all the cultural areas in the vicinity, work with Center for Law in the Public Interest to create a "Heritage Parkscape". | 4
- Any new construction should blend in with existing architecture. | 5
- We do not need a new, modern "City Walk." The project looks like out of the 1950's, like the Jetsons or Disneyland. | 6
- We would like to both preserve the historical character and functionality of the buildings. | 7
- There are five famous Mexican architects. We should engage them in the design (including but not limited to Baragan, Sadublosky, Vasquez). They have done work in Greece, Italy, Chicago, New York. Contact the Mexican government for their contact information. | 8
- If we cannot preserve the historic buildings then the new buildings should be "colonial" or something that distinguishes this area from other places. | 9
- There is no place like this. Should be something very special, unique and culturally sensitive. We want this place to be unique. | 10
- The local residents do not want to lose what we have here. We were here when they built Union Station. We love it here. | 11
- There are tunnels under this area. | 12
- By all means must keep Vickrey-Brunswig building because of its contextual importance to the | 13

other buildings (balance). 13 (cont)

- Address opportunities to link center with Cornfield State Park. 14
- Incorporate salvageable elements (windows) into newly constructed buildings 15
- 1980 General Plan: All three buildings need to be preserved; strongly of the view to preserve. 16
- We have to preserve the buildings. We cannot demolish. It is feasible to retrofit according to EIR and it is cheaper. 17
- Maintain historic character of the existing buildings, do not demolish. 18
- At a minimum, preserve all the exteriors. Okay to modernize the interiors. 19
- Supports Alternate E - appears historical, keep design of new buildings "early California." 20
- Keep all historic buildings. Alternatives B and C. (comment from six individuals) 21
- Blend project with historic buildings (El Pueblo Historic District), particularly the facades. 22
- Wants one united historic district. (comment from three individuals) 23
- Wants to preserve the unique character of the El Pueblo particularly the Mexican colonial period. (two commenters) 24
- Would like the design to capture the original mission/convent architecture with a central patio with a fountain and surrounding spaces. 25
- Prefers Alternative B because it meets all objectives and preserves all three historic structures (with different architecture). 26
- Concerned that the county/foundation are even considering demolition of any of the historic structures. 27
- Important to include a library for Mexican-American literary works supporting better citizens. 28
- Supports the genealogical research center in proposed project and Alternatives A, B, D, and E. 29
- Check all the objectives, particularly No. 6 for Alternatives A and B. 30
- Open up the design of the project to all architects, particularly Latinos such as a design competition. Create excitement. 31
- Opposed to 500-seat theater. Should use Los Angeles City Center Theater District. Build linkages from proposed project to Los Angeles City Theater via shuttle or pedestrian linkages (6th and Spring Street Boulevards and walkways. Access for elderly). 32

- Link to Chinatown. (comment from two individuals) | 33
- Create a pedestrian-oriented environment. (comment from two individuals) | 34
- Restore Broadway Theater District. Plaza project should link to Broadway District via shuttles and pedestrian linkages. | 35
- Create linkages to Music Center with shuttles and pedestrian linkages. | 36
- Supports construction of 500-seat theater for Ballet Folklorico and Mariachi school, symphony and student performance. Spotlight indigenous instruments. (comment from five individuals) | 37
- Consider incorporation of monuments for notable historic figures, e.g. Cesar E. Chavez, Sra. Christina Sterling (founder of Olvera Street). | 38
- Conserve Vickrey-Brunswig Building. Believes demolition of Vickrey-Brunswig Building would adversely effect historical significance of the Pico House. Contextualism, historic setting. | 39

Aesthetics

- No comments. | 40

Air Quality

- No comments. | 41

Cultural Resources

- Include signage within Plaza that describes the history of the Campo Santo. | 42
- If demolition does occur:
  1) Whatever is demolished should be salvaged and made available to those who do historic preservation (e.g., historic bricks were used in the original Annex construction).
  2) Provide a landmark designation of the former gas works. | 43
- Focus of the project does not incorporate all former interpretive periods. | 44
- Arquisintesis (architectural firm): Please preserve and restore. These designs in the Draft EIR do not respond architecturally to the existing historical site. | 45
- This is one of the areas of L.A. that has this period of architecture. Please examine the feasibility of maintaining the facades. Preserving the facades would contribute to maintaining the surrounding themes of the older historical structures of what was L.A. | 46

Geology and Soils

47

- No comments.

Hazards and Hazardous Materials

- Clarification and discussion of what impacts may be caused by release of hazards in soil, ground? What is in the ground that would be released (hazards) from construction, earthquakes? 48

Hydrology and Water Quality Issues

- No comments. 49

Land Use and Planning

50

- No comments.

Noise

- No comments. 51

Public Services

52

- No comments.

Recreation

- No comments. 53

Transportation and Traffic

- There is not enough parking to serve what is proposed. 54

Utilities and Service Systems

- No comments. 55

Public Workshop Comments
Pio Pico House
424 North Main Street
Los Angeles, CA 90012
November 12, 2003

Response to Comment No. 1:

Thank you for the comment. The construction scenario of the proposed project is provided in Section 2.4.6 of the Draft EIR. The construction scenario describes the time line anticipated to prepare the project site and build the proposed project, as well as the associated equipment type and number expected to be utilized to complete construction. The development of the proposed project would take a total of up to five and one-half years to complete.

Analysis in this EIR is based on the earliest possible construction start day of 2005. However, the construction of all elements of the project alternatives is contingent on available funding.

