

NIMOY THEATER RENOVATION PROJECT

Project No. 908004

Draft Initial Study and Mitigated Negative Declaration

Lead Agency

**University of California, Los Angeles
1060 Veteran Avenue
Los Angeles, California 90095-1365**

Prepared by

**T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, California 92602**

November 2019

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**NIMOY THEATER RENOVATION PROJECT
UNIVERSITY OF CALIFORNIA, LOS ANGELES**

Project No. 908004

Initial Study and Environmental Checklist Form

I. PROJECT INFORMATION

1. PROJECT TITLE

Nimoy Theater Renovation Project

2. LEAD AGENCY NAME AND ADDRESS

The Regents of the University of California
1111 Franklin Street, 12th Floor
Oakland, California 94607

3. CONTACT PERSON AND PHONE NUMBER

John D'Amico, Principal Project Manager
University of California, Los Angeles
Capital Programs, Design and Construction
1060 Veteran Avenue
Los Angeles, California 90095-1365
(310) 267-4756

4. PROJECT LOCATION

1262 Westwood Boulevard
Los Angeles, California 90024
(Refer to Figures 1 and 2)

5. PROJECT SPONSOR'S NAME AND ADDRESS

University of California, Los Angeles
Capital Programs, Capital Planning and Finance
1060 Veteran Avenue
Los Angeles, California 90095-1365

6. CUSTODIAN OF THE ADMINISTRATIVE RECORD FOR THIS PROJECT

Same as listed under No. 3 above.

7. IDENTIFICATION AND LOCATION OF ENVIRONMENTAL IMPACT REPORT(S) BEING RELIED ON FOR TIERING

Because the Project site is off campus, this Initial Study/Mitigated Negative Declaration (IS/MND) was not tiered from the *UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report* (referred to herein as the "LRDP Amendment (2017) Final SEIR" or "Final SEIR") (State Clearinghouse [SCH] No. 2017051024), which was certified by the University of California Board of Regents

(The Regents) in January 2018.¹ However, pursuant to Section 15150 of the State California Environmental Quality Act (CEQA) Guidelines, the LRDP Amendment (2017) Final SEIR is hereby incorporated by reference, primarily for the discussion of regional environmental setting and relevant planning documents. The LRDP Amendment (2017) Final SEIR is located at the address listed under No. 3 above and at <http://www.capitalprograms.ucla.edu/planning/longrangedevelopmentplan> for inspection.

Introduction

CEQA requires that government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. Therefore, in accordance CEQA (*Public Resources Code* §§21000 et seq., specifically, §21094), the CEQA Guidelines (14, *California Code of Regulations* [CCR], §§15000 et seq.), and the *University of California Procedures for the Implementation of CEQA*, this Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration (MND) to analyze the potential environmental effects of the proposed Nimoy Theater Renovation Project (Project). This IS includes a description of the proposed Project and location of the Project site, evaluation of the potential environmental impacts of Project implementation, and recommended mitigation measures to lessen or avoid impacts on the environment.

Because the Project site is not located on the UCLA campus, this IS was not tiered from the LRDP Amendment (2017) Final SEIR. However, as noted above, pursuant to Section 15150 of the State CEQA Guidelines, the LRDP Amendment (2017) Final SEIR is hereby incorporated by reference, primarily for the discussion of regional environmental setting and relevant planning documents. Also, in conjunction with certification of the LRDP Amendment (2017) Final SEIR and approval of the LRDP Amendment (2017) and Student Housing Projects, The Regents adopted a Mitigation Monitoring and Reporting Program (MMRP). The MMRP ensures that mitigation measures that are the responsibility of the University of California are implemented in a timely manner. This IS/MND identifies campus programs, procedures and practices (PPs), and mitigation measures (MMs) from the LRDP Amendment (2017) Final SEIR MMRP that would reduce potential impacts of the proposed Project and includes new mitigation measures identified to reduce project-specific environmental impacts to a less-than-significant level, where applicable. These PPs and MMs have been incorporated into the proposed Project. Throughout the IS/MND, where LRDP Amendment (2017) Final SEIR PPs or MMs have been identified, the PPs and/or MMs have been exactly referenced as in the LRDP Amendment (2017) Final SEIR. This numbering system enables the public and other users of this document to cross reference these procedures and measures with the LRDP Amendment (2017) Final SEIR and align the mitigation monitoring procedures for the proposed Project with the adopted LRDP Amendment (2017) Final SEIR MMRP.

Following review of the proposed Project, it has been determined that the proposed Project is a “project” under CEQA and the University of California (UC) proposes to adopt an MND. In accordance with the CEQA Guidelines, an MND is the appropriate environmental document for the proposed Project because, after incorporation of Project-specific mitigation measures, the proposed Project would not result in any significant and unavoidable impacts. All project-level impacts can be mitigated to a level that is considered less than significant. Specifically, this IS

¹ January 2018 Regents Action: Approval of Amendment #6 to the UCLA 2002 Long Range Development Plan for Additional On-Campus Student Housing Following Action Pursuant to the California Environmental Quality Act, Los Angeles Campus, which is available at <https://regents.universityofcalifornia.edu/minutes/2018/fin1.pdf>. It should be noted that the LRDP was subsequently amended (LRDP Amendment #7) following approval by the Executive Vice President and Chief Financial Officer in October 2018 to transfer 12,000 gross square feet (gsf) of remaining development allocation from the Core zone to the Health Sciences zone.

identifies and proposes for adoption, Project-specific mitigation measures to reduce Project-specific environmental impacts related to Historic Resources. In addition to addressing the potential environmental impacts that would result from the proposed Project, this IS serves as the primary environmental document for all future activities associated with the proposed Project, including all discretionary approvals requested or required to implement the proposed Project.

This IS, along with a Notice of Intent to Adopt an MND, has been circulated by the State Office of Planning and Research (State Clearinghouse) for review by State agencies and to any responsible agencies, trustee agencies and interested parties, as required by CEQA, for a 30-day public review. Following receipt and evaluation of comments from agencies, organizations and/or individuals, the University of California will determine whether any substantial new environmental issues have been raised. It is anticipated that the proposed Project will subsequently be considered for approval by the UCLA Chancellor in Spring 2020.

II. PROJECT DESCRIPTION

1. PROJECT LOCATION

The proposed Project is located at 1262 Westwood Boulevard, in the community of Westwood, in the City of Los Angeles, approximately 10 miles west of downtown Los Angeles and approximately 4.5 miles east of the Pacific Ocean (refer to Figure 1, which depicts the regional location and local vicinity).

For purposes of description in this IS, the “Project site” is the existing Crest Theater site, which consists of a rectangular-shaped parcel encompassing 7,919 square feet (sf). The “Project area” includes the area that encompasses the Project site and the surrounding areas.

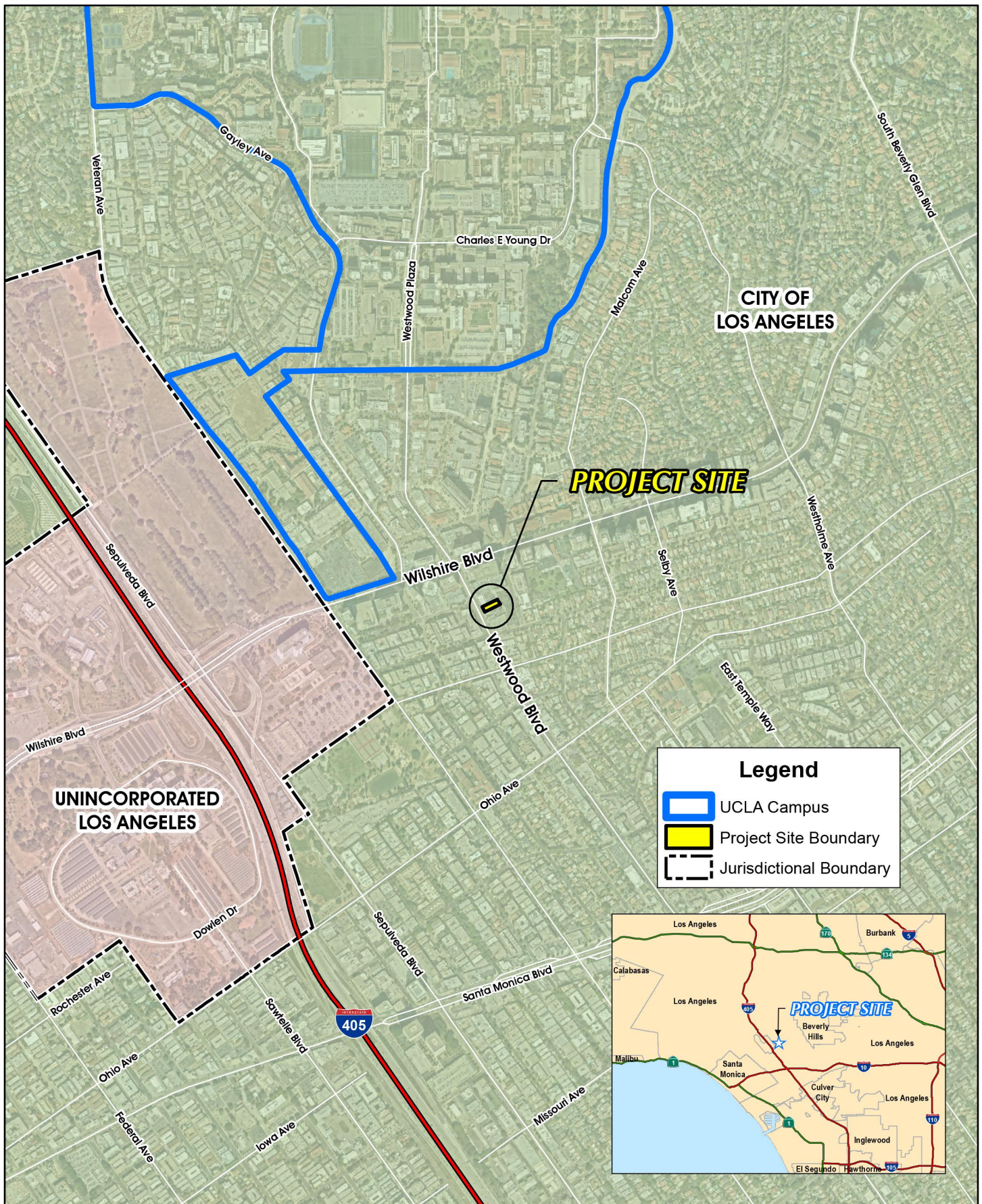
2. ENVIRONMENTAL SETTING

Project Site and Surrounding Area

The Project site is currently developed with the Crest Theater and is located on the east side of Westwood Boulevard, south of Wilshire Boulevard and north of Wellworth Avenue, in the Westwood Community Plan area (refer to Figure 2). The Project site and adjacent parcels have a City of Los Angeles General Plan land use designation of Neighborhood Office Commercial (City of Los Angeles 2010), and are zoned C4-1/1VL-POD² (City of Los Angeles 2019a). Consistent with the land use designation and zoning, the Project area is primarily developed with commercial, office and residential uses in Westwood Village. Existing development in the Project area includes a mix of architectural styles and building massing and building heights. South of Wilshire Boulevard, the buildings are one- and two-stories in height, although the south side of Wilshire Boulevard is dominated by high-rise structures. Views of the site are essentially limited to vantage points from the sidewalk or along the adjacent roadway. The visual character of the Project site and surrounding areas is shown in the photographs presented in Section IV.I, Aesthetics, of this IS.

Access to the Project site is provided from Westwood Boulevard at the front, and an alley at the rear. Although there is on-street parking along Wilshire Boulevard and surface parking behind the theater, there is no parking dedicated to the theater. Transit stops and UCLA vehicular parking are available near the site.

² C4-1/1VL-POD represents a commercial zoning within Height District 1VL (floor to area ratio of 1.5:1 with a 45-foot height limit), and within the Westwood Boulevard Pedestrian Oriented District.



Source(s): ESRI, LA County Portal (2017), Nearmap Imagery (2018)

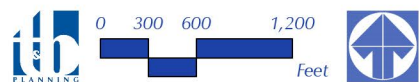


Figure 1

Regional and Vicinity Map

Nimoy Theater Renovation Project
Draft Initial Study and Mitigated Negative Declaration



Source(s): ESRI, LA County Portal (2017), Nearmap Imagery (2018)

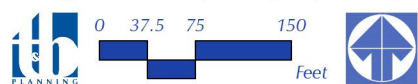


Figure 2

Aerial

The City of Los Angeles maintains two Southern Magnolia trees in the sidewalk north and south of the Project site. No naturalized areas, stream channels, or otherwise sensitive hydrologic or biological resources exist at or near the Project site.

Storm water runoff from the Project site flows to the adjacent roadways untreated. Existing water, sewer, drainage, and electric utility infrastructure is located within and surrounding the Project site.

Crest Theater

The Crest Theater is a single-screen theater that was built in 1940 to the design of architect Arthur W. Hawes in an austere Moderne style; the theater last closed in 2016 (refer to the discussion of “Background and Need for the Proposed Project” below). The Crest Theater was designated a Historic-Cultural Monument (HCM; No. 919) by the City of Los Angeles in 2008; this designation and character defining features of the Crest Theater are further discussed in Section IV.5, Cultural Resources, of this IS. The theater building is now boarded up for security purposes. Representative photographs of the existing Crest Theater are provided on Figure 3.

The existing structure is a rectangular-shaped single-story building with a partial second floor over the lobby. The building is approximately 22 feet-high at the roof level (measured from the sidewalk along Westwood Boulevard), with a parapet extending another 4.5 feet. The blade sign extends approximately 32 feet higher than the top of parapet. The front (west) exterior of the building has an elaborate, stepped upper façade that is symmetrical. The façade is metal with exposed metal framing visible on the rear. The upper façade consists of three-dimensional, vertical elements, some with flat tops and some peaked, composing an apex at the center defined by a two-sided painted blade sign. It is painted with shades of the same color to provide depth through light and shadows and a contrasting band runs horizontally near or at the top of the vertical elements. Below the upper façade are two identical, rectangular marquees symmetrically placed and projecting west at an angle to form a V-shape overhang sheltering the recessed entry. The blade sign and marquee are further discussed in Section IV.5, Cultural Resources, of this IS. The street-level west façade consists of the recessed entry flanked by two ceramic tile-clad wings that are set back two feet from the property line. A projecting poster display case, outlined in tile, is centered on each wing. Adjacent to the south wing, set slightly back but also forward of the recessed entry, is a smaller box office that also has tile bands below a glass service window. The recessed entry consists of five metal-framed and glazed doors with a mirror transom above that stretches behind and above the box office. The ceiling has semi-circular shaped bands of yellow Hollywood bulbs, as well as an elaborate half sunburst feature with small, individual, pointed light bulbs.

The existing building area is approximately 9,175 gross square feet (gsf); the building dimensions are approximately 159-feet 9-inches by 50 feet. Figure 4 depicts the existing floor plans. As shown, the interior of the building has four major spaces: lobby, auditorium, back-of-house behind the auditorium, and the second floor above the lobby. These spaces are briefly described below and further described in Section IV.5, Cultural Resources, of this IS:

- **Lobby.** The lobby space is approximately 720 square feet at the front (west) quarter of the building’s first floor, with a rear (east) curved wall that divides the lobby from the auditorium. Men’s and women’s restrooms are at the northwest and southwest corners; the existing restroom currently do not meet code requirements for accessibility. Stairs up to the second floor are concealed behind the lobby’s north wall in the lobby’s east half, while an electrical room and a janitor’s room are at the south wall. The east half of the lobby is horizontally oriented at the rear of the space, with a concessions counter at center, which does not have an accessible counter height for serving patrons with



West facade of the Crest Theatre at street level, with recessed entry below marquee overhang, looking northeast.



Marquee at the Crest Theatre, looking northeast.



Overall view of the lobby, looking southeast from the entry.



North wall in the west half of the lobby, with one of the lighted columns at right (east), looking north.



Auditorium space, looking east to the proscenium and shallow stage.



Auditorium space, looking west to the entrances from the lobby and projection booth above. Note the mural that wraps around the three sides of the auditorium space.



West façade of the Crest Theater, looking southeast.



Rear (east) facade at left and north facade at right, looking southwest.

Source(s): Page & Turnbull (10-16-2019)

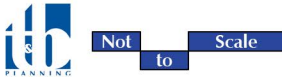
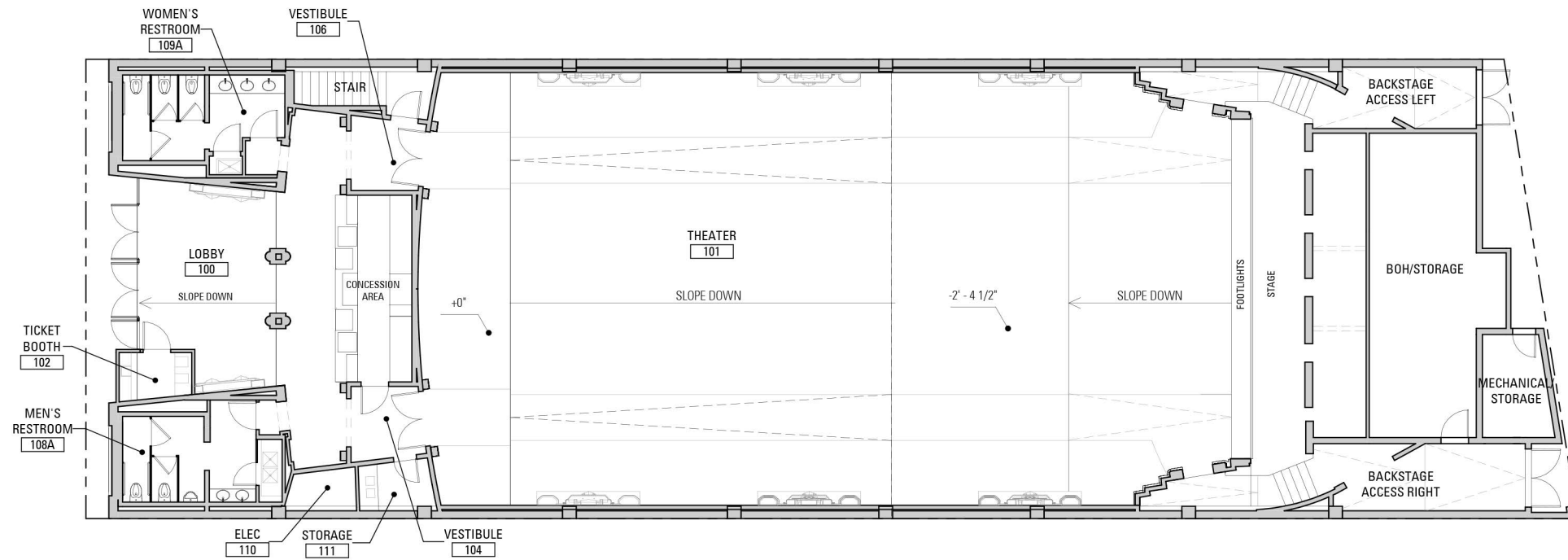
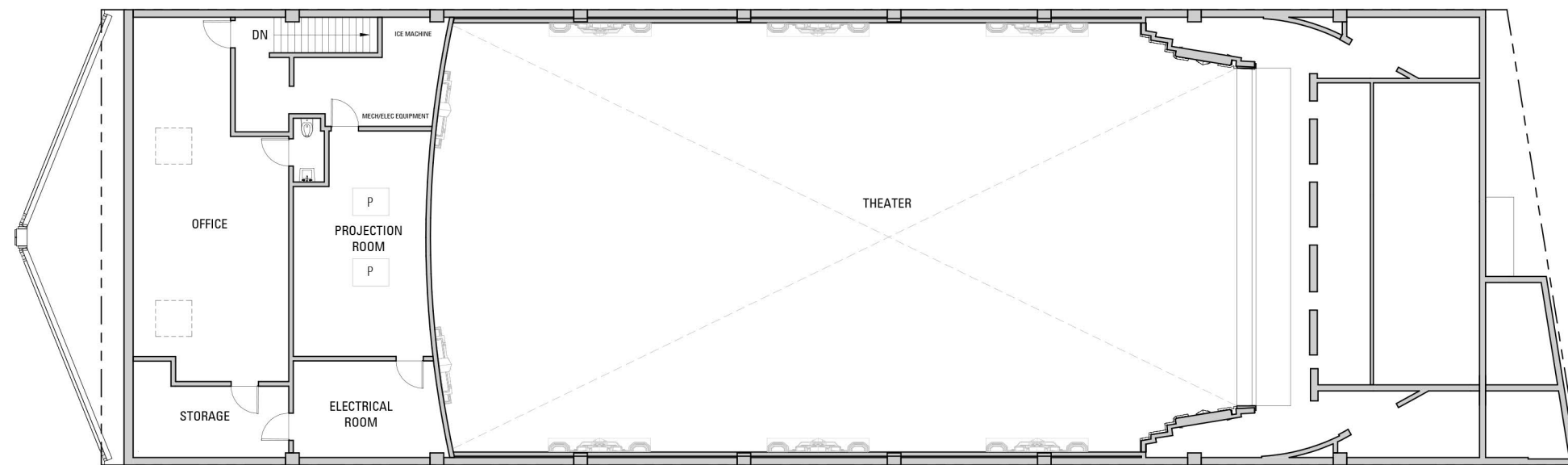


Figure 3

Representative Photos of Crest Theater



1 FLOOR PLAN - LEVEL 1 (EXISTING)
 A1.01 1/8" = 1'-0"



2 FLOOR PLAN - LEVEL 2 (EXISTING)
 A1.01 1/8" = 1'-0"

Source(s): BAR Architects (10-31-2019)

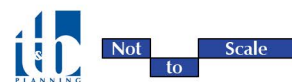


Figure 4

Existing Floor Plans

Nimoy Theater Renovation Project
 Draft Initial Study and Mitigated Negative Declaration

disabilities. A mural composed of panels painted to appear as tile pieces, depicting parrots and green foliage against a blue sky, is on the rear wall behind the counter.

- **Auditorium.** The auditorium is a large, double-height volume with a sloped floor that dips in the middle before rising again toward the east (stage) end. The space has rows of non-original seating in the middle, flanked by aisles leading from the doors, as well as at the north and south sides. The seating rows at the front (east) of the middle portions were removed by a previous owner for a platform stage. The theater currently has approximately 244 seats; however, in the past there were as many as 460 seats. A proscenium with a shallow speaker stage is at the rear, east end of the auditorium. On the north and south side walls, and the rear (west) wall is a mural painted on muslim depicting a stylized cityscape of Los Angeles, Westwood, and Hollywood buildings, circa 1939.
- **Back-of-House.** Through the decorative east portals are steps and ramps leading to the rear exits at the north and south sides of the building. The south side also leads to a shallow, double-height storage area behind the stage and screen.
- **Second Floor Above the Lobby.** The existing second floor above the lobby is accessed by a set of stairs at the north side of the lobby. It consists of five rooms, including a large open office space at the west end, a projection room at the east end, a storage room and electrical room at the south end, and a mechanical and storage area at the northeast corner. There is also a small half-bath adjacent to the office. The second floor currently does not meet code requirements for accessibility.

3. BACKGROUND AND NEED FOR THE PROPOSED PROJECT

The current theater building was built in 1940 as the Westwood Theater for live stage performances and was named the UCLAN; the original theater was funded by Frances Seymour Fonda. Approximately two years later, the theater was converted to a one-screen movie theater. It was re-named the Metro Theater in 1983 and then the Crest Theater in 1988. Prior to closing in 2016, the theater was used for simulcast screenings (opera on film, etc.), movie showings, occasional performances and parties and film shoots. The theater was remodeled/renovated several times including in 1983, 1987, and 2012. The modifications made in 2012 indicate the incorporation of live performances, parties, rental events and screenings at the theater.

In recent decades, the theater had a series of owners, most notably, the Walt Disney Corporation, which commissioned scenographic designer Joseph Musil and BAR Architects to renovate the building in 1987-1988 into a state-of-the-art theater for first-run Disney films. The Crest Theater emerged as a newly-minted Art Deco Revival style on both the inside and outside, transforming the movie-going experience into a themed excursion into Hollywood's golden age of the 1920s and 1930s. The City of Los Angeles identifies the late 1980s iteration of the Crest Theater as part of the historically significant period, specifically calling attention to the façade, painted murals and interior décor.

The Crest Theater was acquired by The Regents in July 2018 for use by the UCLA School of the Arts and Architecture along with its performing arts presenting program, The Center for the Art of Performance at UCLA (CAP UCLA). CAP UCLA programs currently are held at Royce Hall and The Theater at the Ace Hotel in downtown Los Angeles. On limited occasion, CAP UCLA also presents in the academic facilities of the MacGowen Theaters, Schoenberg Concert Hall, and Kaufman Hall on campus. Availability of academic facilities is strained, and when CAP UCLA secures one of these venues, they are required to rent it from the corresponding academic departments. CAP UCLA, while a UCLA Public Art Unit, is also required to rent Royce Hall.

To accommodate live performances, the Crest Theater, currently designed as a movie theater, requires renovation to accomplish the Project Objectives outlined in Section 4, below. The renovated theater space is intended to provide an intimate venue that would integrate CAP UCLA programs more fully into the Westwood and greater Los Angeles cultural community. The renovation of the theater would support CAP UCLA's artistic mission to curate and facilitate performance art by both emerging and acclaimed artists who create work in the dedicated practices of theater, music, spoken word, screenings (digital projection), and dance. This venue would be used for more intimate performances in support of emerging artists, campus community artists, public lectures/talks and a consortium of not for profit groups. Performances would continue to be held at the Ace Theater and at Royce Hall, which can accommodate more guests, but the use of these facilities would be reduced.

Further, the existing building, constructed in 1940, was likely designed to the 1937 edition of the Uniform Building Code (UBC). It does not appear that this building has been seismically strengthened since its construction although there have been architectural modifications throughout the years. The current version of the UC Seismic Safety Policy, which became effective in May 2017, requires that all buildings considered for purchase must be evaluated for the ability to meet a seismic performance objective of substantial life safety. As such, the UC Seismic Safety Policy requires buildings acquired by purchase to have an earthquake damageability of Level V³ provided that the building is unoccupied until it can be brought to a Performance Level III⁴ or IV⁵. The current seismic performance rating is VI⁶. The building was evaluated with the objective of obtaining a Seismic Rating of IV. Based on these criteria the following deficiencies were identified: diaphragm shear, masonry shear walls, out-of-plane wall anchors, and out-of-plane wall flexural strength.

The acquisition of the Crest Theater was largely made possible by major gifts from actor, writer and director Susan Bay Nimoy. The venue would be re-named the Nimoy Theater, in honor of Ms. Nimoy's late husband, Leonard Nimoy, who had deep connections to the University and the cultural life of Los Angeles.

Now a property of the University of California, the theater is no longer subject to Los Angeles' Planning ordinances or Cultural Heritage Commission review. The University would evaluate proposed modifications to the theater using the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*.

4. PROJECT OBJECTIVES

The objectives of the proposed Project are consistent with UCLA's academic, research, and community service mission as follows:

³ A building evaluated as meeting or exceeding the requirements of California Building Code (CBC) Part 10 Chapter 3 for Risk Category I-III performance criteria only if the BSE-R and BSE-C values are reduced to 2/3 of those specified for the site.

⁴ A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria with BSE-1N and BSE-2N hazard levels replacing BSE-R and BSE-C respectively; alternatively, a building meeting CBC requirements for a new building.

⁵ A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria.

⁶ A building evaluated as not meeting the minimum requirements for Level V designation and not requiring a Level VII designation.

- Rehabilitate both the exterior and interior of the 2-level movie theater into a live performance venue for a maximum capacity of 299 patrons.
- Shape an entry experience that supports pre- and post-function events that are critical to the success of live performance venues.
- Incorporate sidewalk and street level improvements that enhance the visibility of the Nimoy for people walking or driving by the theater, and engage neighbors and passers-by, welcoming them to the theater and its events.
- Create a performance space that supports emerging contemporary performing artists across all disciplines whose work seeks an intimate scale, including extraordinary UCLA students and recent alumni, independent practitioners throughout Los Angeles and national and international visiting artists. The Nimoy Theater should enable creative collaboration and presentation in theater, music, digital media, spoken word, dance and contemporary performance.
- Provide required back-of-house support facilities including a green room, dressing area, and storage.
- Update building systems to meet University of California seismic standards and comply with current energy codes.
- Comply with life safety standards and provide an accessible experience for all patrons.
- Plan, design, and implement the proposed Project within the practical constraints of available funding sources.

5. PROPOSED PROJECT COMPONENTS

The proposed Project involves the renovation of the Crest Theater as a single-screen movie house into the Nimoy Theater for CAP UCLA (Nimoy Theater). The proposed Nimoy Theater is intended as an intimate venue for up to 299 patrons with artists performing in many genres. The proposed Project would restore the theater to its original role as a venue for live performance, enhanced with an expanded lobby for pre- and post-performance events; an updated refreshment counter and guest facilities; new seating and theatrical production systems; and a backstage green room with artist support spaces. The proposed Project would add approximately 1,420 gsf (from 9,175 gsf to 10,595 gsf). The building's western façade (along Westwood Boulevard) would also be rehabilitated.

The following Project components are described further below:

- Building Renovation/Rehabilitation
- Sustainable Building Features
- Utility Infrastructure and Mechanical Systems
- Operations
- Construction Activities

Building Renovation/Rehabilitation

Following is a description of the proposed building renovations and rehabilitation. Figure 5 depicts key aspects of the proposed demolition, Figure 6 depicts the proposed floor plans, Figure 7 depicts proposed building sections, and Figure 8 depicts the roof demolition plan and proposed roof plan.

Interior Renovations

Following is a description of the proposed renovations for the interior building spaces:

- **Lobby and Second Floor Above the Lobby.** The front (west) side of the lobby would have minimal changes, except for the box office, which would be removed. The center, fabric-covered area on the two flanking (north and south) decorative walls would become openings to see through to the adjacent interior spaces and to help the space feel larger. Other decorative elements, such as the painted ceiling mural and the lighted columns, would remain.

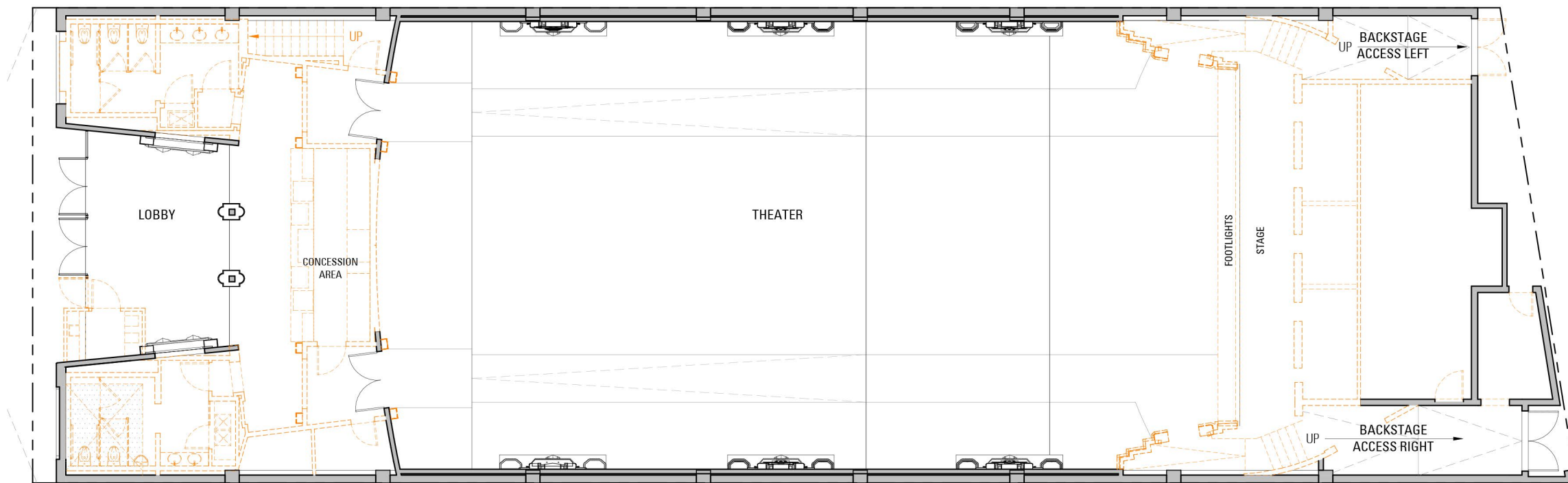
The lobby would be expanded to approximately 1,150 sf (compared to 720 sf under existing conditions) to function more as a gathering space that can accommodate the 200-plus patron capacity before and after shows (refer to the conceptual rendering of the lobby provided on Figure 9). The concession area would be removed and the center of the back (east) wall would be relocated further east into the auditorium. A new refreshment counter would be installed in the expanded space. In addition to the concession counter, it is expected that decorative plasterwork on the side walls at the east end of the lobby would be removed and some may be reinstalled. The Art Deco-style light fixtures at the ceiling would remain.

The entry doors into the auditorium would remain at their current locations in the east wall at the north and south ends in the lobby. The preceding portals/light locks would be removed to help the lobby feel less cramped. New sound and light locks (to separate the performance space from the lobby) would be created beyond the current auditorium doors inside the space and flanking the new refreshment counter.

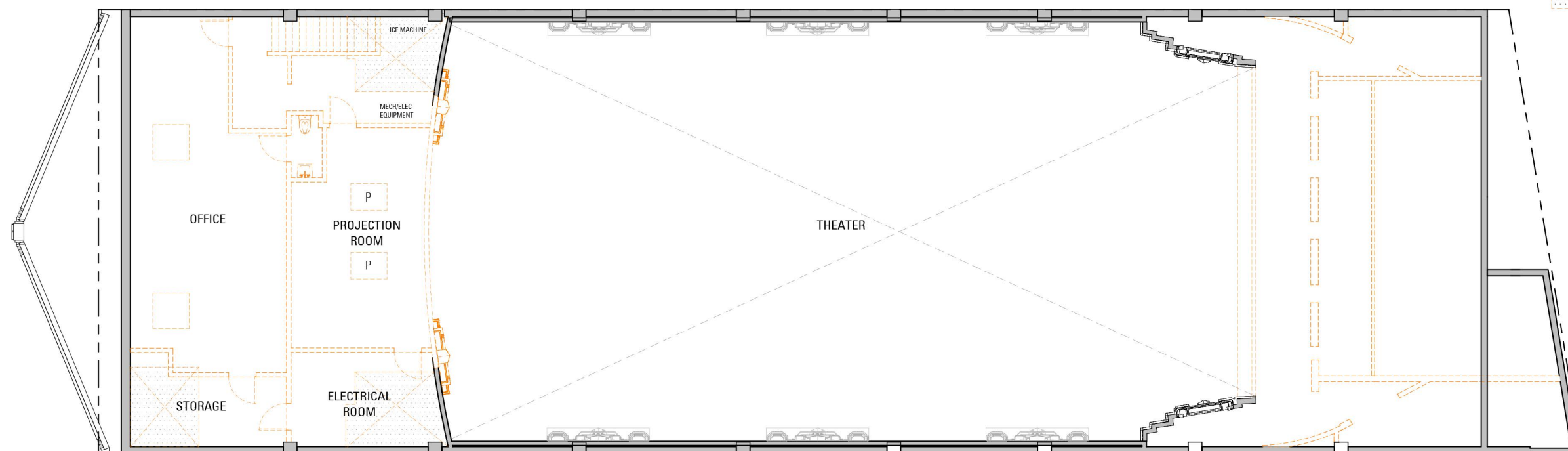
The current men's and women's restrooms at the northwest and southwest corners would be demolished; new restrooms would be installed at the second floor above the lobby where the existing office is located. In the place of the current restrooms, a new elevator would be installed at the southwest corner, while a new will-call office would be provided in the northwest corner. The existing, steep, non-compliant stair to the second floor at the north side of the lobby would be removed. New stairs up to the second floor would be added at both the north and south sides. The new stairs and elevator would provide ADA- and code-compliant access to the upper level lobby and balcony. Painted walls surfaces would receive new paint, likely in colors different than those that currently exist.

The existing projection room at the east end of the second level above the lobby would be renovated to serve as a secondary lobby/reception area. The wall between the projection booth and the auditorium would be opened to connect the new balcony and the reception area into one gathering space. Moveable panels would provide flexibility to close off balcony from the reception area.