Response to Comment No. 2:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 4 states that the project must provide an indoor venue for theatrical and cultural performances within the facility. The proposed project would construct a 500-seat theater within the Plaza de Cultura y Arte and therefore meet Objective 4.

In response to concerns related to the potential for a 500-seat theater to jeopardize the continued existence of extant historic movie theaters, the County reviewed all existing available data on the Los Angeles Conservancy Web site, the City of Los Angeles Web site for Los Angeles's Historic Movie Houses and Palaces, and the Cinema Treasures Web site. These Web sites contained information on 12 historic theaters located in the Broadway Historic Theater District:

- Arcade Theatre
- Cameo Theatre
- Loew's State Theatre
- Los Angeles Theatre
- Million Dollar Theatre
- Orpheum Theatre
- Palace Theatre
- Rialto Theatre
- Roxie Theatre
- Tower Theatre
- United Artists Theatre
- Mayan Theatre
- Belasco Theatre

Of these 12 theaters, all were designed for audiences in excess of 900 patrons. Only the Cameo Theatre was designed for 600 people. The Cameo Theatre is a privately owned property that is currently leased to a private entity. The lobby of the Cameo Theatre is used for retail and all the seats have been removed and that part of the building is used for storage. This theater was designed for movies rather than live performances.

As described in Section 2 of the Draft EIR, the 500-seat theater evaluated in conjunction with the proposed project is intended to support primarily live performances. The 500-seat state-of-the-art theater, stage, and back-of-house facilities provides greater flexibility to accommodate different types of performances than existing historic theaters and performing arts spaces. The fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage could be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performers of other media. Given the limited seating capacity, it would not likely compete with the extant historic movie theaters that are designed to serve 900 to 2,500 patrons.

Thank you for the comment regarding the use of a shuttle to transport people from the Plaza de Cultura y Arte to the Broadway Historic Theater District. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 3:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Thank you for the comment regarding the use of a shuttle to transport people from the Plaza de Cultura y Arte to other downtown destinations. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 4:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Currently, the Cornfield State Park is in the planning stages of development. When construction of the Cornfield State Park is complete, the proposed project would enhance pedestrian connections to the park since it would be considered as one more of the many tourist destinations in the downtown area.

Thank you for the comment regarding the need to work with the Center for Law in the Public Interest to create a "Heritage Parkscape." It will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 5:

Thank you for the comment indicating support of new construction blending in with existing architecture.

The design, architecture, and setting of the proposed project was addressed in Section 2.4.1 of the Draft EIR. In the proposed project, the new construction would be separated from the rehabilitated Plaza House. The facades of the new buildings that would face the interior space would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick or vibrantly colored brick and stucco exteriors that complement the older brick construction of the Plaza House. Similarly, it is envisioned that a series of graduated window sizes could be integrated into the design such as that used in the original architecture of the Plaza House; however, the design would be distinguished from the historic building through the use of geometric forms and recessing of windows. The roof material would likely be stone or tile that would be distinguished from, and compatible with, the surrounding structures with respect to both color and texture. New construction would be comparable in height to the existing tallest building on the site (the Vickrey-Brunswig Building), with sufficient setback from the Plaza House with respect to the size, scale and proportion, and massing of the property and adjacent properties.

The design, architecture, and setting of Alternative A was addressed in Section 4.2.1 of the Draft EIR. In Alternative A, the new construction would abut the two rehabilitated historic buildings. The new building would abut the plain brick facades of the north and west sides of the retained historic structures. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the combined historic and new building complex. The facades of the new buildings that would face the interior space would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the two retained historic buildings. The exterior walls would provide opportunities for integration of patterned decoration applied in tile or as painted murals. Inspiration for this design comes from traditional and modern Mexican architecture and their vernacular materials. New construction would be limited in height to the existing tallest building on the site (the Vickrey-Brunswig Building) and would respect size, scale and proportion, and massing of the property and adjacent properties.

The design, architecture, and setting of Alternative B was addressed in Section 4.3.1 of the Draft EIR. In Alternative B, the new construction would abut the three rehabilitated historic buildings. The new building would abut the plain brick facades of the north and west sides of the retained historic structures. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the combined historic and new building complex. The facades of the new buildings that would face the interior space would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the three retained historic buildings. The exterior walls would provide opportunities for integration of patterned decoration applied in tile or as painted murals. Inspiration for this design comes from traditional and modern Mexican architecture and their vernacular materials. New construction would be limited in height to the existing tallest building on the site (the Vickrey-Brunswig Building) and would respect size, scale and proportion, and massing of the property and adjacent properties.

The design, architecture, and setting of Alternative C was addressed in Section 4.4.1 of the Draft EIR. In Alternative C, the new construction would abut the three rehabilitated historic buildings. The new building would abut the plain brick facades of the north and west sides of the retained historic structures. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the combined historic and new building complex. The facades of the new buildings that would face the interior space would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the three retained historic buildings. New construction would respect the size, scale and proportion, and massing of the property and adjacent properties.

The design, architecture, and setting of Alternative D was addressed in Section 4.5.1 of the Draft EIR. In Alternative D, the new construction would abut the rehabilitated historic building. The new building would abut the plain brick facades of the north and west sides of the retained historic structure. The primary entrance to the Plaza de Cultura y Arte would face a newly developed plaza located between the Plaza Church and the combined historic and new building complex. The facades of the new buildings that would face the interior space would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. The new architecture would be characterized by bold, geometric volumes of glass and plaster, accented with brick, stone, and ornamental ironwork. The glass and plaster portions would be vibrantly colored, allowing differentiation from the adjacent rehabilitated exteriors of the retained historic building. The exterior walls would provide opportunities for integration of patterned decoration applied in tile or as painted murals. Inspiration for this design comes from traditional and modern Mexican architecture and their vernacular materials. New construction would be limited in height to the existing tallest building on the site (the Vickrey-Brunswig Building) and would respect size, scale and proportion, and massing of the property and adjacent properties.