- **Auditorium.** The overall volume of the auditorium would generally remain and new elements would be inserted that allow the double-height space and its character-defining features to still be experienced. The new lobby refreshment counter and light locks would

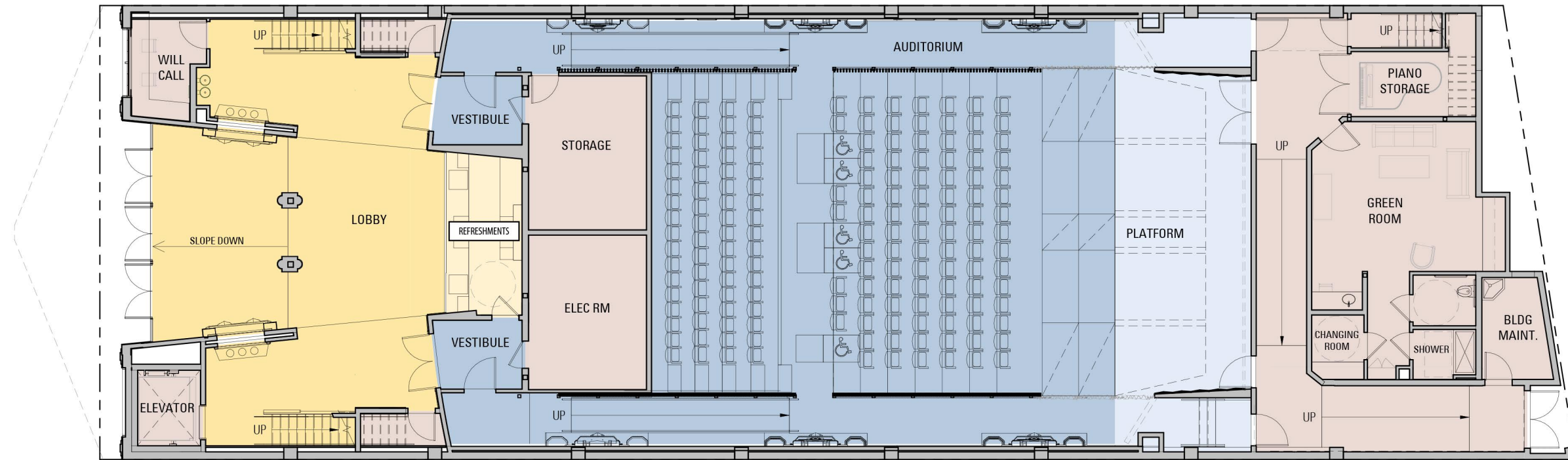


Demolition Plan Level 1

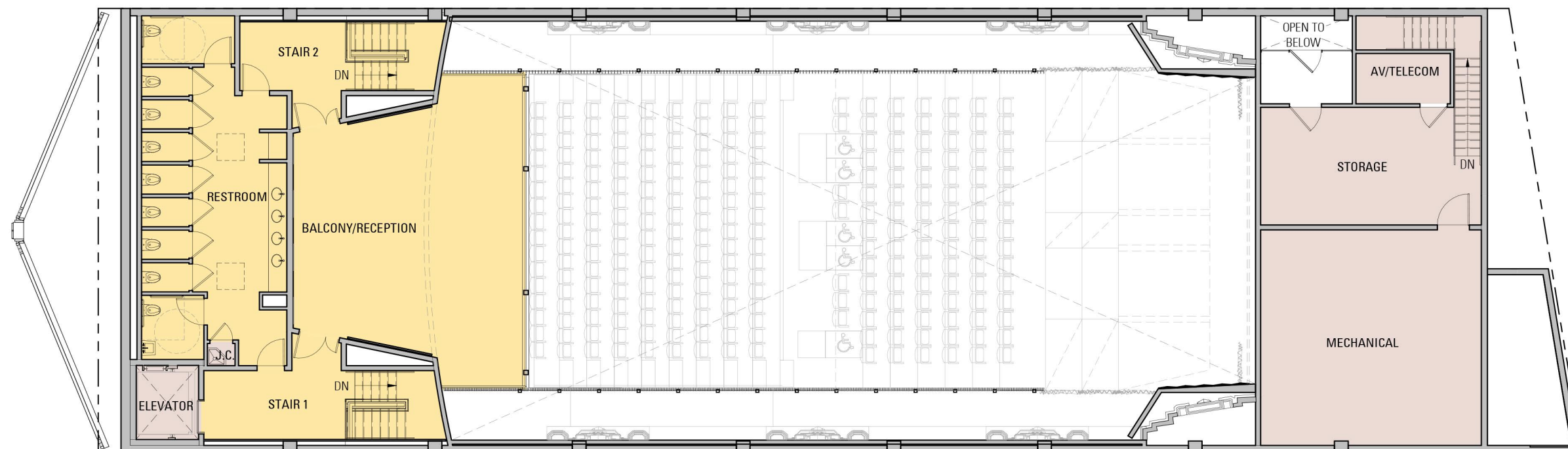


Demolition Plan Level 2

- (E) TO BE DEMOLISHED (SHOWN DASHED)
- (E) FLOOR AREA TO BE REMOVED



Level 1 Floor Plan



Level 2 Floor Plan

Source(s): BAR Architects (11-31-2019)

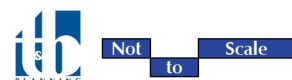
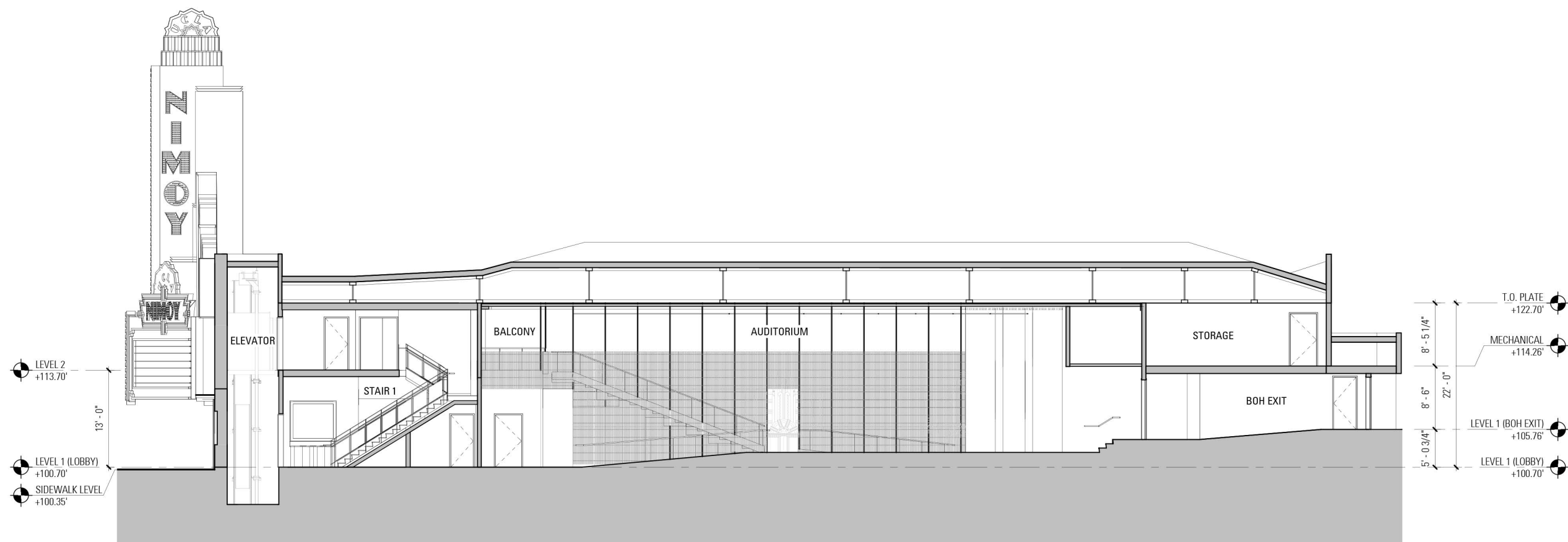


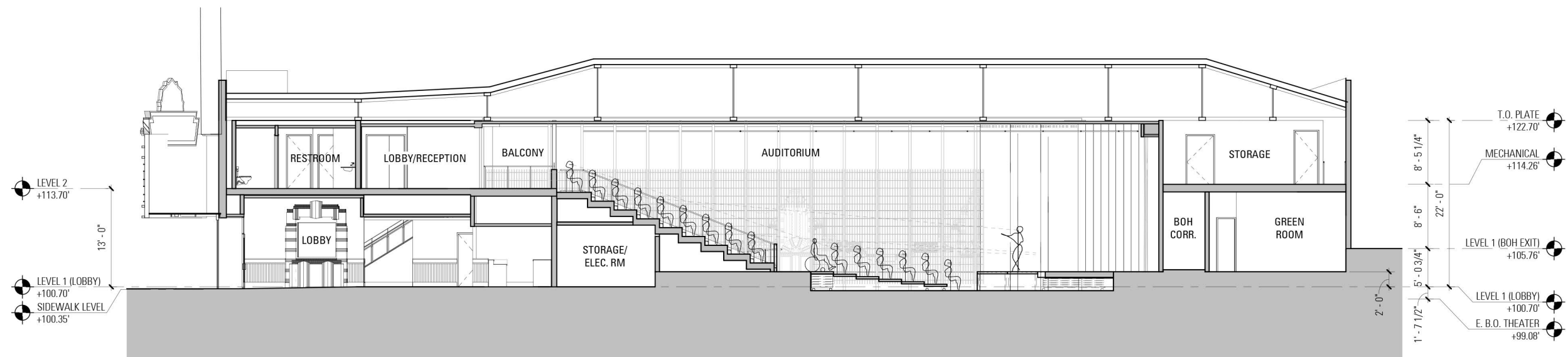
Figure 6

Proposed Floor Plans

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LONGITUDINAL SECTION AT STAIRS AND RAMPS



LONGITUDINAL SECTION THROUGH LOBBY AND AUDITORIUM SEATING AREA

Source(s): BAR Architects (11-31-2019)



Not to Scale

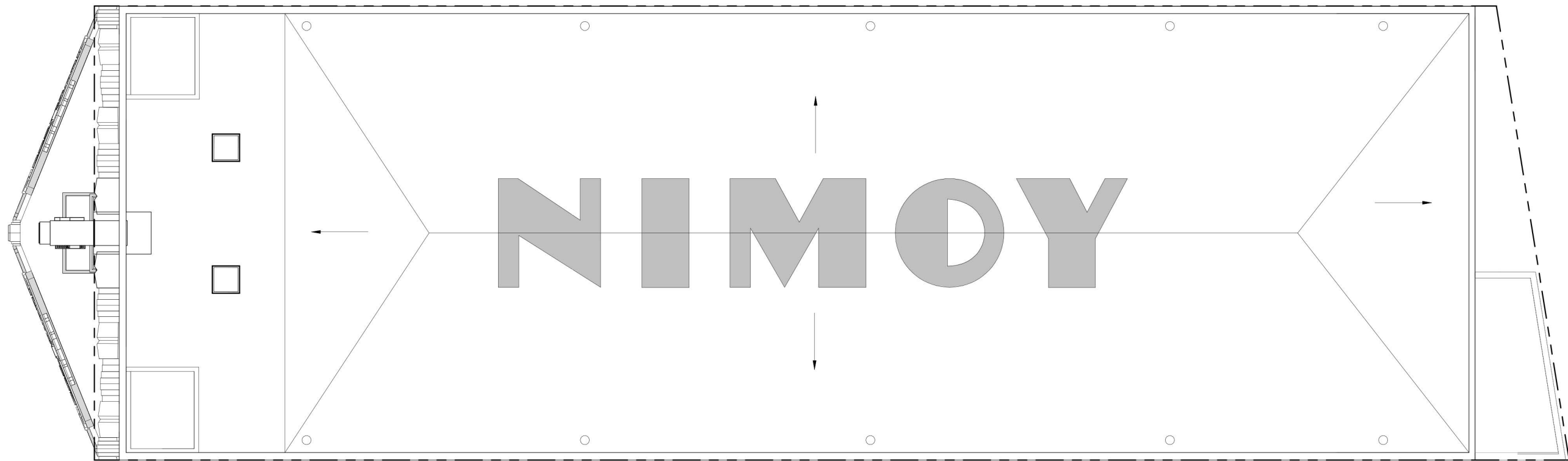
Figure 7

Proposed Building Sections

Nimoy Theater Renovation Project
Draft Initial Study and Mitigated Negative Declaration



Demolition Plan - Roof



Proposed Roof Plan

Source(s): BAR Architects (11-31-2019)



Not to Scale

Figure 8

Roof Plans



Source(s): BAR Architects (11-31-2019)



Not to Scale

Figure 9

Conceptual Rendering - First Floor Lobby

Nimoy Theater Renovation Project
Draft Initial Study and Mitigated Negative Declaration

appear as a tall one-story volume at the west end of the auditorium. New ramped side aisles would be at each side, so the new volume does not attach to the north or south long walls. On top of the refreshment counter/vestibule volume would be a new balcony accessed from the second floor. The balcony would be open with low railings and also would not extend the full width of the auditorium.

In front (east) of the refreshment counter/vestibule/balcony volume would be a shorter volume of the same width used as a storage room and an electrical room. This volume would generally be concealed by stepped seating that extends to and includes the top of the volume.

Screen walls would be at the perimeter of the stepped seating area and aligned with the north and south edges of both new volumes to define the new side aisles. They would continue along to the lower seating area and terminate at the performance platform, with openings for a cross aisle. While some structural elements may extend to the ceiling, the screen walls are not full height and some level of transparency would be provided. Figure 10 provides a conceptual rendering of the renovated theater interior.

The screen walls would define the performance area without concealing the mural or decorative features along the north and south auditorium walls. The mural and decorative features on these walls would be maintained. The rear (west) wall would be removed to connect the balcony to a new reception area at the second floor. Moveable panels would be installed that when closed, would recreate the back wall. To prevent damage to the mural on this wall, some or all of it would be removed and stored. A reproduction would be placed on panels, so that the mural would continue to surround the auditorium interior.

Because the auditorium currently has a floor that slopes downward and then up toward the east (stage) end, a reversible floor system would be installed to provide disabled access from the lobby through the auditorium to the single rear exit. The floor system would also account for the five-foot grade change from the west side to the east side of the building. The side aisles created by the screen walls would become accessible paths, while the flooring system at the lower seating area would have the flexibility for different configurations, including tiered seating, flat floor, and recessed pit in front of the permanent platform. Options for the reversible flooring system include wood frame platform, steel deck, or concrete slab over fill (i.e., gravel, structural foam board, etc.).

The permanent platform would be located in front of the current stage and proscenium, and would be approximately the height of the existing stage. Due to the grade change and accessible path, the new flooring system would raise the floor level up approximately four feet from the lowest point in the auditorium, which conflicts with the two decorative portals at the east end of the auditorium leading to the back-of-house area and exits. The two portals would be partially demolished to allow for the accessible exit paths. The shallow stage would also be demolished. A new wall would be installed approximately behind the proscenium to separate the auditorium and back-of-house area and to allow for a theatrical cyclorama background for the performance platform. The remaining upper part of the portals and the proscenium would remain and be concealed.

A new lighting grid would be installed as part of the ceiling to provide various lighting options for the different types of performances anticipated in the space. The starscape at the ceiling is expected to remain in place above and around the lighting grid. The hand-painted stage curtain would be removed and stored appropriately or installed in another venue.



Source(s): BAR Architects (11-31-2019)



Not to Scale

Figure 10

Conceptual Rendering - Theater Interior

Nimoy Theater Renovation Project
Draft Initial Study and Mitigated Negative Declaration

- **Back-of-House.** Some existing features in the back-of-house area would be removed, including the steps and ramps from the two side portals to the rear exits and storage area. A second floor would be created within the existing, double-height back-of-house area behind the new wall at the proscenium. At the first floor, a ramped corridor would be installed directly behind the new wall to provide the accessible fire exit path from the north side of the auditorium to the single exit door at the southeast corner. As only one fire exit is required, the exit doors at the northeast corner would be discontinued and removed.

A green room with changing rooms, shower, and bathroom would be the primary space at the first floor. A storage area would be in the northeast corner, along with a set of stairs up to the new second floor. The second floor would contain a mechanical room, audio-visual (AV)/telecommunications room, and additional storage.

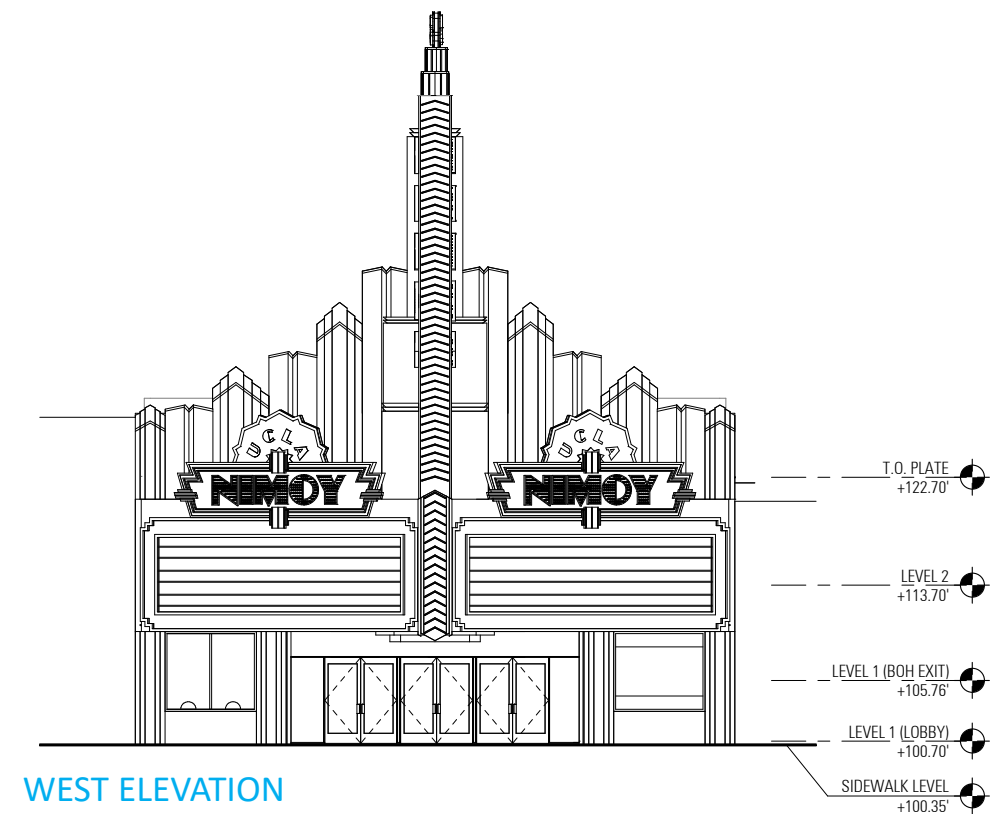
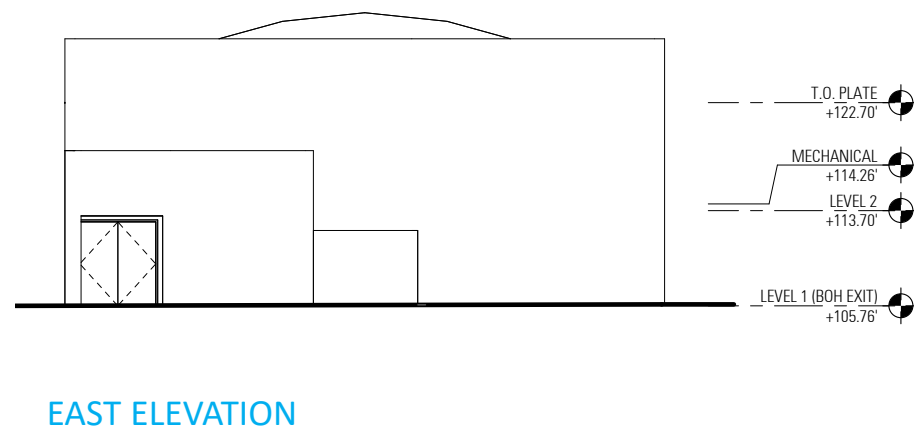
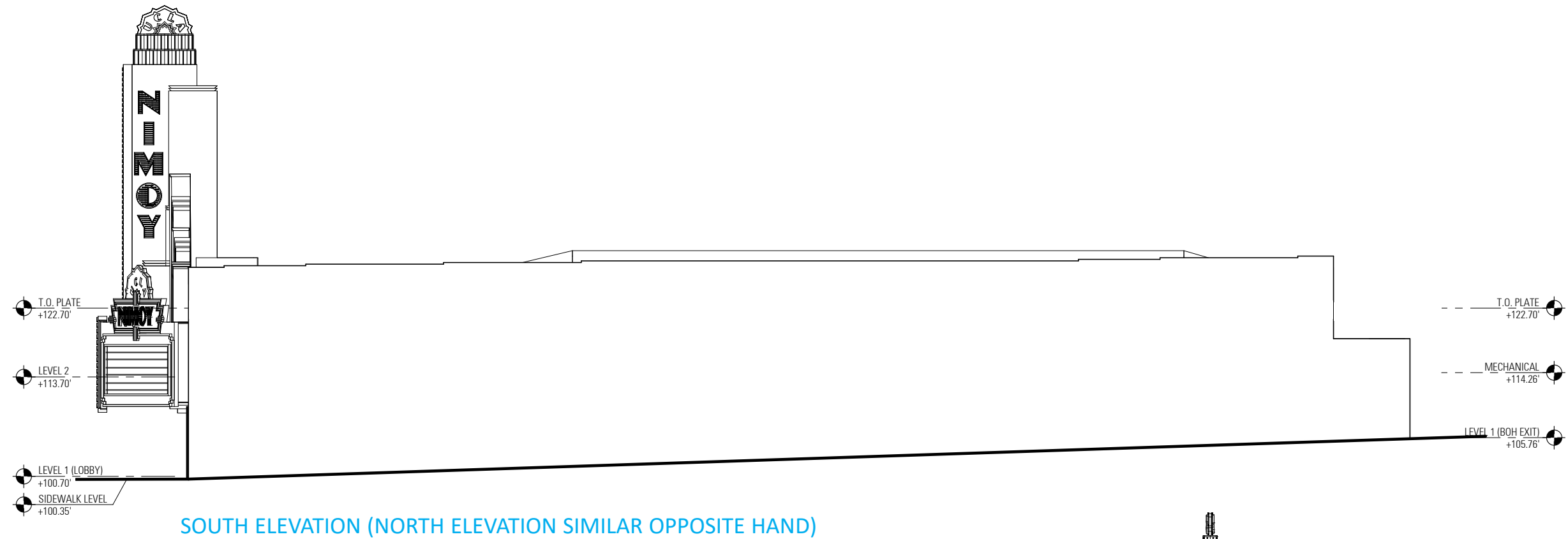
The proposed renovation would be designed and implemented in compliance with applicable requirements of the City of Los Angeles Municipal Code and California Health and Safety Code (Sections 13000 et seq.), including those pertaining to fire protection systems (e.g., fire sprinklers, fire alarm systems, emergency lighting, and illuminated signage), and accessibility.

Exterior Rehabilitation

At the primary (west) façade facing Westwood Boulevard, the proposed Project would incorporate a new design at the street level to engage neighbors and passers-by, and restore the forms of the existing marquee, blade sign and façade. Figure 11 depicts the proposed exterior elevations and Figure 12 provides a conceptual rendering of the renovated exterior. The Project includes the following exterior rehabilitation:

- Retain and restore the stepped Art Deco-style upper façade and improve anchorage to the roof diaphragm, as needed.
- Retain the blade sign and marquee, with alterations to change the name from “CREST” to “NIMOY” and add “UCLA” in some areas. To meet current energy codes, the signage lamps would also be replaced with energy-efficient light sources.
- Repaint the metal façade, marquee and blade sign with a new more subdued color palette.
- Replace the ceramic tile cladding at the street front below the marquee with smooth cladding that would reference the vertical lines and Art Deco elements of the upper façade.
- Relocate the will-call to the northwest corner of the building (for sales and ticket pick-up) and add a new door and sidelight, matching the existing doors and sidelight. This would restore symmetry to the central entry and increase visibility of the interior from the sidewalk. The will-call/box office would have an accessible counter and transaction window. The new will-call/box office window would replace an existing glazed display area for posters.
- Install a display area for coming events – either an LED digital screen or a poster display case as determined by CAP UCLA.

No changes are proposed to the north and south façades of the building other than those required for structural improvements or minor changes to wall openings to accommodate egress or new mechanical systems. At the rear (east) façade, the north exit would be removed from



Source(s): BAR Architects (11-31-2019)

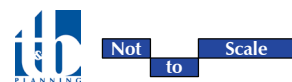


Figure 11

Proposed Building Elevations

Nimoy Theater Renovation Project
Draft Initial Study and Mitigated Negative Declaration



Source(s): BAR Architects (11-31-2019)

Figure 12

operation. Two new square skylights would be installed at the two-story portion, and new single ply roofing would be added along with the word “NIMOY” painted or applied.

Seismic Upgrades

As identified above, the existing building was designed to 1937 UBC standards and is seismically deficient based on the UC Seismic Safety Policy. Based on preliminary design information, the proposed seismic strengthening scheme to achieve a UC seismic rating Level IV consists of the following and would be confirmed during final design:

- Strengthening of the roof diaphragm by providing a plywood overlay and supplemental blocking from above.
- The bottom elevation of the wood trusses has horizontal rod bracing; the rods would be evaluated and properly tensioned.
- Supplemental diaphragm strengthening, such as additional bolting between a ledger plate and the roof diaphragm, to transfer the diaphragm shear loads to the supporting walls.
- Installation of new out-of-plane wall anchors to connect the masonry walls to the roof diaphragm.

Pending further testing/investigation of the existing wall construction, the following structural strengthening elements may also be implemented:

- Addition of a new shot-crete wall against the wall separating the lobby and the auditorium.
- Out-of-plane flexural strengthening of the existing perimeter masonry walls. The strengthening scheme could consist of a fiberglass reinforced panel (FRP) overlay on both faces of the existing walls.

Sustainable Building Features

The proposed Project would comply with the UC Policy on Sustainable Practices and would adopt the principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints and regulatory and programmatic requirements. Leadership in Energy and Environmental Design (LEED™) is a green building rating system that contains prerequisites and credits in five areas: (1) environmentally sensitive site planning; (2) water conservation; (3) energy efficiency; (4) conservation of materials and resources; and (5) indoor air quality. As required by the UC Policy on Sustainable Practices, a minimum standard of a LEED “Silver” rating has been established for applicable UCLA major renovation projects, including the proposed Project. However, the proposed Project would be designed to strive to achieve a minimum LEED Gold rating. The University has registered the project with the United States Green Building Council (USGBC) under the LEED v4.1 BD+C (Building Design and Construction) which includes major renovations.

Additionally, the proposed Project would be required to comply with Title 24 California Green Building Standards Code (CalGreen Code) mandatory measures, and outperform the required provisions of the California Building Energy Efficiency Standards (Title 24, Part 6) (Title 24

Energy Efficiency Standards) by at least 20 percent. The Project would also be registered with the Savings by Design energy efficiency program.⁷

Sustainable features that have been incorporated into the proposed Project include, but are not limited to: water metering and the installation of water- efficient fixtures, replacement of outdated mechanical and electrical equipment with new systems, and replacement of exterior signage lamps with energy-efficient light sources.

Additionally, the Project site is located within a block of Wilshire Boulevard, has access to bus lines on both Westwood Boulevard and Wilshire Boulevard, and is a short walk from the planned Metro Purple Line subway station being constructed near the intersection of Wilshire Boulevard and Gayley Avenue (refer to additional information about modes of transportation under Theater Operations, below).

Utility Infrastructure and Mechanical Systems

The proposed Project would continue to be served by existing utilities located adjacent to the Project site (domestic water, sewer, storm drains, and dry utility systems). With the exception of a new sewer lateral and potential new water lateral described below, no new connections to City of Los Angeles facilities, upgrades of existing utility infrastructure, or installation of new utilities (beyond the connection of building infrastructure to the existing utilities) would be required off site to serve the proposed Project.

- **Water.** Domestic, fire and irrigation water needs of the proposed Project would continue to be served via an existing City of Los Angeles water main that runs in Westwood Boulevard. The existing water lateral would be re-used or a new lateral installed in the same location. Based on water pressure and flow test results, and based on the height of the building, a backflow prevention device would also need to be installed.
- **Sewer.** The proposed Project would maintain an existing connection to the existing City of Los Angeles sewer lateral along the property frontage in Westwood Boulevard. Due to the addition of a bathroom, shower, and janitor's closet behind the stage, a new sewer lateral connection to the main line would be made per the City of Los Angeles' standards.
- **Drainage and Water Quality.** Under current conditions, stormwater runoff drains off the roof, flows to the curb drains, and into catch basins in Westwood Boulevard. The proposed renovation project, which would not change the drainage characteristics of the Project site, would not require new storm drain facilities. However, new roof drains would be installed as part of the proposed Project.
- **Electricity, Natural Gas, and Telecommunications.** Electricity, natural gas, and telecommunications would be supplied to the proposed building via existing connections. Electrical upgrades would consist of service, electrical distribution, branch circuiting and lighting of Project area.
- **Mechanical System.** The existing mechanical systems located on the roof would be replaced with new systems that are lighter, quieter, and more energy efficient.

⁷ Savings by Design is California's nonresidential construction energy efficiency program. It promotes the efficient use of energy by offering up-front design assistance and financial incentives based on project performance. Participating utilities include the Los Angeles Department of Water and Power and Southern California Gas.

Circulation and Parking

The Project site is bound by Westwood Boulevard on its west-facing front, a service alley on the back, and existing commercial buildings with rear parking lots to the north and south. There are no parking facilities dedicated to the Crest Theater. Transit stops and UCLA and various public vehicular parking lots and meters are available near the site (e.g., Parking Lot 36, Wilshire Center, and the Wilshire Glendon/Hammer Museum Building). Consequently, the proposed Project does not require on-site vehicular parking.

An existing white zone in front of the Project site provides an area for loading and unloading passengers and theater patrons on Westwood Boulevard. The white zone would be retained with the proposed Project; however, it would be improved by incorporating an accessible path from the drop-off point to the theater entrance.

There is a non-standard red painted concrete pavement on the Westwood Boulevard street frontage (approximately 670 square feet), which is in poor condition. The sidewalk pavement would be repainted as part of the exterior renovation.

Trucks and general deliveries would arrive at the east end (back) of the theater. The proposed Project retains one pair of service doors at the southeast corner of the building, which would serve as both an emergency egress and as the entrance for loading and unloading shows. An internal ramp would lead from these doors directly to the platform to facilitate show load-in and load-out.

Operations

Theater Operations

The proposed Project would reduce the theater capacity to provide a more intimate venue accommodating a maximum of 299 patrons, a reduction compared to previous theater configurations accommodating up to 460 patrons.

It is anticipated that performances and screening would occur 5 nights per week (typically at or after 8:00 p.m.), in high rotation with 2 shows a night where feasible, on weekends, and up to as many as 300 nights per year. During the remaining two days per week the theater would be subject to maintenance activities and used for rehearsals. The theater may also be used by academic departments for lecture hall space, which occur during the non-peak daytime hours.

The use of Nimoy Theater for performances would reduce the number of performances currently held at Royce Hall and the Ace Theater and eliminate the need to use other venues on campus.

It is estimated that most, if not all, of the theater attendees would be current residents of Westwood Village, the Westside area, and broader City of Los Angeles/Santa Monica residents. Current and future students, UCLA faculty and staff are also intended to be attendees. Initially, it is expected that various modes of transportation would be used: automobile and ride-share, bus, bicycle, scooter and walking (from the UCLA Campus, the Hammer Museum and the surrounding neighborhoods). Under existing and proposed conditions, there is no parking dedicated to the theater; however, UCLA owns parking in the vicinity of the Project site (e.g., the Hammer Museum, Parking Structure 32 and Parking Lot 36) that would be available to theater patrons. It should also be noted that the Purple Line subway extension, which will travel along

Wilshire Boulevard and will have a station near the intersection of Wilshire Boulevard and Gayley Avenue, is planned to open in 2026 (Metro 2019).

CAP UCLA Staff

CAP UCLA currently employs 22 staff. These staff would cover most of the needs associated with the operation of the Nimoy Theater; however, it is estimated that 3 full-time and two part-time staff positions would be added. These positions are necessary for technical production expertise, house management, and calendar maintenance. As described in Section IV.14, Population and Housing, of this IS, it is anticipated these positions would be filled by the local labor pool, and would be within the campus population projections assumed in the LRDP Amendment (2017) Final SEIR.

Construction Activities

Construction activities for the proposed Project would be limited to interior and exterior renovations described above. Construction is anticipated to begin in September 2020 and last for approximately 12 months. Work would include the various demolition activities described above and shown in Figures 5 and 8.

During renovation of the front façade and marquee, the section of sidewalk under and on either side of the marquee would be closed to pedestrians and they would be rerouted around the construction area. If scaffolding is required, it would include an at-grade pedestrian walkway with proper signage.

The proposed building modifications and renovations would not involve any grading or excavation; minor surficial ground disturbance in previously disturbed soil may be required for the installation and/or replacement of lateral utility lines and the elevator pit. There would be no need for the use of heavy truck to import/export soil from the Project site. Construction staging and laydown would occur in areas adjacent to the Project site. It is expected that a large dumpster (30 to 40 yards) would be placed at the Project site during demolition activities and would be removed on a weekly basis for two to three months. Trucks would be used to haul dumpsters and for the transport of construction materials and equipment. There would be a minimal number of truck trips on a daily basis. Trucks would travel along I-405, Wilshire Boulevard, and Westwood Boulevard.

6. ANTICIPATED DISCRETIONARY APPROVALS

Under the delegated-authority process, The Regents delegate approval authority to the Chancellor for projects that meet certain criteria. The proposed Project and IS/MND would be considered by the UCLA Chancellor for approval. The University and the City of Los Angeles (if needed) are expected to use the information contained in this IS for consideration of approvals related to and involved in the implementation of the proposed Project. This IS/MND has been prepared to retain all approvals needed for renovation and/or operation of the proposed Project, whether or not such actions are known or are explicitly listed. Anticipated approvals required from the University and the City of Los Angeles to implement the proposed Project include, but are not limited to, those listed below.

University of California, Los Angeles – Chancellor

- Adoption of the Final IS/MND
- Approval of the design for the Nimoy Theater Renovation Project

Responsible Agencies

- **City of Los Angeles.** Coordination and compliance with design requirements and guidelines for construction activities within City rights-of-way and utility connection(s).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be Completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>



Signature

11/13/2019

Date

John D'Amico, Principal Project Manager, Design and Construction

UCLA Capital Programs

For

IV. EVALUATION OF ENVIRONMENTAL IMPACTS

The University has defined the column headings in the Initial Study checklist as follows:

- A) **“Potentially Significant Impact”** is appropriate if there is substantial evidence that the project’s effect may be significant. If there are one or more “Potentially Significant Impacts” a Project EIR will be prepared.
- B) **“Less Than Significant With Project-level Mitigation Incorporated”** applies where the incorporation of project-specific mitigation measures will reduce an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. All project-level mitigation measures must be described, including a brief explanation of how the measures reduce the effect to a less than significant level.
- C) **“Less Than Significant Impact”** applies where the proposed Project will not result in any significant effects. The project impact is less than significant without the incorporation of project-level mitigation.
- D) **“No Impact”** applies where a project would not result in any impact in the category or the category does not apply. “No Impact” answers need to be adequately supported by the information sources cited, which show that the impact does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

IMPACT QUESTIONS AND RESPONSES

1. Aesthetics

Relevant elements of the proposed Project related to aesthetics primarily include renovation and modification of the western building façade adjacent to Westwood Boulevard. Existing street lighting would be maintained and existing exterior lighting would be replaced.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Views of scenic vistas may be generally described in two ways: panoramic views (visual access to a large geographic area for which the field of view can be wide and extend into the distance) and focal views (visual access to an object, scene, setting, or feature of interest). Examples of panoramic views include urban skylines, valleys, mountain ranges, or large bodies of water. The Project site is located within a densely developed urban area and long-range panoramic views are largely blocked by surrounding development. The Project site is not within the viewshed of a

scenic vista and the proposed Project, which involves renovation of an existing building, would not obstruct or have an adverse effect on a panoramic view.

Focal views include views of natural landforms, public art/signs, and visually important structures, such as historic buildings. There are no natural landforms or public art fixtures within the viewshed of the Project site. As further discussed in Section IV.5, Cultural Resources, of this IS, the Crest Theater is a City-designated Historic-Cultural Monument. Exterior character-defining features, which are those elements or architectural components that establish the visual character of the property, include the following at the front façade: stepped Art Deco-style upper façade; blade sign and marquee, with neon and Hollywood bulb lighting; sunburst light fixture and painted pattern at overhanging ceiling; recessed entry with wall of doors and mirror transom; and, color pattern and design of painted surfaces as well as lighted signage. As described in Section II.5, Project Components, of this IS, the proposed Project would involve rehabilitation of the Crest Theater, including the primary façade facing Westwood Boulevard, which is visible from adjacent vantage points along Westwood Boulevard. The renovations are proposed to engage neighbors and passers-by, and restore the forms of the existing marquee, blade sign and façade. The stepped Art Deco-style upper façade would be retained, including the blade sign and marquee. The name would be changed from “CREST” to “NIMOY” and “UCLA” added in some areas. To meet current energy codes, the signage lamps would also be replaced with energy-efficient light sources. The metal façade, marquee and blade sign would be painted with a new more subdued color palette. The will-call would be relocated to the northwest corner of the building (for sales and ticket pick-up) and a new door and sidelight would be added, matching the existing doors and sidelight. This would restore symmetry to the central entry and increase visibility of the interior from the sidewalk. The new will-call/box office window would replace an existing glazed display area for posters and a new display area for coming events, either an LED digital screen or a poster display case, would be added.

The exterior rehabilitation component of the proposed Project has been designed to comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the SOI Standards), and would have a less than significant adverse impact on the character defining features of this historic resource. Compliance with the Standards is ensured with implementation of Project-specific mitigation measures MM Nimoy 5-1 through MM Nimoy 5-4, which require a qualified historic architect meeting the Secretary of the Interior’s Professional Qualifications Standards for historic architecture and/or architectural historian be retained to review, provide input, and approve a range of items related to repair, maintenance, and treatment of historic features; monitor construction activities; review and approve the required salvage and protection plan; and, prepare memoranda for the record at the completion of the design development and construction documents phases addressing how the Project complies with the SOI Standards and/or maintains the property’s integrity as a historic resource related to each of the main areas of the building and to the property as a whole. Therefore, the proposed Project and rehabilitation of the exterior western façade would not affect historic character of the property and would not have a substantial adverse effect on a focal view.

Additional Project-Level Mitigation Measures

Refer to mitigation measures MM Nimoy 5-1 through MM Nimoy 5-4 in Section IV.5, Cultural Resources, of this IS.

Level of Significance

The proposed Project would not have no adverse effect on a panoramic view, and a less than significant impact, with incorporation of mitigation, on a focal view (Crest Theater, which is a historic resource).

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

There are no designated State scenic highways located near the Crest Theater. Additionally, there are no scenic highways identified in the *Mobility Plan 2035 - An Element of the Los Angeles Citywide General Plan*, with views of the Project site (City of Los Angeles 2016).

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to damage of scenic resources within a scenic highway.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is located along Westwood Boulevard in a dense urban area consisting primarily of commercial development. Based on the relatively flat topography in the area and adjacent development, views of the Project site are limited to immediately adjacent vantage points. The most prevalent views of the proposed Project would be from pedestrians and motorists traveling along Westwood Boulevard. The existing visual character of the Project site and surrounding areas, as viewed from surrounding vantage points, is depicted in the site photographs provided in Figures 13a through 13c. As shown, the visual character of the area is urban in nature. Looking



View 1



View 2

Key Map

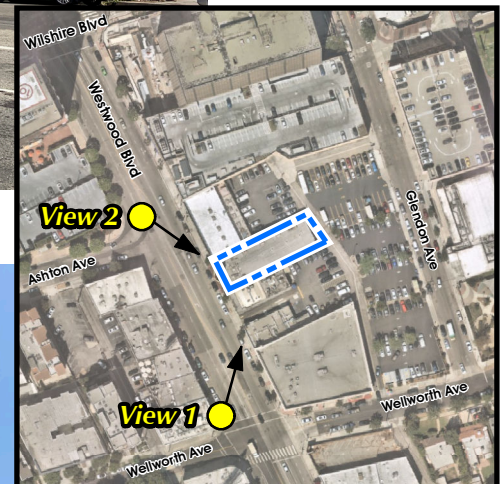


Figure 13a

Site Photos



Not to Scale



View 3



View 4

Key Map

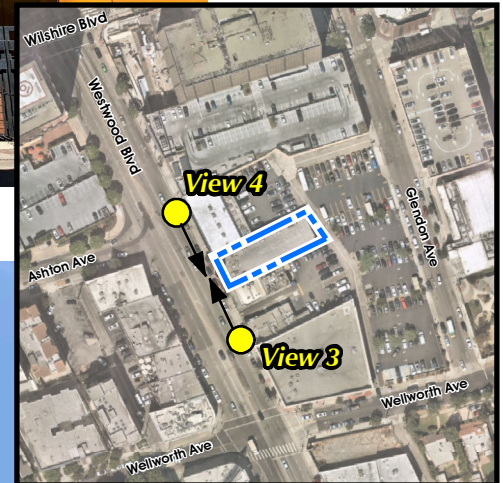


Figure 13b



View 5

Key Map



View 6



Figure 13c

north along Westwood Boulevard the high-rise buildings along Wilshire Boulevard are a prominent visual feature.

Because the proposed Project is in an urban area, the potential impacts of the Project under this threshold are assessed based on whether the Project would conflict with applicable zoning and other regulations governing scenic quality. UCLA is part of the University of California, a constitutionally created entity of the State of California. As a constitutional entity, the University of California is not subject to municipal regulations, such as the City of Los Angeles General Plan and the Westwood Community Plan. Westwood and other surrounding communities are part of the City of Los Angeles, and although this jurisdictional separation provides no formal mechanism for joint planning or the exchange of ideas, UCLA may consider (for coordination purposes) aspects of local plans and policies for the communities surrounding the campus but is not bound by those plans and policies in its planning efforts.

The Westwood Community Plan includes design policies and standards, which establish the minimum level of design to be observed in multiple residential and commercial projects in the Plan area (City of Los Angeles 1999). These policies and standards can be accomplished with the establishment of Pedestrian Oriented Districts (POD). As identified below, the Project site is within the Westwood Boulevard POD, which became effective in 2001 (City of Los Angeles 2001a). The Westwood Boulevard POD states that Westwood Boulevard (and Santa Monica Boulevard) "...have a variety of commercial uses and activities and have a majority of structures of a similar size and with architectural details such as the location of windows, building walls and pedestrian entrances which, if preserved and enhanced would encourage people in the surrounding neighborhoods to walk and shop along these streets..." (City of Los Angeles 2001a). The Westwood Boulevard POD does not expressly indicate that identified regulations are in place to govern scenic quality.

The Project site is zoned C4-1/1VL-POD (City of Los Angeles 2019a). This represents a commercial zoning within Height District 1VL (floor to area ratio of 1.5:1 with a 45-foot height limit), and within the Westwood Boulevard POD. The Westwood Boulevard POD outlines development regulations related to building frontages, prohibited uses, yards, parking, landscape standards, sign standards, and utilities. The existing building is approximately 22 feet-high at the roof level (measured from the sidewalk along Westwood Boulevard), with a parapet extending another 4.5 feet. The blade sign extends approximately 32 feet higher than the top of parapet. The proposed Project involves a renovation of the existing building and would not involve any building or other renovations that would alter the existing height of the building or the blade sign. Further, the proposed Project would not alter any of the existing building setbacks or other site features addressed through the provisions of the Project site zoning or Westwood Boulevard POD.

The exterior rehabilitation is described in Section II.5, Proposed Project Components, of this IS and summarized in Threshold a, above. The proposed Project would not conflict with the Westwood Boulevard POD, rather it would involve renovations to enhance the visibility of the theater for people walking or driving by, and engage neighbors and passers-by, welcoming them to the theater and its events. Exterior street trees and street lighting would be maintained. The proposed Project would be consistent with the overall intent of the Westwood Boulevard POD.

The proposed exterior rehabilitation would not conflict with established zoning regulations or the development regulations outlined in the Westwood Boulevard POD.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not result in an impact related to conflict with applicable zoning and other regulations governing scenic quality.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Due to the highly developed, urban nature of the Westwood community, there is a significant amount of existing ambient light at the Project site and in the immediately surrounding area. The Project site is located within an area developed with primarily commercial uses; existing sources of light include street lights, vehicle headlights, and interior and exterior lighting from existing buildings. The proposed Project would maintain the neon and light encrusted marquee, which would be lit on performance nights. For operational purposes, the marquee would be expected to be turned off around 10:30 p.m. each night. The proposed Project would not create a new source of substantial light which would adversely affect nighttime views in the area.

Glare is a common daytime phenomenon in the Southern California area due mainly to the occurrence of a high number of days per year with direct sunlight and the highly urbanized nature of the region, which results in a large concentration of potentially reflective surfaces. Excessive glare not only restricts visibility but also increases the ambient heat reflectivity (i.e., albedo) in a given area. Potentially reflective surfaces in the Project vicinity include windows at the Project site and adjacent buildings and on automobiles traveling and parked on streets. Improvements to the front façade would include new non-reflective glass even though it would remain shielded from direct sunlight due to the overhang of the existing marquee, consistent with existing conditions. The proposed Project would not create a new source of substantial glare, and would not adversely affect daytime views in the area.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the creation of a new source of substantial light or glare affecting day or nighttime views in the area.

2. Agricultural Resources

There are no relevant elements of the proposed Project related to agricultural resources.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Los Angeles County, including the Project site falls outside the Natural Resources Conservation Services (NRCS) soil survey, and is not mapped as part of the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP), as confirmed by review of the California Important Farmland Finder (DOC 2019).

The Project site and surrounding areas are in a developed urban area; no farmland, agricultural activity, forest land, or timberland exist on or near the Project site. Further, the Project site is not zoned for agricultural, forest land, or timberland use; and the Project site is not under a Williamson Act Contract. Therefore, there would be no impact to agricultural or forest land resources with implementation of the proposed Project, and the proposed Project would not result in the conversion of agricultural or forest land.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would result in no impact to agricultural or forestry resources.

3. Air Quality

Relevant elements of the proposed Project related to air quality include interior and exterior renovations to the existing Crest Theater. The use of diesel-powered construction equipment would contribute to local and regional emissions. Long-term operational emissions of the proposed 299-seat theater would include emissions from consumer products, natural gas use, and vehicles used by theater patrons and staff.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, applicable adopted PPs and MMs from the Final SEIR have been incorporated into the Project. The following PPs and MMs are considered part of the proposed Project and are assumed in the analysis presented in this section.

PP 4.2-2(b) *The campus shall continue to require by contract specifications that construction equipment engines will be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.*

PP 4.2-2(c) *The campus shall continue to require by contract specifications that construction operations rely on the campus' existing electricity infrastructure rather than electrical generators powered by internal combustion engines to the extent feasible.*

PP 4.2-2(d) *The campus shall purchase and apply ultra-low VOC architectural coatings with reactivity-adjusted VOC content that meets or exceeds the requirements of SCAQMD Rule 1113, thereby ensuring the limitation of VOCs during construction.*

MM 4.2-2(a) *The campus shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes.*

MM 4.2-2(b) *The campus shall encourage contractors to utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and low-NOx fuel) to the extent that the equipment is reasonably commercially available and cost effective.*

MM 4.2-2(c) *The campus shall require by contract specifications that construction-related equipment used on site and for on-road export of soil meet USEPA Tier III certification requirements, as feasible.*

In addition, PPs 4.14-2(a) and 4.14-9, included under the Utilities and Service Systems analysis (Section IV.19), require that the campus continue to implement energy and water conservation measures, which would, in turn, reduce natural gas use and associated air pollutant emissions. PP 4.15-1 included under the Greenhouse Gas Emissions analysis (Section IV.8) requires UCLA to continue to implement provisions of the UC Policy on Sustainability Practices, and provisions of the applicable UCLA Climate Action Plan (CAP), which would also reduce associated air pollutant emissions.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Regulatory Framework

The Federal Clean Air Act (42 U.S.C. §7401) requires the adoption of National Ambient Air Quality Standards (NAAQS) to protect the public health, safety, and welfare from known or anticipated effects of air pollution. These pollutants are called criteria pollutants. The State of California Air Resources Board (CARB) has established standards for the federal criteria pollutants that are generally more restrictive than the NAAQS, and additional standards for atmospheric sulfates, vinyl chloride, hydrogen sulfide, and visibility (California Ambient Air Quality Standards [CAAQS]). The criteria pollutants for which federal standards have been promulgated and that are most relevant to this air quality impact analysis are the following:

- **O₃** is a highly reactive and unstable gas that is formed when VOCs and NO_x undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant. Short-term exposure (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for ozone effects.
- **PM₁₀** consists of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles, about 0.0004 inches or less, allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction in air clarity.
- **PM_{2.5}** is a subgroup of PM₁₀ that consists of smaller particles that have an aerodynamic diameter of 2.5 micrometers or less. PM_{2.5} is also formed in the atmosphere from gaseous emissions from power plants, industrial facilities, automobiles and other combustion sources. A consistent correlation between elevated ambient fine particulate matter (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children and to school and kindergarten absences.
- **Nitrogen oxides, including NO₂**, are typically created during combustion processes, and are major contributors to smog formation and acid deposition. NO₂ absorbs blue

light, resulting in a brownish-red cast to the atmosphere and reduced visibility. The strongest health evidence, and the health basis for the ambient air quality standard for NO₂, is results from controlled human exposure studies that show that NO₂ exposure can intensify responses to allergens in allergic asthmatics. In addition, a number of epidemiological studies have demonstrated associations between NO₂ exposure and premature death, cardiopulmonary effects, decreased lung function growth in children, respiratory symptoms, emergency room visits for asthma, and intensified allergic responses.

- **CO** Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or in wildfires. Because CO is emitted directly from internal combustion engines, motor vehicles operating at slow speeds are the primary source of CO in the urban environment. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections. The most common effects of CO exposure are fatigue, headaches, confusion, and dizziness due to inadequate oxygen delivery to the brain. For people with cardiovascular disease, short-term CO exposure can further reduce their body's already compromised ability to respond to the increased oxygen demands of exercise, exertion, or stress. Unborn babies whose mothers experience high levels of CO exposure during pregnancy are at risk of adverse developmental effects.

As part of its enforcement responsibilities, the USEPA requires each State with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain and maintain the federal standards. The California Clean Air Act (CCAA) also requires that each local air district prepare and maintain an Air Quality Management Plan (AQMP) to achieve compliance with the CAAQS. The AQMPs from each district are compiled into the California SIP.

The Project site is located within the South Coast Air Basin (SoCAB) and the South Coast Air Quality Management District (SCAQMD) is responsible for ensuring that the SoCAB meets the national and State ambient air quality standards. On March 3, 2017, the SCAQMD adopted the 2016 AQMP, which is a regional and multi-agency effort (SCAQMD, ARB, SCAG, and USEPA). The 2016 AQMP incorporates the latest scientific and technical information and planning assumptions, including SCAG's *2016–2040 Regional Transportation Plan/Sustainable Communities Strategy* (2016–2040 RTP/SCS); updated emission inventory methodologies for various source categories; and SCAG's latest growth forecasts. The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State air quality standards. The 2016 AQMP develops integrated strategies and measures to meet the following NAAQS (SCAQMD 2017):

- 8-hour O₃ (75 parts per billion [ppb]) by 2031^{8,9}
- Annual PM_{2.5} (12 µg/m³) by 2025
- 8-hour O₃ (80 ppb) by 2023
- 1-hour O₃ (120 ppb) by 2022

⁸ On October 1, 2015, the USEPA lowered the 8-hour O₃ standard to 0.070 ppm (70 ppb). The SIP (or AQMP) for the 70 ppb standard are due 4 years after the attainment/non-attainment designations are issued by the USEPA, which occurred in 2017. Thus, meeting the 70 ppb standard will be addressed in a 2021 AQMP.

⁹ Some attainment dates have changed since writing of the AQMP; see previous text.

- 24-hour PM_{2.5} (35 µg/m³) by 2019

AQMP Consistency Analysis

For a specific project to be consistent with the AQMP, the pollutants emitted from the proposed Project should not:

- (1) Result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.
- (2) Conflict with or exceed the assumptions in the AQMP.

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. As evaluated under Threshold b and Threshold c, below, the proposed Project's regional and localized construction-source emissions would not exceed applicable regional significance threshold and LST thresholds. As such, a less than significant impact is expected. Therefore, the proposed Project is determined to be consistent with Criterion No. 1.

With respect to Criterion 2, the 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections for the City of Los Angeles is consistent with the AQMP. As further discussed in Section II.5, Proposed Project Components, the proposed Project would generate 3 full-time and two part-time staff positions. These positions are necessary for technical production expertise, house management, and calendar maintenance, and would likely be filled by the local labor pool. The Project would not conflict with or exceed the growth assumptions in the AQMP and would therefore be consistent with Criterion No. 2.

The proposed Project would not conflict with or obstruct implementation of the applicable air quality plan and no impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to conflict with or obstruction of implementation of the applicable air quality plan.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Existing Air Quality

Specific geographic areas are classified as either “attainment” or “nonattainment” areas for each pollutant based on the comparison of measured data with federal and state standards. With respect to federal standards, the SoCAB is designated as an “extreme” nonattainment area for the 1997, 2008, and 2015 8-hour O₃ standards, meaning that the O₃ NAAQS are to be met in 2024, 2032, and 2038, respectively (SCAQMD 2019a). The SoCAB is designated “serious” nonattainment for the 24-hour and annual PM_{2.5} national standards with attainment dates in 2019 and 2025, respectively. In 2010, the Los Angeles County portion of the SoCAB was designated as a national nonattainment area for lead; redesignation for attainment is expected based on current monitoring data. For all other criteria pollutants, the national designation is attainment or Designations Pending. On the State level, the SoCAB is designated nonattainment for 1-hour and 8-hour O₃, PM₁₀, and PM_{2.5}.

The SCAQMD has divided the region into 38 source receptor areas (SRAs) in which 37 air monitoring stations operate. The UCLA campus is located within SRA 2, which covers the northwest coastal Los Angeles County area. Ambient air pollutant concentrations within SRA 2 are monitored at the Veterans Administration (VA) Hospital generally at Wilshire Boulevard and Sawtelle Boulevard in West Los Angeles. The VA Hospital monitoring station is located approximately 0.7 miles west of the Project site. Of the criteria air pollutants, ambient concentrations of O₃ and NO₂ are monitored at this station. The nearest PM_{2.5} monitoring sites are in downtown Los Angeles and in Long Beach; the nearest PM₁₀ monitoring site is near the Los Angeles International Airport. Data from these PM_{2.5} and PM₁₀ sites are not representative of the existing environment at the Project site. Monitoring data from the VA hospital site between 2016 and 2018 shows that O₃ concentrations exceeded 2008 National O₃ standard of 0.075 ppm 1 day in 2017, the 2015 national O₃ standard and State standard of 0.070 ppm 2 days in 2016, 3 days in 2017, and 2 days in 2018. No NO₂ standards were exceeded (CARB 2019).

The Project site is currently developed with the existing Crest Theater. The theater is not operating and there are no existing air pollutant emissions from the Project site.

Project Emissions

The proposed Project would generate PM₁₀, PM_{2.5}, and O₃ precursors (NO_x and VOC) during short-term construction and long-term operations. The Project would have an incremental, cumulative contribution to O₃, PM₁₀, and PM_{2.5} levels in the region. SCAQMD’s policy with respect to cumulative impacts associated with criteria pollutants and their precursors is that impacts that would be directly less than significant would also be cumulatively less than significant (SCAQMD 2003).

Project emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 computer program (CAPCOA 2016). CalEEMod is designed to model construction and operational emissions for land development projects and allows for the input of project- and County-specific information. Construction of the Project is modeled to begin in January 2020 and be completed in December 2020. The CalEEMod input for construction emissions was based on the Project's construction assumptions and default assumptions from CalEEMod. The input for operational emissions was based on the CalEEMod default database for theaters. Additional input details are included in Appendix A.

The SCAQMD recommends that projects be evaluated in terms of their quantitative thresholds, which have been established to assess both the regional and localized impacts of project-related air pollutant emissions. The significance thresholds are updated, as needed, to appropriately represent current ambient air quality standards and attainment statuses. UCLA utilizes the SCAQMD recommended thresholds that are in place at the time development projects are proposed to assess the significance of quantifiable emissions.

Construction

Construction-related emissions are described as temporary in duration. The primary source of construction emissions is typically large, diesel engine equipment, such as scrapers, bulldozers, and haul trucks. The proposed renovations to the Crest Theater would include minimal exterior construction including improvements to the building façade and signage and improvements to the roof structure. Equipment may include forklift, welder, manlift (cherry picker) and possibly a short-term use of a light, mobile crane. The construction activities would not require the use of large, diesel engine equipment. Equipment used for interior construction would be electrically powered and would not result in air pollutant emissions.¹⁰

Table 1 presents the estimated maximum daily emissions during construction of the proposed Project and compares the estimated emissions with the SCAQMD's daily regional emission thresholds. As shown, Project construction mass daily emissions would be less than the SCAQMD's thresholds for all criteria air pollutants. Implementation of the LRDP Amendment (2017) Final SEIR PPs and MMs identified above would further reduce the construction-related emissions from the proposed Project.

TABLE 1
ESTIMATED MAXIMUM DAILY CONSTRUCTION EMISSIONS

Year	Emissions (lbs/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
2020	7	3	4	<0.5	<0.5	<0.5
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds SCAQMD Thresholds?	No	No	No	No	No	No
lbs/day: pounds per day; VOC: volatile organic compound; NOx: nitrogen oxides; CO: carbon monoxide; SO ₂ : sulfur dioxide; PM10: respirable particulate matter 10 microns or less in diameter; PM2.5: fine particulate matter 2.5 microns or less in diameter; SCAQMD: South Coast Air Quality Management District.						
Source: SCAQMD 2019b (thresholds); see Appendix A for CalEEMod model outputs.						

¹⁰ Criteria pollutant emissions associated with purchased electricity are not considered in CEQA air quality analysis.

Operations

Operational emissions for the theater are comprised of area source, energy source, and mobile source emissions (i.e., vehicle trips). Area source emissions result from the use of consumer products and paints for theater maintenance. Energy sources are the use of natural gas for heating and hot water. Although the operation of the proposed Nimoy Theater would generate some vehicle traffic, it is anticipated that staff, patrons, and performers would walk to and from the theater from the nearby UCLA main campus. Further, the theater would not operate every day and only for a few hours on days of operations. Based on information provided by CAP UCLA, average daily attendance would be 150 persons. For this analysis, a trip generation of 150 vehicle round trips per day (300 one-way trips) is assumed. This is conservative estimate since it is likely that not all patrons would arrive in single-occupancy vehicles, and many patrons would use other modes of transportation. Estimated maximum daily operational emissions would be less than 6 pounds per day for each criteria pollutant, with thresholds of significance ranging from 55 pounds per day (VOC, NO_x and PM_{2.5}) to 550 pounds per day (CO). CalEEMod model data sheets are included in Attachment A.

Therefore, the proposed Project's direct construction and operational emissions would be less than significant. Therefore, consistent with SCAQMD policy, the cumulative construction and operational impacts of the Project would also be less than significant. No additional mitigation is required.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would result in a less than significant cumulatively considerable net increase of any criteria pollutant for which the proposed Project region is in nonattainment under an applicable federal or State ambient air quality standard.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The SCAQMD has promulgated exposure standards and a conservative, simple LST screening method for construction sites less than five acres in area (SCAQMD 2008b). The LST method provides tables of emissions limits based on the location of a project in the SoCAB, the area of the Project site, and distance to the sensitive receptors. The emissions limits are then compared to the on-site emissions from the proposed Project. Localized impacts are assessed for NO₂ and CO at receptors where persons could be for 1 hour and for PM₁₀ and PM_{2.5} where persons could be for 24 hours.

The SCAQMD defines typical sensitive receptors as residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent

centers, and retirement homes. The sensitive receptors nearest to the Project site are residences on the south side of Wellworth Avenue, more than 350 feet southeast of the site, as shown on the aerial photograph provided in Figure 2, in Section II, Project Description, of this IS. Emissions at other receptors would be less than at this location.

For the LST analysis for the proposed Project, although the Project site encompasses approximately 0.17-acre, the construction area for the Project site is 1 acre (i.e., the minimum area in the screening tables), and the distance to the sensitive receptor is 100 meters. Based on these parameters, LST emissions and thresholds for the proposed Project are shown in Table 2. Thresholds are specific to Receptor Source Area 2, Northwest Coastal Los Angeles County. Only on-site emissions (i.e., no on-road mobile source emissions) are considered for the LST analysis; therefore, the emissions shown in Table 2 are less than those in Table 1.

**TABLE 2
LOCAL CONSTRUCTION EMISSIONS TO NEAREST
SENSITIVE RECEPTORS**

Pollutant	Maximum Daily On-Site Emissions^a (lbs/day)	LST Thresholds^b (lbs/day)	Exceed Threshold?
NOx	3	121	No
CO	3	1,233	No
PM10	<0.5	27	No
PM2.5	<0.5	8	No
lbs/day: pounds per day; LST: Localized Significance Threshold; NOx: nitrogen oxides; CO: carbon monoxide; PM10: respirable particulate matter with a diameter of 10 microns or less; PM2.5: fine particulate matter with a diameter of 2.5 microns or less; CalEEMod: California Emissions Estimator Model. ^a CalEEMod data sheets are included in Appendix A. ^b LSTs from SCAQMD 2009.			

As shown, the proposed Project's estimated construction emissions would not exceed the SCAQMD's LSTs, and the impact from exposure to construction emissions at the nearest sensitive receptors would be less than significant.

Operational Emissions

Criteria Pollutants

With respect to operational vehicular emissions, exposure of sensitive receptors to proposed Project-related pollutants that are generated off site is of concern if the proposed Project contributes substantial traffic to severely congested, high-volume, signalized intersections with an associated potential increase in local CO concentrations (i.e., CO hotspots). The number of trips generated by the proposed Project would be very small when compared with existing traffic on Westwood Boulevard and Wilshire Boulevard. Further, very few if any project-generated trips would occur at peak traffic hours. Therefore, there would be a negligible impact to the nearby signalized intersections and the impact would be less than significant.

Toxic Air Contaminant (TAC) Emissions

TACs are airborne substances that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. Operational impact analysis is concerned adding TAC sources or siting sensitive land uses near TAC sources. The

proposed Project would not add TAC sources or generate TACs. The proposed Project is not a sensitive land use. There would be no impact.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

Construction and operation of the proposed Project would have a less than significant impact related to exposure of sensitive receptors to substantial pollutant concentrations.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project result in other emissions (such as those leading to odors) affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Construction activities may generate some odors during construction, such as diesel exhaust associated with operating construction vehicles. These odors are typical of construction projects and would be subject to construction and air quality regulations, including proper maintenance of machinery to minimize engine emissions. These emissions would occur during daytime hours and would be isolated to the immediate vicinity of construction activities. The odors would not be objectionable because any odors that occur would quickly disperse into the atmosphere. There would be a less than significant impact.

The proposed Project does not propose an odor-generating use identified by the SCAQMD (e.g., wastewater treatment plants, agricultural operations, landfills, composting, food processing plants, chemical plants, refineries) and would not create an odor nuisance pursuant to Rule 402. Furthermore, none of these odor-generating land uses are located in the vicinity of the site. Long-term operations may involve minor odor-generating activities such as cooking and painting for maintenance purposes. These types and concentrations of odors are typical for residential uses and occur and currently occur in the Project environs. Construction and operation of the proposed Project would not result in other emissions that would be objectionable and would affect a substantial number of people.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would create a less than significant impact associated with other emissions, including odor, affecting a substantial number of people.

4. Biological Resources

There are no relevant elements of the proposed Project related to biological resources.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project conflict with any applicable policies protecting biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is currently developed with the Crest Theater and is void of vegetation. There are two street trees (southern magnolia) in the sidewalk immediately north and south of the adjacent to the Project site, which would not be trimmed or removed during construction. There is no potential for the proposed Project to impact plant or animal species, sensitive habitat, or state or federally protected wetlands, or into interfere with wildlife movement. Further, the proposed Project would not conflict with any applicable policies protecting biological resources, and the Project site is not within an area governed by a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other applicable HCP. No impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact to biological resources.

5. Cultural Resources

The proposed Project involves interior and exterior renovations and rehabilitation to the existing Crest Theater, which is designated a Historic-Cultural Monument by the City of Los Angeles. Minor surficial ground disturbance in previously disturbed soil may be required for the installation and/or replacement of lateral utility lines and the elevator pit.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Records Search

The South Central Coastal Information Center (SCCIC) conducted a records search for the UCLA campus on February 23, 2016. The results of the records search show that 16 historic resources have been recorded within the campus boundaries. The Historical Resources Inventory lists 16 historic resources that are either listed or eligible for listing at the federal or State level. An additional 31 historic resources are located outside the campus, within a ¼ mile radius. Of these, 22 appear eligible for listing at the federal or State level. There have been 52 technical studies conducted on and within a ¼ mile radius of the campus. Of these, 23 were conducted on the campus. Additional information provided by SCCIC includes site records, report lists, and historic 1902 and 1921 Santa Monica maps for the general area. The existing Crest Theater was not identified through the records search.

Regulatory Framework

Section 4.4, Cultural and Tribal Cultural Resources, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, and the Historic Resource Project Impact Analysis prepared for the proposed Project (included in Appendix D) include a detailed discussion of the regulatory framework for cultural and historic resources, including the Secretary of the Interior's Standards for Treatment of Historic Properties, and categories of historic resources, as outlined in Section 15064.5(a) of the CEQA Guidelines, and the threshold for significant impacts to historic resources as outlined in Section 15064.5(b) of the CEQA Guidelines. Following is summary of information pertinent to the proposed Project.

Federal

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Grimmer 2017) (SOI Standards) are promulgated pursuant to the National Historic Preservation Act (NHPA), as

amended (16 U.S.C. 470 et seq.). The Secretary's Standards provide general guidance on appropriate treatments for historical resources. CEQA utilizes the Secretary's Standards as a means of evaluating proposed projects and potential impacts on historical resources. The SOI Standards are not prescriptive or technical, but "are intended to promote responsible preservation practices..." (Grimmer 2017). The following are brief descriptions of four possible treatment approaches:

- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
- **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 which convey its historical, cultural, or architectural values.
- **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The Rehabilitation Standard, which are applicable to the proposed Project include:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

State

Section 15064.5(a)(2) identifies that "A resource included in a local register of historical resources...shall be presumed to be historically or culturally significant." Section 15064.5(b) of the State CEQA Guidelines states that "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
- (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1997), Grimmer and Weeks, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial. Projects that comply with the SOI Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.

Crest Theater – 1262 Westwood Boulevard

Page & Turnbull has prepared a Historic Resource Project Impact Analysis for the Crest Theater (November 2019) (Page & Turnbull 2019) and it is included in Appendix B of this IS. The Historic Resource Project Impact Analysis includes a detailed discussion about the Crest Theater, including its historic status and significance, and analyzes the potential impacts of the proposed renovation and reuse of the historic Crest Theater. The Historic Resource Project Impact Analysis is summarized herein.

According to the HCM nomination prepared by Daniel Paul for the Friends of the UCLAN/Crest and the Westwood Homeowners Association, with additional information from the Office of Historic Resources (OHR) staff report, the theater building was originally constructed in 1940 as a tall, one-story, rectangular plan, brick masonry building with a bowed truss roof. It was originally called the UCLAN and served as a neighborhood theater for live shows. Frances Seymour Fonda, the wife of actor Henry Fonda and mother of actors Jane and Peter Fonda, was the owner and funded the building's construction. The architect was Arthur W. Hawes, who designed the theater in the Moderne style. The original front façade had a simple scored diamond pattern, a projecting marquee, and a vertical monument sign centered on the façade. The original entrance was set back to allow an open vestibule under the marquee, along with a center, freestanding box office. The interior had a small foyer with doors leading directly into the auditorium.

The UCLAN theater was renamed the Crest Theater in 1956 after Frances Fonda passed away and the property changed hands. By then, the theater was showing movies, primarily foreign and art house films. Up to the mid-1980s, the property changed ownership and names several times though it primarily remained a single-screen movie theater. In 1986, the Walt Disney Company entered into a partnership with Pacific Theaters, the operator of the property, to allow Disney first option to show the studio's films. Disney artist Joseph Musil (1937-2010) was hired to oversee a design transformation of the theater, along with the architecture firm Backen Arrigoni & Ross, now called BAR Architects. A theater designer, period specialist, and set designer, Musil created an Art Deco theme for the re-design centered on the year 1939, which was considered a golden year for Hollywood. Under Musil's direction, the front façade of the building was extensively altered with an Art Deco-style stepped parapet, blade sign, and neon marquee with the "CREST" name. The interior lobby and auditorium also received elaborate Deco-style plasterwork formed by precast fiberglass reinforced plaster. Painting employing Hollywood set design applications that "trick the (camera's) eye" were also incorporated. The centerpiece was a hand-painted mural by scenic artist Bill Anderson that surrounds the interior of the auditorium. Using acrylic and glow-in-the-dark paints visible under hidden black lights painted on muslin, the mural depicts Los Angeles landmarks from 1939, including the Brown Derby restaurant, the Pantages Theater, and others that have been demolished. The Disney re-design of the Crest Theater pre-dated Musil's work with the studio on restoring the El Capitan Theater in Hollywood, which occurred several years after this project.

The Crest Theater's re-design was completed in 1988 and re-opened as the Pacific's Crest Theater. In 2001, an investment group purchased the building from the Disney Company for a nightclub, but by 2002, it was sold to Robert Bauxbaum of the theater company, Reel Cinema. The theater was renamed the Majestic Crest and operated as a single-screen movie theater.

In 2008, the property was designated a City of Los Angeles Historic-Cultural Monument (#919) for its 1988 re-design as a commercial building designed in the themed Art Deco Revival style and as an early neighborhood single-screen theater significant to the history of Westwood. As such, the building is considered a historic resource for the purposes of CEQA.

A detailed description of the existing building is presented in the Historic Resource Project Impact Analysis included in Appendix B, and is summarized in Section II.2, Environmental Setting, of this IS. Historic properties have essential physical features that enable a property to convey its historic significance and integrity. A property must clearly contain enough of those characteristics and the features must also retain a sufficient degree of integrity. This includes character-defining features¹¹ and significant spaces¹².

Based on the HCM nomination and staff report, as well as a site visit conducted by Page & Turnbull, the character-defining features of the Crest Theater include:

Exterior

- Overall two-story massing with one-story, double height, bowed truss roof section
- Stepped Art Deco-style upper façade at the front (west) façade
- Blade sign and marquee, with neon and Hollywood bulb lighting at the front (west) façade
- Sunburst light fixture and painted pattern at overhanging ceiling
- Recessed entry with wall of doors and mirror transom
- Color pattern and design of painted surfaces as well as lighted signage (i.e., the placement and juxtaposition of different colors, not the specific colors)

Interior/Lobby

- Spatial relationship and entry sequence of the lobby and auditorium
- lobby ceiling, with its hand-painted quarter sunburst mural seen as a full element in the reflection of surrounding mirrors
- Zig-zag plaster wainscot, plasterwork, faux-marble effect, and color pattern
- Two Art Deco-style columns with integrated lighting
- Entry portals with decorative surrounds leading into auditorium
- Concession counter

¹¹ Character-defining features are those elements or architectural components that establish the visual character of the property. They include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as various aspects of the site and environment.

¹² Significant spaces are rooms or spaces that are important to a property because of their size, height, proportion, configuration, and function.

- Art Deco-style light fixtures

Interior/Auditorium

- Auditorium's double-height space
- Hand-painted mural depicting 1930s places in Los Angeles, along the upper part of the auditorium's walls with glow-in-the-dark paint
- Art Deco-style plasterwork on walls, doorways, portals, and pylons with integrated lights, including painted color pattern
- Proscenium and hand-painted stage curtain
- Celestially-accurate starscape on ceiling

Project Impacts

As described in Section II.5, Proposed Project Components, of this IS, the proposed Project involves the rehabilitation and renovation of the Crest Theater as a single-screen movie house into the Nimoy Theater for CAP UCLA. The proposed Project would restore the theater to its original role as a venue for live performance, enhanced with an expanded lobby for pre- and post-performance events; an updated refreshment counter and guest facilities; new seating and theatrical production systems; and a backstage green room with artist support spaces. The proposed Project would add approximately 1,420 gsf within the building (from 9,175 gsf to 10,595 gsf). The proposed Project would respect the 1980s Art Deco-themed alterations designed by Disney artist and theater consultant Joseph Musil in a way that retains the building's historic status.

Based on the CEQA Guidelines noted above, a proposed project may cause a significant adverse impact if it changes the immediate surroundings of a historic resource so that the significance of the resource is "materially impaired." The proposed Project is limited to work on the existing Crest Theater building. Most of the work would be within the building or on the building's exterior. No additions or related new construction is anticipated. While there are known historic resources on Wilshire Boulevard and on Westwood Boulevard near the Project site, none are directly adjacent nor would they have any indirect impact to their immediate surroundings from the re-use and rehabilitation of the Crest Theater into the Nimoy Theater. Following is an analysis of the proposed Project's direct impacts to the Crest Theater.

In terms of the SOI Standards, the proposed Project does not fully comply with Standard 1, Standard 2, Standard 5, or Standard 9. Although Crest Theater would continue to be used as a theater, the change in use from a single-screen movie theater to a performance venue requires modifications that would alter and remove some of its distinctive materials, features, spaces, and spatial relationships (Standard 1 and Standard 5). This is most notable at the lobby, where the eastern half would be expanded, which requires removal of some decorative features. New elements are also being installed in the auditorium that would affect its overall volume. These elements result in the removal or concealment of some character-defining features.

Despite the alterations to the lobby and auditorium, the building would retain the spaces that define theater buildings, including the entry sequence through the lobby into a large, double-height auditorium space (Standard 2). The building would continue to convey its themed Art Deco Revival historic character established by the renovation project in 1988, and for which it was

designated as a historic resource (Standard 2 and Standard 4). This historic character continues to be conveyed through the stepped upper façade, blade sign, and marquee at the front (west) façade. The lobby would retain a sense the Art Deco theme at the west half, despite the alterations to the east half of the lobby. The auditorium would maintain its double-height space and footprint. Most of the auditorium's distinctive historic features, including the hand-painted mural of 1939 Los Angeles, the Art Deco-style pylons along the north and south walls, and the starscape at the ceiling, would remain (Standard 2 and Standard 5). While some elements may be concealed, such as the proscenium and the upper portion of the east portals, they would be retained in place.

New elements would be inserted into the auditorium in a way that limits destruction of character-defining features, and the new elements would be differentiated and compatible (Standard 9). They also would be reversible so that the essential form and integrity of the auditorium can be restored in the future (Standard 10). At this time, specific information about the repair and treatment of historic features has not yet been detailed (Standard 6 and Standard 7).

As the proposed Project would not fully meet the SOI Standards, the question is whether it would "materially impair" the Crest Theater's historic significance that justifies its listing as an HCM. The building was listed as a themed Art Deco Revival neighborhood theater based on its original use and 1988 renovation. To continue its listing and remain a historic resource, the building must retain its historic integrity related to this significance. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity by the survival of certain characteristics that existing during the resource's period of significance," or more simply defined as "the ability of a property to convey its significance." It is determined through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

As the proposed Project is not proposing to move the Crest Theater or change its setting, the building would retain its integrity of location and setting. It would also maintain a theater use and continue to have its integrity of association as a theater. The discussion below focuses on whether enough of the physical characteristics that reflect the building's themed Art Deco Revival style would remain following implementation of the proposed Project to maintain its integrity of design, materials, workmanship, and feeling (Page & Turnbull 2019).

Exterior

Under the proposed Project, the exterior of the building would undergo minimal changes. At the primary (west) façade, the main Art Deco-style design and materials of the stepped upper façade, blade sign, and marquee would be retained and rehabilitated. The rehabilitation would include repair and some alterations. For example, changing the building's name would result in altering "CREST" signage to "NIMOY" and adding "UCLA" in some locations, such as within the semi-circular crowns. The theater's name has already changed previously from its original UCLAN Theater. The approach to the signage changes would follow the SOI Standards and retain the Art Deco character. The new name would use new lettering in a similar Deco-type font and would also have individual, energy efficient bulbs with visible filaments matching the appearance and lighting color of the existing Hollywood-style blubs. The proposed locations for the "UCLA" signage are in areas that previously had signage and would not significantly alter the marquee or blade sign. The pattern of re-painting (where color differences and contrasting colors occur) would be re-created.

At the street front, the proposed alterations would not affect the overall Art Deco Revival appearance. The two side walls would remain in their existing locations. The ceramic tile cladding, although dating to the 1988 renovation, is not characteristic of the Art Deco Revival

theme. Removal of the box office, and replacement with a door and sidelight matching the existing entrance doors, would not significantly alter the building's design. Creating a new would call window in the same location and approximate size as the north poster case would also not significantly alter the building's appearance.

No visible changes are anticipated at the side and rear façades for structural upgrades. At the roof, the proposed new elevator may be slightly visible above the south wall, though it is not expected to be seen from across Westwood Boulevard behind the stepped upper façade.

As proposed, the work on the exterior of the Crest Theater would generally meet the SOI Standards. Other work to the front façade has not yet been finalized, such as the proposed new cladding at the street front, alteration of the south poster case, treatment at the ceiling of the recessed entry, repairs to the marquee and blade signs, and new paint colors. As required by Project-specific mitigation measures MM Nimoy 5-1, a qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualifications Standards for historic architect and/or architectural historian is required to be retained to review and approved these Project elements to ensure they would also meet the SOI Standards or would not materially impair the exterior's historic significance. Further, MM Nimoy 5-2 requires that documentation of the existing building be conducted, including the existing paint colors of exterior elements so that it can be repainted in the future if desired.

Interior

On the interior, the various alterations proposed to accommodate the new use would have a noticeable change on the building's primary historic spaces – the lobby and auditorium, and the spatial relationship between the two. The proposed Project is designed to allow the overall historic character of these spaces to be perceived, despite not fully complying with the SOI Standards. The proposed changes to the back-of-house area and the second floor above the lobby would not negatively affect the building's historic character, as these areas do not contain any character-defining features that contribute to the building's historic status.

- **Lobby.** The west half of the lobby would retain most of its character-defining features. Its decorative side walls, hand-painted ceiling mural and mirrors, and Deco-style columns with integrated lights would remain and convey the Art Deco Revival design and feeling of the 1988 renovation. The ceiling mural and faux marble painted areas would continue to reflect the workmanship of the skilled Disney crafts persons. The alteration of the center, fabric-covered areas of the two side walls into an open frame would not affect the decorative features of these walls. Also, removing the low decorative walls of the box office would not significantly change the spatial relationships in this area, as the box office is a relatively small feature. Its removal and replacement with an additional, matching door and sidelight, would reinforce the lobby's symmetry.

At the east side of the lobby, the curved wall that separates the lobby and auditorium would be retained at the north and south sides as the center portion is removed to expand the lobby. The doors into the auditorium would remain in the same locations to help maintain a sense of the lobby's and auditorium's original footprints. Some character-defining features such as the concession counter and entry portals (existing vestibules/light locks) would be removed. Decorative plasterwork at side walls would also likely be removed, as these areas are altered for a new will call area, elevator, and stairs. Some decorative plasterwork may be reinstalled, and the Art Deco-style ceiling light fixtures would remain.

Because the lobby's west side would retain much of its character-defining features, the lobby would still convey the Art Deco Revival style despite the alterations at the east side. It would continue to function as a gathering area separate from the auditorium. The entry sequence of walking through the lobby before entering the auditorium – a characteristic of theater buildings – would continue.

To avoid causing a significant adverse impact as additional refinements to the proposed Project are made, a qualified historic preservation consultant shall review and approve the new elements and treatments in the lobby, such as the new refreshment counter, wall and floor finishes, etc., for compatibility with the space's historic character (refer to MM Nimoy 5-1).

- **Auditorium.** In the auditorium, the overall double-height volume would remain. The hand-painted mural, Art Deco Revival-style pylons, and continuous decorative plaster band on the north and south walls would also remain in place, as would the ceiling and its fiber-optic starscape. The new flooring system, which would wrap around the decorative pylons, would be reversible, so the auditorium's existing sloped floor can be restored if needed in the future. The proscenium would remain as well, though it may be concealed.

The new elements would be inserted into the space in ways that would minimize the impact on the auditorium's character-defining features and allow its historic character to remain visible. The two new one-story volumes would not be full height or full width; the stepped seating would conceal them from view inside the auditorium. The balcony would not be fully enclosed, and the ceiling plane as well as the plane of the north and south walls would still extend around the new volumes to allow the double-height space to be perceived.

The screen walls would not extend fully to the ceiling nor the full length of the auditorium. They would be tall enough to define the performance area and offer performers a neutral background, while allowing the highly decorative north and south walls to remain in place and not be concealed. They end at the performance platform, and openings for the cross aisle along with a level of transparency prevent the walls from becoming too massive or appearing as solid walls. They are reversible, so that if removed in the future, the auditorium can return to its essential form.

Despite the efforts to limit the impact on historic features, some character-defining features would still be affected. Most notably, the rear (west) wall and its mural would be removed to connect the balcony and second-floor reception area. Movable panels would be installed with a reproduction of the mural so that when closed, the rear wall and full mural can be seen. The decorative door surrounds and integrated light fixtures at the rear (west) wall would be removed as well to accommodate the new refreshment counter and vestibules. The two east portals on each side of the stage would be partially removed to create an accessible path of travel in the auditorium and to the rear fire exit; the upper portions would remain in place and be concealed. The hand-painted curtain would also be removed and stored.

On balance, the auditorium's historic character would remain and be experienced around the new elements inserted into the space. A good amount of the auditorium's character-defining features that reflect its integrity of design, materials, workmanship, and feeling would be maintained. The double-height volume, much of the starscape, and the mural and Art Deco features on the long walls would still be seen; the full mural would be visible

when the movable panels are in place. The new elements are generally reversible, so that the space can be returned to its essential form if they are removed.

To avoid causing a significant adverse impact as additional refinements to the proposed Project are made, a qualified historic preservation consultant shall provide input, review, and approve the final approach to the auditorium (refer to MM Nimoy 5-1). This may include the screen walls to ensure they have a level of transparency that allows the auditorium's historic character to be experienced; that the lighting grid at the ceiling has a minimal impact on the starscape; and, the mural is repaired and preserved appropriately, among others.

In summary, although the proposed Project does not fully meet the SOI Standards, the proposed Project's design would maintain much of the physical characteristics that define the building's historic character. That is, its integrity as a themed Art Deco Revival-style theater created by artist Joseph Musil would remain through the retention of enough character-defining features at the exterior and the interior lobby and auditorium. As such, the proposed Project would not materially impair the Crest Theater's ability to convey its historic significance. The building would maintain its historic status and the proposed Project would have a less than significant impact (Page & Turnbull 2019). To ensure that final decisions surrounding specific issues are resolved in ways that maintain the building's historic integrity, mitigation measures are provided. In addition to MM Nimoy 5-1 and MM Nimoy 5-2, to ensure the proposed Project is implemented in accordance with the SOI Standards, and potential impacts to the historic resource are less than significant, additional mitigation measures are required (MM Nimoy 5-3 and MM Nimoy 5-4). MM Nimoy 5-3 requires that a salvage and protection plan shall be included with the construction documents. This plan would identify items to be salvaged and reinstalled, salvaged and stored, protected in place during construction, remain in place and concealed, etc., along with appropriate specifications. The qualified historic preservation consultant would develop or review and approve the salvage and protection plan. MM Nimoy 5-4 requires a qualified historic architect meeting be retained to provide construction observation and monitoring. It should be noted that the documentation required by MM Nimoy 5-2 applies to various aspects of the existing building.

With implementation of the identified Project-specific mitigation measures, the proposed Project would have a less than significant impact.

Additional Project-Level Mitigation Measures

MM Nimoy 5-1 A qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualifications Standards for historic architect and/or architectural historian (as described in the Code of Federal Regulations, 36 CFR Part 61), shall be retained as part of the project team. The qualified historic preservation consultant shall be approved by the Campus Architect. The qualified historic preservation consultant shall participate in design collaboration with the project team throughout design development and preparation of construction documents. The qualified preservation professional will review, provide input, and approve a range of items related to repair, maintenance, and treatment of historic features, including but not limited to:

Exterior

- Proposed cladding to replace the tile at the primary (west) façade's street front.

- Proposed paint colors and patterns for the primary (west) façade.
- Proposed repairs and alterations to the marquee and blade signage recommended by the qualified lighted signage fabricator or consultant.
- Any proposed alterations to the recessed entry's ceiling or south poster case.
- Confirm that the proposed new elevator overrun will not be significantly visible from across Westwood Boulevard or on approach from the north and south
- Confirm that proposed structural, mechanical, plumbing, and civil work will meet the SOI Standards and not significantly affect the exterior of the building.

Lobby

- Compatibility of new elements, such as the new refreshment counter, wall and floor finishes, etc.
- Repair and protection of historic materials that are remaining, such as ceiling and column light fixtures, ceiling mural, decorative side walls, etc.
- Salvage and reinstallation or storage of decorative features per the Salvage and Protection Plan.
- Proposed paint colors and patterns for painted surfaces.