The design, architecture, and setting of Alternative E was addressed in Section 4.6.1 of the Draft EIR. In Alternative E, the facades of the new buildings would be of a scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick or vibrantly colored brick and stucco exteriors that complement the older brick construction of the Plaza House. Similarly, it is envisioned that a series of graduated window sizes could be integrated into the design such as is used in the original architecture of the Plaza House but distinguished from the historic building through the use of geometric forms and recessing of windows. The roof material would likely be stone or tile that would be distinguished from, and compatible with, the surrounding structures in both color and texture. New construction would be comparable in height to the existing tallest building on the site (the Vickrey-Brunswig Building) and would be separated from historic buildings located to the east by North Main Street.

The support of new construction consistent with existing architecture will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 6:

Thank you for the comment indicating that a new, modern "City Walk" is not needed and that the project looks like it is out of the 1950s, like *The Jetsons* or Disneyland.

The design, architecture, and setting of the proposed project was addressed in Section 2.4.1 of the Draft EIR. The proposed project design provides a pedestrian-oriented Mexican American cultural heritage center composed of the construction of three new buildings and the adaptive reuse of the Plaza House, linked together through a series of paseos and pedestrian walkways. The design is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, a courtyard, and gardens. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street. New construction would be comparable in height to the existing tallest building on the site (the Vickrey-Brunswig Building), with

sufficient setback from the Plaza House with respect to the size, scale and proportion, and massing of the property and adjacent properties.

The comment indicating that a new, modern "City Walk" is not needed and that the project looks like it is out of the 1950s, like *The Jetsons* or Disneyland, will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 7:

Thank you for the comment indicating support of preserving the historical character and functionality of the buildings. Two alternatives, Alternatives B and C, analyzed in the EIR adaptively reuse all the existing buildings. These alternatives are analyzed in Sections 4.3 and 4.4 of the Draft EIR, and vol. III respectively. The support of preserving the historical character and functionality of the buildings will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 8:

Thank you for the comment indicating that the County engage distinguished Mexican architects in the design of the project. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 9:

Thank you for the comment indicating that the design of new construction should be "colonial" or something that distinguishes this area from other places.

The proposed project and Alternatives A, B, C, D, and E include new construction. The design, architecture, and setting of the proposed project and these alternatives was addressed in Sections 2.4.1, 4.2.1, 4.3.1, 4.4.1, 4.5.1, and 4.6.1 of the Draft EIR, respectively. The design of the proposed project and Alternatives A, B, C, D, and E is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, a courtyard, and gardens. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street.

The comment indicating that the design of new construction should be "colonial" or something that distinguishes this area from other places will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 10:

Thank you for the comment. The comment expressing the uniqueness of this area and desire to keep the area special, unique, and culturally sensitive will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 11:

Thank you for the comment. The desire of local residents to retain what they have in this area will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 12:

Thank you for the comment regarding the existence of tunnels under the Plaza de Cultura y Arte area. The project does include excavation of soils. Nevertheless, this information will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 13:

Thank you for the comment indicating support of retaining the Vickrey-Brunswig Building due to its contextual importance to the other buildings. Alternatives A, B, C, and D adaptively reuse the Vickrey-Brunswig Building. These alternatives are analyzed in Sections 4.2, 4.3, 4.4, and 4.5 of the Draft EIR, respectively. The comment opposing the demolition of the Vickrey-Brunswig Building will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 14:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Currently, the Cornfield State Park is in the planning stages of development. When construction of the Cornfield State Park is complete, the proposed project would enhance pedestrian connections to the park since it would be considered as one more of the many tourist destinations in the downtown area.

Response to Comment No. 15:

Thank you for the comment. The suggestion to incorporate salvageable elements, such as windows, into the newly constructed buildings will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 16:

Thank you for the comment. The 1980 General Plan for the State Historic Park was reviewed during preparation of the EIR. However, the proposed project is not governed by the 1980 General Plan for the State Historic Park because the State Historic Park was suspended in 1987. The State Historic Park was established by a tripartite agreement among the State of California, County of Los Angeles, and City of Los Angeles in 1974 to include all the El Pueblo de Los Angeles Historic District and all the contributing elements. As indicated in Section 3.3.2 of the Draft EIR, the tripartite agreement between the State, the County, and the City that established the State Historic Park was suspended in 1987. As part of that action, the properties owned by the State were transferred to the City of Los Angeles, and the City established the El Pueblo de Los Angeles Historic District to include all the properties within the jurisdiction of the City. The three buildings under consideration in conjunction with the proposed project are identified as contributing elements to the El Pueblo de Los Angeles Historic District but are located on property owned by the County of Los Angeles and are therefore not included in the El Pueblo de Los Angeles Historic District.

The comment indicating support of preserving all three buildings will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 17:

Thank you for the comment regarding the feasibility and indicating support of preserving the existing buildings instead of demolishing them. Alternatives B and C adaptively reuse all the existing buildings. As with the proposed project, adaptive reuse of the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex would require seismic retrofit and upgrade to the High-Risk Standard of County of Los Angeles Building Code, Chapter 96. This Standard would bring the building up to a collapse prevention level of performance.