Auditorium

- Recommendations for the mural from the qualified artist, craftsman, and/or conservator.
- Any changes to the volume or walls of the auditorium.
- Compatibility and level of transparency for the screen walls.
- Protection/treatment of the remaining upper portion of the east portal.
- Reversibility of the floor system and the interaction with decorative pylons.
- Retaining the starscape with the lighting grid.
- Salvage and storage of removed features per the Salvage and Protection Plan, including the hand-painted curtain and sections of the mural.
- Proposed paint colors and patterns for painted surfaces.

The qualified historic preservation consultant shall prepare memoranda for the record at the completion of the design development and construction

documents phases addressing how the project complies with the SOI Standards and/or maintains the property's integrity as a historic resource related to each of the main areas of the building (primary façade, lobby, and auditorium) and to the property as a whole. The proposed project overall shall have a less-than-significant impact on the building as a historic resource under CEQA. The memoranda shall be held in the files of UCLA Capital Programs, at UCLA Library Special Collections, and the City of Los Angeles Office of Historic Resources.

MM Nimoy 5-2 Documentation. Prior to any demolition, the following documentation shall be completed:

- a. Photogrammetry or laser scanning with sufficient resolution to create 3-D model/environment of the lobby and auditorium from which CADD drawings, surface models, spatial models, point clouds/digital orthophotos, and phototexturing can be created. Panoramic images of designated locations shall be taken as well to supplement the 3-D model. Photos should be clean, sharp, evenly lit, with every surface of the subject visible from three or more angles. Deliverables shall include Revit model, photorealistic renderings, and 3-D walkthrough/flythrough animations to create 360 virtual tours.
- b. Large format (4" x 5" or larger negative) photographs following the Historic American Building Survey (HABS) Photography Guidelines shall be produced by a professional photographer experienced in HABS photography. Views shall include the exterior front (west) façade, the lobby, and the auditorium, as well as significant details. Color digital copies shall accompany printed black and white photographs.
- c. The starscape fiber optics pattern shall be documented on a reflected ceiling plan prior to installation of the lighting grid or other work at the ceiling.
- d. The color scheme/palette of all painted surfaces in the lobby and auditorium that will be altered or removed shall be documented using the Munsell color system. The colors shall be noted on elevation drawings for typical features. Photographs taken following the 1988 renovation shall be compiled with the existing color scheme to note where paint colors have changed.
- e. The color scheme/palette of the neon lighting on the blade signage and marquee shall be documented prior to any color changes. The documentation shall be based on a system recommended by the lighted signage consultant.
- f. Digital duplicates of historic photographs and drawings, including those from the 1988 remodel and 2019 as-built plans and sections, shall be compiled along with the above items.

The qualified historic preservation consultant shall oversee the preparation of the documentation. The documentation shall occur while the hand-painted stage curtain is in place and visible, and the starscape is lit to document its pattern. All of the documentation shall be submitted and held in the files of

UCLA Capital Programs, at UCLA Library Special Collections, and the City of Los Angeles Office of Historic Resources.

MM Nimoy 5-3 Salvage and Protection. A salvage and protection plan shall be included with the construction documents. It shall identify items to be salvaged and reinstalled, salvaged and stored, protected in place during construction, remain in place and concealed, etc., along with appropriate specifications.

Representative samples for each type of decorative feature that will not be re-installed shall be stored to serve as prototypes for future recreation. They shall be cataloged, wrapped, and labeled for storage. For each item, the catalogue shall include the item number, photographs, notes on the existing condition, location where the item is stored, and other information. Appropriate locations for long-term storage with environments that will not increase the rate of deterioration shall be identified in the plan, and may be different for different materials.

The qualified historic preservation consultant shall develop or review and approve the salvage and protection plan. A copy of the plan shall be placed in the record files of UCLA Capital Programs associated with the property

MM Nimoy 5-4 Construction Monitoring. A qualified historic architect meeting the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, and approved by the Campus Architect, shall be retained to provide construction observation and monitoring. Construction monitoring shall consist of periodic site visits to review the progress of the work, provide input on unanticipated conditions that affect historic features, and ensure appropriate preservation treatments are undertaken following the Secretary of the Interior's Guidelines for Rehabilitation. At a minimum, weekly site visits shall be conducted during the selective demolition / dismantling work. Periodic site visits shall also occur during façade renovation and work within the lobby and auditorium. The architect shall document the visits through written field reports with photographs that shall be placed in the record files of UCLA Capital Programs associated with the property.

Level of Significance

With implementation of mitigation measures, the proposed Project would have less than significant impacts related to causing substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The records search conducted in 2016 for the campus and the area within 0.25 mile of the campus, which includes the Project site, did not identify any historic or prehistoric archaeological sites at or near the Project site. Further, as identified in the LRDP Amendment (2017) Final SEIR (Section 4.4, Cultural and Tribal Cultural Resources), to date, no archaeological resources have ever been recovered or recorded on campus.

The proposed Project primarily involves interior and exterior renovations and modifications to an existing building. No subsurface excavation or earthwork would occur with the proposed Project. The proposed Project does involve the installation of new or replacement lateral utility lines in front of the existing building to connect to existing utility lines in Westwood Boulevard, and an elevator pit internal to the building; however, these proposed Project components would involve minor surficial ground disturbance in previously disturbed soil. Therefore, the proposed Project has no potential to impact archaeological resources.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

As identified in Threshold b, the proposed Project does not involve subsurface excavation or earthwork, and minor surficial ground disturbance for the installation of lateral utility lines and an elevator pit would occur in previously disturbed soil. Therefore, the proposed Project has no potential to disturb human remains.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the potential to disturb human remains, including those interred outside of formal cemeteries.

6. Energy

Relevant elements of the proposed Project related to energy include the use of construction equipment for exterior and interior renovations to the existing Crest Theater. Operations of the Nimoy Theater would require the use of electrical energy for heating, ventilation and air conditioning (HVAC), lighting, audio/visual, plumbing, concessions, and miscellaneous loads. Existing lamps in the marquee and blade sign would be replaced with energy-efficient light sources, the existing mechanical systems on the roof and building electric systems would be replaced with new systems that are more energy efficient.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. Therefore, the following PPs and MMs are considered part of the proposed Project and assumed in the analysis presented in this section: PP 4.2-2(b), MM 4.2-2(a), and MM 4.2-2(c) from the Air Quality section, which address requirements for construction equipment; and, PP 4.15-1 from the Greenhouse Gas Emissions section, which addresses compliance with the UC Policy on Sustainable Practices.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Construction

The proposed Project's construction process would consume electrical energy and fuel. Project-related construction would represent a "single-event" electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. The proposed renovations and modification to the Crest Theater would include minimal exterior construction including improvements to the building façade and signage and improvements to the roof structure. Equipment may include a forklift, welder, manlift (cherry picker) and possibly a short-term use of a light, mobile crane. The construction activities would not require the use of large, diesel engine equipment. Equipment used for interior construction would be electrically powered. There are no unusual Project characteristics that would necessitate the use of construction equipment that would be less energy-efficient than at comparable construction sites in other parts of the region or State.

Further, MM 4.2-2(c) requires that diesel equipment be Tier 3 or better, which means that the equipment would be newer and more efficient than older models that might otherwise be used. PP 4.2-2(b) requires that the equipment be maintained in good condition and in proper tune, which results in energy efficiency. MM 4.2-2(a) would limit idle time on equipment and delivery trucks, thus reducing energy consumption.

Construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operation

The largest electrical load for the proposed Project would be HVAC equipment; the proposed Project involves replacement of the existing HVAC equipment with new, more efficient equipment. The existing electrical HVAC load is estimated at 110 kilovolt amperes (kVA); the estimated future HVAC load, with newer, more efficient equipment is 88 kVA. Existing lamps in the marquee and blade sign would also be replaced with energy-efficient light sources, and the existing electric system would be replaced. The total estimated existing load is 259 kVA and the total estimated future load is 227 kVA, with spare capacity of 50 kVA. Although the total electrical load would potentially increase due to change in usage type; the existing equipment and electrical system would be replaced with more efficient systems.

Further, as identified in Section II.5, Proposed Project Components, of this Initial Study, and in Threshold b, below, the proposed Project, which is considered a major renovation, would be implemented in compliance with the UC Policy on Sustainable Practices (refer to PP 4.15-1 in the Greenhouse Gas Emissions section of this Initial Study), and would meet or exceed State energy standards. The Project would be registered with the Savings by Design energy efficiency program.

With respect to energy use associated with transportation, the roadways in the vicinity of the Project site and in and around UCLA are served by a variety of bus lines managed by multiple transit operators that include the Los Angeles Transportation Authority (Metro), Santa Monica Big Blue Bus (BBB), Culver City Bus, Los Angeles Department of Transportation (LADOT) Commuter Express, Santa Clarita Transit, and the Antelope Valley Transit Authority. The Westwood/Rancho Park Light Rail Station located approximately 1.8 miles south of the Project site, and the planned Metro Purple Line subway station along Wilshire Boulevard at Gayley Avenue is less than 0.2 mile to the Project site. Although there are parking facilities available in the Project area, parking would not be provided at the Project site, similar to existing conditions. As described in Section IV.3, Air Quality, for emissions analysis it is assumed that theater attendees would generate 150 round trips per day. However, it is expected that staff, students, and some patrons would primarily travel to the theater from the main campus or from other locations by walking or bicycling, or via transit. Due to the location of the project site in proximity to the main campus and the availability of public transit, the transportation energy use for the project would be considered efficient.

Thus, the Project construction-related and operational energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary and the impact would be less than significant.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would result in a less than significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Regulatory Framework

Although Energy was added in December 2018 as a new topic in the Environmental Checklist included in Appendix G of the State CEQA Guidelines, addressing energy consumption/conservation is not a new requirement. This issue is addressed in Section 6.7, Energy Conservation, and Section 4.6, Greenhouse Gas Emissions, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference. Various state and/or University regulations, plans and policies for GHG emissions reduction focus on energy efficiency and renewable energy. State and University regulations addressed in the Final SEIR relative to energy include the following; information has been updated, as appropriate:

- **Executive Order B-30-15.** On April 29, 2015, Governor Edmund Brown signed EO B-30-15, which orders “A new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 is established in order to ensure California meets its target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050” (California Climate Change 2019). Three of the five key goals for reducing GHG emissions through 2030 relate to energy: (1) increasing renewable electricity to 50 percent; (2) doubling the energy efficiency savings achieved in existing buildings and making heating fuels cleaner; (3) reducing petroleum use in cars and trucks by up to 50 percent.
- **Senate Bill 350.** SB 350, signed October 7, 2015, is the Clean Energy and Pollution Reduction Act of 2015. SB 350 implements some of the goals of EO B-30-15. The objectives of SB 350 are (California Legislative Information 2015):
 - (1) To increase from 33 percent to 50 percent, the procurement of our electricity from renewable sources.
 - (2) To double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.

The text of SB 350 sets a December 31, 2030, target for 50 percent of electricity to be generated from renewable sources.

- **Title 24 Energy Efficiency Standards.** The Title 24 Energy Efficiency Standards were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The 2019 version of Title 24 was published on July 1, 2019 and will go into effect on January 1, 2020 (CEC 2018). The California Energy Commissions states that single-family homes built with the 2019 standards will use about 7 percent less energy due to energy efficiency measures versus those built under the 2016 standards and nonresidential buildings will use about 30 percent less energy due mainly to lighting upgrades. The requirements of the energy efficiency standards result in the reduction of natural gas and electricity consumption.
- **Title 24 Green Building Standards (CalGreen Code).** The CalGreen Code is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011, and is administered by the California Building Standards Commission (CBSC). CalGreen is updated on a regular basis, with the most recent approved update consisting of the 2019 CalGreen Code that will be effective January 1, 2020 (DGS 2019). The CalGreen Code is intended to (1) reduce GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. In short, the code is established to reduce construction waste; make buildings more efficient in the use of materials and energy; and reduce environmental impact during and after construction.
- **UC Policy on Sustainable Practices.** In June 2004, the UC developed detailed guidelines for the Policy on Green Building Design and Clean Energy Standards. This comprehensive policy established the university as a leader in promoting environmental stewardship among institutions of higher education. Subsequently renamed the Policy on Sustainable Practices, it has been revised several times (with the most recent version becoming effective in July 2019). Notably, UC Policy on Sustainable Practices covers the areas of green building design, clean energy, and sustainable transportation. Particularly relevant to the proposed Project, the UC Policy on Sustainable Practices, under the category of Green Building Design, requires that major construction projects meet a minimum rating of LEED Silver, outperform Title 24 Energy Efficiency Standards by 20 percent, and register with the Savings By Design program in order to document compliance with the requirement to outperform energy efficiency standards by at least 20 percent. (UC 2019)
- **Senate Bill 100.** In September 2018, the Governor signed into law the California Clean Energy Act (SB 100), which accelerated the state Renewables Portfolio Standard (RPS)¹³ to 60 percent by 2030. The bill also requires that 100 percent of all retail sales of electricity come from eligible renewable energy and zero-carbon resources by 2045.

Consistency Analysis

The proposed Project would purchase power from the Los Angeles Department of Water and Power (LADWP). LADWP was among the first electric utilities to achieve the first major state legislated target of 20 percent renewables by 2010. In 2016, LADWP achieved a 29 percent renewable portfolio (based on preliminary estimates), surpassing the state legislated requirement of 25 percent renewable energy. LADWP is on track to exceed the next state legislated milestone of 33 percent by 2020. LADWP's long-term targets are more aggressive

¹³ The Renewables Portfolio Standard (RPS) is one of California's key programs for advancing renewable energy. The program sets continuously escalating renewable energy procurement requirements for the state's load-serving entities. Generation must be procured from RPS-certified facilities.

than state legislation – 50 percent by 2025, 55 percent by 2030, and 65 percent by 2036. LADWP's 2018 Power Strategic Long-Term Resource Plan will incorporate SB 100 and introduce a 100 percent RPS scenario (LADWP 2019). Thus, the Project is consistent with the renewable energy elements of EO B-30-15 and SB 350 and with SB 100.

As discussed in Section II.5, Proposed Project Components, the proposed Project would meet the requirements and intent of the UC Policy on Sustainable Practices as it pertains to green building design and energy efficiency. The proposed Project would achieve a minimum LEED Silver rating, with a LEED Gold rating as a goal, and would outperform the required provisions of Title 24 Energy Efficiency Standards by at least 20 percent. The University has registered the project with the USGBC under the LEED v4.1 BD+C (Building Design and Construction) which includes major renovations. The proposed Project would also be registered with the applicable Savings by Design energy efficiency program and the required documentation for participation in the program would be completed. Further, the proposed Project would comply with CalGreen Code Mandatory Measures. Notable features of the proposed Project to address improve the energy efficiency include the replacement of existing lamps in the marquee and blade sign with energy-efficient light sources, and the replacement of the existing mechanical systems on the roof with new systems that are more energy efficient. Therefore, the Project would be implemented in compliance with the UC Policy on Sustainable Practices, Title 24 Energy Efficiency Standard, and the CalGreen Code.

The proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to conflict with or obstruction of a state or local plan for renewable energy or energy efficiency.

7. Geology and Soils

Relevant elements of the proposed Project related to geology and soils include proposed seismic upgrades to comply with the University Policy on Seismic Safety (UC 2017). The proposed Project does not involve grading or other ground disturbing activities, with the exception of surficial ground disturbance for the installation of new lateral utility lines and an elevator pit.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. Therefore, the following PPs are considered part of the proposed Project and assumed in the analysis presented in this section. A change in the text from the LRDP Amendment (2017) Final SEIR is signified by ~~strikeout~~ (strikeout) where text has been removed; this change has been made so the stated requirement better applies to the proposed Project, which is off campus.

PP 4.5-1(c) *The campus shall continue to comply with the University Policy on Seismic Safety effective May 19, 2017 or with any subsequent revision to the policy that provides an equivalent or higher level of protection with respect to seismic hazards.*

PP 4.5-1(d) *Development projects ~~under the LRDP Amendment~~ shall continue to be subject to structural peer review; following this review, any site specific geotechnical study*

recommendations, including any recommendations added as a result of the peer review, shall be incorporated in the project design as appropriate.

Project Impact Analysis

Issue(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Based on review of information published by the California DOC, California Geological Survey, the Project site is not within an Alquist-Priolo Earthquake Fault Zone and is not subject to surface ground rupture from a known earthquake fault zone, and is not within areas subject to seismically-induced landslides or liquefaction (CGS 2019). Therefore, the proposed Project, which involves renovation of an existing building, would not cause potential substantial adverse effects related to these conditions.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance after Mitigation

The proposed Project would have no impact related to directly or indirectly causing potential substantial adverse effects from a known earthquake fault, seismic-related liquefaction, and seismic-related landslides.

Issue(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

As discussed in Section 4.5, Geology and Soils, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, the Project area is within a seismically active area bound by two important faults in the Santa Monica Fault Zone, which contains the active Malibu Coast/Santa Monica/ Raymond/Sierra Madre/Cucamonga Fault Zone and the active Newport-Inglewood Fault. As with most areas of Southern California, the Project area has experienced moderate to occasional high intensity ground shaking from a major earthquake on active regional faults in the area. The closest surface trace of a known active fault is the Santa Monica Fault Zone, located from approximately 0.5 mile south of the Project site (along the alignment of Santa Monica Boulevard).

The existing Crest Theater building was constructed in 1940, and was likely designed to the 1937 edition of the UBC. It does not appear that this building has been seismically strengthened since its construction although there have been architectural modifications throughout the years. The current version of the UC Seismic Safety Policy, which became effective in May 2017, requires that all buildings considered for purchase by the University must be evaluated for the ability to meet a seismic performance objective of substantial life safety. The building was evaluated with the objective of obtaining a Seismic Rating of IV and the following deficiencies were identified: diaphragm shear, masonry shear walls, out-of-plane wall anchors, and out-of-plane wall flexural strength.

As described in Section II.5, Proposed Project Components, seismic upgrades would be implemented as part of the proposed Project to achieve a UC seismic rating Level IV, and to comply with the current CBC. These upgrades would involve the building roof and walls. Potential impacts related to strong seismic ground shaking would be less than significant with (1) adherence to the current CBC; (2) incorporation of PP 4.5-1(c), which requires compliance with the University Policy on Seismic Safety; and (3) incorporation of PP 4.5-1(d), which requires structural peer review and incorporation of peer review recommendations into project design.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance after Mitigation

The proposed Project would have a less than significant impact related to seismic ground shaking.

<i>Issue(s)</i>	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project involves renovation of an existing building and does not require any grading or substantial earthwork. Surficial ground disturbance would be limited to installation or replacement of lateral utility lines, which would connect to existing utility lines in Westwood Boulevard, and an elevator pit. Further, the Project site is completely impervious, and the proposed Project does not involve the introduction of any landscaped area or other impervious

surfaces that would be subject to erosion. Therefore, the proposed Project would not result in substantial erosions or long-term loss of topsoil.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance after Mitigation

The proposed Project would result in no impact related to substantial soil erosion or loss of topsoil.

<i>Issue(s)</i>	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is developed with an existing building. Due to the developed nature of the Project area, and lack of nearby hillsides or slopes, there is no potential for on- or off-site landslides. Additionally, the Project site has been exposed to previous grading and site preparation, including removal and/or remediation of any potentially expansive soil, and the proposed Project does not involve any components that would cause geologic instability. With adherence to applicable building codes relating to the seismic design of structures and compliance with all applicable CBC regulations, the proposed Project would have no impact related to unstable geologic units or expansive soils.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance after Mitigation

The proposed Project would have no impact related to unstable or expansive soils.

<i>Issue(s)</i>	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The City of Los Angeles Bureau of Sanitation provides municipal sewer service and sewer service would continue to be provided through a connection to an existing sewer line in Westwood Boulevard. Because no septic tanks or alternative wastewater systems are proposed, there would be no impact related to the presence of soils incapable of adequately supporting these systems.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance after Mitigation

The proposed Project would have no impact related to the presence of soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems.

<i>Threshold(s)</i>	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

No unique geological features are known to exist in the Project area and the Project site was previously disturbed for construction of the existing building. The proposed Project involves interior and exterior renovations to the existing building. Minor surficial ground disturbance in previously disturbed soil may be required for the installation and/or replacement of lateral utility lines and an elevator pit. No subsurface excavation or earthwork would occur that would have the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Therefore, no impact would occur.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact on a unique paleontological resource or site or unique geologic feature.

8. Greenhouse Gas Emissions

Relevant elements of the proposed Project related to greenhouse gas (GHG) emissions include interior and exterior renovations to the existing Crest Theater and subsequent operations of the Nimoy Theater. The primary contributors of operational GHG emissions would be Project-generated vehicle trips; the direct use of electrical energy for heating, ventilating, and air conditioning and theater operations; and the indirect use of electrical energy to provide water and to treat wastewater.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. Therefore, the following PP is considered part of the proposed Project and is assumed in the analysis presented in this section.

PP 4.15-1 *The campus shall continue to implement provisions of the UC Policy on Sustainability Practices including, but not limited to: Green Building Design; Clean Energy Standards; Climate Protection Practices; Sustainable Transportation Practices; Sustainable Operations; Recycling and Waste Management; Environmentally Preferable Purchasing Practices; and provisions of the applicable UCLA Climate Action Plan.*

In addition, PPs 4.14-2(a) and 4.14-9 included under the Utilities and Service Systems analysis (Section IV.19) have been incorporated into the proposed Project, as applicable, and require that the campus continue to implement energy and water conservation measures which would, in turn, reduce associated GHG emissions.

Section 4.6, Greenhouse Gas Emissions, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, includes a discussion of GHGs; global, national, and State GHG emissions; and the general environmental effects of global climate change. In summary, increasing GHG emissions have led to an anthropogenic¹⁴ warming trend of the Earth's average temperature, which is causing changes in the Earth's climate. GHG emissions are primarily associated with (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activities; and (4) solid waste decomposition. This increasing temperature phenomenon is known as "global warming", and the climatic effect is known as "climate change" or "global climate change".

GHGs are comprised of atmospheric gases and clouds in the atmosphere that influence the Earth's temperature by absorbing most of the infrared radiation that rises from the sun-warmed surface and that would otherwise escape into space. This process is commonly known as the "Greenhouse Effect". GHGs, as defined under the California Global Warming Solutions Act of 2006 (AB 32), include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). General discussions on climate change often include water vapor, atmospheric ozone, and aerosols in the GHG category. Water vapor and atmospheric ozone are not formed directly in the construction or operation of development projects, nor can they be controlled in these projects. Aerosols are not gases. While these elements have a role in climate change, they are not considered by either regulatory bodies (such as CARB) or climate change groups (such as the California Climate Action Registry [CCAR]) as gases to be reported or analyzed for control. Therefore, no further discussion of water vapor, atmospheric ozone, or aerosols is provided.

¹⁴ Anthropogenic effects, processes, objects, or materials are those that are derived from human activities, as opposed to those occurring in natural environments without human influence.

GHGs are global pollutants and are unlike air pollutants such as ozone, particulate matter, and TACs, which are pollutants of regional and local concern. While air pollutants with localized air quality effects have relatively short atmospheric lifetimes (generally on the order of a few days), GHGs have relatively long atmospheric lifetimes that range from one year to several thousand years. Long atmospheric lifetimes allow for GHGs to disperse around the globe. In addition, the GHG impacts are global, as opposed to the localized air quality effects of criteria air pollutants and TACs.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

As discussed in Section 4.6 Greenhouse Gas Emissions, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, beginning in April 2008, the SCAQMD convened a Working Group to provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents. The Working Group was scheduled to meet once per month. On December 5, 2008, the SCAQMD Governing Board adopted its staff proposal for an interim CEQA GHG significance threshold of 10,000 metric tons of CO₂ equivalent per year (MTCO₂e/yr)¹⁵ for projects where the SCAQMD is the lead agency. In September 2010, the Working Group presented a revised tiered approach to determining GHG significance for residential and commercial projects. These proposals have not yet been considered by the SCAQMD Board.

Relevant to the proposed Project, at Tier 3, the Working Group proposes the following screening values: either (1) a single 3,000 MTCO₂e/yr threshold for all land use type, or (2) separate thresholds of 3,500 MTCO₂e/yr for residential projects, 1,400 MTCO₂e/yr for commercial projects, and 3,000 MTCO₂e/yr for mixed-use projects. The screening thresholds are based on estimates that projects with emissions greater than the thresholds would emit 90 percent of the region's GHGs. Therefore, a project with emissions less than the applicable screening value would be considered to have less than significant GHG emissions. The proposal has not been considered or approved for use by the SCAQMD Board. Thus, no GHG significance thresholds are approved for use in the SoCAB for non-industrial projects.

Under CEQA, the choice of method or threshold to determine the significance of a climate change impact is left to the "judgment and discretion of the lead agency". Accordingly, for purposes of this IS, the quantitative emissions of the proposed Project are compared with the SCAQMD-recommended Tier 3 thresholds of 1,400 MTCO₂e/yr for commercial projects or 3,000 MTCO₂e/yr threshold for all land use types.

¹⁵ GHG emissions are commonly expressed as "metric tons of carbon dioxide equivalent" (MTCO₂e). Larger quantities of emissions, such as on the world or State scale, are expressed in million metric tons of carbon dioxide equivalent (MMTCO₂e).

Construction emissions of carbon dioxide equivalent (CO₂e) were calculated by using CalEEMod Version 2016.3.2, as described in Section IV.3, Air Quality, of this IS. The CalEEMod model computes GHG from construction and operations. Construction emissions would be associated with vehicle engine exhaust from construction equipment, vendor trips, and worker commuting trips. The estimated construction emissions for the proposed Project are 27 MTCO₂e/year (CalEEMod model data sheets are included in Appendix A). For estimating annual GHG emissions, the SCAQMD has recommended amortizing construction emissions over the life of a project and a common value for project life is 30 years (SCAQMD 2008b). Therefore, the 30-year amortized construction emissions would be approximately 1 MTCO₂e/year.

Operational GHG emissions attributed to the proposed Project include vehicle emissions from Project-generated trips; natural gas use; purchased electricity; the electricity embodied in water consumption and treatment; and the energy associated with solid waste disposal. As described in Section IV.3, Air Quality, a trip generation of 150 vehicle round trips per day (300 one-way trips) is assumed. CalEEMod incorporates mitigation measures based on the California Air Pollution Control Officers Association (CAPCOA) publication *Quantifying Greenhouse Gas Mitigation Measures* (CAPCOA 2010). UCLA has committed to achieving a minimum LEED Silver rating for the proposed Project, which would be designed to surpass this to achieve a minimum LEED Gold rating. The proposed Project would also implement energy- and water-efficiency measures that would result in increased energy and water efficiency; these measures are described in PPs 4.14-2(a) and PP 4.14-9 under the Utilities and Service Systems analysis (Section IV.19, Utilities and Service Systems, of this IS) and in Appendix A. Estimated operational GHG emissions for the proposed Project are shown in Table 3.

**TABLE 3
ESTIMATED ANNUAL OPERATIONAL GREENHOUSE GAS EMISSIONS**

Source	Emissions MTCO ₂ e/yr
Area sources	<0.5
Energy sources	54
Mobile sources	293
Solid waste	21
Water	27
Amortized construction emissions	1
Proposed Project Total	395
MTCO ₂ e/yr: metric tons of carbon dioxide per year.	
Total may not add due to rounding.	
Note: Detailed calculations in Appendix A.	

As shown in Table 3, the estimated annual operational GHG emissions for the proposed Project, including amortized construction emissions, are 395 MTCO₂e/yr. The proposed Project GHG emissions would be less than the SCAQMD-recommended Tier 3 thresholds of 1,400 MTCO₂e/yr for commercial projects or 3,000 MTCO₂e/yr threshold for all land use types. Because of the global nature of the climate change problem, most projects will not result in GHG emissions that are individually significant, on a project-specific level (CAPCOA 2008). Therefore, it is accepted as very unlikely that any individual development project, alone, would not have GHG emissions of a magnitude to directly impact global climate change, and the impact of the proposed Project is therefore considered on a cumulative basis. Thus, the direct and indirect GHG emissions of the proposed Project would not be cumulatively considerable and would result in a less than significant impact.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project's project would have a less than significant impact related to generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Threshold(s)	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

A discussion of the federal, state and regional regulatory framework for assessing climate change impacts is discussed in Section 4.6, Greenhouse Gas Emissions, of the LRDP Amendment (2017) Final SEIR, and is incorporated by reference. Following is a discussion of the UC and State and plans, policies and regulations particularly relevant to the proposed Project.

University of California Plans, Policies, and Regulations

The proposed Project incorporates PP 4.15-1, which ensures implementation of applicable provisions of the UC Policy on Sustainable Practices (UC 2019) and the current UCLA CAP prepared in 2008 (UCLA 2008).

UC Policy on Sustainable Practices and UCLA Climate Action Plan

The UC Policy on Sustainable Practices is discussed in Section IV.6, Energy, of this IS. The UC Sustainable Practices Policy calls for each UC campus to draft a Climate Action Plan (CAP) that examines the feasibility of meeting the climate change goals identified in the UC Policy. The UCLA CAP was completed in December 2008 (UCLA 2008). The CAP was reviewed and endorsed by the UCLA Campus Sustainability Committee and presented to the UCLA Administration and Chancellor prior to submittal to the University of California Office of the President (UCOP).

The majority of the sustainable practices polies and CAP initiatives are applicable at the UC-wide or campus-wide level and are not applicable to specific projects. Examples are green power purchasing, efficient vehicles and tires for campus fleets, transportation demand programs, and campus outreach programs. Additional policies are applicable to certain types of projects, but not the proposed Project. The UC Policy and UCLA CAP policies applicable to the proposed Project, which is considered a major renovation project, are discussed below.

The Policy for **Green Building Design** includes the following goals applicable to the proposed Project:

- Achieve a USGBC LEED “Silver” rating at a minimum and strive to achieve a standard equivalent to a LEED “Gold” rating or higher, whenever possible within the constraints of program needs and standard budget parameters. Achieving a minimum Silver rating is also in Climate Action Plan Initiative 11.3.
- Exceed Title 24 energy efficiency standards by 20 percent. Exceeding Title 24 by 20 percent is also in the UCLA CAP Initiative 11.3.

As discussed in Section II.5 of this IS, the proposed Project would be designed to achieve a minimum LEED Silver rating and to exceed Title 24 requirements by 20 percent. The University has registered the project with the USGBC under the LEED v4.1 BD+C (Building Design and Construction) which includes major renovations. The proposed Project would also comply with CalGreen 2019 mandatory requirements. Sustainable features that have been incorporated into the proposed Project include, but are not limited to: water metering and the installation of water-efficient fixtures, replacement of outdated mechanical and electrical equipment with new systems, and replacement of exterior signage lamps with energy-efficient light sources. Further, the Project would participate in the Savings by Design building performance incentive program administered by public energy utility under the auspices of the California Public Utilities Commission. The proposed Project would also include water conservation measures (PP 4.14-2[a]), and energy conservation measures (PP 4.14-9).

Relevant to the proposed Project, the Policy for **Sustainable Transportation** includes mechanisms for reducing commute emissions, which are also discussed in the CAP. The Sustainable Transportation policy includes goals to (1) reduce its percentage of employees and students commuting by single-occupancy vehicles (SOV) by 10 percent relative to its 2015 SOV commute rates by 2025, and (2) have no more than 40 percent of its employees and no more than 30 percent of all employees and students commuting to the location by SOV by 2050. The Policy for **Climate Protection** states, “GHG emissions reduction goals pertain to emissions . . . which include . . . commuting to and from campus on a day-to-day basis by students, faculty, and staff.” The Commute Emissions Reduction Initiative 8.2 in the UCLA CAP identifies that reductions in commute emissions would be attained by reducing single occupant vehicle trips to and from campus.

The Center for the Art of Performance at UCLA currently employs 22 staff. These staff would cover most of the needs associated with the operation of the Nimoy Theater; however, it is estimated that 3 full-time and two part-time staff positions would be added. The campus offers a range of alternative mode programs designed to encourage both employee and student commuters to travel to and from campus by means other than driving alone. These programs would be leveraged to induce additional reductions in the drive alone rate. Additionally, the Project site is located within a block of Wilshire Boulevard, has access to bus lines on both Westwood Boulevard and Wilshire Boulevard, and is a short walk from the planned Metro Purple Line subway station being constructed near the intersection of Wilshire Boulevard and Gayley Avenue. The UCLA CAP Commute Emissions Reduction Initiative acknowledges the planned extension of the Metro Rail system to Westwood, providing subway service in proximity to campus and potentially providing significant further reductions in the drive alone rate.

The Policy for **Zero Waste** indicates that the University will achieve zero waste by 2020 at all locations other than health locations. Minimum compliance for zero waste is 90 percent diversion of municipal solid waste from landfill. The proposed Project would be required to comply with UCLA’s programs in place to reduce the amount of solid waste diverted to landfills during construction and operation.

The proposed Project would not conflict with UC Policy on Sustainable Practices and UCLA CAP policies adopted for the purpose of reducing GHG emissions.

University of California Carbon Neutrality Initiative

The UC Carbon Neutrality Initiative establishes goals for UC to emit net zero GHGs from its buildings and vehicle fleet by 2025. UCLA is preparing a Carbon Neutrality Plan and is in the process of refining initiatives and programs for implementation (UCLA 2019). The proposed Project would be constructed and operated in compliance with applicable provisions of UCLA's Carbon Neutrality Plan.

State and Regional Plans, Policies and Regulations

Assembly Bill 32

The primary State policy document is AB 32. While many of the AB 32 policies are statewide actions and are not applicable to the proposed Project (e.g., the low carbon fuel standard, goods movement, and high-speed rail), the proposed Project supports the following AB 32 policies, as discussed above under the UC Policy on Sustainable Practices: energy efficiency, green buildings, recycling and waste, and water.

Executive Orders S-3-05 and B-30-05 and SB32

Executive Order (EO) S-3-05 sets a goal of a reduction of GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. AB 32 was enacted after EO-S-3-05 was signed. The Legislature declined to include the Executive Order's 2050 goal in AB 32, and again declined to use the EO's goal in adopting SB 375 and SB 32. EO B-30-15 sets a new interim statewide goal for GHG emission reduction target of reducing GHG emissions to 40 percent below 1990 levels by 2030. This measure is intended to ensure California meets the goal set out in EO S-3-05 of reducing GHG emissions to 80 percent below 1990 levels by 2050 (California Climate Change 2019). SB 350 was signed into law and requires the state to double energy efficiency savings in electricity and natural gas by retail customers by 2030 and raises the RPS so that half of the state's electricity must be procured from renewable sources by 2030. Subsequently, SB 32 adopted the 2030 target identified in EO B-30-15. The 2050 target remains a goal of EO S-3-05 and, although it is part of the regulatory setting, is not a binding mandate.

Actions to implement EO B-30-15 and SB 32 are contained in the *Final 2017 Scoping Plan Update*. The elements of the Scoping Plan Update are primarily for action at the State level, such as an increased Low Carbon Fuel Standard and putting 4.2 million zero-emission vehicles on the roads; or by specific industries, such as improving freight system efficiency and reducing GHG emissions at refineries. Thus, the proposed Project would not conflict with those elements. However, the proposed Project would support a goal of the SB 350 element of the Scoping Plan Update, i.e., doubling of energy efficiency savings by 2030. The proposed Project would exceed current Title 24 energy efficiency standards by 20 percent. The proposed Project would not conflict with EO S-3-05, EO B-30-15, and SB 32.

Senate Bill 375 and the SCAG 2016–2040 RTP/SCS

SB 375 provides for a new planning process to coordinate land use planning and regional transportation plans (RTPs) and funding priorities to help California meet the GHG reduction goals established in AB 32. SB 375 requires Metropolitan Planning Organizations (MPOs), including SCAG, to incorporate a Sustainable Communities Strategy (SCS) in their RTPs that

will achieve GHG emission reduction targets set by CARB. There are two mutually important facets to SB 375: reducing VMT and encouraging more compact, complete, and efficient communities for the future. Methods to reduce VMT include locating residents closer to where they work and play; designing walkable environments; and providing access to high-quality transit service. The proposed Project would contribute to these VMT reduction goals by providing the following benefits:

- The Project site is located within walking distance to the main campus, public bus lines, the extensive commercial businesses in Westwood Village, and the future Metro subway station along Wilshire Boulevard.
- UCLA actively provides and promotes accommodation of the use of other modes of transit, including bicycles, motorcycles, and scooters; a car share program; annual distribution of the UCLA Commuter's Guide; and parking control management.

Therefore, implementation of the proposed Project would be consistent with SB 375 and the SCAG 2016–2040 RTP/SCS.

The above analysis demonstrates the proposed Project's consistency with applicable UC, UCLA, State, and regional plans, policies, and regulations relative to reducing GHG emissions. Therefore, the proposed Project would have no impact related to conflicts with plans, policies, or regulations pertaining to reducing GHG emissions.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

9. Hazards and Hazardous Materials

Relevant features of the proposed Project relevant related to hazards and hazardous materials include the demolition of select interior and exterior finishes, which have the potential to contain asbestos-containing materials (ACMs) and lead-containing coatings and finishes (referred to as lead-containing materials [LCMs]) due to the age of the existing building. Operation of the proposed Project would not involve handling of hazardous materials not already used for standard cleaning and maintenance.

While this IS is not tiered from the LRDP Amendment Final (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. Therefore, the following PP is considered part of the proposed Project and assumed in the analysis presented in this section.

PP 4.6-1 *The campus shall continue to implement the same (or equivalent) health and safety plans, programs, practices, and procedures related to the use, storage, disposal, or transportation of hazardous materials during the LRDP Amendment planning horizon, including, but not necessarily limited to, the Business Plan, Hazardous Materials Management Program, Hazard Communication Program, Injury and Illness Prevention Program, Chemical Exposure Monitoring Program, Asbestos Management Program, Respiratory Protection Program, EH&S procedures for decommissioning and demolishing buildings that may contain*

hazardous materials, and the Broadscope Radioactive Materials License. These programs may be subject to modification as more stringent standards are developed or if the programs become obsolete through replacement by other programs that incorporate similar health and safety protection measures.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Renovation-Related Hazards

Building Materials

Based on the age of the existing building, which was originally constructed in 1940, UCLA directed the preparation of the *Environmentally-Regulated Materials Survey Report* (ERMs Survey Report) by Citadel Environmental Services, Inc. (Citadel 2019); the ERMs Survey Report is included in Appendix C of this IS. Citadel inspected the Project site for the following items, which are further described in the ERMs Survey Report included in Appendix C, and in the LRDP Amendment (2017) Final SEIR (Section 4.7, Hazards and Hazardous Materials), which is incorporated by reference:

- ACMs/asbestos-containing construction materials (ACCMs);
- LCMs;
- Suspect light ballasts filled with Polychlorinated Biphenyl (PCBs) and Diethylhexyl Phthalate (DEHP) dielectric fluid;
- Universal/electronic/radioactive wastes potentially consisting of fluorescent light tubes, mercury ampoules in pneumatic controls, switchboards, gauges, batteries, and thermostats; electronic waste (e.g., cathode ray tube [CRT] devices such as televisions and computer monitors); and radioactive materials (i.e., smoke detectors and exit signage); and
- Ozone depleting substances (ODSs), including chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFC), such as refrigerants related to rooftop heating/cooling units.

The results of a field inspection conducted by Citadel and subsequent analysis indicate that ACMs and presumed ACMs, and LCMs and lead-based paint (LBP) are present in the existing building. Further, items potentially containing PCBs/DEHPs (e.g., fluorescent light fixtures); universal/electronic/radioactive wastes (e.g., light tubes, lamps, monitors, exit devices; and, ODS (e.g., fire extinguishers, freezers, HVAC units) were visually identified at the Project site (Citadel 2019).

The Clean Air Act regulates asbestos as a hazardous air pollutant, which subjects it to regulation by the SCAQMD under its Rule 1403. The California Division of Occupational Safety and Health (Cal/OSHA) also regulates asbestos as a potential worker safety hazard. Any activity that involves cutting, grinding, or drilling during building renovation or demolition or that involves relocation of underground utilities could release friable asbestos fibers, if present, unless proper precautions are taken. Lead, a naturally occurring metallic element, and because of its toxic properties, lead is regulated as a hazardous material. Lead is also regulated as a toxic air contaminant. Lead may pose a hazard if it is disturbed during demolition or other construction activities and not properly contained or removed.

Because exposure to such materials can result in adverse health effects in uncontrolled situations, several regulations pertaining to abatement, handling, and disposal of ACMs, ACCMs, LCM and LBP have been developed. Per PP 4.6-1, the UC EH&S procedures require that all applicable federal, State, and local regulations as well as UCLA's Asbestos Management Program and Lead Compliance Program, be implemented during construction activities.

The UCLA Asbestos Management Program is an ongoing activity that involves coordinating construction and maintenance activities with safe work practices involving asbestos. All asbestos removal operations shall be performed by a Cal/OSHA-DOSH-registered and California-licensed asbestos contractor. All disturbances of ACMs, and/or abatement operations, shall be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant. Asbestos abatement must also be performed in accordance with SCAQMD Rule 1403. Finally, notification of the presence and location of asbestos-containing materials shall be made to all employees and vendors who work within the subject structure, in accordance with California Health and Safety Code, Section 25915, et seq. (also known as Connolley Notification Bills). Further, ACMs and ACCMs not to be disturbed would be managed in place in accordance with the UCLA's Operations and Maintenance (O & M program) addressing building cleaning, maintenance, renovation, and general operation procedures to minimize exposure to asbestos. Similarly, the campus Lead Compliance Program is directed at reducing lead exposure to a less than significant level through education, inspection, testing, and removal by State-certified contractors in compliance with applicable health and safety and hazardous materials regulations.

During renovation activities, the contractor will typically dismantle the fluorescent light fixtures, the primary material identified, by removing the tubes and then the ballasts and packaging them for recycling and disposal, regardless of the ballast labeling (i.e., whether or not PCBs are known to be present). The recommended disposal method for ballasts is recycling/incineration whereby the PCB-containing components are removed and incinerated and the metal carcasses are cleaned to be sent to a metal recycler (Citadel 2019).

California's Universal Waste Rule (Title 22 CCR Section 66273 et. seq.) allows individuals and businesses to transport, handle, and recycle seven categories of hazardous wastes, termed universal wastes, in a manner that differs from the requirements for most hazardous wastes. Universal wastes include, but are not limited to, televisions; computers and other electronic devices; as well as batteries, fluorescent lamps. The UCLA contractor would be required to manage all universal wastes identified in the building in compliance with the California Universal Waste Rule.

Various fire/life safety devices used in residential, industrial, and commercial buildings utilize low-energy radioactive sources such as Americium-241 and Tritium. Common applications are ionization smoke detectors and self-luminous exit signage. While low-energy radioactive devices pose little or no threat to public health, they are subject to certain reporting, handling, and transfer requirements, including proper disposal of unwanted or unused signs as specified by the general licensing agreements of the U.S. Nuclear Regulatory Commission (NRC). Under the licensing agreement, a general licensee must properly dispose of such products; report to the NRC any lost, stolen, or broken devices; and transfer unwanted devices to a specific licensee such as a manufacturer, distributor, licensed radioactive broker, or a low-level radioactive waste disposal facility. Radioactive sources may not be disposed of as architectural/construction waste (Citadel 2019).

Compliance with UCLA, and federal and State health and safety laws and regulations would ensure a less than significant impact associated with the potential release of hazardous building materials during renovation activities. Therefore, there would be a less than significant impact.

Contaminated Soil and/or Groundwater

The proposed Project does not include any excavation activities, thus there would be no chance for the Project to result in contamination of soils or groundwater, or for contaminated soils or groundwater to be encountered.

Operational Hazards

The proposed Project involves the renovation of an existing movie theater for use as a performance theater. Thus, there would be no new or increased handling of hazardous materials. The types of hazardous materials that could be used in association with the proposed Project would not require disposal. Cleaning products would be disposed of either through the wastewater system (i.e., sinks) or evaporation. Neither chlorine nor standard cleaning products (i.e., degreasers, window-cleaning products) are used in quantities that would result in adverse health effects either through direct exposure to the skin or inhalation. Therefore, operation of the proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials; there would no impact.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to the routine transport, use, and disposal of hazardous materials and a less than significant impact from the potential release of hazardous materials during construction.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is located within a 0.25 mile of an existing or proposed school. Specifically, the Project site is approximately 0.2 mile southeast of the Geffen Academy at UCLA. The UCLA campus and existing schools on campus¹⁶ are located further away. However, as discussed under Threshold a above, the proposed Project involves operation of a performance theater, which would not involve hazardous emissions, and would not involve the handling of hazardous or acutely hazardous materials in quantities significant enough to pose a risk to occupants of the school or the campus community.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to handling hazardous materials within a ¼ mile of a school.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is not identified on the databases compiled by the California Environmental Protection Agency pursuant to Section 65962.5 of the California Government Code (the “Cortese List”), which includes, but is not limited to, the California Department of Toxic Substances Control Hazardous Waste and Substances Sites EnviroStor database, the State Water Board’s Leaking Underground Storage Tanks (LUST) GeoTracker database, selected solid waste disposal sites,

¹⁶ Existing schools on campus include the Corinne A. Seeds University Elementary School, Fernald Child Development Center (adjacent to the elementary school), and the Krieger Childcare Center. Marymount High School is located off campus just north of Sunset Boulevard.

and hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the California Health and Safety Code (CalEPA 2019). Therefore, no impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The Project site is not located included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and the proposed Project would not create a significant hazard to the public or the environment. Therefore, no impact would result.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project is not located within two miles of a public airport or public use airport and has not been included in an airport land use plan. The nearest public airport is Los Angeles International Airport (LAX), located approximately 7.5 miles to the south. There would be no impact.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

There would be no impacts related to public airports or public use airports.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed Project involves the renovation of an existing building. The Project site is bound by Westwood Boulevard to the west and existing development to the north, east and south. Westwood Boulevard is designated as disaster route in the *City of Los Angeles General Plan's*

Safety Element (Exhibit H, Critical Facilities and Lifeline Systems) (City of Los Angeles 1996). Although the proposed renovation activities would primarily be limited to the existing building, construction staging, utility infrastructure connections, and sidewalk improvements (e.g., repainting), for the proposed Project could periodically occur for short periods on Westwood Boulevard.

However, this short-term and limited encroachment into the public roadway would not impede access to the Ronald Reagan UCLA Medical Center (RRUCLAMC), identified as an “Other Major Hospital” by the City of Los Angeles (City of Los Angeles 1996) and located approximately 0.5 mile north of the Project site. Also, UCLA would be required to obtain all necessary encroachment permits from the LADOT prior to any construction activity occurring in the Westwood Boulevard right-of-way. Ongoing coordination between the University of California Police Department, the City of Los Angeles Fire Department, and UCLA pursuant to PP 4.13-8 (refer to Section IV.17, Transportation, of this IS) ensures that roadway or travel lane closures would be coordinated with emergency response personnel to ensure that individual development projects would not impair implementation of, or physically interfere with, emergency response and evacuation efforts. The Project incorporates PP 4.13-8, which ensures that required emergency access to and surrounding the Project site would be maintained during construction. Therefore, there would be a less than significant impact.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is not located in a Selected Wildland Fire Hazard area as shown in Exhibit D of the City of Los Angeles General Plan's Safety Element (City of Los Angeles 1996). Implementation of the proposed Project not expose people or structures to wildland fires. No impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would result in no impact related to wildland fires.

10. Hydrology and Water Quality

The proposed Project would consist of interior and exterior renovations to an existing building. There would be no grading or earthwork required. The amount of storm water runoff discharged to the street through curb drains or via surface flow would be the same as existing conditions.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Surface Water

Section 4.8, Hydrology and Water Quality, of the LRDP Amendment (2017) Final SEIR includes a detailed discussion of the regulatory framework for hydrology and water quality relevant to the Project site, and is incorporated by reference. In summary, the State Water Resources Control Board (SWRCB) and the nine RWQCBs are responsible for the protection of water quality in California; the Project site is within the Los Angeles RWQCB (LARWQCB). The SWRCB establishes statewide policies and regulations for implementing water quality control programs mandated by federal and State water quality statutes and regulations. The RWQCBs develop and implement Water Quality Control Plans (Basin Plans) that consider regional beneficial uses, water quality characteristics, and water quality problems. The Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Basin Plan) implements a number of federal and State laws for the proposed Project area, the most important of which are the State Porter-Cologne Water Quality Control Act and the Federal Clean Water Act.

The proposed Project involves interior and exterior renovations of an existing building in a developed urban area. The use of the site would remain a theater and there would be no change in the building footprint, amount of impervious area (the entire site would remain impervious), or the types of urban pollutants generated by the proposed Project. Further, there would be no grading or ground disturbing activities, with the exception of minor trenching for the installation of lateral utility lines connecting to existing lines in Westwood Boulevard. The proposed Project would not degrade water quality in receiving waters.

Pursuant to CWA Section 402(p), which requires regulations for permitting of certain storm water discharges, the SWRCB issued a statewide general NPDES Permit for storm water discharges

from construction sites,¹⁷ herein referred to as the “Construction General Permit”. Under this Construction General Permit, discharges of storm water from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for storm water discharges or to be covered by the Construction General Permit. The proposed Project would not involve construction activities on more than 1.0 acre (the site is approximately 0.2 acre) and therefore would not be required to comply with requirements and water quality standards set forth in the current NPDES permit regulations (i.e., processing through the SWRCB is not required). However, it would comply with the campus’ Municipal Separate Storm Sewer System Permits (MS4) permit, which requires the contractor to prepare a Storm Water Pollution Prevention Plan (SWPPP).

The proposed interior and exterior renovations associated with the proposed Project, which would be implemented in accordance with applicable regulations, would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface water quality. Further, the proposed Project would not conflict water quality control requirements outlined in the Basin Plan.

Groundwater

The 2014 Sustainable Groundwater Management Act (SGMA) requires local public agencies and Groundwater Sustainability Agencies (GSAs) in “high”- and “medium”-priority basins to develop and implement Groundwater Sustainability Plans (GSPs) or Alternatives to GSPs. GSPs are road maps for how groundwater basins will reach long term sustainability. The Project site is within the Santa Monica Groundwater Basin, which is categorized as a medium-priority basin. The Santa Monica Basin Groundwater Sustainability Agency, made of up various member agencies, including the LADWP, is responsible for management of groundwater basin.

The proposed Project would not involve any construction activities with the potential to encounter groundwater. Additionally, as with existing conditions, there would be no potential for groundwater recharge at the Project site, which is covered with impervious surface. Therefore, the proposed Project would not degrade groundwater quality, would not decrease groundwater supplies or interfere with groundwater recharge, and would not conflict with groundwater management activities.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impacts related to the potential to (1) violate water quality standards or waste discharge requirements, or otherwise degrade surface or groundwater quality; (2) decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; and, (3) conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

¹⁷ NPDES No. CAS000002, Water Quality Order 2009-0009-DWQ, SWRCB NPDES General Permit for Storm Water Discharges Associated with Construction Activity (adopted by the SWRCB on September 2, 2009, and effective on July 1, 2010). This order was amended by 2010-0014-DWQ, which became effective on February 14, 2011, and 2012-0006-DWQ, which became effective on July 17, 2012. In accordance with the language set forth in Order No. 2009-0009-DWQ, this permit has been administratively extended indefinitely.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

There are no natural drainage courses or streams on or near the Project site. Under existing conditions, storm water runoff flows via sheet flow, or from roof drains, to the storm drain system in Westwood Boulevard. The proposed Project involves interior and exterior renovations to an existing building; no grading or other substantial ground disturbing activities would occur. Further, the use of the site would remain a theater and there would be no change in the building footprint, amount of impervious area (the entire site would remain impervious), drainage patterns, or the type of urban pollutants entering the storm drain system. Therefore, the proposed Project has no potential to alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. With the lack of grading and ground disturbance there would be no soil exposure that could lead to erosion or siltation on- or off-site. The amount and rate of runoff from the Project site would also remain the same; therefore, there would be no potential to exceed the capacity of the storm drain system, result in flooding on- or off-site, or to impede or redirect flood flows. Further, with the type of land use remaining the same, the proposed Project would not generate additional sources of polluted runoff. No impacts would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces; therefore, no impacts related to these types of alterations would occur.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project in a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Based on review of the City of Los Angeles General Plan Safety Element, the Project site is not within a flood hazard zone (refer to Exhibit F of the Safety Element) or an inundation or tsunami hazard area (refer to Exhibit G of the Safety Element) (City of Los Angeles 1996). Further, the Project site is not a near a body of water and would not be subject to a seiche. Therefore, the proposed Project would not risk release of pollutants due to Project inundation.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the release of pollutants due to Project inundation.

11. Land Use and Planning

The Project site is in a designated commercial zone and the proposed Project involves renovation of the existing Crest Theater, which most recently operated as a movie theater, into a performance theater. The capacity of the theater would be reduced to accommodate up to 299 patrons.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project involves renovations to an existing building on a Project site that is surrounding by urban development. The proposed Project would not physically divide an established community.

Section 4.9, Land Use and Planning, discusses various regional and local plans applicable to UCLA development projects, and is incorporated by reference. The proposed Project, which involves renovation of an existing building, would not be considered regionally significant by SCAG based on the established criteria in Section 15206 of the State CEQA Guidelines, which is applied by SCAG to determine regional significance. Therefore, further evaluation of the proposed Project's consistency with SCAG's regional plans, including the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTC/SCS), is not required.

The Project's consistency with regional plans and programs that address specific topical issues are discussed in the respective sections of this Initial Study. This includes, but is not limited to the SCAQMD AQMP (Air Quality section), the Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties (Hydrology and Water Quality section), energy plans and regulation (Energy section) and GHG reduction plans (Greenhouse Gas Emissions section). As indicated in the analysis presented in this Initial Study, the Project would be consistent with the requirements outlined in these regional plans, including requirements in place to avoid or mitigate environmental effects.

The proposed Project is off campus and therefore is not considered in relation to the remaining building square footage allocation for campus uses or parking and trip generation limits identified in the UCLA LRDP. The proposed Project would not conflict with the provisions of the UCLA LRDP. The Project's consistency with UC policies adopted for the purposes of avoiding or mitigating an environmental effect is discussed in the respective sections of this IS. Notably, the UC Policy on Sustainable Practices is discussed in Section IV.5, Energy and Section IV.8, Greenhouse Gas Emissions. The University Policy on Seismic Safety is discussed in Section IV.7, Geology and Soils. As identified, the proposed Project does not conflict with these policies.

With respect to local plans, policies, and regulation, UCLA is part of the University of California, a constitutionally created entity of the State of California, with “full powers of organization and government” (Cal. Const. Art. IX, Section 9). Westwood and other communities surrounding UCLA are part of the City of Los Angeles. As a constitutional entity, the University of California is not subject to municipal regulations, such as the City of Los Angeles General Plan or City of Los Angeles land use ordinances. Although there is no formal mechanism for joint planning or the exchange of ideas, UCLA may consider, for coordination purposes, aspects of local plans and policies for the communities surrounding the campus but is not bound by those plans and policies in its planning efforts. Therefore, following is a discussion of the proposed Project's consistency with aspects of the local plans, policies, and regulations that may be considered particularly relevant to the proposed Project.

The *City of Los Angeles General Plan Framework*, adopted December 1996 (re-adopted August 2001) provides general guidance on land use issues for the entire City (City of Los Angeles 2001b). The General Plan consists of the Framework Element, a Land Use Element, and ten citywide elements. For purposes of developing, maintaining, and implementing the land use portion of the General Plan, the City has been divided among 35 community plan areas, which collectively comprise the Land Use Element of the General Plan. The community plans are intended to implement the policies of the General Plan Framework. The Project site is in the Westwood Community Plan area of the City of Los Angeles; the Westwood Community Plan was last updated in 1999 (City of Los Angeles 1999).

The Project site has a City of Los Angeles General Plan land use designation of Neighborhood Office Commercial, and is zoned C4-1/1VL-POD (City of Los Angeles 2019a). As further discussed in Section IV.1, Aesthetics, of this IS, this zoning represents a commercial zoning within Height District 1VL (floor to area ratio of 1.5:1 with a 45-foot height limit), and within the Westwood Boulevard POD. The proposed Project does not change the type of use (theater) at

the Project site, and would not alter the building characteristics regulated by established development standards such as height and setbacks. Therefore, the proposed Project would not conflict with the existing land use designation or zoning for the Project site.

Policies and standards outlined in the Westwood Community Plan are accomplished with the establishment of a Pedestrian Oriented Districts (POD). The Project site is within the Westwood Boulevard POD (City of Los Angeles 1999). The Westwood Boulevard POD states that Westwood Boulevard (and Santa Monica Boulevard) "...have a variety of commercial uses and activities and have a majority of structures of a similar size and with architectural details such as the location of windows, building walls and pedestrian entrances which, if preserved and enhanced would encourage people in the surrounding neighborhoods to walk and shop along these streets...". The proposed Project would re-establish the performance theater use that the existing building was originally built for in 1940. An overarching goal of the proposed Project is to provide a theater that brings together the local artistic community and the neighboring community through performance art. Consistent with the Westwood Boulevard POD, the proposed Project includes exterior renovations and street level improvements along Westwood Boulevard that enhance the visibility of the Nimoy Theater for people walking or driving by the theater, and engaging neighbors and passers-by.

As a highly urbanized area, there are no natural resources on or near the Project site; therefore, the proposed Project would not conflict with goals or policies adopted for the purpose of avoiding or mitigating an environmental effect to a natural resource.

As further discussed in Section IV.5, Cultural Resources, of this Initial Study, the Crest Theater was designated a Historic-Cultural Monument (HCM; No. 919) by the City of Los Angeles in 2008. The City of Los Angeles General Plan Conservation Element (City of Los Angeles 2001c) addresses the conservation and protection of historic resources, including Historic-Cultural Monuments, and addresses an ordinance approved by the City designed to protect and/or identify architectural, historical and cultural buildings, structures and sites of importance in the city's history and/or cultural heritage. The City approved Ordinance No. 185472 on March 16, 2018, which clarifies Historic-Cultural Monument designation criteria, enhances due process and notification procedures affecting property owners, and provides for extensions of time limits. While UCLA is not required to obtain the City's approval for the proposed renovation activities, Section 22.181.14(a) of Ordinance No. 185472 outlines the City's "Standards for Issuance of Permit for Substantial Alteration." In summary, approval of a permit for substantial alteration is based on: (1) compliance with the Standards for Rehabilitation approved by the United States Secretary of the Interior; (2) whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the building a designated Monument; and (3) compliance with CEQA. The analysis provided in Section IV.5 of this IS demonstrates that the first two requirements are met, and this is ensured with implementation of MM Nimoy 5-1 through MM Nimoy 5-4. The third requirement is addressed with this IS, prepared pursuant to CEQA.

Therefore, the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would result in no impact related to causing a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

12. Mineral Resources

There are no relevant elements of the proposed Project related to mineral resources.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

As defined by the *City of Los Angeles General Plan*, there are no mineral resources of value to the State or region nor mineral resource sites on the Project site, thus, there would be no impact from implementation of the proposed Project.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to (1) the availability of a known mineral resource that would be of value to the residents of the State and region and (2) the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

13. Noise

Relevant elements of the proposed Project related to noise and vibration include exterior renovations to the façade and marquee and installation of new HVAC units of the building roof. The use of diesel-powered construction equipment would contribute to temporary noise. Operation of the air handling units would generate noise.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. Therefore, the following PPs are considered part of the proposed Project and assumed in the analysis presented in this section.

PP 4.9-7(a) *To the extent feasible, construction activities shall be limited to 7:00 AM to 9:00 PM Monday through Friday, 8:00 AM to 6:00 PM on Saturday, and no construction on Sunday and national holidays, as appropriate, in order to minimize disruption to area residences surrounding the campus and to on-campus uses that are sensitive to noise.*

PP 4.9-7(b) *The campus shall continue to require by contract specifications that construction equipment be required to be muffled or otherwise shielded. Contracts shall specify that engine-driven equipment be fitted with appropriate noise mufflers.*

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Section 4.10, Noise, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, includes a detailed discussion of the fundamentals of sound and environmental noise. Noise-sensitive receptors are generally considered to be those people engaged in activities or utilizing land uses that may be subject to the stress of significant interference from noise, and generally include hospital, residential, library, day care, and elementary school uses. The noise sensitive receptors nearest to the Project site are residences on the south side of Wellworth Avenue, more than 350 feet southeast of the site.

- **Construction-related Noise Impacts.** The proposed Project would involve renovation of an existing movie theater into a performance art theater. The theater is located on Westwood Boulevard, a busy arterial street. Intermittent operation of diesel engine construction equipment, such as a crane or aerial lift would occur for work on the marquee and for removal and replacement of mechanical equipment on the building roof. A jackhammer may be used to remove tile in the entry or for removal of sidewalk sections to accommodate new utility lines. Noise generated by this equipment would be typical for construction work and would be infrequent due to the limited needs for the crane and lift and relatively small area of project frontage.

The State CEQA Guidelines do not define the levels at which permanent and temporary increases in ambient noise are considered “substantial”. Consistent with the LRDP Amendment (2017) Final SEIR, for the purposes of this analysis, the threshold for a potential significant construction noise impact for construction activities lasting more than one day is whether the activity would increase the ambient noise levels by 10 decibels (dBA) or more at any noise-sensitive location within 500 feet of the construction site. This is consistent with the *Los Angeles CEQA Thresholds Guide* threshold for construction noise impacts (City of Los Angeles 2006). It should be noted that a noise level increase

of 3 dBA is barely perceptible to most people, a 5 dBA increase is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness.

Exterior construction equipment noise would be heard above the traffic noise by persons nearby. At the nearest noise-sensitive receptor, a residence 350 from the construction site, average equipment noise levels of 76 to 80 dBA at 50 feet would be reduced by 17 dBA by distance and at least 10 to 15 dBA by intervening buildings. The resulting noise level of less than 53 dBA Leq would not be audible at the nearest residence and would not exceed the ambient noise level by 10 dBA. Further, the proposed Project incorporates PP 4.9-7(a) (limits construction hours so that that construction activities do not occur during recognized sleep hours for residents), and PP 4.9-7(b) (muffling or shielding of construction equipment). The impact would be less than significant.

- Operational Noise Impacts.** The proposed Project would not change the operational noise levels experienced at nearby sensitive noise receptors because the proposed Project involves the renovation of an existing building and continued operation of the building with a theater use. Further, new, more efficient, HVAC equipment would replace existing equipment on the roof of the theater; newer equipment is generally quieter than older equipment. Thus, the noise generated by the new HVAC units would not exceed noise generated by the existing units at the Crest Theater. As described in Section IV.3, Air Quality, of this IS, for the emissions analysis it is assumed that theater attendance would generate 150 round trips per day. This would be a very small fraction of the existing traffic on Westwood Boulevard and Wilshire Boulevard, the primary roads for access to the theater. It would take a doubling of traffic volumes to increase traffic noise by 3 dBA, which is barely perceptible. An increase of traffic volumes by 10 percent would raise noise levels by less than 0.5 dBA. Thus, traffic noise increase generated by the proposed Project would be negligible and less than significant.

Therefore, the proposed Project would result in less than significant noise impacts during construction and operation.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Groundborne vibration generated by construction activities is typically associated with pile-driving, blasting, soil-compacting, jackhammering, and demolition-related activities. The California Department of Transportation (Caltrans) has set thresholds for the potential for vibration damage (Caltrans 2013). For “Historic and some old buildings” the threshold is 0.25 inches per second (in/sec) peak particle velocity (ppv). Project construction may require jackhammering in the front of the theater. Typical jackhammer vibration is 0.035 in/sec ppv at a distance of 25 feet. At 10 feet the vibration would increase to 0.11 in/sec and at 5 feet to 0.24 in/sec. Therefore, even at close range, the vibration would not exceed the threshold. The impact would be less than significant.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to generation of excessive groundborne vibration or groundborne noise levels.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is neither within an airport land use plan nor within two miles of a public airport or public use airport; therefore, no impact related to noise from public airport operations would occur. However, the proposed Project is located approximately 0.6 miles south of the Ronald Regan UCLA Medical Center (RRUCLAMC) helistop (with two helipads), which operates under a Caltrans Aeronautics Heliport Permit. The helistop is located on top of the ten-story facility and receives a very limited number of flights, with emergency helicopter operations occurring approximately twice per day. The existing Crest Theater is exposed to short-term noise levels generated by helicopter operations to and from the RRUCLAMC. However, the Project site is located outside the 65-dBA helicopter noise level contour and the helicopter noise levels experienced at the Project site would not be excessive (UCLA 2009). Therefore, the proposed Project would not expose people in the Project area to excessive noise levels from RRUCLAMC helistop operations.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

There would be no noise-related impacts from the Project related to exposure of people residing or working in the Project area to excessive noise levels from airport uses.

14. Population and Housing

The proposed Project does not include increases in the UCLA student or faculty population; however, it is estimated that 3 full-time and two part-time staff positions would be added.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project involves renovation of the existing movie theater into a performance art theater. No new housing or infrastructure is proposed that would induce population growth, and there would be no displacement of people or housing.

CAP UCLA currently employs 22 staff. These staff would cover most of the needs associated with the operation of the Nimoy Theater. However, it is estimated that three full-time and two part-time staff positions would be added. These positions are necessary for technical production expertise, house management, and calendar maintenance. It is anticipated these positions would be filled by the local labor pool and would be within the campus population projections assumed in the LRDP Amendment (2017) Final SEIR. Notably, the LRDP Amendment (2017) Final SEIR (refer to Table 4.11-12, UCLA On-Campus Population 2014–2025, 3-Quarter Regular Session Average Weekday) anticipated an increase of approximately 1,420 staff positions between fall 2017 and fall 2020. Therefore, the proposed Project would not induce substantial unplanned population growth. No impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impacts related to (1) inducing substantial unplanned population growth in an area, either directly or indirectly, and (2) displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

15. Public Services

The proposed Project involves the renovation of an existing movie theater into a theater for performance art. Renovations include fire protection and fire alarm systems to improve life safety and minimize the risk of a fire on the premises.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Police and fire protection services are provided to the Project site by the City Los Angeles Fire Department (LAFD), University of California Police Department (UCPD), and City of Los Angeles Police Department (LAPD). As an off-campus property, the LAPD would provide assistance in issues identified by UCPD.

The proposed Project involves renovation of an existing movie theater into a theater for performance arts, consistent with its original use. The proposed Project does not involve the introduction of new uses or an increase in population at the Project site. The types and volume of service calls for police and fire protection services at the Project site would be similar to any that occur under existing conditions as a movie theater.

Further, the proposed Project would not alter emergency access to the Project site, which would continue to be provided from Westwood Boulevard and/or Glendon Avenue (to access the rear portion of the existing building). Additionally, consistent with the campus' standard procedures, the Campus Fire Marshal would review and approve the proposed Project to ensure that adequate fire flows are maintained, and that renovations adhere to applicable building and fire codes, including installation of a sprinkler system (which does not currently exist), alarm systems, and emergency lighting and signage.

No new or physically altered police or fire protection facilities would be required to serve the proposed Project. Therefore, no physical environmental impacts related to the provision of these services would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not require new or altered police or fire protection services and no physical impact would occur.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project involves the renovation of an existing movie theater into a theater for performance art. The proposed Project would not generate an increase in student enrollment at UCLA and no increase in UCLA faculty. While the proposed Project would generate new staff positions (three full-time and two part-time), these positions would be filled by the local labor pool and the proposed Project would not result in elementary, middle, or high school student generation. Therefore, there would be no increase in demand for LAUSD services and facilities. No new or physically altered school facilities would be required to serve the proposed Project. Therefore, no physical environmental impacts would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not require new or physically altered school facilities and no physical impact would occur.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project involves the renovation of an existing movie theater into a theater for performance art. The proposed Project would not involve new housing or generate an increase in population on or off campus that would increase the demand for park services or other public services. No new or physically altered park or other public facilities would be required to serve the proposed Project. Therefore, no physical environmental impacts would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not require new or physically altered parks or other public facilities and no physical impact would occur.

16. Recreation

There are no relevant elements of the proposed Project related to recreation.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project would not generate new student enrollment and would not increase the local population. The Project would not increase the use of on-campus or City of Los Angeles recreational facilities. Physical deterioration of the facilities would not occur or be accelerated.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to an increase in 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. Additionally, the proposed Project does not involve the construction of recreational facilities and no physical impacts associated with the construction of such facilities would occur.

17. Transportation

Relevant elements of the proposed Project related to transportation and traffic include construction activities that would generate a minimal number of truck trips on a daily basis, primarily for hauling the dumpster with demolition materials, estimated to be once a week, and the delivery of materials and equipment. Additionally, construction-related activities along Westwood Boulevard may temporarily impact a travel lane. As with existing conditions at the Crest Theater, there would be no parking associated with the proposed Project. Patrons would be able to park at UCLA-owned facilities. Based on the anticipated schedule of performances, there would be little to no peak hour trips generated by the proposed Project.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. The following PPs are considered part of the proposed Project and are assumed in the analysis presented in this section. A change in the text from the LRDP Amendment (2017) Final SEIR is signified by ~~strikeout~~ (strikeout)

where text has been removed; this change has been made so the stated requirement better applies to the proposed Project, which is off campus.

PP 4.13-2 *UCLA Capital Programs will assess construction schedules of major projects to determine the potential for overlapping construction activities to result in periods of heavy construction vehicle traffic on individual roadway segments, and adjust construction schedules, work hours, or access routes to the extent feasible to reduce construction-related traffic congestion.*

PP 4.13-5 *To the extent feasible, the campus shall maintain at least one unobstructed lane in both directions ~~on-campus roadways~~. At any time only a single lane is available, the campus shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the campus shall provide appropriate signage indicating alternative routes.*

PP 4.13-6 *For any construction-related closure of pedestrian routes, the campus shall provide appropriate signage indicating alternative route and provide curb cuts and street crossings to assure alternate routes are accessible.*

PP 4.13-8 *To ensure adequate access for emergency vehicles when construction projects would result in temporary lane or roadway closures, UCLA shall consult with the UCPD, EH&S, and the LAFD to disclose temporary lane or roadway closures and alternative travel routes.*

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

As discussed in Section II.5, Proposed Project Components, of this IS, the proposed Project would reduce the existing theater capacity to provide a more intimate venue accommodating a maximum of 299 patrons, a reduction compared to previous theater configurations. Additionally, performances and screenings would occur 5 nights per week, in high rotation with 2 shows a night where feasible, on weekends, and up to as many as 300 nights per year. Based on information provided by CAP UCLA, average daily attendance at each performance would be between 125 and 150 persons. For purposes of analysis, a trip generation of 150 vehicle round trips per day (300 one-way trips) is assumed. This is conservative estimate since it is likely that not all patrons would arrive in single-occupancy vehicles, and many patrons would use other modes of transportation, as discussed below. Evening shows would be scheduled to avoid peak traffic hours, and are expected to occur at or after 8:00 p.m. There would be no activities at the theater during the a.m. peak hours. During the remaining two days per week the theater would be subject to maintenance activities and used for rehearsals, which would generate minimal vehicular trips. Additionally, use of the theater for lectures would occur during the day and

attendees would be traveling primarily from the campus (within walking distance). It is expected the attendees would use alternate modes of transportation, as discussed below. Therefore, it is expected the proposed Project would generate a nominal amount of peak hour traffic and no significant traffic impacts would occur.

With respect to UCLA transportation programs, as previously discussed in Section IV.8, Greenhouse Gas Emissions, the proposed Project is consistent with transportation policies outlined in the UC Policy on Sustainable Practices and the UCLA CAP related to Sustainable Transportation and Climate Protection, respectively. These policies address reducing the percentage of employees and students commuting by single-occupancy vehicles. Faculty, staff and students associated with the proposed Project would have access to UCLA transportation demand management (TDM) and alternative transportation mode programs designed to encourage both employee and student commuters to travel to and from campus by means other than driving alone.

The Project site is located within a block of Wilshire Boulevard, has access to bus lines on both Westwood Boulevard and Wilshire Boulevard, and is a short walk from the planned Metro Purple Line subway station being constructed near the intersection of Wilshire Boulevard and Gayley Avenue. The subway station is expected to open in 2026. Under existing and proposed conditions, there is no parking dedicated to the theater; however, nearby UCLA pay parking facilities would be available for theater patrons (e.g., Lot 36, Wilshire Center, and the Wilshire Glendon/Hammer Museum Building). Therefore, it is expected that various modes of transportation would be used for travel to/from the proposed Project: automobile and ride-share, transit, bicycle, scooter and walking. The proposed Project would not conflict with, and would comply with UCLA programs to reduced single-occupancy vehicles.

As previously discussed in Section IV.11, Land Use and Planning, of this IS, UCLA is part of the University of California, a constitutionally created entity of the State of California, and is not subject to municipal regulations. Although there is no formal mechanism for joint planning or the exchange of ideas, UCLA may consider, for coordination purposes, aspects of local plans, ordinance and policies for the communities surrounding the campus but is not bound by those plans and policies in its planning efforts.

With respect to City of Los Angeles transportation-related policies and regulations, the Project site is located in the *West Los Angeles Transportation Improvement and Mitigation Specific Plan* area. This Specific Plan helps mitigate the cumulative impacts of development by requiring new development to contribute a fair share towards completing needed regional transportation improvements, in addition to completing required project specific mitigations (City of Los Angeles 2019b). The proposed Project, which is associated with UCLA operations, would not require payment of a Transportation Impact Assessment (TIA) fee pursuant to this Specific Plan. Further, the proposed Project, which involves the renovation of an existing building and continued use of the building as a theater, would also not be considered a “project” as defined in this Specific Plan. The Specific Plan defines a project as “...the construction of any building or structure, or the addition to, alteration, conversion, or change of use of any land, building or structure on a lot in the plan area that requires at least a building permit, or change of use permit which results in an increase in the number of trips based on the trip generation methodology outlined in the LADOT Transportation Impact Study Guidelines...” (City of Los Angeles 2019b).

The proposed Project would not conflict with a program, plan, ordinance or policy addressing the circulation system and no impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to a conflict with a program, plan, ordinance or policy addressing the circulation system.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.2 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

On December 28, 2018, the State approved updates to the CEQA Guidelines, which entailed changes to the thresholds of significance for the evaluation of impacts to transportation. Updates to the CEQA Guidelines included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project's transportation impacts based on project type and using automobile Vehicle Miles Travelled (VMTs) as the metric. As a component of OPR's revisions to the CEQA Guidelines in December 2018, lead agencies will be required to adopt VMT thresholds of significance by July 2020. At the time this IS was prepared, the University of California in its capacity as Lead Agency has not yet adopted a VMT metric as the significance criteria for evaluating a Project's traffic impacts. Further, and as discussed under Threshold a, operation of the proposed performing arts theater would generate less vehicular trips than the existing movie theater. The Project would not conflict with CEQA Guidelines Section 15064.3 subdivision (b). No impact would result and no mitigation is required.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.2 subdivision (b).

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Vehicular Hazards during Renovation

The proposed Project, which is along Westwood Boulevard, does not involve long-term changes to public roadways, service roads, or other vehicular circulation routes. Renovation activities associated with the proposed Project could result in the temporary closure of traffic lanes along Westwood Boulevard during various construction activities, including, but not limited to, accommodating the delivery of construction materials and equipment; providing adequate site access for construction vehicles and equipment; and installation of utility infrastructure.

The reduction of roadway capacity, the narrowing of traffic lanes, and the occasional interruption of traffic flow associated with proposed Project-related construction activities could pose hazards to vehicular traffic due to localized traffic congestion. However, the proposed Project incorporates PP 4.13-2, which requires coordination of major construction projects on and adjacent to campus, and PP 4.13-5, which requires one travel lane in each direction, to minimize construction traffic impacts. Therefore, potential proposed Project-related traffic impacts associated with lane closures and access restrictions during proposed renovation activities would be less than significant.

Pedestrian Hazards during Renovation

There are existing sidewalks located along each side of Westwood Boulevard. To avoid conflicts/potential hazards to pedestrians during rehabilitation of the building façade and marquee, the section of sidewalk adjacent to the Project site may be temporarily covered by scaffolding (with a pedestrian passageway underneath), reduced in size by physical barriers, or closed to pedestrians for periods of time. Safe pedestrian movement within and around the Project area and access to the nearby uses would be maintained as efficiently as possible. If pedestrian access adjacent to the Project site cannot be maintained for any period of time, pedestrians would be directed to the sidewalk on the opposite side of the street. With incorporation of PP 4.13-6, which requires appropriate signage of alternate pedestrian routes into the proposed Project, there would be less than significant impacts related to pedestrian hazards during proposed renovation activities.

Vehicular Hazards during Operation

The proposed Project does not include permanent modifications to Westwood Boulevard. Notably, on-street parking and the loading zone in front of the Project site would be retained.

Therefore, implementation of the proposed Project would not increase hazards due to design features or incompatible uses during operation.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact during the proposed renovation related to substantially increasing hazards due to a geometric design feature or incompatible uses, and no impact during operation.

Threshold(s)	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Emergency Access during Renovation

Westwood Boulevard provides the primary vehicular access to the Project site. As discussed above, renovation activities may result in temporary closure of traffic lanes along this roadway. The reduction of roadway capacity, the narrowing of traffic lanes, and the occasional interruption of traffic flow could impair emergency access. Construction activities would be planned so that access for emergency vehicles is maintained at all times. Additionally, implementation of PP 4.13-8 as part of the proposed Project would require consultation with emergency service providers in the event of lane or street closures. Therefore, there would be less than significant impacts related to emergency access during renovation activities associated with the proposed Project.

Emergency Access during Operation

With implementation of the proposed Project, emergency access points would be maintained and would not be altered compared to existing conditions. Further, consistent with the campus' standard procedures, the Campus Fire Marshal would review and approve the proposed Project to ensure that circulation and design features allow adequate emergency vehicle access in compliance with the *California Building Code*. Therefore, there would be no impact related to emergency access during operation of the proposed Project.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to emergency access during renovation and no impact during operation of the proposed Project.

18. Tribal Cultural Resources

There are no relevant elements of the proposed Project related to tribal cultural resources.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

In September 2014, Governor Brown signed Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014), which creates a new category of environmental resources that must be considered under CEQA: “tribal cultural resources.” The legislation imposes new requirements for offering to consult with California Native American tribes regarding projects that may affect a tribal cultural resource, emphasizes a broad definition of what may be considered to be a tribal cultural resource, and includes a list of recommended mitigation measures. Recognizing that tribes may have expertise regarding their tribal history and practices, AB 52 requires lead agencies to provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if they have requested notice of projects proposed within that area. Mitigation measures agreed upon during consultation must be recommended for inclusion in the environmental document.

AB 52 became effective on July 1, 2015, and requires that the lead agency provide project notifications to California Native American tribes that request notification in writing prior to a lead agency’s release of an NOP for an EIR, a Mitigated Negative Declaration (MND), or Negative Declaration (ND). Once Native American tribes receive a project notification, they have 30 days to respond as to whether they wish to initiate consultation regarding the project and specifically consultation regarding mitigation for any potential project impacts. To date, UCLA has received one request (from the Torres Martinez Desert Cahuilla Indians) to be notified of projects occurring on campus; this request was received on May 2, 2016. On May 13, 2016, the University of California, Office of the President (UCOP) sent a letter to Michael Mirelez, Cultural Resource Coordinator of the Torres Martinez Desert Cahuilla Indians, advising Mr. Mirelez that, based on information from the NAHC, the Torres Martinez Desert Cahuilla Indians did not appear to be

traditionally and culturally affiliated with any UC campus other than the University of California, Riverside.

Notwithstanding this correspondence from UCOP, UCLA subsequently sent notifications regarding three projects to the Torres Martinez Desert Cahuilla Indians pursuant to AB 52. However, no response to these notifications was received. Therefore, UCLA sent a letter on October 31, 2016, to inform Mr. Mirelez that the Torres Martinez Desert Cahuilla Indians would no longer be notified of UCLA projects and to request confirmation of concurrence on UCLA's decision. No response has been received from Mr. Mirelez.

The Project site is currently developed and has been subject to previous ground disturbance. As discussed in Section 4.4, Cultural and Tribal Cultural Resources, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, the South Central Coastal Information Center (SCCIC) conducted a records search for the UCLA campus and the area within 0.25 mile of the campus, which includes the Project site, on February 23, 2016. The records search did not identify any historic or prehistoric archaeological sites at or near the Project site. As previously addressed in Section IV.5, Cultural Resources, of this IS, the Crest Theater is designated by the City of Los Angeles as a Historic-Cultural Monument. The Crest Theater and other historic resources known to near the Project site are structures/buildings. No tribal cultural resources, including tribal cultural resources listed or eligible for listing in the CRHR or in a local register of historical resources have ever been recovered or recorded on or near the Project site.

No tribal cultural resources are known to exist at or near the Project site, and the proposed Project does not involve any grading or other ground disturbing activities that would have the potential to impact tribal cultural resources should they exist. No impact would result.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have not impact related to the potential to cause a substantial adverse change in the significance of a tribal cultural resource. No impact would result.

19. Utilities and Services Systems

The proposed Project would continue to be served by existing utilities infrastructure located adjacent to the Project site. With the exception of a new sewer lateral and potential new water lateral to connect the existing building to existing City of Los Angeles utility lines in Westwood Boulevard, no new connections to City of Los Angeles facilities would be needed. No upgrades to the existing backbone utility lines in Westwood Boulevard would be required off site to serve the proposed Project.