The economic characteristics of these alternatives were assessed in Sections 4.3.4 and 4.4.4 of the Draft EIR, respectively. The total estimated construction cost of Alternative B is $51,572,000 with an estimated cost of $377 per square foot. Alternative B would be expected to operate at a net deficit of $3,844,000, approximately $204,000 less than the proposed project at full build-out. The total estimated construction cost of Alternative C is $39,623,000, with an estimated cost of $429 per square foot. Alternative C would be expected to serve a total of 63,000 people annually. Alternative C would be expected to operate at a net deficit of $2,814,000, approximately $1,234,000 less than the proposed project at full build-out. It is estimated that this alternative would generate $423,000 in revenues and $3,237,000 in operating expenses.

As required by 15091(a)(iii), the County of Los Angeles shall consider the specific economic, legal, technological, and other special considerations in their consideration of the ability of the proposed

project and alternatives to obtain most of the basic objectives of the proposed project and their feasibility of implementation. The support of preserving and retrofitting the existing buildings will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 18:

Thank you for the comment indicating support of maintaining the historic character of the existing buildings and opposition to demolishing them. Alternatives B and C adaptively reuse all the existing buildings. These alternatives are analyzed in Sections 4.3 and 4.4 of the Draft EIR, and vol. III respectively. The support of maintaining the historic character of the existing buildings and opposition to demolishing them will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 19:

Thank you for the comment. The comment indicating support of retaining the exteriors of all the buildings and modernizing the interiors will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 20:

Thank you for the comment. The support of Alternative E will be considered by the County of Los Angeles Board of Supervisors during the decision-making process, in particular the historic appearance and the "early California" design of the new buildings.

Response to Comment No. 21:

Thank you for the comment. The support of Alternatives B and C will be considered by the County of Los Angeles Board of Supervisors during the decision-making process, in particular the ability of these alternatives to adaptively reuse all historic buildings.

Response to Comment No. 22:

Thank you for the comment indicating that the project should blend with historic buildings, particularly the facades.

The proposed project and Alternatives A, B, C, D, and E include new construction. The design, architecture, and setting of the proposed project and these alternatives were addressed in Sections 2.4.1, 4.2.1, 4.3.1, 4.4.1, 4.5.1, and 4.6.1 of the Draft EIR. The facades of the new buildings would be of scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east.

The comment indicating the project should blend with historic buildings, particularly the facades, will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 23:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Of the 15 basic objectives, there are 5 objectives that relate to the need to integrate the project with the existing historic district. Objective 3 requires that the project include a multipurpose community center that would be appurtenant and complementary to other existing venues in the El Pueblo de Los Angeles Historic District. Objective 9 requires that the project design respects and integrates into the historical setting of the El Pueblo de Los Angeles Historic District. Objective 12 require the project to provide a central place for visitors to obtain information on the El Pueblo de Los Angeles Historic District. Objective 14 requires the project to improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street, which includes the Antique Block of the El Pueblo de Los Angeles Historic District. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets all of the five objectives.

Response to Comment No. 24:

Thank you for the comment indicating support of preserving the unique character of the El Pueblo de Los Angeles Historic District, particularly the Mexican colonial period.

The design, architecture, and setting of the proposed project and alternatives was addressed in Sections 2.4.1, 4.1.1, 4.2.1, 4.3.1, 4.4.1, 4.5.1, and 4.6.1 of the Draft EIR. The design of the proposed project and Alternatives A, B, C, D, and E is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, a courtyard, and gardens. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street.

The design of the No Project Alternative, analyzed in Section 4.1.1 of the Draft EIR, retains the three vacant historic buildings, two vacant lots, and three parking lots in their existing condition. The three historic buildings that are red-tagged would have three possible outcomes: (1) continue to be secured and barricaded to protect public health and safety; (2) be seismically retrofitted and upgraded to the Low-Risk Standard of the County of Los Angeles Building Code, Chapter 96, such that the buildings would remain unsuitable for occupancy but the adjacent sidewalks and streets could be reopened; or (3) collapse and be subjected to demolition as a result of moderate to severe seismic events.

The comment indicating support of preserving the unique character of the El Pueblo de Los Angeles Historic District, particularly the Mexican colonial period will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 25:

Thank you for the comment indicating support of a design to capture the original mission/convent architecture with a central patio with a fountain and surrounding spaces.

The design of the proposed project and Alternatives A, B, C, D, and E is inspired by late 19th-century Mexican-style architecture, including plazas, paseos, a courtyard, and gardens. The design juxtaposes new construction that integrates color and embellishment unique to precolonial Mexico in a manner that is respectful and compatible with the extant High Victorian Italianate buildings whose facades face toward North Main Street. The design, architecture, and setting of the proposed project and these alternatives were addressed in Sections 2.4.1, 4.2.1, 4.3.1, 4.4.1, 4.5.1, and 4.6.1 of the Draft EIR.

The comment indicating support of a design to capture the original mission/convent architecture with a central patio with a fountain and surrounding spaces will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 26:

Thank you for the comment. The support of Alternative B will be considered by the County of Los Angeles Board of Supervisors during the decision-making process, in particular the ability of this alternative to adaptively reuse all historic buildings and meet all objectives of the project.

Response to Comment No. 27:

Thank you for the comment voicing concern over the consideration of the demolition of any of the historic structures. Alternatives B and C adaptively reuse all the existing buildings. These alternatives are analyzed in Sections 4.3 and 4.4 of the Draft EIR, respectively. The comment voicing concern over the consideration of the demolition of any of the historic structures will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 28:

Thank you for the comment indicating the importance of including a library for Mexican American literary works. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 29:

Thank you for the comment indicating support for a genealogical research center in the proposed project and Alternatives A, B, D, and E. The comment of support for the genealogical center will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 30:

Thank you for the comment indicating inconsistencies related to Objective 6 between Table 4.0-2, *Summary of Ability of Proposed Project and Alternatives to Attain Project Objectives*, and the text in Section 4.2, Alternative A; Section 4.3, Alternative B; Section 4.4, Alternative C; Section 4.5, Alternative D; and Section 4.6, Alternative E, of the Draft EIR. Please refer to the clarifications and revisions (Section 12 of Volume III of the EIR) to page 4-4 of the Draft EIR.

Response to Comment No. 31:

Thank you for the comment indicating that the County open up the design of the project to all architects, particularly Latinos in the form of a design competition in order to create excitement about the project. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 32:

Thank you for the comment. The County of Los Angeles Board of Supervisors will consider the relative social benefits of a 500-seat or 100-seat theater in relation to the decision-making process for the proposed project. In response to the public's stated concerns related to the theater, the County considered four action alternatives with a more limited capacity of approximately 100 seats, thus allowing the County to consider the comparative environmental impacts of project including a 100-seat or 500-seat theater. Although the smaller theater would meet the basic objective of the project as stated, it does not provide the flexibility to accommodate the variety of professional live cultural performances afforded by the 500-seat theater.

In response to concerns related to the potential for a 500-seat theater to jeopardize the continued existence of extant historic movie theater, the County reviewed all existing available data on the Los Angeles Conservancy Web site, the City of Los Angeles Web site for Los Angeles's Historic Movie Houses and Palaces, and the Cinema Treasures Web site. These Web sites contained information on 12 historic theaters located in the Broadway Historic Theater District:

- Arcade Theatre
- Cameo Theatre
- Loew's State Theatre
- Los Angeles Theatre
- Million Dollar Theatre
- Orpheum Theatre
- Palace Theatre
- Rialto Theatre
- Roxie Theatre
- Tower Theatre
- United Artists Theatre
- Mayan Theatre
- Belasco Theatre

Of these 12 theaters, all were designed for audiences in excess of 900 patrons. Only the Cameo Theatre was designed for 600 people. The Cameo Theatre is a privately owned property that is currently leased to a private entity. The lobby of the Cameo is used for retail and all the seats have been removed and that part of the building is used for storage. This theater was designed for movies rather than live performances.

As described in Section 2 of the Draft EIR, the 500-seat theater evaluated in conjunction with the proposed project is intended to support primarily live performances. The 500-seat state-of-the-art theater, stage, and back-of-house facilities provides greater flexibility to accommodate different types of performances than existing historic theaters and performing arts spaces. The fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage could be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performers of other media. Given the limited seating capacity, it would not likely compete with the extant historic movie theaters, which are designed to serve 900 to 2,500 patrons.

Thank you for the comment regarding the use of a shuttle to transport people from the Plaza de Cultura y Arte to the Broadway Historic Theater District. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Response to Comment No. 33:

Thank you for the comment. The Plaza de Cultura Y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian

walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Response to Comment No. 34:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Of the 15 basic objectives, there are 3 objectives related to creating a pedestrian-oriented environment. Objective 13 requires the project to be designed in a manner that encourages County residents and visitors to use alternative means of travel to the site, including walking. Objective 14 requires the project to improve pedestrian circulation, including access for the disabled, in the area bounded by Cesar E. Chavez Avenue, Main Street, Arcadia Street, and Spring Street. Objective 15 requires the project to enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets all three objectives. Section 2.4.1, Design, Architecture, and Setting, on page 2-12 of the Draft EIR describes the proposed project as a pedestrian-oriented Mexican American cultural heritage center linked together though a series of paseos and pedestrian walkways.

Response to Comment No. 35:

Thank you for the comment. In response to concerns related to the potential for a 500-seat theater to jeopardize the continued existence of extant historic movie theaters, the County reviewed all existing available data on the Los Angeles Conservancy Web site, the City of Los Angeles Web site for Los Angeles's Historic Movie Houses and Palaces, and the Cinema Treasures Web site. These Web sites contained information on 12 historic theaters located in the Broadway Historic Theater District:

- Arcade Theatre
- Cameo Theatre
- Loew's State Theatre
- Los Angeles Theatre
- Million Dollar Theatre
- Orpheum Theatre
- Palace Theatre
- Rialto Theatre
- Roxie Theatre
- Tower Theatre
- United Artists Theatre
- Mayan Theatre
- Belasco Theatre

Of these 12 theaters, all were designed for audiences in excess of 900 patrons. Only the Cameo Theatre was designed for 600 people. The Cameo Theatre is a privately owned property that is currently leased to a private entity. The lobby of the Cameo is used for retail and all the seats have been removed and that part of the building is used for storage. This theater was designed for movies rather than live performances.

As described in Section 2 of the Draft EIR, the 500-seat theater evaluated in conjunction with the proposed project is intended to support primarily live performances. The 500-seat state-of-the-art theater, stage, and back-of-house facilities provides greater flexibility to accommodate different types of performances than existing historic theaters and performing arts spaces. The fully equipped theater would be suitable to accommodate world-class performances, as well as locally based community theater performances. The large stage could be configured in any manner, adjusting to the special requirements of performances and presentations by dancers, poets, musicians, actors, and performers of other media. Given the limited seating capacity, it would not likely compete with the extant historic movie theaters, which are designed to serve 900 to 2,500 patrons.