While this IS is not tiered from the LRDP Amendment (2017) Final SEIR, adopted PPs and MMs from the Final EIR have been incorporated into the Project. The following PPs are considered part of the proposed Project and are assumed in the analysis presented in this section. A change in the text from the LRDP Amendment (2017) Final SEIR is signified by ~~strikeout~~ (strikeout) where text has been removed; this change has been made so the stated requirement better applies to the proposed Project, which is off campus.

PP 4.14-2(a) *New facilities and renovations (except for patient care facilities in the Medical Center) shall be equipped with low-flow showers, toilets, and urinals.*

PP 4.14-9 *The campus shall continue to implement energy conservation measures (such as energy-efficient lighting and microprocessor-controlled HVAC equipment) to reduce the demand for electricity and natural gas. The energy conservation measures may be subject to modification as new technologies are developed or if current technologies become obsolete through replacement.*

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed Project involves renovation of an existing movie theater into a theater for performance art. As described in Section II.5, Proposed Project Components, existing restroom facilities would be removed and replaced on the second level, and a new restroom with shower would be installed in the back-of-house area. The existing water lateral would be re-used or a new lateral installed in the same location. Based on water pressure and flow test results, and based on the height of the building, a backflow prevention device would also need to be installed. The proposed Project would maintain an existing connection to the existing City of Los Angeles sewer lateral along the property frontage in Westwood Boulevard. Due to the addition of a bathroom, shower, and janitor's closet in the back-of-house area, a new sewer lateral connection to the main line would be made per the City of Los Angeles requirements. The construction activities associated with installation or replacement of lateral water and sewer lines would be limited to minimal trenching in the front of the theater. As part of the proposed renovation, existing electric and telecommunications systems in the building would be upgraded to serve the anticipated Project demands; however, the proposed Project would be served by existing electric, natural gas, and telecommunications facilities. Additionally, with the exception of replacing roof drains and potentially curb drains, there would be no new storm drain facilities installed to serve the proposed Project. The impacts associated with these construction activities have been addressed in the respective sections of this IS, and would be less than significant.

As discussed under Threshold c, below, the proposed Project would not exceed the capacity of the City of Los Angeles Hyperion Water Reclamation Plant (HWRP); therefore no new or expanded wastewater treatment facilities are required.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have a less than significant impact related to the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric

power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Threshold(s)	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The LADWP provides water to the Project site. Section 4.14, Utilities and Service Systems, of the LRDP Amendment (2017) Final SEIR, which is incorporated by reference, includes a discussion of domestic water service provided by LADWP. The Water Supply Assessment included in Appendix I of the Final SEIR provides detailed information about water demands, water supply, and water supply reliability. In their 2015 Urban Water Management Plan (UWMP), LADWP developed a water demand forecast through the year 2040 with passive conservation including codes, ordinances, and conservation phases for each of the major categories of demand. The Los Angeles Aqueducts (LAA), local groundwater, purchased imported water from the Metropolitan Water District of Southern California, and recycled water are the primary sources of water supplies for the City. LADWP is projected to have sufficient water supply to meet all demands for normal year, single-dry year, and multiple-dry year conditions through the planning period (2020 to 2040) (LADWP 2016).

The proposed Project involves renovation of an existing movie theater building (that was operational when the 2015 UWMP was prepared), into a theater for performance arts. The capacity of the building would be reduced to accommodate up to 299 patrons, compared to previous configurations, which accommodated up to 460 patrons. Additionally, the proposed Project would include water-efficient fixtures in the new restrooms, shower and janitor's closets as required by PP 4.14-2(a). Further the Project site has General Plan land use and zoning designations that anticipate commercial use of the site; these land uses designations are a factor in determining the overall water demands for the City in the UWMP. Therefore, water usage for the proposed Project would be within the established demand projections of the LADWP as outlined in the current 2015 UWMP. There would be sufficient water supplies for implementation of the Project and no impact related to water supply.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the availability of sufficient water supplies to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years.

Threshold(s)	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The City of Los Angeles provides wastewater (or sewer) transmission facilities from the Project area to the City of Los Angeles' Hyperion Water Reclamation Plant (HWRP) located in Playa del Rey directly west of the Los Angeles World Airport. The HWRP treats wastewater from most of the City of Los Angeles and 29 contracting cities and agencies. Wastewater generated by the proposed Project would be treated by the HWRP, consistent with existing conditions.

Because the amount of wastewater entering HWRP can double on rainy days, the HWRP was designed to accommodate both dry and wet weather days with a maximum daily flow of 450 million gallons of water per day (mgd) and peak wet weather flow of 800 mgd. On average 275 million gallons of wastewater enters the HWRP on a dry weather day (LA Sanitation 2019). Therefore, the HWRP currently operates at approximately 61 percent of its capacity, with approximately 175 mgd of available dry weather capacity. The proposed Project's estimated wastewater generation of 800 gallons per day (0.0008 mgd), represents a negligible amount of the HWRP's remaining daily capacity. There would be no impact related to adequate wastewater treatment capacity to serve the Project's projected demand in addition to the provider's existing commitments.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the adequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments.

Threshold(s)	Potentially Significant Impact	Less Than Significant with Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project comply with applicable federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

UCLA contracts with a private waste disposal company (Athens Services) to collect, recycle, and dispose of solid waste generated by UCLA facilities on- and off-campus. The hauler transports and deposits waste at the American Waste Transfer Station in Gardena. Following waste separation and sorting and recycling activities, the recovery facility then ships remaining waste to the Sunshine Canyon Landfill (which is partially located in both the County and City of Los Angeles) and/or the Chiquita Canyon Landfill (which is in unincorporated County of Los Angeles near the Community of Castaic). The combined maximum daily capacity and remaining permitted capacity of the Sunshine and Chiquita Canyon Landfills, as of December 31, 2017, is 22,100 tons/day and 127.14 million tons, respectively (LACPW 2019).

As further discussed in Section 4.14, Utilities and Service Systems, of the LRDP Amendment (2017) Final SEIR, which is incorporate by reference, AB 939 set diversion requirements of 25 percent in 1995 and 50 percent in 2000; jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting programs that best meet the needs of their community while achieving the diversion requirements. On October 6, 2011, Governor Brown signed AB 341, establishing a State policy goal that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by 2020 and requiring the California Department of Resources Recycling and Recovery (CalRecycle) to provide a report to the legislature that recommends strategies to achieve the policy goal by January 1, 2014. Further, the CalGreen Code requires all new developments to divert 65 percent of non-hazardous construction and demolition (C&D) debris for all projects.

Notwithstanding the state's requirements, the UC Policy on Sustainable Practices, previously discussed in Section IV.8, Greenhouse Gas Emissions, of this IS, establishes goals addressing waste reduction and recycling. Notably, the Policy for Zero Waste indicates that the University will achieve zero waste by 2020 at all locations other than health locations, which would include the proposed Project. Minimum compliance for zero waste is 90 percent diversion of municipal solid waste from landfill. This requirement exceeds those established by AB 341 and the CalGreen Code. Under existing conditions, UCLA's waste diversion rate is between 82 and 95 percent for construction debris, and between 77 and 80 percent for operations (Lynch 2019).

The proposed Project would generate solid waste during renovation activities and during operation. Continued implementation of the provisions of the UC Policy on Sustainable Practices is required by PP 4.15-1, and is incorporated into the proposed Project. With the University diversion requirements that would be effective during construction and operation of the proposed, there would little to no solid waste disposed of in the local landfills. Therefore, the

waste stream for the proposed Project would not exceed the permitted daily capacity of either of the local landfills that serve the campus.

The proposed Project would have no impact related to solid waste generation and compliance with solid waste management regulations.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impacts related to (1) solid waste generation in excess of landfill capacity, and (2) compliance with applicable federal, State, and local management and reduction statutes and regulations related to solid waste.

20. Wildfire

There are no relevant elements of the proposed Project related to wildfire.

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:				
a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The Project site is not located in or near a "Selected Wildland Fire Hazard Area" as shown on Exhibit D of the City of Los Angeles General Plan Safety Element (City of Los Angeles 1996). Additionally, according to the California Department of Forestry and Fire Protection (CalFire), the Project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ) (CalFire 2019). The Project site is located within the limits of the City of Los Angeles, and is therefore not within a State Responsibility Area. Therefore, the proposed Project would have no impacts

related to wildfires or the associated issues identified in Thresholds a through d, above. No impacts would occur.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to wildfires.

21. Mandatory Findings of Significance

Project Impact Analysis

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project-Level Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE – The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the State CEQA Guidelines):				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

As discussed in Section IV.4, Biological Resources, of this IS, due to the lack of natural resources at the Project site, the proposed Project would have no potential to impact biological resources (habitat or plant or animal species).

As discussed under Section IV.5, Cultural Resources, of this IS, with implementation of MM Nimoy 5-1 through MM Nimoy 5-4, the proposed renovation activities would have a less than significant impact on a historic resource (the existing Crest Theater). The Crest Theater was renovated on the interior and exterior in 1988 into a themed Art Deco Revival style, for which it was designated City of Los Angeles Historic-Cultural Monument (#919) in 2008.

The proposed Project would not require grading or deep excavation, thus there would be no impact on of the important examples of the major periods of California history or prehistory.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would have no impact related to the potential to substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of a Rare or Endangered plant or animal; or the potential to eliminate important examples of the major periods of California history or prehistory. With mitigation, the proposed Project would have a less than significant impact to a historic resource.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

As discussed under the analysis of Air Quality in Section IV.3, Air Quality, of this IS, the proposed Project's construction and operational emissions would be directly less than significant. Therefore, consistent with SCAQMD policy, the cumulative construction and operational impacts of the Project would also be less than significant.

With respect to historic resources, as identified in the Historic Resource Project Impact Analysis provided in Appendix B of this IS, as an example of 1980s-themed Art Deco Revival style, the Crest Theater is a unique resource, and no proposed or related projects in the Westwood area are known to affect other buildings of a similar property type or style. According to HistoricPlacesLA.org, there are 39 historic neighborhood theaters in Los Angeles. Of these, three are in Westwood: the Crest Theater, the Fox Bruin Theater, and the Fox Village Theater. No known projects are proposed for the Fox Bruin or Fox Village theaters, which both continue to operate as single-screen movie theaters. As such, the proposed Project would not result in cumulative impacts on historic resources. (Page & Turnbull 2019)

With respect to other topical issues, the proposed Project would have no impact or a less than significant impact, and would not result in cumulatively considerable impacts.

Additional Project-Level Mitigation Measures

No additional mitigation measures are feasible.

Level of Significance

The proposed Project would have a less than significant impact related to impacts that are individually limited, but cumulatively considerable.

Threshold(s)	Potentially Significant Impact	Less Than Significant With Project- Level Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

As indicated in the analysis presented in this IS, the proposed Project would not result in significant impacts that could degrade the quality of the environment or cause substantial adverse effects on human beings, either directly or indirectly.

Additional Project-Level Mitigation Measures

No additional mitigation measures are required.

Level of Significance

The proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

V. **SUPPORTING INFORMATION SOURCES**

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APPENDIX A

AIR QUALITY AND GREENHOUSE GAS EMISSIONS CALCULATIONS

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

Nimoy Theater Upgrade

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Movie Theater (No Matinee)	7.50	1000sqft	0.17	7,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use -

Construction Phase - Paving limited to sidewalk repair and enhancement

Off-road Equipment -

Off-road Equipment - Building equipment for max day

Off-road Equipment - Paving limited to sidewalk pour

Trips and VMT - Paving default 18 worker trips makes no sense

Architectural Coating - Low VOC non-res paint 50 g/L

Vehicle Trips - Project proponent estimate of daily average 150 attendees. Assume 1 vehicle per attendee.

Area Coating - Low VOC paint for maintenance

Landscape Equipment - No landscaping

Construction Off-road Equipment Mitigation - All Tier 3 per MM

Area Mitigation - Low VOC paint

Energy Mitigation -

Waste Mitigation -

[illegible]

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	1.00
tblLandscapeEquipment	NumberSummerDays	250	1
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	4.00
tblTripsAndVMT	WorkerTripNumber	3.00	8.00
tblVehicleTrips	ST_TR	99.28	40.00
tblVehicleTrips	SU_TR	81.90	40.00
tblVehicleTrips	WD_TR	78.06	40.00

2.0 Emissions Summary

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	7.1993	4.4997	3.0910	6.1200e-003	0.0894	0.2133	0.2532	0.0237	0.1980	0.2087			586.5832	0.1630	0.0000	590.6591
Maximum	7.1993	4.4997	3.0910	6.1200e-003	0.0894	0.2133	0.2532	0.0237	0.1980	0.2087			586.5832	0.1630	0.0000	590.6591

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	7.0165	3.0264	3.5778	6.1200e-003	0.0894	0.1566	0.1965	0.0237	0.1566	0.1673			586.5832	0.1630	0.0000	590.6591
Maximum	7.0165	3.0264	3.5778	6.1200e-003	0.0894	0.1566	0.1965	0.0237	0.1566	0.1673			586.5832	0.1630	0.0000	590.6591

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	2.54	32.74	-15.75	0.00	0.00	26.58	22.39	0.00	20.93	19.85	0.00	0.00	0.00	0.00	0.00	0.00

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Energy	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Mobile	0.5210	2.2581	5.8509	0.0181	1.3518	0.0182	1.3700	0.3618	0.0170	0.3789			1,835.4521	0.1047		1,838.0690
Total	0.6831	2.2946	5.8823	0.0183	1.3518	0.0210	1.3728	0.3618	0.0198	0.3816			1,879.2087	0.1055	8.0000e-004	1,882.0858

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Energy	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Mobile	0.5210	2.2581	5.8509	0.0181	1.3518	0.0182	1.3700	0.3618	0.0170	0.3789			1,835.4521	0.1047		1,838.0690
Total	0.6831	2.2946	5.8823	0.0183	1.3518	0.0210	1.3728	0.3618	0.0198	0.3816			1,879.2087	0.1055	8.0000e-004	1,882.0858

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/23/2020	6/10/2020	5	100	
2	Paving	Paving	6/11/2020	6/11/2020	5	1	
3	Architectural Coating	Architectural Coating	6/12/2020	6/18/2020	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 11,250; Non-Residential Outdoor: 3,750; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	1	4.00	63	0.31
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	1	2.00	46	0.45
Paving	Cement and Mortar Mixers	1	4.00	9	0.56
Paving	Pavers	0	7.00	130	0.42
Paving	Rollers	0	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4400	4.3835	2.9318	5.5100e-003		0.2125	0.2125		0.1973	0.1973			523.5973	0.1602		527.6031
Total	0.4400	4.3835	2.9318	5.5100e-003		0.2125	0.2125		0.1973	0.1973			523.5973	0.1602		527.6031

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.5600e-003	0.1064	0.0279	2.6000e-004	6.4000e-003	5.0000e-004	6.9000e-003	1.8400e-003	4.8000e-004	2.3200e-003			27.7025	1.6900e-003		27.7447
Worker	0.0138	9.8200e-003	0.1314	3.5000e-004	0.0335	2.8000e-004	0.0338	8.8900e-003	2.6000e-004	9.1500e-003			35.2834	1.1100e-003		35.3112
Total	0.0174	0.1162	0.1592	6.1000e-004	0.0399	7.8000e-004	0.0407	0.0107	7.4000e-004	0.0115			62.9859	2.8000e-003		63.0559

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.2 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1463	2.9102	3.4186	5.5100e-003		0.1558	0.1558		0.1558	0.1558			523.5973	0.1602		527.6031
Total	0.1463	2.9102	3.4186	5.5100e-003		0.1558	0.1558		0.1558	0.1558			523.5973	0.1602		527.6031

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.5600e-003	0.1064	0.0279	2.6000e-004	6.4000e-003	5.0000e-004	6.9000e-003	1.8400e-003	4.8000e-004	2.3200e-003			27.7025	1.6900e-003		27.7447
Worker	0.0138	9.8200e-003	0.1314	3.5000e-004	0.0335	2.8000e-004	0.0338	8.8900e-003	2.6000e-004	9.1500e-003			35.2834	1.1100e-003		35.3112
Total	0.0174	0.1162	0.1592	6.1000e-004	0.0399	7.8000e-004	0.0407	0.0107	7.4000e-004	0.0115			62.9859	2.8000e-003		63.0559

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.3 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0294	0.1841	0.1542	3.6000e-004		7.1600e-003	7.1600e-003		7.1600e-003	7.1600e-003			25.2582	2.6200e-003		25.3237
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0294	0.1841	0.1542	3.6000e-004		7.1600e-003	7.1600e-003		7.1600e-003	7.1600e-003			25.2582	2.6200e-003		25.3237

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			94.0890	2.9700e-003		94.1632

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.3 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	3.6000e-004		0.0000	0.0000		0.0000	0.0000			25.2582	2.6200e-003		25.3237
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0000	0.0000	0.0000	3.6000e-004		0.0000	0.0000		0.0000	0.0000			25.2582	2.6200e-003		25.3237

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			94.0890	2.9700e-003		94.1632

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.4 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.9525					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	7.1947	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	4.6000e-003	3.2700e-003	0.0438	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.7611	3.7000e-004		11.7704
Total	4.6000e-003	3.2700e-003	0.0438	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.7611	3.7000e-004		11.7704

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

3.4 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.9525					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951			281.4481	0.0218		281.9928
Total	7.0119	1.3570	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951			281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	4.6000e-003	3.2700e-003	0.0438	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.7611	3.7000e-004		11.7704
Total	4.6000e-003	3.2700e-003	0.0438	1.2000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.7611	3.7000e-004		11.7704

4.0 Operational Detail - Mobile

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5210	2.2581	5.8509	0.0181	1.3518	0.0182	1.3700	0.3618	0.0170	0.3789			1,835.4521	0.1047		1,838.0690
Unmitigated	0.5210	2.2581	5.8509	0.0181	1.3518	0.0182	1.3700	0.3618	0.0170	0.3789			1,835.4521	0.1047		1,838.0690

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Movie Theater (No Matinee)	300.00	300.00	300.00	635,705	635,705
Total	300.00	300.00	300.00	635,705	635,705

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Movie Theater (No Matinee)	16.60	8.40	6.90	1.80	79.20	19.00	66	17	17

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Movie Theater (No Matinee)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
NaturalGas Unmitigated	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Movie Theater (No Matinee)	371.918	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Total		4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Movie Theater (No Matinee)	0.371918	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Total		4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

6.0 Area Detail**6.1 Mitigation Measures Area**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Unmitigated	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	9.5200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Total	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	9.5200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Total	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

Nimoy Theater Upgrade

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Movie Theater (No Matinee)	7.50	1000sqft	0.17	7,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

Project Characteristics -

Land Use -

Construction Phase - Paving limited to sidewalk repair and enhancement

Off-road Equipment -

Off-road Equipment - Building equipment for max day

Off-road Equipment - Paving limited to sidewalk pour

Trips and VMT - Paving default 18 worker trips makes no sense

Architectural Coating - Low VOC non-res paint 50 g/L

Vehicle Trips - Project proponent estimate of daily average 150 attendees. Assume 1 vehicle per attendee.

Area Coating - Low VOC paint for maintenance

Landscape Equipment - No landscaping

Construction Off-road Equipment Mitigation - All Tier 3 per MM

Area Mitigation - Low VOC paint

Energy Mitigation -

Waste Mitigation -

[illegible]

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	1.00
tblLandscapeEquipment	NumberSummerDays	250	1
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	4.00
tblTripsAndVMT	WorkerTripNumber	3.00	8.00
tblVehicleTrips	ST_TR	99.28	40.00
tblVehicleTrips	SU_TR	81.90	40.00
tblVehicleTrips	WD_TR	78.06	40.00

2.0 Emissions Summary

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	7.1998	4.5008	3.0828	6.0900e-003	0.0894	0.2133	0.2532	0.0237	0.1980	0.2087			583.7648	0.1631	0.0000	587.8419
Maximum	7.1998	4.5008	3.0828	6.0900e-003	0.0894	0.2133	0.2532	0.0237	0.1980	0.2087			583.7648	0.1631	0.0000	587.8419

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	7.0170	3.0274	3.5696	6.0900e-003	0.0894	0.1566	0.1965	0.0237	0.1566	0.1673			583.7648	0.1631	0.0000	587.8419
Maximum	7.0170	3.0274	3.5696	6.0900e-003	0.0894	0.1566	0.1965	0.0237	0.1566	0.1673			583.7648	0.1631	0.0000	587.8419

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	2.54	32.74	-15.79	0.00	0.00	26.58	22.39	0.00	20.93	19.85	0.00	0.00	0.00	0.00	0.00	0.00

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Energy	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Mobile	0.5068	2.3006	5.6784	0.0172	1.3518	0.0183	1.3701	0.3618	0.0172	0.3790			1,743.8489	0.1052		1,746.4793
Total	0.6689	2.3371	5.7098	0.0174	1.3518	0.0211	1.3729	0.3618	0.0199	0.3818			1,787.6056	0.1061	8.0000e-004	1,790.4961

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Energy	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Mobile	0.5068	2.3006	5.6784	0.0172	1.3518	0.0183	1.3701	0.3618	0.0172	0.3790			1,743.8489	0.1052		1,746.4793
Total	0.6689	2.3371	5.7098	0.0174	1.3518	0.0211	1.3729	0.3618	0.0199	0.3818			1,787.6056	0.1061	8.0000e-004	1,790.4961

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/23/2020	6/10/2020	5	100	
2	Paving	Paving	6/11/2020	6/11/2020	5	1	
3	Architectural Coating	Architectural Coating	6/12/2020	6/18/2020	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 11,250; Non-Residential Outdoor: 3,750; Striped Parking Area: 0
(Architectural Coating – sqft)

OffRoad Equipment

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	1	4.00	63	0.31
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	1	2.00	46	0.45
Paving	Cement and Mortar Mixers	1	4.00	9	0.56
Paving	Pavers	0	7.00	130	0.42
Paving	Rollers	0	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4400	4.3835	2.9318	5.5100e-003		0.2125	0.2125		0.1973	0.1973			523.5973	0.1602		527.6031
Total	0.4400	4.3835	2.9318	5.5100e-003		0.2125	0.2125		0.1973	0.1973			523.5973	0.1602		527.6031

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.7200e-003	0.1064	0.0307	2.5000e-004	6.4000e-003	5.1000e-004	6.9100e-003	1.8400e-003	4.9000e-004	2.3300e-003			26.9449	1.8000e-003		26.9900
Worker	0.0153	0.0109	0.1203	3.3000e-004	0.0335	2.8000e-004	0.0338	8.8900e-003	2.6000e-004	9.1500e-003			33.2226	1.0500e-003		33.2488
Total	0.0191	0.1172	0.1510	5.8000e-004	0.0399	7.9000e-004	0.0407	0.0107	7.5000e-004	0.0115			60.1675	2.8500e-003		60.2387

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.2 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1463	2.9102	3.4186	5.5100e-003		0.1558	0.1558		0.1558	0.1558			523.5973	0.1602		527.6031
Total	0.1463	2.9102	3.4186	5.5100e-003		0.1558	0.1558		0.1558	0.1558			523.5973	0.1602		527.6031

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.7200e-003	0.1064	0.0307	2.5000e-004	6.4000e-003	5.1000e-004	6.9100e-003	1.8400e-003	4.9000e-004	2.3300e-003			26.9449	1.8000e-003		26.9900
Worker	0.0153	0.0109	0.1203	3.3000e-004	0.0335	2.8000e-004	0.0338	8.8900e-003	2.6000e-004	9.1500e-003			33.2226	1.0500e-003		33.2488
Total	0.0191	0.1172	0.1510	5.8000e-004	0.0399	7.9000e-004	0.0407	0.0107	7.5000e-004	0.0115			60.1675	2.8500e-003		60.2387

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.3 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0294	0.1841	0.1542	3.6000e-004		7.1600e-003	7.1600e-003		7.1600e-003	7.1600e-003			25.2582	2.6200e-003		25.3237
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0294	0.1841	0.1542	3.6000e-004		7.1600e-003	7.1600e-003		7.1600e-003	7.1600e-003			25.2582	2.6200e-003		25.3237

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			88.5936	2.7900e-003		88.6634

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.3 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	3.6000e-004		0.0000	0.0000		0.0000	0.0000			25.2582	2.6200e-003		25.3237
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0000	0.0000	0.0000	3.6000e-004		0.0000	0.0000		0.0000	0.0000			25.2582	2.6200e-003		25.3237

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244			88.5936	2.7900e-003		88.6634

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.4 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.9525					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
Total	7.1947	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.0742	3.5000e-004		11.0829
Total	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.0742	3.5000e-004		11.0829

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

3.4 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.9525					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951			281.4481	0.0218		281.9928
Total	7.0119	1.3570	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951			281.4481	0.0218		281.9928

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.0742	3.5000e-004		11.0829
Total	5.1100e-003	3.6200e-003	0.0401	1.1000e-004	0.0112	9.0000e-005	0.0113	2.9600e-003	9.0000e-005	3.0500e-003			11.0742	3.5000e-004		11.0829

4.0 Operational Detail - Mobile

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5068	2.3006	5.6784	0.0172	1.3518	0.0183	1.3701	0.3618	0.0172	0.3790			1,743.8489	0.1052		1,746.4793
Unmitigated	0.5068	2.3006	5.6784	0.0172	1.3518	0.0183	1.3701	0.3618	0.0172	0.3790			1,743.8489	0.1052		1,746.4793

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Movie Theater (No Matinee)	300.00	300.00	300.00	635,705	635,705
Total	300.00	300.00	300.00	635,705	635,705

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Movie Theater (No Matinee)	16.60	8.40	6.90	1.80	79.20	19.00	66	17	17

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Movie Theater (No Matinee)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
NaturalGas Unmitigated	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Movie Theater (No Matinee)	371.918	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Total		4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Movie Theater (No Matinee)	0.371918	4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151
Total		4.0100e-003	0.0365	0.0306	2.2000e-004		2.7700e-003	2.7700e-003		2.7700e-003	2.7700e-003			43.7550	8.4000e-004	8.0000e-004	44.0151

6.0 Area Detail**6.1 Mitigation Measures Area**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Unmitigated	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	9.5200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Total	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	9.5200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1485					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003
Total	0.1581	1.0000e-005	7.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			1.6400e-003	0.0000		1.7500e-003

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

Nimoy Theater Upgrade

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Movie Theater (No Matinee)	7.50	1000sqft	0.17	7,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2020
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

Project Characteristics -

Land Use -

Construction Phase - Paving limited to sidewalk repair and enhancement

Off-road Equipment -

Off-road Equipment - Building equipment for max day

Off-road Equipment - Paving limited to sidewalk pour

Trips and VMT - Paving default 18 worker trips makes no sense

Architectural Coating - Low VOC non-res paint 50 g/L

Vehicle Trips - Project proponent estimate of daily average 150 attendees. Assume 1 vehicle per attendee.

Area Coating - Low VOC paint for maintenance

Landscape Equipment - No landscaping

Construction Off-road Equipment Mitigation - All Tier 3 per MM

Area Mitigation - Low VOC paint

Energy Mitigation -

Waste Mitigation -

[illegible]

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	5.00	1.00
tblLandscapeEquipment	NumberSummerDays	250	1
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	6.00	4.00
tblTripsAndVMT	WorkerTripNumber	3.00	8.00
tblVehicleTrips	ST_TR	99.28	40.00
tblVehicleTrips	SU_TR	81.90	40.00
tblVehicleTrips	WD_TR	78.06	40.00

2.0 Emissions Summary

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0409	0.2295	0.1592	3.1000e-004	2.0300e-003	0.0110	0.0130	5.5000e-004	0.0102	0.0107			27.2403	7.4500e-003	0.0000	27.4265
Maximum	0.0409	0.2295	0.1592	3.1000e-004	2.0300e-003	0.0110	0.0130	5.5000e-004	0.0102	0.0107			27.2403	7.4500e-003	0.0000	27.4265

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0258	0.1549	0.1834	3.1000e-004	2.0300e-003	8.0700e-003	0.0101	5.5000e-004	8.0700e-003	8.6100e-003			27.2403	7.4500e-003	0.0000	27.4265
Maximum	0.0258	0.1549	0.1834	3.1000e-004	2.0300e-003	8.0700e-003	0.0101	5.5000e-004	8.0700e-003	8.6100e-003			27.2403	7.4500e-003	0.0000	27.4265

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	37.06	32.50	-15.25	0.00	0.00	26.30	22.19	0.00	20.73	19.76	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-6-2020	4-5-2020	0.1311	0.0844
2	4-6-2020	7-5-2020	0.1392	0.0962
		Highest	0.1392	0.0962

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Energy	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			53.6112	1.2300e-003	3.6000e-004	53.7491
Mobile	0.0895	0.4264	1.0426	3.1700e-003	0.2413	3.3200e-003	0.2446	0.0647	3.1100e-003	0.0678			292.3110	0.0173	0.0000	292.7422
Waste						0.0000	0.0000		0.0000	0.0000			8.6779	0.5129	0.0000	21.4990
Water						0.0000	0.0000		0.0000	0.0000			23.9889	0.0987	2.4300e-003	27.1803
Total	0.1191	0.4331	1.0482	3.2100e-003	0.2413	3.8300e-003	0.2451	0.0647	3.6200e-003	0.0683			378.5890	0.6300	2.7900e-003	395.1707

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Energy	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			53.6112	1.2300e-003	3.6000e-004	53.7491
Mobile	0.0895	0.4264	1.0426	3.1700e-003	0.2413	3.3200e-003	0.2446	0.0647	3.1100e-003	0.0678			292.3110	0.0173	0.0000	292.7422
Waste						0.0000	0.0000		0.0000	0.0000			8.6779	0.5129	0.0000	21.4990
Water						0.0000	0.0000		0.0000	0.0000			23.9889	0.0987	2.4300e-003	27.1803
Total	0.1191	0.4331	1.0482	3.2100e-003	0.2413	3.8300e-003	0.2451	0.0647	3.6200e-003	0.0683			378.5890	0.6300	2.7900e-003	395.1707

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/23/2020	6/10/2020	5	100	
2	Paving	Paving	6/11/2020	6/11/2020	5	1	
3	Architectural Coating	Architectural Coating	6/12/2020	6/18/2020	5	5	

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Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 0****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 11,250; Non-Residential Outdoor: 3,750; Striped Parking Area: 0
(Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	1	4.00	63	0.31
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Building Construction	Welders	1	2.00	46	0.45
Paving	Cement and Mortar Mixers	1	4.00	9	0.56
Paving	Pavers	0	7.00	130	0.42
Paving	Rollers	0	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	4	3.00	1.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	1	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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Use Cleaner Engines for Construction Equipment

3.2 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0220	0.2192	0.1466	2.8000e-004		0.0106	0.0106		9.8600e-003	9.8600e-003			23.7500	7.2700e-003	0.0000	23.9317
Total	0.0220	0.2192	0.1466	2.8000e-004		0.0106	0.0106		9.8600e-003	9.8600e-003			23.7500	7.2700e-003	0.0000	23.9317

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	1.8000e-004	5.4200e-003	1.4700e-003	1.0000e-005	3.1000e-004	3.0000e-005	3.4000e-004	9.0000e-005	2.0000e-005	1.2000e-004			1.2421	8.0000e-005	0.0000	1.2441
Worker	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004			1.5320	5.0000e-005	0.0000	1.5332
Total	8.7000e-004	5.9800e-003	7.6400e-003	3.0000e-005	1.9500e-003	4.0000e-005	2.0000e-003	5.3000e-004	3.0000e-005	5.7000e-004			2.7742	1.3000e-004	0.0000	2.7773

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3.2 Building Construction - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.3100e-003	0.1455	0.1709	2.8000e-004		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003			23.7500	7.2700e-003	0.0000	23.9317
Total	7.3100e-003	0.1455	0.1709	2.8000e-004		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003			23.7500	7.2700e-003	0.0000	23.9317

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	1.8000e-004	5.4200e-003	1.4700e-003	1.0000e-005	3.1000e-004	3.0000e-005	3.4000e-004	9.0000e-005	2.0000e-005	1.2000e-004			1.2421	8.0000e-005	0.0000	1.2441
Worker	6.9000e-004	5.6000e-004	6.1700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004			1.5320	5.0000e-005	0.0000	1.5332
Total	8.7000e-004	5.9800e-003	7.6400e-003	3.0000e-005	1.9500e-003	4.0000e-005	2.0000e-003	5.3000e-004	3.0000e-005	5.7000e-004			2.7742	1.3000e-004	0.0000	2.7773

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3.3 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.0000e-005	9.0000e-005	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000			0.0115	0.0000	0.0000	0.0115
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	1.0000e-005	9.0000e-005	8.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000			0.0115	0.0000	0.0000	0.0115

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0409	0.0000	0.0000	0.0409
Total	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0409	0.0000	0.0000	0.0409

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3.3 Paving - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0115	0.0000	0.0000	0.0115
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0115	0.0000	0.0000	0.0115

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0409	0.0000	0.0000	0.0409
Total	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	4.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0409	0.0000	0.0000	0.0409

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3.4 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0174					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	6.1000e-004	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004			0.6383	5.0000e-005	0.0000	0.6396
Total	0.0180	4.2100e-003	4.5800e-003	1.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004			0.6383	5.0000e-005	0.0000	0.6396

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0255	0.0000	0.0000	0.0256
Total	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0255	0.0000	0.0000	0.0256

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3.4 Architectural Coating - 2020**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0174					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Off-Road	1.5000e-004	3.3900e-003	4.5800e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004			0.6383	5.0000e-005	0.0000	0.6396
Total	0.0175	3.3900e-003	4.5800e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004			0.6383	5.0000e-005	0.0000	0.6396

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0255	0.0000	0.0000	0.0256
Total	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005			0.0255	0.0000	0.0000	0.0256

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0895	0.4264	1.0426	3.1700e-003	0.2413	3.3200e-003	0.2446	0.0647	3.1100e-003	0.0678			292.3110	0.0173	0.0000	292.7422
Unmitigated	0.0895	0.4264	1.0426	3.1700e-003	0.2413	3.3200e-003	0.2446	0.0647	3.1100e-003	0.0678			292.3110	0.0173	0.0000	292.7422

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Movie Theater (No Matinee)	300.00	300.00	300.00	635,705	635,705
Total	300.00	300.00	300.00	635,705	635,705

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Movie Theater (No Matinee)	16.60	8.40	6.90	1.80	79.20	19.00	66	17	17

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Movie Theater (No Matinee)	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000			46.3671	1.1000e-003	2.3000e-004	46.4619
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000			46.3671	1.1000e-003	2.3000e-004	46.4619
NaturalGas Mitigated	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872
NaturalGas Unmitigated	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Movie Theater (No Matinee)	135750	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872
Total		7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Movie Theater (No Matinee)	135750	7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872
Total		7.3000e-004	6.6500e-003	5.5900e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004			7.2441	1.4000e-004	1.3000e-004	7.2872

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Movie Theater (No Matinee)	83250	46.3671	1.1000e-003	2.3000e-004	46.4619
Total		46.3671	1.1000e-003	2.3000e-004	46.4619

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Movie Theater (No Matinee)	83250	46.3671	1.1000e-003	2.3000e-004	46.4619
Total		46.3671	1.1000e-003	2.3000e-004	46.4619

6.0 Area Detail**6.1 Mitigation Measures Area**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.7400e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0271					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.7400e-003					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0271					0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total	0.0288	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000

7.0 Water Detail**7.1 Mitigation Measures Water**

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.9889	0.0987	2.4300e-003	27.1803
Unmitigated	23.9889	0.0987	2.4300e-003	27.1803

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Movie Theater (No Matinee)	3.01201 / 0.192256	23.9889	0.0987	2.4300e-003	27.1803
Total		23.9889	0.0987	2.4300e-003	27.1803

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Movie Theater (No Matinee)	3.01201 / 0.192256	23.9889	0.0987	2.4300e-003	27.1803
Total		23.9889	0.0987	2.4300e-003	27.1803

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.6779	0.5129	0.0000	21.4990
Unmitigated	8.6779	0.5129	0.0000	21.4990

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Movie Theater (No Matinee)	42.75	8.6779	0.5129	0.0000	21.4990
Total		8.6779	0.5129	0.0000	21.4990

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Movie Theater (No Matinee)	42.75	8.6779	0.5129	0.0000	21.4990
Total		8.6779	0.5129	0.0000	21.4990

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Nimoy Theater Upgrade - Los Angeles-South Coast County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

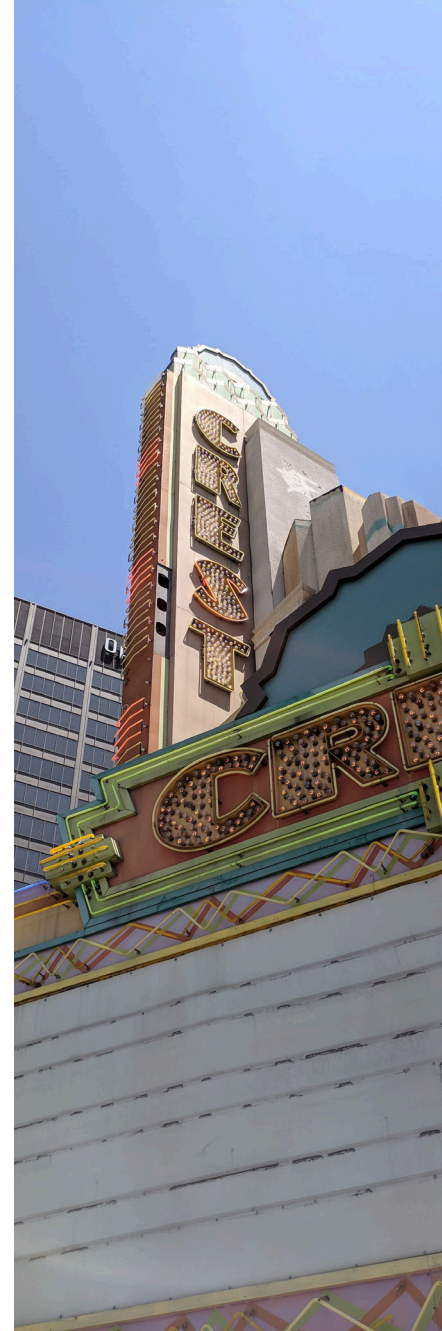
11.0 Vegetation

APPENDIX B

UCLA NIMOY THEATER PROJECT IMPACT ANALYSIS (HISTORIC)

UCLA NIMOY THEATER
PROJECT IMPACT ANALYSIS

[18180B]
Prepared for
UNIVERSITY OF CALIFORNIA, LOS ANGELES



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

NOVEMBER 12, 2019

FINAL

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INTRODUCTION

Page & Turnbull conducted this Project Impact Analysis for the UCLA Nimoy Theater project to determine the potential impacts of the proposed re-use of the historic Crest Theater (**Figure 1**). Located at 1262 Westwood Boulevard in the Westwood neighborhood of the City of Los Angeles, the Crest Theater was originally constructed in 1940 as the UCLAN Theater, a neighborhood theater designed in the Moderne style. It was renovated on the exterior and interior in 1988 into a themed Art Deco Revival style, for which it was designated City of Los Angeles Historic-Cultural Monument (HCM) #919 in 2008. As such, the building is considered a historic resource for the purposes of the California Environmental Quality Act (CEQA).

The project proposed by UCLA is to adapt the single-screen movie theater into a performing arts venue for the UCLA School of Arts and Architecture's performing arts presenting program, the Center for the Art of Performance (CAP UCLA). It will be renamed the UCLA Nimoy Theater in honor of actor/director Leonard Nimoy, as the project is made possible by major gifts from actor, writer, and director Susan Bay Nimoy and an anonymous donor.



Figure 1: Front (west) façade of the subject property along Westwood Boulevard, looking east.

METHODOLOGY

Page & Turnbull staff previously visited the building in June 2018 as the University was considering purchasing the property; the photographs in this report are from that site visit unless otherwise noted. Research gathered at that time, including the HCM nomination and available original 1940 drawings, were reviewed for this report. BAR Architects, the current project architect and the architect for the 1988 remodel, provided their construction set drawings for the Crest Theater Remodel, dated March 11, 1988, and revised March 30, 1988.

BAR Architects also provided Page & Turnbull with schematic design drawings for the UCLA Nimoy Theater project, including preliminary drawings from October 7, 2019 and final drawings from October 31, 2019. Renderings for the proposed exterior and interior were also provided. The written project description is based on BAR Architects' May 2019 Pre-Design Report for the project and discussions with UCLA Capital Programs, CAP UCLA, and the project team from various meetings in August and September 2019 in which Page & Turnbull staff participated and provided initial feedback.