Thank you for the comment regarding the use of a shuttle to transport people from the Plaza de Cultura y Arte to the Broadway Historic Theater District. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Response to Comment No. 36:

Thank you for the comment. The Plaza de Cultura y Arte Foundation and the County of Los Angeles identified 15 basic objectives that are important to achieving the project goal. These objectives are found in Section 2.3, Statement of Objectives, on page 2-7 of the Draft EIR. Objective 15 requires that the project enhance pedestrian connections to the Angels Walk, including Olvera Street, the Los Angeles County and City Civic Center, the Music Center/Walt Disney Concert Hall, Union Station, Japanese American Cultural Community Center, and Chinatown. As stated in Section 2.4, Proposed Project, on page 2-12 of the Draft EIR, the proposed project meets Objective 15. The proposed project provides a pedestrian-oriented cultural heritage center that enhances pedestrian connections to surrounding tourist destinations as it provides approximately 1.5 acres of paseos and pedestrian

walkways. The proposed project would serve as one of the many visitor destinations that pedestrians can enjoy during their visit to the downtown area. The proposed project also provides a visitor's center where people can obtain information on the many downtown destinations. A more detailed discussion of the paseo and pedestrian walkways element of the proposed project can be found in Section 2.4.2, Project Elements, on page 2-14 of the Draft EIR.

Thank you for the comment regarding the use of a shuttle to transport people from the Plaza de Cultura y Arte to other downtown destinations. The comment will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 37:

Thank you for the comment indicating support for the construction of a 500-seat theater for Ballet Folklorico, Mariachi school, symphony, student performances, and spotlight of indigenous instruments. The comment of support for the 500-seat theater will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 38:

Thank you for the comment requesting that the County consider including monuments of notable historic figures such as Cesar E. Chavez and Sra. Christina Sterling. The request for the inclusion of notable historic figures will be forwarded to the County of Los Angeles Board of Supervisors for consideration during the decision-making process.

Response to Comment No. 39:

Thank you for the comment indicating opposition to the demolition of the Vickrey-Brunswig Building. Alternatives A, B, C, and D adaptively reuse the Vickrey-Brunswig Building. These alternatives are analyzed in Sections 4.2, 4.3, 4.4, and 4.5 of the Draft EIR, and Vol. III respectively. The comment indicating opposition to the demolition of the Vickrey-Brunswig Building will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No. 40:

There were no public workshop comments related to aesthetics.

Response to Comment No. 41:

There were no public workshop comments related to air quality.

Response to Comment No. 42:

Thank you for the comment suggesting that the Plaza de Cultura y Arte include signs relating the history of the proposed Campo Santo Memorial Garden. This suggestion will be taken into account by the County of Los Angeles Board of Supervisors.

Response to Comment No. 43:

Thank you for the comment regarding the salvage of materials belonging to the historic structures, should one or more of the structures be demolished. Please see the clarifications and revisions (Section 12 of Volume III of the EIR) to page 3.3-33. Prior to the initiation of any project-related demolition or construction work on an historic building, the County shall ensure the preparation of a Historic American Buildings Survey (HABS) documentation for all the historic structures within the proposed project site.

Thank you for the comment suggesting that a landmark designation for the former gas works site be undertaken. This suggestion will be taken into account by the County of Los Angeles Board of Supervisors.

Response to Comment No. 44:

Thank you for the comment regarding the project's ability to incorporate all former interpretive periods. The adaptive reuse of the Plaza House would be consistent with the Secretary of the Interior's Standards for rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. Adaptive reuse consistent with the Secretary of the Interior's Standard is considered to be an effective means of overriding significant impacts.

- The proposed adaptive reuse of the Plaza House as a visitor's center is consistent with the historic mixed use of the facility. The adaptive reuse of the Plaza House requires minimal changes to the remaining distinguishing materials, features, and spatial relationships. The rehabilitation will retain 100 percent of the exterior walls of the Plaza House and will include selective replacement of compromised or degraded bricks and repointed disaggregated mortar. The proposed project would restore the remaining distinguishing features of the Plaza House: cast-iron columns, wood-frame windows with glazing, wood storefront, and granite sills (Figure 3.3.4-1, *Plaza House Distinguishing Features and Materials*, of the Draft EIR).

- The adaptive reuse of the Plaza House would retain and preserve the historic character of the property. The adaptive reuse leaves the footprint of the Plaza House unmodified (Figure 2.4-1, *Proposed Project Site Plan*, of the Draft EIR) and maintains its relationship to other preserved historic structures to the east across North Main Street within the El Pueblo de Los Angeles Historic District.

- The adaptive reuse of the Plaza House would be undertaken consistent with available historic photographs of the building from c. 1920. The proposed project does not contemplate the addition of any conjectural features or false historic elements from other historic properties to the Plaza House that would deter from its historic elements.

- The proposed rehabilitation and adaptive reuse would be undertaken consistent with available historic photographs c. 1920 of the Plaza House. The Plaza House has been

subject to a complete record and archival search and historic architectural surveys before and after the fire that occurred on November 11, 2002, by a qualified architectural historian (Appendix D of Volume II of the EIR). Based on these investigations, there are no records of changes after the 1920 architectural features, which have acquired historical significance in their own right.

- As a result of the review of historic records and archival search and the historic architectural surveys, the architectural style of the principal facade on North Main Street of the Plaza House has been determined be typical of late 19th-century High Victorian Italianate style with commercial design and ornamentation. The rehabilitation would preserve the remaining distinguishing materials, features, and finishes that are characteristic of the High Victorian Italianate style with commercial design and ornamentation that characterize the Plaza House. Historic fabric that has been damaged or destroyed over time shall be replaced using either traditional or substitute materials.

- The restoration of the remaining historic features that would be repaired or replaced would include: cast-iron columns, wood-frame windows, window glazing, granite sills, and a wood storefront. Those historic features that have become damaged or deteriorated over time shall be replaced with traditional or substitute materials. Such features include recreation of lost pediment and signage, recreation of lost cornice and facade moldings, and repair of entire plaster surface and paint. The replaced or recreated features shall match the old in design, color, texture, and where possible, materials. The replacement and recreation of materials shall be undertaken consistent with available historic photographs from c. 1920.

- Should chemical or physical treatments be deemed appropriate, such treatments shall be undertaken using methods to minimize disturbance to remaining historic features.

- The Plaza House would be protected and preserved in place; therefore, there are no anticipated impacts to archaeological resources with the proposed rehabilitation of the Plaza House.

- The proposed project includes demolition of the adjacent Vickrey-Brunswig Building and the Brunswig Annex and replacement with three new buildings located on existing parking lots and a vacant lot that are consistent with historic spatial relationships and public uses that characterize the east side of North Main Street. In the proposed project, the new construction would be separated from the rehabilitated Plaza House. The facades of the new buildings that would face the interior space would be of scale and character compatible with both the Plaza Church to the north and the extant historic buildings of the Garnier Block located across Main Street to the east. It is anticipated that the new construction would be differentiated from the old through the use of new brick or vibrantly colored brick and stucco exteriors that complement the older brick construction of the Plaza House. Similarly, it is envisioned that a series of graduated window sizes could be integrated into the design such as is used in the original architecture of the Plaza House, but distinguished from the historic building

through the use of geometric forms and recessing of windows. The roof material would likely be stone or tile that would be distinguished from, and compatible with, the surrounding structures with respect to both color and texture. New construction would be comparable in height to the existing tallest building on site (the Vickrey-Brunswig Building), with sufficient setback from the Plaza House to respect size, scale and proportion, and massing of the property and adjacent properties.

- The new construction is sufficiently separated from the proposed rehabilitation of the Plaza House that, if removed in the future, the essential form and integrity will be unimpaired.

Response to Comment No. 45:

Thank you for the comment regarding the project designs. This suggestion will be taken into account by the County of Los Angeles Board of Supervisors.

Response to Comment No. 46:

Thank you for the comment regarding the feasibility of preserving the demolished structures facades. This suggestion will be taken into account by the County of Los Angeles Board of Supervisors.

Response to Comment No. 47:

There were no public workshop comments related to geology and soils.

Response to Comment No. 48:

Thank you for the comment. Information detailing the potential impacts caused by the release of hazards in the soil beneath the proposed project site may be found on page 3.4-14 of the Draft EIR.

There are five oil fields within an approximate 2-mile radius of the proposed project site: the Union Station Oil Field, Los Angeles City Oil Field, Boyle Heights Oil Field, LA Downtown Oil Field, and Las Cienegas Oil Field.

Subsurface gases of concern in the proposed project vicinity are methane (CH_4) and hydrogen sulfide (H_2S). Methane is a naturally occurring, light, flammable substance commonly associated with crude oil accumulations that disperses into the atmosphere when unconfined. It is the primary component in natural gas used for both domestic and industrial applications. When present in shallow subsurface geologic units, potential hazards exist. Underground structures, such as basements and subterranean parking garages, are susceptible to gas seepage in potential methane hazard areas. If methane is trapped and accumulates inside of structures, it can create a risk of fire and explosion.

Hydrogen sulfide is heavier than air; therefore, it accumulates inside lower level structures such as basements. With a strong rotten egg odor, trace amounts of hydrogen sulfide are a nuisance. Furthermore, it is hazardous and toxic at very low concentrations; at moderately low concentrations, inhalation of hydrogen sulfide can create severe health risks.

In addition, testing for shallow subsurface gases was conducted along a subway corridor previously proposed for the Metro Red Line East Side Extension. Numerous monitoring wells and probes were installed along this corridor to collect and analyze shallow subsurface gases. Several of these wells and probes detected hydrogen sulfide and methane gases in the industrial area between 1st Street and the Hollywood Freeway, and west of the Los Angeles River. Subsurface gases collected from probes at these locations indicate low concentrations of methane (1,700 parts per million [ppm]) in one location. The lower explosive limit for methane is a 5-percent concentration in air, or 50,000 ppm.[4] All other locations were below 100 ppm.

Response to Comments No. 49:

No comments were made regarding hydrology and water quality.

Response to Comment No. 50:

There were no public workshop comments related to land use and planning.

Response to Comment No. 51:

There were no public workshop comments related to noise.

Response to Comment No. 52:

There were no public workshop comments related to public services.

Response to Comment No. 53:

There were no public workshop comments related to recreation.

Response to Comment No. 54:

Thank you for the comment. The proposed project and Alternatives A, B, C, D, and E would not cause any significant parking impacts with the implementation of various improvement elements as part of an overall parking supply management plan. This parking supply management plan will include elements that consider other additional parking for both short- and long-term parking in the project vicinity. For example, County Lot 15 (located at the southwest quadrant of the Spring Street and Cesar E. Chavez Avenue intersection), which is currently used by jurors only, is being recommended to be made available to the project users. In addition, the Far East Bank Lot (with approximately 30 more spaces) is being recommended to be made available. County Lot 21 located at the southwest corner of Cesar E. Chavez Avenue and Broadway is also being recommended to be made available during weekends. Furthermore, the Alameda Structure Parking Lot will be made available for the jurors and/or the current users of the Broadway Lot. During weekends, it is also recommended that the County and City work together to keep the City of Los Angeles Lot (EP 5) located along Alameda Street open.