SUMMARY OF FINDINGS

The proposed UCLA Nimoy Theater project has the potential for significant, adverse impacts to a historic resource, the locally listed Crest Theater in Westwood, California. While the exterior of the building, including the primary (west) façade, will not be significantly altered, the lobby will be expanded, new elements will be installed in the auditorium, and some decorative features will be removed on the interior. However, much of the building's themed Art Deco Revival character, character-defining features, and significant spaces will remain as the former single-screen movie theater is adapted to a performing arts venue. With the additional mitigation measures, the building will retain its historic status and proposed project will have a less-than-significant impact on historic resources under CEQA.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high quality environment for the present-day and future through the identification of significant environmental effects.¹ CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. In accordance with CEQA Guidelines Section 15378, a “Project” is defined as “...the whole of an action, which has the potential for resulting in either a direct change in the environment, or a reasonably foreseeable indirect physical change in the environment” and which involves an activity directly undertaken by a public agency, an activity that requires public agency assistance or entitlement, or an activity that requires discretionary approval by a public agency.² Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a), which are defined as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register) (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of

¹ “CEQA Guidelines,” California Natural Resources Agency, accessed June 10, 2016, <http://resources.ca.gov/ceqa/guidelines/>.

² Ibid.

historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.³

THRESHOLD FOR SIGNIFICANT IMPACTS

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”⁴ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”⁵ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register or a local register of historical resources.⁶

Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse effect on the environment as defined by CEQA, as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral, or even beneficial. Projects that comply with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (the SOI Standards and Guidelines) benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.⁷

³ Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

⁴ CEQA Guidelines subsection 15064.5(b).

⁵ CEQA Guidelines subsection 15064.5(b)(1).

⁶ CEQA Guidelines subsection 15064.5(b)(2).

⁷ CEQA Guidelines subsection 15064.5(b)(3). Project that meet the *Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (2017), Grimmer are also considered mitigated to a level of less than a significant impact on the historic resource.

SUMMARY OF HISTORIC STATUS AND SIGNIFICANCE

According to the HCM nomination prepared by Daniel Paul for the Friends of the UCLAN/Crest and the Westwood Homeowners Association, with additional information from the Office of Historic Resources (OHR) staff report, the theater building was originally constructed in 1940 as a tall, one-story, rectangular plan, brick masonry building with a bowed truss roof (Appendix A). It was originally called the UCLAN and served as a neighborhood theater for live shows. Frances Seymour Fonda, the wife of actor Henry Fonda and mother of actors Jane and Peter Fonda, was the owner and funded the building's construction. The architect was Arthur W. Hawes, who designed the theater in the Moderne style. The original front façade had a simple scored diamond pattern, a projecting marquee, and a vertical monument sign centered on the façade. The original entrance was set back to allow an open vestibule under the marquee, along with a center, freestanding box office. The interior had a small foyer with doors leading directly into the auditorium.

The UCLAN theater was renamed the Crest Theater in 1956 after Frances Fonda passed away and the property changed hands. By then, the theater was showing movies, primarily foreign and art house films. Up to the mid-1980s, the property changed ownership and names several times though it primarily remained a single-screen movie theater.

In 1986, the Walt Disney Company entered into a partnership with Pacific Theaters, the operator of the property, to allow Disney first option to show the studio's films. Disney artist Joseph Musil (1937-2010) was hired to oversee a design transformation of the theater, along with the architecture firm Backen Arrigoni & Ross, now called BAR Architects. A theater designer, period specialist, and set designer, Musil created an Art Deco theme for the re-design centered on the year 1939, which was considered a golden year for Hollywood. Under Musil's direction, the front façade of the building was extensively altered with an Art Deco-style stepped parapet, blade sign, and neon marquee with the "CREST" name. The interior lobby and auditorium also received elaborate Art Deco-style plasterwork formed by precast fiberglass reinforced plaster. Painting employing Hollywood set design applications that "trick the (camera's) eye" were also incorporated. The centerpiece was a hand-painted mural by scenic artist Bill Anderson that surrounds the interior of the auditorium. Using acrylic and glow-in-the-dark paints visible under hidden black lights painted on muslin, the mural depicts Los Angeles landmarks from 1939, including the Brown Derby restaurant, the Pantages Theater, and others that have been demolished. The Disney re-design of the Crest Theater pre-dated Musil's work with the studio on restoring the El Capitan Theater in Hollywood, which occurred several years after this project.

The Crest Theater's re-design was completed in 1988 and re-opened as the Pacific's Crest Theater. In 2001, an investment group purchased the building from the Disney Company for a nightclub, but by 2002, it was sold to Robert Bauxbaum of the theater company, Reel Cinema. The theater was renamed the Majestic Crest and operated as a single-screen movie theater. In 2008, the property was designated an HCM for its 1988 re-design as a commercial building designed in the themed Art Deco Revival style and as an early neighborhood single-screen theater significant to the history of Westwood. Some modifications were made in 2012, including removing some seats to install a platform stage for live performances and other events. In 2018, UCLA purchased the property for use by its Center for the Art of Performance (CAP).

PROPERTY DESCRIPTION

The subject property at 1262 S. Westwood Boulevard is an approximately rectangular-shaped lot on the east side of Westwood Boulevard midblock between Wilshire Boulevard to the north and Wellworth Avenue to the south (**Figure 2**). It is approximately one mile south of the UCLA campus.



Figure 2: Subject property at 1262 S. Westwood Boulevard, Los Angeles, outlined and highlighted in blue.
Source: Los Angeles County assessor map, 2002, edited by Page & Turnbull.

The Crest Theater building occupies the entire site, with an alley at the rear (east) side and no setbacks (**Figure 3**). It is a rectangular building with a front (west), flat-roof two-story portion and a long, double-height auditorium portion that has a bowed truss roof; two square skylights are at the front (west) end of the two-story portion. The building is constructed of brick masonry on concrete footings. Adjacent buildings are flush on the north and south sides of the theater, though they are not as deep. The surrounding setting on Westwood Boulevard is primarily low- and mid-rise commercial buildings, with tall high-rise buildings along Wilshire Boulevard.

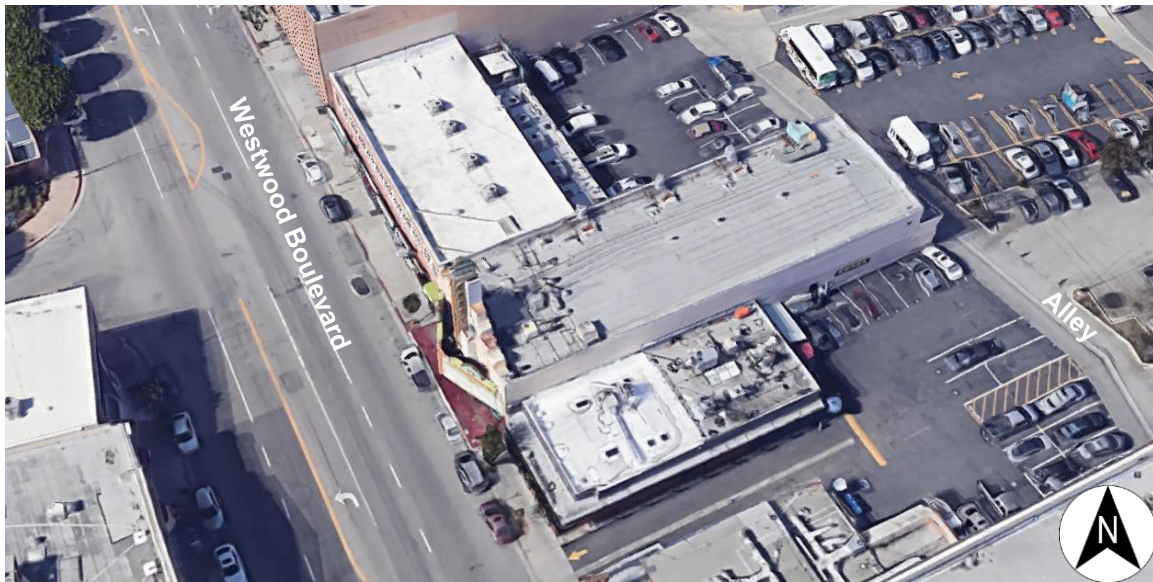


Figure 3: Subject property at 1262 S. Westwood Boulevard, Los Angeles, in the center of the photograph, stretching from Westwood Boulevard (left) to the alley at the east.

EXTERIOR

West (front) Façade

The front (west) exterior of the building has an elaborate, stepped upper façade that is symmetrical.⁸ The façade is metal with exposed metal framing visible on the rear (**Figure 4**). The upper façade consists of three-dimensional, vertical elements, some with flat tops and some peaked, composing an apex at the center defined by a two-sided blade sign. It is painted with shades of the same color to provide depth through light and shadows and a contrasting band runs horizontally near or at the top of the vertical elements.



Figure 4: West façade of the Crest Theater, looking southeast.

Below the upper façade are two identical, rectangular marquees (described separately) symmetrically placed and projecting west at an angle to form a V-shape overhang sheltering the recessed entry. The street-level west façade consists of the recessed entry flanked by two ceramic tile-clad wings that are set back two feet from the property line (**Figure 5**). Each wing has a field of orange tile above alternating bands of gold and green tile. A projecting poster display case, outlined in black and silver tile, is centered on each wing. Adjacent to the south wing, set slightly back but also forward of the recessed entry, is a smaller box office volume that also has the gold and green tile bands below a glass service window.

⁸ The property description is summarized from information in the Los Angeles Historic-Cultural Monument Application, UCLAN/Crest Theater, designated HCM #919 on May 14, 2008, and supplemented by Page & Turnbull's site visits.

The recessed entry consists of five metal-framed and glazed doors with a mirror transom above that stretches behind and above the box office. The ceiling of the recessed entry, below the V-shaped projecting marquees that hang over the sidewalk, is clad in stucco. The ceiling has semi-circular shaped bands of yellow Hollywood bulbs as well as an elaborate half sunburst feature; the mirror transom above the entry creates an illusion of a full sunburst. The feature consists of the painted half-sunburst on the stucco ceiling and a six-pointed lower element that is outlined with neon lighting. Centered below that are three metal-framed, five-sided, nested tiers with small, individual, pointed light bulbs.



Figure 5: West façade of the Crest Theater at street level, with recessed entry below marquee overhang, looking northeast.

Blade Sign

The blade sign extends high at the center of the upper façade (**Figure 4**). Each (north and south) side has Art Deco-style lettering spelling out “CREST” in capital letters running vertically. Each letter is outlined in neon and is filled with blinking Hollywood bulbs that are round with visible filament. A light-blue, semi-circular crown atop a two-level chevron element caps the blade sign; neon signage was once on both sides of the semi-circular crown. Neon chevrons run up the thin (west) spine of the blade sign against a reddish-orange painted background.

Marquee

Below the stepped upper façade and blade sign are the two identical marquees (**Figure 6**). Between the two marquees is a thin vertical band with yellow neon chevrons that continues the spine of the blade sign. The vertical band also has vertical neon lighting (two colors) flanking the neon chevrons.



Figure 6: Marquee at the Crest Theater, looking northeast.

Each marquee consists of three components placed against a flat background that is topped by stepped bands with different color neon tubes at each band (three bands and colors):

- The largest component is a central, backlit signage area with tracks to hold movable letters. This rectangular signage component has a metal frame that is stepped at the corners. Between the component's frame and the metal frame of the backlit area are continuous zigzagging neon lighting (two different colors) against a painted background of zigzagging lines similar to the neon tubes that offers a depth to the lighting when operating.
- Above the movable signage component is an elongated, trapezoidal signage band with stepped upper corners. This metal-framed component has "CREST" lettering in the same Art Deco font and treatment as at the blade sign. Two bands of neon lighting frame this component, which also has decorative neon elements centered at the top, bottom, and each side.
- Centered above the trapezoidal signage band is a fan-shaped element, similar to the crown at the top of the blade sign. It has a sunburst motif at the lower center and along the top edge, which is outlined in neon.

Side and Rear Façades

The north and south side façades, as well as the rear (east) façade, are unadorned painted brick masonry with no windows (**Figure 7 and Figure 8**). A concrete bond beam is approximately three-fourths of the way up the wall. The top of the parapet is gradually stepped along each long side façade, while the rear façade features a slightly off-centered stepped parapet.



Figure 7: South façade, looking northwest.



Figure 8: Rear (east) façade at left and north façade at right, looking southwest.

The rear façade has a tall, one-story, projecting wing at the southeast corner (**Figure 9**). The wing has concrete walls and door openings on the east and north sides. The double-wide east door opening has a set of doors recessed within the opening while a brick infilled opening is seen above. Adjacent to the north is another small projecting concrete element topped by a metal shed. At the north end of the rear façade is another set of double exit doors.



Figure 9: Rear (east) façade, with the bowed truss roof visible as well as the exposed framing of the front (west) upper façade, looking west.

INTERIOR

The interior of the Crest Theater has four major spaces: lobby, auditorium, back-of-house (BOH) behind the auditorium, and the second floor above the lobby (**Figure 10**). According to the 1988 remodel's construction set, the Art Deco-style plaster ornamentation is fiber-glass reinforced plaster (F.G.R.) that was pre-cast. The set does not include details about the hand-painted murals, specific paint colors, or the building exteriors.

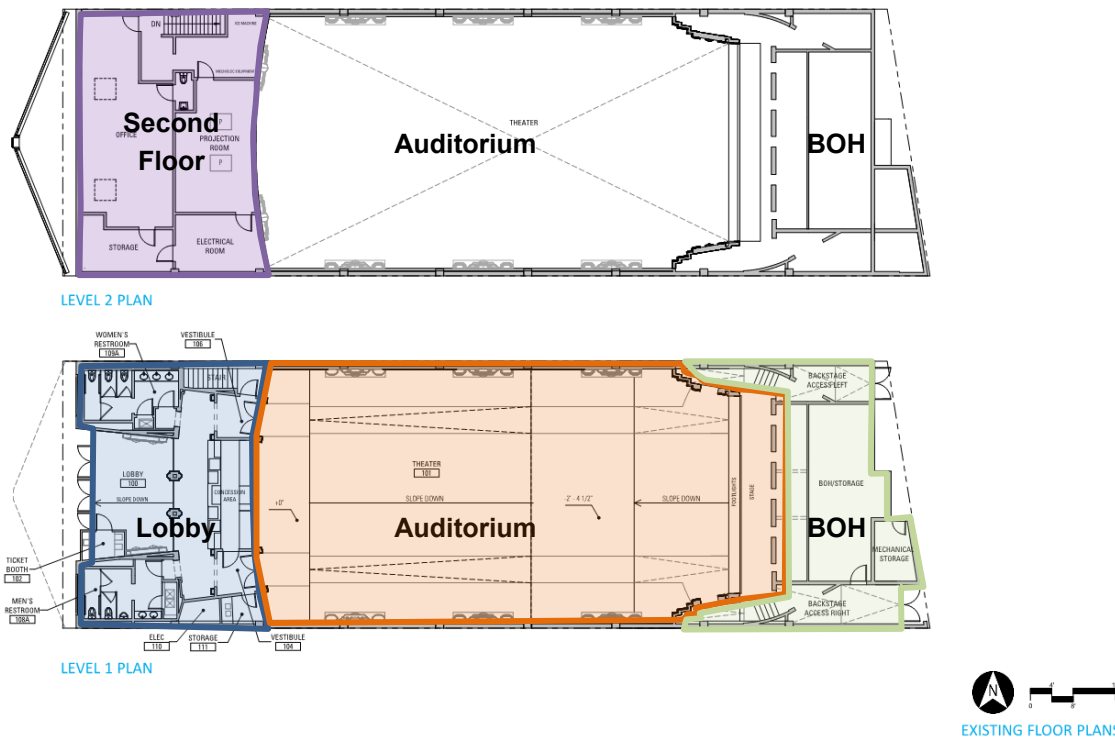


Figure 10: Existing first and second floor plans of the Crest Theater, with the building's four major areas highlighted and labeled. Source: BAR Architects, October 31, 2019, edited by Page & Turnbull.

Lobby

The lobby space is approximately 720 square feet at the front (west) quarter of the building's first floor (**Figure 11 and Figure 12**). The lobby itself is roughly T-shaped in plan, with a rear (east) curved wall that divides the lobby from the auditorium. In addition, men's and women's restrooms are at the northwest and southwest corners, flanking the lobby's west half (leg of the T). Stairs up to the second floor are concealed behind the lobby's north wall in the lobby's east half, while an electrical room and a janitor's room are at the south wall.

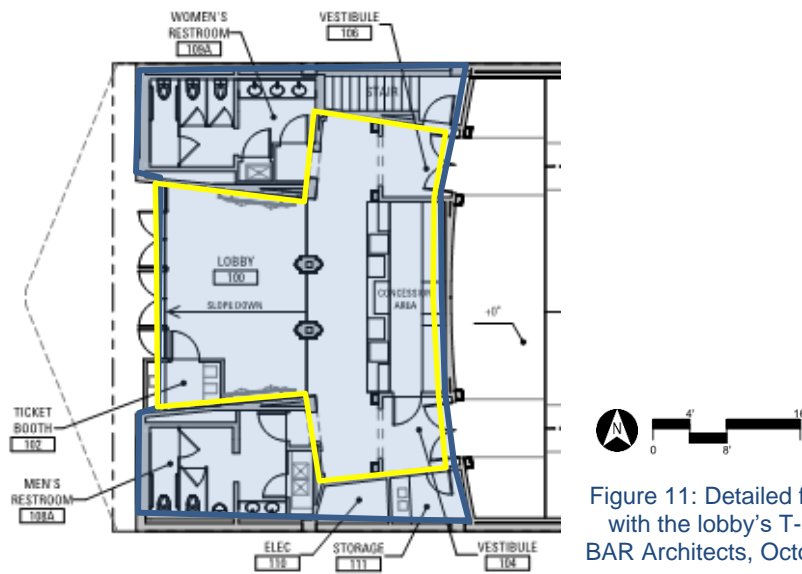


Figure 12: Overall view of the lobby, looking southeast from the entry.

The lobby's west half is between the entry doors and two columns and was once the open vestibule when the building was the UCLAN Theater (**Figure 13**). Two columns are metal clad with decorative banding and semi-circular lightboxes at the east and west sides. The west half is defined by two slightly angled (north and south) side walls. The side walls have mirrors at the west end and a projecting decorative east end characterized by a central opening covered by black fabric. According to the 1988 renovation drawings, display cases were located in the central opening. The opening is surrounded by painted faux marbling as well as Deco-style panels. The box office, formed by Deco-style zigzag wainscot on low walls with frosted glass panels above, is in the southwest corner.



Figure 13: North wall in the west half of the lobby, with one of the lighted columns at right (east), looking north.



Figure 14: Hand-painted, quarter sunburst ceiling with mirrors to create a full sunburst, looking south. Note the decorative light fixture.

At the ceiling of the west half is a hand-painted quarter sunburst and sky mural in pastel colors (**Figure 14**). Mirrors at the soffits below the mural create the illusion of a full sunburst and helps the lobby feel larger. Recessed lighting is at the drop, angular soffit above the entry. A hexagonal pendant light with a highly ornamental sunburst molding and plate is also anchored in the ceiling. The floor is carpeted in this area.

The east half is horizontally oriented at the rear of the space, with a concessions counter at center (**Figure 15**). The concession counter, which does not have an accessible counter height for serving patrons with disabilities, is faced with laminate in a marble pattern and has gold banding across the front as well as some display cases. Above the concession counter, the ceiling is lower than in the rest of the lobby. It has a decorative soffit that projects in the middle, with some chevron panels and a band of striated molding at the top. A mural composed of panels painted to appear as tile pieces, depicting parrots and green foliage against a blue sky, is on the rear wall behind the counter. Another lower portion, above the popcorn machine, has a decorative band. The flooring around the concession counter is vinyl tile in a checkerboard pattern.



Figure 15: Concession counter at the east half of the lobby, looking east.



Figure 16: Concession counter with entry portal to the auditorium in the background, looking northeast.

Flanking the concession counter are entry portals that lead to doors into the auditorium (**Figure 16**). Screened by curtains in the lobby, they act as small vestibules or light locks to reduce the disturbance on the audience as patrons move in and out during screenings. The portals have square pilasters painted with faux marbling and a decorative Deco-style header. Doors to the stairs (at the north) and to a janitor's closet (at the south) are also in the entry portals.

Typical zigzag wainscoting is at the side walls of the east half. The east ceiling is lower than the west half, and is comprised of painted plaster. It has Art Deco-style pendent lights with decorative moldings. Other decorative banding and plaster work are found in the space.

Auditorium

The auditorium is a large, double-height volume with a sloped floor that dips in the middle before rising again toward the east (stage) end (**Figure 17 and Figure 18**). The space has rows of non-original seating in the middle, flanked by aisles leading from the doors, as well as at the north and south sides. The seating rows at the front (east) of the middle portions were removed by a previous owner for a platform stage. A proscenium with a shallow speaker stage is at the rear, east end of the auditorium. The stage appears to be either part of the 1940s stage (which extended outboard of the proscenium) or was replaced prior to the 1980s renovation. The front of the stage has the typical zigzag wainscot, while an elaborate hand-painted curtain is in front of the movie screen.

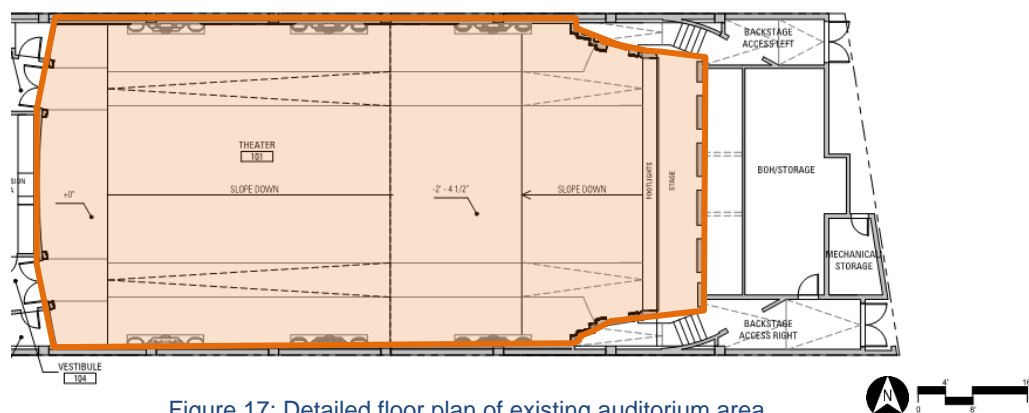


Figure 17: Detailed floor plan of existing auditorium area.
Source: BAR Architects, October 31, 2019, edited by Page & Turnbull.



Figure 18: Auditorium space, looking northeast to the proscenium and shallow stage.



Figure 19: Auditorium space, looking west to the entrances from the lobby.

On the north and south side walls, and the rear (west) wall is a mural depicting a stylized cityscape of Los Angeles, Westwood, and Hollywood buildings, circa 1939 (**Figure 19**). The hand-painted mural, painted on muslin fabric and attached to the walls, is by Bill Anderson under the supervision of Joseph Musil. It has acrylic and glow-in-the-dark paint that glow under blacklight to simulate neon signage. Below the mural is a continuous band of plaster with a geometric pattern of three-dimensional triangles and semi-circles bordered at the top and bottom with ridged molding. Areas are painted different colors to highlight various decorative features.

The doors at the rear (west) wall that separate the lobby from the auditorium have elaborate surrounds with the painted faux marble pilasters and decorative header. In addition, the rear wall, which is slightly curved, has two projecting light standards, each with a large, decorative lens. Along the north and south walls are three elaborate plaster pylons, for a total of six (**Figure 20**). These pylons are decorated in a manner similar to the rear doorways. Each have light standards flanking the central pylon which has several Deco-style motifs, including sunbursts, chevrons, and faux marble painting. Two floor-to-ceiling decorative stepped portals flank the proscenium at the east end of the north and south walls (**Figure 21**). These portals have decorative doorways, similar to those at the rear wall, and lead to the BOH area and rear exits. Above the doorways, scenes from the mural continue.



Figure 20: Typical example of the six decorative pylons that line the north and south walls.



Figure 21: Rear (east) portals flanking the proscenium, with a lower doorway and upper mural.

The ceiling of the auditorium is painted dark blue with an accurate celestial arrangement of fiber optic lights to capture the night sky from an image taken in 1987 in San Diego. A stylized electric shooting star can appear in the skyscape.

Back of House

Through the decorative east portals are steps and ramps leading to the rear exits at the north and south sides (**Figure 22**). The steps and walls are slightly curved. The south side also leads to a shallow, double-height storage area behind the stage and screen. This storage room has an exposed painted brick wall corresponding to the building's east exterior wall (**Figure 23**).



Figure 22: Steps and ramp up to the back of house area at the southeast portal, looking east.



Figure 23: BOH double-height storage area with east exterior brick wall at right, looking north.

Second Floor above Lobby

The existing second floor above the lobby is accessed by a set of stairs at the north side of the lobby. It consists of five rooms, including a large open office space at the west end, a projection room at the east end, a storage room and electrical room at the south end, and a mechanical and storage area at the northeast corner (**Figure 24 and Figure 25**). This is also a small half-bath adjacent to the office. The spaces are generally utilitarian with no notable features.



Figure 24: Office area at the second floor above the lobby, looking south.



Figure 25: Projection room in the second floor above the lobby, looking northeast.

CHARACTER-DEFINING FEATURES AND SIGNIFICANT SPACES

Historic properties have essential physical features that enable a property to convey its historic significance and integrity. A property must clearly contain enough of those characteristics and the features must also retain a sufficient degree of integrity. This includes:

Character-defining features, which are those elements or architectural components that establish the visual character of the property. They include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as various aspects of the site and environment.⁹

Significant spaces, which are rooms or spaces that are important to a property because of their size, height, proportion, configuration, and function.

Based on the HCM nomination and staff report, as well as a site visit conducted by Page & Turnbull, the character-defining features of the Crest Theater include:

Exterior

- Overall two-story massing with one-story, double height, bowed truss roof section
- Stepped Art Deco-style upper façade at the front (west) façade
- Blade sign and marquee, with neon and Hollywood bulb lighting at the front (west) façade
- Sunburst light fixture and painted pattern at overhanging ceiling
- Recessed entry with wall of doors and mirror transom
- Color pattern and design of painted surfaces as well as lighted signage (i.e., the placement and juxtaposition of different colors, not the specific colors)

Interior | Lobby

- Spatial relationship and entry sequence of the lobby and auditorium
- lobby ceiling, with its hand-painted quarter sunburst mural seen as a full element in the reflection of surrounding mirrors
- Zig-zag plaster wainscot, plasterwork, faux-marble effect, and color pattern
- Two Art Deco-style columns with integrated lighting
- Entry portals with decorative surrounds leading into auditorium
- Concession counter
- Art Deco-style light fixtures

Interior | Auditorium

- Auditorium's double-height space
- Hand-painted mural depicting 1930s places in Los Angeles, along the upper part of the auditorium's walls with glow-in-the-dark paint
- Art Deco-style plasterwork on walls, doorways, portals, and pylons with integrated lights, including painted color pattern
- Proscenium and hand-painted stage curtain
- Celestially-accurate starscape on ceiling

⁹ National Park Service, *Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, September 1988, accessed October 9, 2019, <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

PROPOSED PROJECT

The proposed project involves the rehabilitation of the Crest Theater as a single-screen movie house into the UCLA Nimoy Theater for CAP UCLA. It is intended as an intimate venue for up to 299 patrons with artists performing in many genres – theater, music, digital media, spoken word, dance, and contemporary performance. The rehabilitation of this resource will restore the theater, originally constructed in 1940 as the UCLAN Theater, to its original role as a venue for live performance, enhanced with an expanded lobby for pre- and post-performance events; an updated refreshment counter and guest facilities; new seating and theatrical production systems; and a backstage green room with artist support spaces. The project will add approximately 1,400 square feet within the building, resulting in a total area of 10,600 square feet on the first and second floors.

The proposed project is also seeking to respect the 1980s Art Deco-themed alterations designed by Disney artist and theater consultant Joseph Musil in a way that retains the building's historic status. As such, a number of preservation-related features are incorporated into the project as detailed in the following description.

EXTERIOR

At the primary (west) façade facing Westwood Boulevard (**Figure 26**), the project proposes to:

- Retain and rehabilitate the stepped Art Deco-style upper façade.
- Retain and rehabilitate the blade sign and marquee, with alterations to change the name from “CREST” to “NIMOY” and add “UCLA” in some areas. The lettering for “NIMOY” will match the Art Deco-style font and energy efficient bulbs matching the existing Hollywood-style light bulbs will be used.
- Repaint the painted areas of metal façade, blade sign, and marquee with different colors.
- Replace the ceramic tile cladding at the street front below the marquee with smooth cladding that will reference the vertical lines and Art Deco elements of the upper façade
- Remove the existing box office and relocate it to the north end as a will call office. A new door and sidelight, matching the existing doors and sidelight, will be installed in place of the box office. The new will call window will replace the poster case at the north end of the front façade.
- Install a display area for coming events – either an LED digital screen or a poster display case as determined by CAP UCLA.

A lighted signage fabricator or consultant with expertise in neon lighting will be retained to evaluate and make recommendations for the blade sign, marquee, and light fixture at the ceiling of the recessed entry. The recommendations will focus on preserving the signs and lighting, incorporating energy conservation measures, establishing a long-term maintenance plan, and other operational issues.

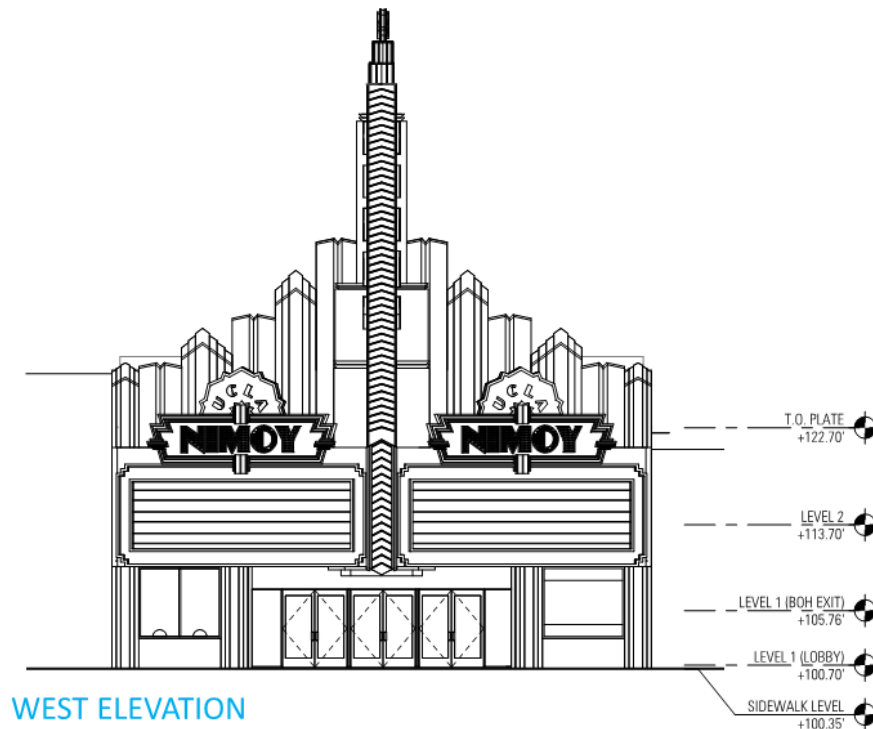


Figure 26: Proposed west elevation of the Nimoy Theater.
Source: BAR Architects, October 31, 2019, edited by Page & Turnbull.

No changes are proposed to the building's north and south façades. At the rear (east) façade, the north exit will be removed from operation. Two new square skylights will be installed at the two-story portion and new single ply roofing will be added along with "NIMOY" painted or applied.

INTERIOR

Alterations are proposed at the four interior spaces in the building. The lobby and auditorium are considered significant historic spaces, while the back-of-house (BOH) area behind the stage and the second floor above the lobby are not, as they lack historic features.

Lobby

The front (west) side of the lobby will have minimal changes, except for the box office, which will be removed (**Figure 27**). The center, fabric-covered area on the two flanking (north and south) decorative walls will become openings to see through to the adjacent interior spaces and to help the space feel larger. Other decorative elements, such as the painted ceiling mural and the lighted columns, will remain.

The lobby will be expanded to approximately 1,150 square feet to function more as a gathering space that can accommodate the 200-plus patron capacity before and after shows. The concession area will be removed and the center of the back (east) wall will be relocated further east into the auditorium. A new refreshment counter will be installed in the expanded space. In

addition to the concession counter, it is expected that decorative plasterwork on the side walls at the east end of the lobby will be removed and some may be reinstalled. The Art Deco-style light fixtures at the ceiling are expected to remain.

The entry doors into the auditorium will remain at their current locations in the east wall at the north and south ends in the lobby. The preceding portals/light locks will be removed to help the lobby feel less cramped. New light locks will be created beyond the current auditorium doors inside the space and flanking the new refreshment counter.

The current men's and women's restrooms at the northwest and southwest corners will be demolished; new restrooms will be installed at the second floor above the lobby. In the place of the current restrooms, a new elevator will be installed at the southwest corner, while a new will call office will be in the northwest corner. The existing, steep, non-compliant stair to the second floor at the north side of the lobby will be removed. New stairs up to the second floor will be added at both the north and south sides. Painted walls surfaces will receive new paint, likely in colors different than those that currently exist.

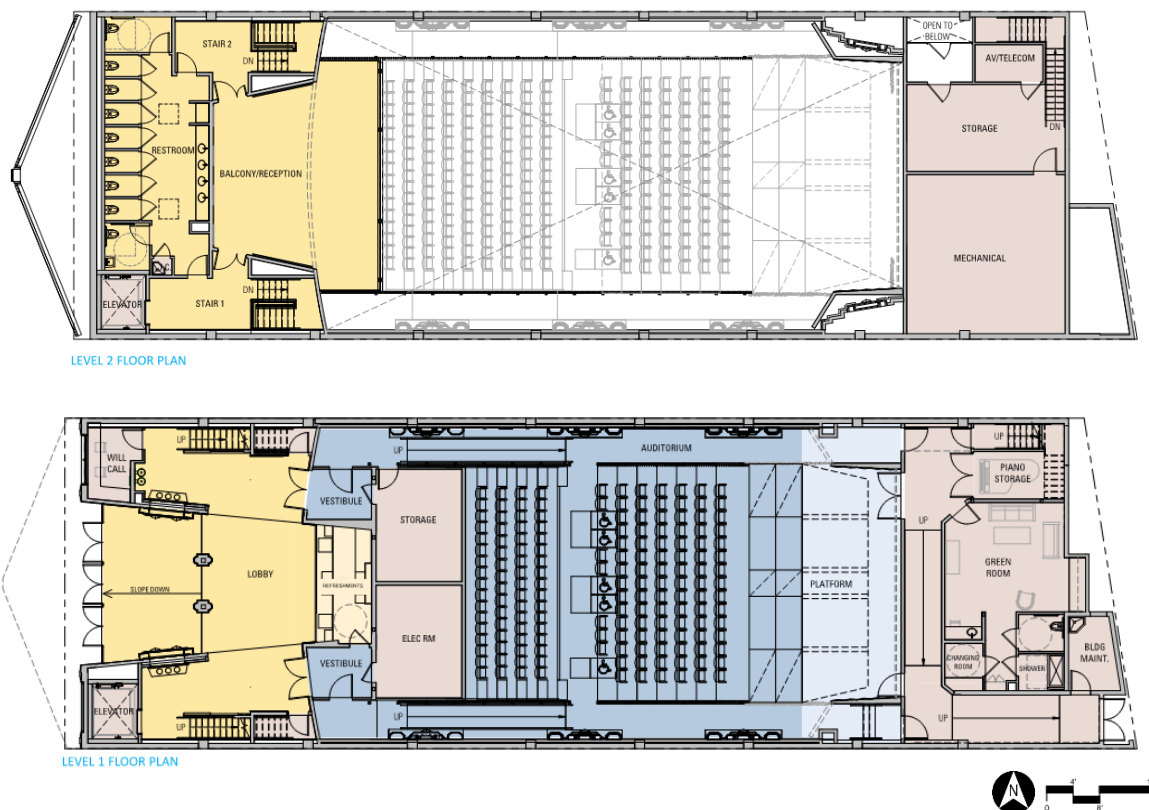


Figure 27: Proposed first and second floor plans for the Nimoy Theater.
Source: BAR Architects, October 31, 2019, edited by Page & Turnbull.

Auditorium

The overall volume of the auditorium will generally remain. New elements will be inserted that allow the double-height space and its historic character-defining features still to be experienced.

The new lobby refreshment counter and light locks will appear as a tall one-story volume at the west end of the auditorium. New ramped side aisles will be at each side, so the new volume does not attach to the north or south long walls. On top of the refreshment/light lock volume will be a new balcony accessed from the second floor. The balcony will be open with low railings and also will not extend the full width of the auditorium.

In front (east) of the balcony will be a shorter volume of the same width used as a storage room and an electrical room. This volume will generally be concealed by stepped seating that extends to and includes the top of the volume. Screen walls will be at the perimeter of the stepped seating area and aligned with the north and south edges of both new volumes to define the new side aisles. They will continue along to the lower seating area and terminate at the performance platform, with openings for a cross aisle. While some structural elements may extend to the ceiling, the screen walls are not full height and some level of transparency is expected.

The screen walls will define the performance area without concealing the mural or decorative features along the north and south auditorium walls. The project intends to maintain the mural and decorative features on these walls. The rear (west) wall will be removed to connect the balcony to a new reception area at the second floor. Moveable panels will be installed that when closed, will recreate the back wall. To prevent damage to the mural on this wall, some or all of it will be removed and stored. A reproduction will be placed on panels, so that the mural will continue to surround the auditorium interior.

A qualified artist, craftsperson, and/or conservator experienced with set design or hand-painted murals will evaluate and make recommendations for the removal, storage, and reproduction of the west wall mural. They will also evaluate and make recommendations for the repair, maintenance, and preservation of the rest of the mural. The qualified professional will investigate options for protection in place during and after construction, and will develop an approach for repair and treatment using the gentlest means possible in compliance with the SOI Standards.

Auditorium Floor and Ceiling

Because the auditorium currently has a floor that slopes downward and then up toward the east (stage) end, a reversible floor system will be installed to provide disabled access from the lobby through the auditorium to the single rear exit. The floor system also has to account for the five-foot grade change from the west (Westwood Boulevard) side of the lot up to the east (alley) side. The side aisles created by the screen walls will become accessible paths, while the flooring system at the lower seating area will have the flexibility for different configurations, including tiered seating, flat floor, and recessed pit in front of the permanent platform. Options for the reversible flooring system include wood frame platform, steel deck, or concrete slab over fill (i.e., gravel, structural foam board, etc.).

The permanent platform will be located in front of the current stage and proscenium. It will be approximately the height of the existing stage. Due to the grade change and accessible path, the new flooring system will raise the floor level up approximately four feet from the lowest point in the auditorium, which conflicts with the two decorative portals at the east end of the auditorium leading to the BOH area and exits. The two portals will be partially demolished to allow for the accessible exit paths. The shallow stage will also be demolished. A new wall will be installed approximately behind the proscenium to separate the auditorium and BOH area and to allow for a theatrical cyclorama (cyc) background for the performance platform. The remaining upper part of the portals and the proscenium will remain and be concealed.

A new lighting grid will be installed at part of the ceiling to provide various lighting options for the different types of performances anticipated in the space. The starscape at the ceiling is expected to remain in place above and around the lighting grid. As part of the project, the hand-painted stage curtain will be removed and stored appropriately or installed in another venue.

Back of House (BOH)

The BOH area is not considered historic or character-defining. Some existing features will be removed, including the steps and ramps from the two side portals to the rear exits and storage area. A second floor will be created within the existing, double-height BOH area behind the new wall at the proscenium. At the first floor, a ramped corridor will be installed directly behind the new wall. The ramp will provide the accessible fire exit path from the north side of the auditorium to the single exit door at the southeast corner. As only one fire exit is required, the exit doors at the northeast corner will be discontinued and removed.

A green room with changing rooms, shower, and bathroom will be the primary space at the first floor. A storage area will be in the northeast corner, along with a set of stairs up to the new second floor. The second floor will contain a mechanical room, AV/telecom room, and additional storage.

Second Floor above Lobby

None of the spaces at the second floor above the lobby are considered historic or character-defining. The proposed project will remove the existing stair and replace it with a new one in roughly the same location. A second stair will be added at the south side, along with an elevator at the southwest corner.

The existing open office at the west end will be renovated into restrooms. The projection room at the east end will serve as a secondary lobby/reception area. The wall between the projection booth and the auditorium will be opened to connect the new balcony and the reception area into one gathering space. Moveable panels will provide flexibility to close off balcony from the reception area.