[4] National Institute of Standards and Technology, Standard Reference Materials. 16 January 2003. "Material Safety Data Sheet: Methane in Air." Available at: http://ois.nist.gov/srmeatalog/msds/2750-MSDS.pdf.

A comprehensive wayfinding program, including pedestrian amenities, is being proposed to work with these parking supply management plan improvements. No existing parking will be removed for Alternatives A, B, C, D, and E.

Response to Comment No. 55:

There were no public workshop comments related to utilities and service systems.

E. V. STAUDE
ANDERSON CANYON
BIG SUR, CALIFORNIA 93920

February 18, 2004

Re: Brunswig Building

Dear Sir:

The recent article in the Los angeles Times on Lucian Brunswig and the Brunswig Building circa 1888 prompts me to write, urging the historical building be saved. 1

As a son-in-law of Mr. Brunswig, I began my career in the subject building in 1939, retiring as Chairman in 1971.

What a tragedy if this building is demolished, wiping out an important landmark in the historical area. 2

Please use your influence to save the Brunswig building.

Sincerely,

E. Staude

E. V. Staude–LATE LETTER
Anderson Canyon
Big Sur, California 93920

Response to Comment No.1:

Thank you for the comment indicating opposition to the demolition of the Brunswig Building. The County assumes the reference to the Brunswig Building in your comment letter pertains to the building referred to in the EIR as the Vickrey-Brunswig Building. The opposition to the demolition of the Vickrey-Brunswig Building will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No.2:

Thank you for the information regarding your connection to the Brunswig family and the Vickrey-Brunswig Building. The County is well aware of the historical significance of this building, and this information will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

GEORGE E. VICKREY
ATTORNEY AT LAW
31568 STARDUST LANE
VALLEY CENTER, CALIFORNIA 92082
(760) 749-9555
(760) 749-9555

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SUPERVISOR
GLORIA MOLINA
FIRST DISTRICT

GM | MS |
VS | MV
JAN TAKATA

March 6, 2004

Hon. Gloria Molina, First District
Los Angeles County Board of Supervisors
Hall of Administration
500 W. Temple St., 8th Floor
Los Angeles CA 90012

SUBJ: Demolition of Vickrey Building and Brunswig Annex

Dear Supervisor Molina:

My ancestor, William Vickrey, was a prominent 19th Century resident of Los Angeles County who built the 1888 Vickrey Building, one of several structures which comprise El Pueblo de Los Angeles National Historic District, and which is threatened with demolition by the County of Los Angeles to make way for a cultural heritage area. 1

I am asking you and the other members of the Board of Supervisors to reject the demolition plan when it comes before your Board and, instead, incorporate these historic structures into the proposed cultural heritage complex – a plan already endorsed by area merchants, community leaders, and conservationists. 2

While members of the Vickrey family applaud the County's plan to restore and rehabilitate El Pueblo District after decades of neglect, we are bewildered why the County would consider destroying an important part of the district's cultural heritage, especially when the Project EIR notes that preservation alternatives meet all stated objectives and would save the County millions of dollars. 3

Our ancestor, William Vickrey, was involved in a number of businesses in Los Angeles starting in 1881. Along with constructing the Vickrey Building, an authentic example of High Victorian Italianate style of architecture popular in the 1800s, his more noteworthy enterprises included the establishment of historic Rosedale Cemetery in 1884 and the founding of East Side Bank in 1887, of which he was President. 4

The City of Los Angeles has recently restored several structures which are across from the County buildings. Restoration and rehabilitation of the Vickrey and Brunswig buildings would preserve and enhance the rich cultural heritage of El Pueblo District. Please reject any demolition plan. 5

Respectfully,

George E. Vickrey

George E. Vickrey

George E. Vickrey–LATE LETTER
Attorney at Law
31568 Stardust Lane
Valley Center, California 92082

Response to Comment No.1:

Thank you for the information regarding your personal connection to the Vickrey family. This information will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No.2:

Thank you for the comment indicating opposition to the demolition of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex. The opposition to the demolition of the Plaza House, Vickrey-Brunswig Building, and the Brunswig Annex will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

As indicated in Section 4 of the EIR, four action alternatives retain all three historic buildings: Alternatives B, B.1.1, B.1.2, and C. Alternatives B, B.1.1, and B.1.2 are able to meet most of the basic objectives of the project. Alternative C fails to meet most of the basic objectives of the project.

Response to Comment No.3:

Please see Table ES.7-1 of the EIR for a summary of social, economic, and engineering characteristics of the project and alternatives, including the four action alternatives that would retain all three historic buildings. The comment indicating support of an alternative that would retain all three historic buildings will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No.4:

Thank you for the historical information regarding William Vickrey and the Vickrey-Brunswig Building. The County is well aware of the historical significance of this building, and this information will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.

Response to Comment No.5:

Thank you for the comment indicating opposition to the demolition of the Plaza House, Vickrey-Brunswig Building and the Brunswig Annex. The opposition to the demolition of the Plaza House, Vickrey-Brunswig Building and the Brunswig Annex will be taken into consideration by the County of Los Angeles Board of Supervisors during the decision-making process.