ANALYSIS OF PROPOSED PROJECT IMPACTS

DIRECT IMPACTS

Per CEQA Guidelines, projects that comply with the *Secretary of the Interior's Standards for the Treatment of Historic Resource* (SOI Standards) benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.¹⁰ Projects that do not fully comply with the SOI Standards may still have a less-than-significant adverse impact if the project does not materially impair the significance of a historic resource. The resource is materially impaired when a project, "Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance," and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register, local register, or identification in a historic resources survey.¹¹

Secretary of the Interior's Standards

In terms of the SOI Standards, the project's does not fully comply with Standard 1, Standard 2, Standard 5, or Standard 9 (see Appendix B for the applicable Rehabilitation Standards). Although Crest Theater will continue to be used as a theater, the change in use from a single-screen movie theater to a performance venue requires modifications that will alter and remove some of its distinctive materials, features, spaces, and spatial relationships (Standard 1 and Standard 5). This is most notable at the lobby, where the eastern half will be expanded, which requires removal of some decorative features. New elements are also being installed in the auditorium that will affect its overall volume. These elements result in the removal or concealment of some character-defining features.

Despite the alterations to the lobby and auditorium, the building will retain the spaces that define theater buildings, including the entry sequence through the lobby into a large, double-height auditorium space (Standard 2). The building will continue to convey its themed Art Deco Revival historic character established by the renovation project in 1988, and for which it was designated as a historic resource (Standard 2 and Standard 4). This historic character continues to be conveyed through the stepped upper façade, blade sign, and marquee at the front (west) façade. The lobby will retain a sense the Art Deco theme at the west half, despite the alterations to the east half of the lobby. The auditorium will maintain its double-height space and footprint. Most of the auditorium's distinctive historic features, including the hand-painted mural of 1939 Los Angeles, the Art Deco-style pylons along the north and south walls, and the starscape at the ceiling, will remain (Standard 2 and Standard 5). While some elements may be concealed, such as the proscenium and the upper portion of the east portals, they will be retained in place.

New elements will be inserted into the auditorium in a way that limits destruction of character-defining features, and the new elements will be differentiated and compatible (Standard 9). They also will be reversible so that the essential form and integrity of the auditorium can be restored in

¹⁰ CEQA Guidelines subsection 15064.5(b)(3). Project that meet the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (2017), Grimmer are also considered mitigated to a level of less than a significant impact on the historic resource.

¹¹ CEQA Guidelines subsection 15064.5(b)(2).

the future (Standard 10). At this time, specific information about the repair and treatment of historic features has not yet been detailed (Standard 6 and Standard 7). A minimal amount of ground disturbance is anticipated as part of the project. If archeological resources are encountered, they will be protected and preserved in place, or mitigated as needed if disturbed (Standard 8).

Material Impairment and Integrity

As the proposed project will not fully meet the SOI Standards, the question is whether it will “materially impair” the Crest Theater’s historic significance that justifies its listing as an HCM. The building was listed as a themed Art Deco Revival neighborhood theater based on its original use and 1988 renovation. To continue its listing and remain a historic resource, the building must retain its historic integrity related to this significance.

Integrity is defined by the California Office of Historic Preservation as “the authenticity of an historical resource’s physical identity by the survival of certain characteristics that existing during the resource’s period of significance,” or more simply defined as “the ability of a property to convey its significance.”¹² It is determined through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

As the project is not proposing to move the Crest Theater or change its setting, the building will retain its integrity of location and setting. It will also maintain a theater use and continue to have its integrity of association as a theater. The discussion below focuses on whether enough of the physical characteristics that reflect the building’s themed Art Deco Revival style will remain following the project to maintain its integrity of design, materials, workmanship, and feeling.

Exterior

Under the proposed project, the exterior of the building will undergo minimal changes. At the primary (west) façade, the main Art Deco-style design and materials of the stepped upper façade, blade sign, and marquee will be retained and rehabilitated. The rehabilitation will include repair and some alterations. For example, changing the building’s name will result in altering “CREST” signage to “NIMOY” and adding “UCLA” in some locations, such as within the semi-circular crowns. The theater’s name has already changed previously from its original UCLAN Theater. The approach to the signage changes will follow the SOI Standards and retain the Art Deco character. The new name will use new lettering in a similar Deco-type font and will also have individual, energy efficient bulbs with visible filaments matching the appearance and lighting color of the existing Hollywood-style blubs. The proposed locations for the “UCLA” signage are in areas that previously had signage and will not significantly alter the marquee or blade sign. The pattern of re-painting – where color differences and contrasting colors occur – will be re-created.

At the street front, the proposed alterations will not affect the overall Art Deco Revival appearance. The two side walls will remain in their existing locations. The ceramic tile cladding,

¹² California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, 4 September 2001) 11.

although dating to the 1988 renovation, is not characteristic of the Art Deco Revival theme. Removal of the box office, and replacement with a door and sidelight matching the existing entrance doors, will not significantly alter the building's design. Creating a new will call window in the same location and approximate size as the north poster case will also not significantly alter the building's appearance.

No visible changes are anticipated at the side and rear façades for structural upgrades. At the roof, the proposed new elevator may be slightly visible above the south wall, though it is not expected to be seen from across Westwood Boulevard behind the stepped upper façade.

As proposed, the work on the exterior of the Crest Theater will generally meet the SOI Standards. Other work to the front façade that have not yet been finalized, such as the proposed new cladding at the street front, alteration of the south poster case, treatment at the ceiling of the recessed entry, repairs to the marquee and blade signs, and new paint colors, should be reviewed and approved by a qualified historic preservation consultant to ensure they will also meet the SOI Standards or will not materially impair the exterior's historic significance. The existing paint colors shall be documented as part of the proposed mitigation measure, so that it can be repainted in the future if desired.

Interior

On the interior, the various alterations proposed to accommodate the new use will have a noticeable change on the building's primary historic spaces – the lobby and auditorium, and the spatial relationship between the two. The project is designed to allow the overall historic character of these spaces to be perceived, despite not fully complying with the SOI Standards. The proposed changes to the BOH area and the second floor above the lobby are not expected to negatively affect the building's historic character, as these areas do not contain any character-defining features that contribute to the building's historic status.

Lobby

The west half of the lobby will retain most of its character-defining features. Its decorative side walls, hand-painted ceiling mural and mirrors, and Deco-style columns with integrated lights will remain and convey the Art Deco Revival design and feeling of the 1988 renovation. The ceiling mural and faux marble painted areas will continue to reflect the workmanship of the skilled Disney crafts persons. The alteration of the center, fabric-covered areas of the two side walls into an open frame will not affect the decorative features of these walls. Also, removing the low decorative walls of the box office will not significantly change the spatial relationships in this area, as the box office is a relatively small feature. Its removal and replacement with an additional, matching door and sidelight, will reinforce the lobby's symmetry.

At the east side of the lobby, the curved wall that separates the lobby and auditorium will be retained at the north and south sides as the center portion is removed to expand the lobby. The doors into the auditorium will remain in the same locations to help maintain a sense of the lobby's and auditorium's original footprints. Some character-defining features such as the concession counter and entry portals (existing vestibules/light locks) will be removed. Decorative plasterwork

at side walls will also likely be removed, as these areas are altered for a new will call area, elevator, and stairs. Some decorative plasterwork may be reinstalled, and the Art Deco-style ceiling light fixtures will remain.

Because the lobby's west side will retain much of its character-defining features, the lobby will still convey the Art Deco Revival style despite the alterations at the east side. It will continue to function as a gathering area separate from the auditorium. The entry sequence of walking through the lobby before entering the auditorium – a characteristic of theater buildings – will continue.

To avoid causing a significant adverse impact as additional refinements to the project are made, a qualified historic preservation consultant shall review and approve the new elements and treatments in the lobby, such as the new refreshment counter, wall and floor finishes, etc., for compatibility with the space's historic character.

Auditorium

In the auditorium, the overall double-height volume will remain. The hand-painted mural, Art Deco Revival-style pylons, and continuous decorative plaster band on the north and south walls will also remain in place, as will the ceiling and its fiber-optic starscape. The new flooring system, which will wrap around the decorative pylons, will be reversible, so the auditorium's existing sloped floor can be restored if needed in the future. The proscenium will remain as well, though it may be concealed.

The new elements will be inserted into the space in ways that will limit the impact on the auditorium's character-defining features and allow its historic character to remain visible. The two new one-story volumes will not be full height or full width; the stepped seating will conceal them from view inside the auditorium. The balcony will not be fully enclosed, and the ceiling plane as well as the plane of the north and south walls will still extend around the new volumes to allow the double-height space to be perceived.

The screen walls will not extend fully to the ceiling nor the full length of the auditorium. They will be tall enough to define the performance area and offer performers a neutral background, while allowing the highly decorative north and south walls to remain in place and not be concealed. They end at the performance platform, and openings for the cross aisle along with a level of transparency prevent the walls from becoming too massive or appearing as solid walls. They are reversible, so that if removed in the future, the auditorium can return to its essential form.

Despite the efforts to limit the impact on historic features, some character-defining features will still be affected. Most notably, the rear (west) wall and its mural will be removed to connect the balcony and second-floor reception area. Movable panels will be installed with a reproduction of the mural so that when closed, the rear wall and full mural can be seen. The decorative door surrounds and integrated light fixtures at the rear (west) wall will be removed as well to accommodate the new refreshment counter and vestibules. The two east portals on each side of the stage will be partially removed to create an accessible path of travel in the auditorium and to

the rear fire exit; the upper portions will remain in place and be concealed. The hand-painted curtain will also be removed and stored.

On balance, the auditorium's historic character will remain and be experienced around the new elements inserted into the space. A good amount of the auditorium's character-defining features that reflect its integrity of design, materials, workmanship, and feeling will be maintained. The double-height volume, much of the starscape, and the mural and Art Deco features on the long walls will still be seen; the full mural will be visible when the movable panels are in place. The new elements are generally reversible, so that the space can be returned to its essential form if they are removed.

To avoid causing a significant adverse impact as additional refinements to the project are made, a qualified historic preservation consultant shall provide input, review, and approve the final approach to the auditorium. This may include the screen walls to ensure they have a level of transparency that allows the auditorium's historic character to be experienced; that the lighting grid at the ceiling has a minimal impact on the starscape; the mural is repaired and preserved appropriately, among others.

Direct Impact Analysis Conclusion

The proposed re-use of the Crest Theater as the UCLA Nimoy Theater does not fully meet the *Secretary of the Interior's Standards for the Treatment of Historic Resource* (SOI Standards). However, the project's design will maintain much of the physical characteristics that define the building's historic character. That is, its integrity as a themed Art Deco Revival-style theater created by artist Joseph Musil will remain through the retention of enough character-defining features at the exterior and the interior lobby and auditorium. As such, the project will not materially impair the Crest Theater's ability to convey its historic significance. The building will maintain its historic status and the project will have a less-than-significant impact. To ensure that final decisions surrounding specific issues are resolved in ways that maintain the building's historic integrity, mitigation measures are provided.

INDIRECT IMPACTS

Based on the CEQA Guidelines noted above, a proposed project may cause a significant adverse impact if it changes the immediate surroundings of a historic resource so that the significance of the resource is "materially impaired."

The proposed project is limited to work on the existing Crest Theater building. Most of the work will be within the building or on the building's exterior. No additions or related new construction is anticipated. While there are known historic resources on Wilshire Boulevard and on Westwood Boulevard near the project site, none are directly adjacent nor would they have any indirect impact to their immediate surroundings from the re-use and rehabilitation of the Crest Theater into the UCLA Nimoy Theater.

CUMULATIVE IMPACTS

CEQA defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.¹³

The analysis should determine the impact of the related projects and consider the cumulative impacts of the proposed and related projects as they relate to the population of resources that would remain.

As an example of 1980s-themed Art Deco Revival style, the Crest Theater is a unique resource, and no proposed or related projects in the Westwood area are known to affect other buildings of a similar property type or style. According to HistoricPlacesLA.org, there are 39 historic neighborhood theaters in Los Angeles.¹⁴ Of these, three are in Westwood: The Crest Theater, the Fox Bruin Theater, and the Fox Village Theater. No known projects are proposed for the Fox Bruin or Fox Village theaters, which both continue to operate as single-screen movie theaters. As such, the proposed project would not result in cumulative impacts on historic resources.

¹³ CEQA Guidelines, Article 20, subsection 15355.

¹⁴ [HistoricPlacesLA.org](http://historicplacesla.org) is the website that houses the City of Los Angeles' comprehensive inventory of historic resources with its designated historic sites (those listed in the National Register of Historic Places and the California Register of Historical Resources, and as City Historic-Cultural Monuments) as well as SurveyLA findings, <http://historicplacesla.org/index.htm>, accessed October 4, 2019.

PROPOSED MITIGATION MEASURES

The following mitigation measures would further ensure that the proposed project will retain the Crest Theater's historic character and avoid significant adverse impacts as the project is refined.

1. A qualified historic preservation consultant meeting the Secretary of the Interior's Professional Qualifications Standards for historic architect and/or architectural historian (as described in the Code of Federal Regulations, 36 CFR Part 61), shall be retained as part of the project team. The qualified historic preservation consultant shall be approved by the Campus Architect. The qualified historic preservation consultant shall participate in design collaboration with the project team throughout design development and preparation of construction documents. The qualified preservation professional will review, provide input, and approve a range of items related to repair, maintenance, and treatment of historic features, including but not limited to:

Exterior:

- Proposed cladding to replace the tile at the primary (west) façade's street front.
- Proposed paint colors and patterns for the primary (west) façade.
- Proposed repairs and alterations to the marquee and blade signage recommended by the qualified lighted signage fabricator or consultant.
- Any proposed alterations to the recessed entry's ceiling or south poster case.
- Confirm that the proposed new elevator overrun will not be significantly visible from across Westwood Boulevard or on approach from the north and south
- Confirm that proposed structural, mechanical, plumbing, and civil work will meet the SOI Standards and not significantly affect the exterior of the building.

Lobby:

- Compatibility of new elements, such as the new refreshment counter, wall and floor finishes, etc.
- Repair and protection of historic materials that are remaining, such as ceiling and column light fixtures, ceiling mural, decorative side walls, etc.
- Salvage and reinstallation or storage of decorative features per the Salvage and Protection Plan.
- Proposed paint colors and patterns for painted surfaces.

Auditorium

- Recommendations for the mural from the qualified artist, craftsperson, and/or conservator.
- Any changes to the volume or walls of the auditorium.
- Compatibility and level of transparency for the screen walls.
- Protection/treatment of the remaining upper portion of the east portal.
- Reversibility of the floor system and the interaction with decorative pylons.
- Retaining the starscape with the lighting grid.

- Salvage and storage of removed features per the Salvage and Protection Plan, including the hand-painted curtain and sections of the mural.
- Proposed paint colors and patterns for painted surfaces.

The qualified historic preservation consultant shall prepare memoranda for the record at the completion of the design development and construction documents phases addressing how the project complies with the SOI Standards and/or maintains the property's integrity as a historic resource related to each of the main areas of the building (primary façade, lobby, and auditorium) and to the property as a whole. The proposed project overall shall have a less-than-significant impact on the building as a historic resource under CEQA. The memoranda shall be placed in the record files of UCLA Capital Programs associated with the property and electronic copies provided to the City of Los Angeles Office of Historic Resources.

2. **Salvage and Protection.** A salvage and protection plan shall be included with the construction documents. It shall identify items to be salvaged and reinstalled, salvaged and stored, protected in place during construction, remain in place and concealed, etc., along with appropriate specifications.

Representative samples for each type of decorative feature that will not be re-installed shall be stored to serve as prototypes for future recreation. They shall be cataloged, wrapped, and labeled for storage. For each item, the catalogue shall include the item number, photographs, notes on the existing condition, location where the item is stored, and other information. Appropriate locations for long-term storage with environments that will not increase the rate of deterioration shall be identified in the plan, and may be different for different materials.

The qualified historic preservation consultant shall develop or review and approve the salvage and protection plan. A copy of the plan shall be placed in the record files of UCLA Capital Programs associated with the property

3. **Construction Monitoring.** A qualified historic architect meeting the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, and approved by the Campus Architect, shall be retained to provide construction observation and monitoring. Construction monitoring shall consist of periodic site visits to review the progress of the work, provide input on unanticipated conditions that affect historic features, and ensure appropriate preservation treatments are undertaken following the Secretary of the Interior's Guidelines for Rehabilitation. At a minimum, weekly site visits shall be conducted during the selective demolition / dismantling work. Periodic site visits shall also occur during façade renovation and work within the lobby and auditorium. The architect shall document the visits through written field reports with photographs that shall be placed in the record files of UCLA Capital Programs associated with the property.
4. **Documentation.** Prior to any demolition, the following documentation shall be completed:
 - a. Photogrammetry or laser scanning with sufficient resolution to create 3-D model/environment of the lobby and auditorium from which CADD drawings, surface models, spatial models, point clouds/digital orthophotos, and phototexturing can be

created. Panoramic images of designated locations shall be taken as well to supplement the 3-D model. Photos should be clean, sharp, evenly lit, with every surface of the subject visible from three or more angles. Deliverables shall include Revit model, photorealistic renderings, and 3-D walkthrough/flythrough animations to create 360 virtual tours.

- b. Large format (4" x 5" or larger negative) photographs following the Historic American Building Survey (HABS) Photography Guidelines shall be produced by a professional photographer experienced in HABS photography. Views shall include the exterior front (west) façade, the lobby, and the auditorium, as well as significant details. Color digital copies shall accompany printed black and white photographs.
- c. The starscape fiber optics pattern shall be documented on a reflected ceiling plan prior to installation of the lighting grid or other work at the ceiling.
- d. The color scheme/palette of all painted surfaces in the lobby and auditorium that will be altered or removed shall be documented using the Munsell color system. The colors shall be noted on elevation drawings for typical features. Photographs taken following the 1988 renovation shall be compiled with the existing color scheme to note where paint colors have changed.
- e. The color scheme/palette of the neon lighting on the blade signage and marquee shall be documented prior to any color changes. The documentation shall be based on a system recommended by the lighted signage consultant.
- f. Digital duplicates of historic photographs and drawings, including those from the 1988 remodel and 2019 as-built plans and sections, shall be compiled along with the above items.

The qualified historic preservation consultant shall oversee the preparation of the documentation. The documentation shall occur while the hand-painted stage curtain is in place and visible, and the starscape is lit to document its pattern. All of the documentation shall be submitted and held in the files of UCLA Capital Programs, UCLA Library Special Collections, and the City of Los Angeles Office of Historic Resources.

APPENDIX

- A. Historic-Cultural Monument nomination with staff report, 2008 (appendix excluded)
- B. Rehabilitation Standards of the *Secretary of the Interior's Standards for the Treatment of Historic Properties*

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-125-HCM

HEARING DATE: March 20, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1262 S. Westwood Blvd.
Council District: 5
Community Plan Area: Westwood
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Lot 8, Block 1, TR 7803

PROJECT: Historic-Cultural Monument Application for the
UCLAN-CREST THEATER

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Friends of UCLAN/Crest; Westwood HOA
10870 Wellworth Ave.
Los Angeles, CA 90024

OWNER: Reel Cinema
10425 Bainbridge Ave.
Los Angeles, CA 90024

Robert Bucksbaum
1262 S. Westwood Blvd.
Los Angeles, CA 90024

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: December 4, 2007 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of themed Art Deco Revival commercial architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” as an early neighborhood single-screen theater significant to the history of the Westwood community.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1940 and substantially remodeled in 1987, this one-story commercial theater building exhibits character-defining features of themed Art Deco Revival architecture. The subject building is located in the Westwood area of Los Angeles, near the major intersection of Wilshire and Westwood Boulevard. The building is rectangular in plan, with an exterior of stucco and brick finish with stucco trim, and a flat asphalt roof. Windows are fixed aluminum frame. The entry features a centered set of recessed, single panel doors. A major character defining feature of the subject building is a stepped and apexed Art Deco-style upper façade with elaborate marquees and a large neon vertical sign spelling “CREST.” The signage bisects the façade’s three clusters of densely packed steppings of stacked square blocks and vertical lines leading to a central tower. The signage is topped by a semi-circular fan shaped two-sided sign spelling “MAJESTIC” in neon. An elaborated sunburst lighting fixture is above the main entrance and located beneath the marquee. Side and back elevations are unadorned exposed brick.

Significant interior spaces exhibit design elements from a major 1987 renovation. The lobby-foyer space contains an elaborate sunburst lighting fixture, hand-painted ceilings, and Art-Deco style concession stand and fixtures. A rectangular-shaped auditorium displays hand-painted murals of notable Los Angeles landmarks circa 1939, a hand painted screen curtain, elaborate plasterwork entryways and wall features, and a celestially accurate starscape depicted on the ceiling.

The proposed UCLAN-Crest Theater historic monument was originally designed by architect Arthur Hawes in 1940 in an austere Moderne design. Hawes was trained in England as an architect and civil engineer and was an assistant architect to notable Pasadena based architect Elmer Grey. The construction of the subject building was financed by Frances Seymour Fonda, wife of highly acclaimed actor Henry Fonda, and mother of Jane and Peter Fonda. Named the

UCLAN Theater for its proximity to the UCLA campus, the subject building was to be one of several venues for a theater chain financed by F.S. Fonda; however, this was the only theatre ever completed.

In 1987, the theatre was completely renovated by Pacific Theaters and the Walt Disney Corporation, replacing the original Moderne façade with one reminiscent of circa 1930s Art Deco architecture. The transformation was overseen by theater designer and period specialist Joseph Musil, who would go on to restore the El Capitan Theatre in Hollywood (Historic-Cultural Monument #495). The exterior and interior of the building was also redesigned as an interpretation of the visual experience one would encounter in a movie palace of the 1930s. The design elements incorporated constituted a conscious attempt to recreate the setting of Hollywood in the 1930s and create a themed environment evoking that period. Included in this re-creation is an elaborate hand-painted cyclorama mural that surrounds the interior of the auditorium. The mural, painted in acrylic, depicts a 1930s Los Angeles with landmarks such as the Pantages Theatre and the Hollywood sign and pays homage to several other architectural landmarks no longer extant.

Alterations include the major 1987 redesign of the subject building. These alterations consist of a façade addition, marquee, signage, plasterwork and wall treatment, light fixtures, and hand-painted murals.

DISCUSSION

The UCLAN-Crest Theater property successfully meets two of the specified Historic-Cultural Monument (HCM) criteria: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” and 2) reflects “the broad cultural, economic, or social history of the nation, State or community.” As a commercial building designed in the themed Art Deco Revival style and a significant early single screen neighborhood theater in the Westwood area, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

Although substantially altered, some elements of the original Moderne design of 1940 remain such as the exterior side walls, auditorium stage, and the overall rectangular plan, contours, and massing of the subject building. Because of its original austere and unornamented design, the theater appears to have successfully accommodated the design additions made in 1987. As the 1987 modifications have architecturally rendered a new building in terms of design and period of style and have attained significance in their own right, the issue of integrity should apply primarily to the condition of the post-1987 design.

The ornamental work of the UCLAN-Crest Theater appears notable for its quality and craftsmanship and attention to detail. Plaster work in the auditorium and lobby exhibits intricately detailed features inspired from the highly decorative styles of the Art Deco, specifically the “Zigzag Moderne” style. Chevrons, sunbursts, spirals, stylized plant motifs, and stepped patterns characterize the subject building; as a whole, the design represents a playful yet thoughtful understanding of the Art Deco style. As the work of theater designer and period specialist Joseph Musil and other artisans assembled by the Walt Disney Corporation and Pacific Theaters, the design of the theater is a unique product of work by individuals from the fields of preservation, architecture, the decorative arts, entertainment, film, set design, and theme parks. The 1980s design elements represented a conscious effort to recapture the glamour of the 1930s Hollywood era. While in most cases, the addition of false historicist elements to an already historic building is inappropriate, the subject building’s original design

merged with the quality of design and workmanship of the later additions has produced a unique and successful Art Deco-theme building.

The auditorium mural by scenic artist Bill Anderson, presenting a highly-stylized cityscape cyclorama of landmarks of Los Angeles in the 1930s, appears to individually possess artistic value while further enhancing the period design scheme of the subject building. The UCLAN-Crest Theater's exterior with its stepped façade, central tower, marquee, neon, and elaborate vertical monumental signage also work to create an architectural presence on Westwood Boulevard and evokes the Art Deco theme found throughout the theater.

In addition to its design significance, the subject building meets HCM criteria for its contribution to the history of the Westwood community. The UCLAN-Crest Theater was the third theater constructed in the Westwood area after the Fox Village Theater (1931; Historic-Cultural Monument #362) and Fox Bruin Theater (1937; Historic-Cultural Monument #361). The theater is also notable for being built and financed by F.S. Fonda, wife and mother to prominent actors in the film industry, at a time when few women were financial heads of companies or real estate developments. The subject building has also continued to function as a single-screen movie theater since 1942 to the present. The theater was one of the earliest venues to exclusively showcase foreign films in Los Angeles. Its proximity to the major intersection of Wilshire and Westwood Boulevards along with its neon signage and façade also contributes to its landmark prominence in the immediate communities of the Westside and Westwood Village.

BACKGROUND

At its meeting of January 24, 2008, the Cultural Heritage Commission voted to take the application under consideration. On February 21, 2008, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-125-HCM

HEARING DATE: January 24, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1060
200 N. Spring Street
Los Angeles, CA
90012

Location: 1262 S. Westwood Blvd.
Council District: 5
Community Plan Area: Westwood
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Legal Description: Lot 8, Block 1, TR 7803

PROJECT: Historic-Cultural Monument Application for the
UCLAN-CREST THEATER

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Daniel Paul
Friends of UCLAN/Crest; Westwood HOA
P.O. Box 241896
Los Angeles, CA 90024

OWNER: Reel Cinema
10425 Bainbridge Ave.
Los Angeles, CA 90024

Robert Bucksbaum
1262 S. Westwood Blvd.
Los Angeles, CA 90024

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: December 4, 2007 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1940 and substantially remodeled in 1987, this one-story commercial building exhibits character-defining features of Art Deco Revival architecture. The subject building is located in the Westwood area of Los Angeles, near the major intersection of Wilshire and Westwood Blvd. The building is rectangular in plan. The exterior is of stucco and brick finish, with stucco trim. The flat roof is asphalt. Windows are aluminum frame, fixed windows. The entry features a centered set of recessed, single panel doors. A major character defining feature of the subject building is a stepped and apexed Art Deco-style upper façade with elaborate marquees and a large neon vertical sign spelling "CREST." The signage bisects the façade's three clusters of densely packed steppings of stacked square blocks and vertical lines. The signage is topped by a semi-circular fan shaped two-sided sign spelling "MAJESTIC" in neon. An elaborated sunburst lighting fixture is located beneath the marquee and above the main entrance. Side elevations are unadorned exposed brick.

Significant interior spaces include a lobby space with an elaborated sunburst lighting fixture, hand-painted ceilings, and Art-Deco style concessions stand and fixtures. The rectangular shaped auditorium exhibits design elements from a 1987 renovation, including hand-painted murals of notable Los Angeles landmarks circa 1939, hand-painted ceilings in the foyer, a hand painted screen curtain, designed plasterwork entryways and wall features, and a celestially accurate starscape depicted on the ceiling.

The proposed UCLAN-Crest Theatre historic monument was originally designed by architect Arthur Hawes in 1940 in an austere Moderne design. Hawes was trained in England as an architect and civil engineer and was an assistant architect to notable Pasadena based architect Elmer Grey. The construction of the subject building was financed by Frances Seymour Fonda, wife of highly acclaimed actor Henry Fonda. Named the UCLAN Theater for its proximity to the UCLA campus, the subject building was to be one of many venues for a theater chain financed by F.S. Fonda; however, this was the only theatre ever completed.

In 1987, the theatre was completely renovated, replacing the original Moderne façade with one reminiscent of Art Deco Revival architecture, a byproduct of post-modern architecture. The transformation was overseen by Joseph Musil, a Disney Imagineer who would go on to restore the El Capitan Theatre in Hollywood. The interior of the building was also redesigned as an interpretation of the visual experience one would encounter in a movie palace in the 1930s. Included in this re-creation is an elaborate hand-painted mural that surrounds the interior of the auditorium. The mural, painted in acrylic, depicts a 1930s Los Angeles with landmarks such as the Pantages Theatre and the Hollywood sign.

Alterations include the major 1987 redesign of the subject building.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style

or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



CULTURAL HERITAGE COMMISSION

HISTORIC-CULTURAL MONUMENT APPLICATION

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE UCLAN/ Crest Theatre IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
Art Deco Revival ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE UCLAN/ Crest Theatre WAS BUILT IN 1940
NAME OF PROPOSED MONUMENT YEAR BUILT
Frances Seymour Fonda/ Arthur W. Hawes/ Joseph Musil WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE Frances Fonda, the wife of Henry Fonda and mother to Jane and Peter Fonda, funded the construction of the UCLAN Theatre. Arthur W. Hawes: architect, civil engineer, and former professional partner to architect Elmer Grey was the original architect of the UCLAN Theatre and is a noted regional architect of the first half of the twentieth century. Joseph Musil, who oversaw the reconstruction and design of the Crest Theatre, is a significant period specialist, and has overseen the design and renovation of numerous important movie palaces in Los Angeles in addition to his work in Europe as an Imagineer with the Walt Disney Company.

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT UCLAN/ Crest Theatre
2. STREET ADDRESS 1262 S. Westwood Boulevard
CITY Los Angeles ZIP CODE 90024 COUNCIL DISTRICT 5
3. ASSESSOR'S PARCEL NO. 4325000523
4. COMPLETE LEGAL DESCRIPTION: TRACT 7803
BLOCK 1 LOT(S) 8 ARB. NO. none
5. RANGE OF ADDRESSES ON PROPERTY 1262 S. Westwood Boulevard
6. PRESENT OWNER Robert Bucksbaum
STREET ADDRESS 1262 S. Westwood Boulevard
CITY Los Angeles STATE CA ZIP CODE 90024 PHONE (310) 474-7866
OWNER IS: PRIVATE X PUBLIC
7. PRESENT USE Movie Theatre ORIGINAL USE Live Stage

DESCRIPTION

8. ARCHITECTURAL STYLE Art Deco Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)

Please See Attachment 1

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT UCLAN/ Crest Theatre

10. CONSTRUCTION DATE: FACTUAL 1940 ESTIMATED 1940-1941

11. ARCHITECT, DESIGNER, OR ENGINEER Arthur W. Hawes

12. CONTRACTOR OR OTHER BUILDER Jackson Bros.- Le Sage

13. DATES OF ENCLOSED PHOTOGRAPHS October, 2007
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: ☒ EXCELLENT ☐ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE

15. ALTERATIONS Please See Attachment 1, Page 5

16. THREATS TO SITE: ☐ NONE KNOWN ☒ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
☐ ZONING ☐ OTHER

17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

Please See Attachment 2

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) Please See Attachment 3

20. DATE FORM PREPARED 12/04/2007 PREPARER'S NAME Daniel D. Paul

ORGANIZATION Friends of UCLAN/Crest; Westwood HOA STREET ADDRESS PO BOX 241896

CITY Los Angeles STATE CA ZIP CODE 90024 PHONE (310) 441-0502

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE UCLAN/ Crest Theatre IS A 12/04/2007 -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Art Deco Revival , rectangular PLAN movie palace
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stucco and brick FINISH AND stucco TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ROOF IS asphalt , aluminum frame
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

fixed WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A centered, recessed ,
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

single panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE stepped and apexed Art Deco Revival facade with monument sign and elaborated
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

marquees; elaborated sunburst lighting fixture above the recessed, multi-door entry; unaltered side
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

elevations of exposed brick with stepped parapet rooflines; decorative neon.
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE original stage; hand-painted murals in the auditorium of notable Los Angeles
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

landmarks from the year 1939; hand-painted ceilings in the foyer; hand-painted screen curtain; designed
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

plasterwork entryways and wall features; celestially accurate electric starscape upon the auditorium ceiling

IMPORTANT LANDSCAPING INCLUDES N/A
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

ATTACHEMENT 1: DESCRIPTION

Introduction

The UCLAN/ Crest Theatre is a one story, rectangular plan, single screen movie theatre and former stage venue located at 1262 S. Westwood Boulevard, less than a mile from the UCLA campus and immediately south of Wilshire Boulevard in the Westwood neighborhood of Los Angeles. Wall construction is of running course brick masonry. The UCLAN/Crest Theatre has a flat roof, a recessed, centered entry and windows only upon the front, west-facing elevation. The structure is in its original location and setting in a dense, low-rise commercial urban area. Designed by the architect Arthur Hawes and opened in 1940, the theatre is today called the "Majestic Crest" Theatre. Joseph Musil, a notable period specialist and theatres expert, designed the present Deco style façade that was built in front of the original, still-extant Moderne façade in 1987. At that time, under Musil's supervision, the interior went through a Deco- styled transformation as well. The UCLAN/ Crest Theatre is the third oldest single screen theatre in the Westwood community—after the landmarked Village (1931) and Bruin (1937) Theatres.

Sign and Façade

The elaborate front façade of the UCLAN/ Crest theatre is of stucco, is highly symmetrical, and is delineated into two by a thin, large scale, vertical monument sign that runs up the middle of the façade and extends beyond the height of the theatre proper. Upon each side of the sign, the word "CREST," done in all capitals in a deco style 1920s font, runs vertically down each side of the sign. Each letter is outlined in yellow neon and is filled with yellow, blinking Hollywood bulbs. Yellow neon chevrons run up the spine of the sign. The monument sign is topped by light blue semi-circular fan shaped two-sided sign within which is the word the word "Majestic" in white neon.

Each half of the upper façade split by this sign features three clusters of densely packed steppings of stacked square blocks in toward the center and then clusters vertical lines moving upward along either side of the façade. The overall façade composition forms one apex. A small vertical extension featuring a diamond edged cap is present at either end of the façade. This façade is made of smooth stucco, and through its verticality, complexity and apexing features a slightly gothic quality often attributed to influencing Art Deco.

The Marquees

At the base of this elaborate façade program, at either side of the blade sign, are two identical, symmetrically placed rectangular marquee signs that together angle outward toward the street. Each marquee is rectangular and backlit. The frame of the primary component of each marquee is surrounded by continuous jagged yellow and white neon lines against a background painted

grape purple with orange and green jagged lines in a manner similar to the neon itself. This framing is edged with a light teal blue border that is stepped at its corners. Above the signage area of the marquee's primary component are three stacked keystone shaped motifs in which is set the word "Crest" in all capitals, each letter framed in yellow neon and filled with yellow Hollywood bulbs. The face within each letter is painted yellow. Centered atop each marquee is a smaller scale, light blue semi-circular fan shaped sign with a light gold upper frame that includes small repeating points. Within this fan shaped sign is the word "Majestic" in all capitals painted in white and also done in white neon in front of the painted letters. Within the spine between the two marquees is yellow neon tubing forming the repeating chevron pattern that is seen running up the spine of the primary blade sign.

Entry

The public sidewalk and entry-walk is teal blue. Each end of the front elevation's lower portion runs flush to the sidewalk. A ticket kiosk is affixed and slightly set back to the inner side of the southern side-end component. The entry is centered and recessed and is of a row of five bronze framed single leaf glass entry doors. The doors and the ticket window are topped by a continuous band of mirror. The base portion of the front elevation is clad in a teal colored ceramic tile that matches the color of the sidewalk. The lower portion of each side-end is interspersed with three horizontal bands of gold colored ceramic tile. The lower portion of the northern side -end protrudes out slightly to form a small sitting bench. Dark toned red-orange ceramic tile is present upon the lower portion of the front façade. Each side-end of the front elevation features a large, rectangular poster display case. The matching frames of each are done in black ceramic tile with a silver tile inner border. This framing itself, in its intricacy, decorativeness and abstraction, is very much in keeping with the stylized, period accurate Art-Deco style.

In the ceiling above and in front of the entry doors is an elaborate semi-circular light design in a sunburst pattern. The center portion of it is three-tiered and five sided with each tier inset into and protruding down beneath the upper. All three tiers are edged in bronze and are covered with blinking Hollywood style light bulbs against a dark brown painted surface. Pink side edging a light gray colored face, and yellow neon are part of its color scheme. The entire light fixture reflects into the mirrored frieze that is affixed to the building above the entry. Through the reflection, the program becomes a fully circular sunburst design. The rest of the ceiling above the entry is of rough stucco painted dark salmon pink.

Side and Rear Elevations

The side and rear elevations of the UCLAN/ Crest Theatre are relatively unadorned. Each side elevation is painted crème colored and is made of American course brick masonry. On the south-side elevation are painted the parking regulations for the adjacent business. A flat band that runs

the horizontal length of each side is present about $\frac{3}{4}$ up each side elevation. Atop each side elevation is a low, stepped parapet that gradually ascends, course by course, as it moves from the front to the rear of the building. Commercial buildings, of one and two stories, are affixed to either side of the theatre. The rear of the building also features a slightly off-centered, stepped parapet. A rectangular plan, one level concrete masonry unit is affixed to the rear elevation, and it features a recessed rear entry. This unit is likely a machinery room that services the rest of the building. Two stacked wood storage sheds are present to the north of this unit, and a double door rear entry is present at the northern edge of the rear elevation. A wood utility pole is attached to the north corner of the rear elevation. Numerous metal air conditioning units are present across the roof of the theatre. In front of the roof is the portion of the façade that rises above the roofline, including a large part of the primary monument sign.

Interior: The Foyer

The foyer space is rectangular plan and fronts the auditorium proper. Upon entry into the foyer one faces a full length concessions counter that is clad in scagliola (painted marbling) with gold striping. The design of this counter, and the program behind it, is highly symmetrical. A cash register is located in the center, behind a portion of the counter that is slightly elevated and topped with a gold framed glass partition. Glass display cases are inset into the counter on either side of the cash register.

The design program upon the wall behind the concessions counter is a symmetrical, highly ornamental design. The center of the wall program behind the concessions counter features various layers of protruding plaster-cast deco-style protrusions directly below the ceiling level. A crest is placed in the center of these protruding boxes and at either side of them. Gold trimmed cornice work runs upon the center box of this program. An accordion-like gold patterned plaster cornice runs below these protruding boxes. An elaborate mosaic mural, primarily of blue and green foliage, traverses the entire wall area behind the concessions counter. At either side-end of this mosaic tile design is a large circular mirror that is positioned to face customers ordering concessions at either end of the counter. Adjacent each mirror is an upper body cutout of a World War II era GI and a female in a blue dress of the same period; recalling the history of the theatre.

Each side-wall of the lobby features an elaborate square shaped display case framed in thick art deco motifs. At either side of the frame is a scagliola marbled square column with gold banding. Above each display case is a centered gold colored crest with a double-layer gold colored molding running horizontally across either side of it. At either side of the shield is a pink architrave underscored with deco style volutes at either end of it, and containing three part vertical gold banding at either end of it.

The entries into the theatre space proper are located at symmetrically at either end of the concessions counter. Each entry is framed by the large square marbled columns with gold banding, topped by the centered shield and architrave motif seen around each interior display case. The ceiling within the lobby features elaborated, semi-circular star shaped light fixtures of a shape highly similar to that placed upon the outside ceiling. Centered upon the ceiling behind the concessions counter is a semi-circular star shaped light motif of the kind found upon the outer ceiling. The ceiling in the lobby directly inside from the entry features a pastel colored, deco-style mural of an encompassing, thin rainbow with pink colored clouds and a ray and starbursts pattern, all done in soft pastel colors, primarily pinks and blues. The bursts and rays are of the same shape seen upon the light fixtures both inside and outside ceilings.

The sconce just below this ceiling, facing the entry, is lined in mirror. Where the roof steps down there are two- ornamental, deco-style columns symmetrically placed in the lobby immediately upon entry. These columns are oval shaped. Each features an inset, rounded edged lightbox that doubles as the column itself. The upper and lower registers of these columns are clad in gold metal with silver banding. In the center of the lobby, the floor features a gold and crème colored diamond checkered pattern in marble that runs up the base of the concessions stand. The rest of the floor is carpeted. The original terrazzo floors are still present beneath the visible flooring.

Interior: Auditorium

Two side aisles are present in the auditorium beginning at each rear entry and continuing forward until the screen. The floor of the auditorium angles slightly downward as it nears closer to the screen and away from the rear. The roughly 500 seats are relatively recent and are covered in traditional red fabric. Each is separated by a padded cloth arm with a cup holder at its end. Across the side and rear walls of the auditorium is a cyclorama painting in acrylic completed by Bill Anderson under the supervision of the Supervising Designer Joseph Musil, that depicts a stylized assemblage cityscape, painted in acrylic and with a blacklight affect, of numerous buildings, neon signs and other features present in Hollywood, Westwood and Los Angeles as a whole during the year 1939. These features are depicted as one continuous evening cityscape with numerous searchlight beams and stars above the various buildings and signs. The Los Angeles area buildings and signs depicted on the north-side include: the Pantages Theatre, Barker Brothers, Ciro's, Sears, and the Hollywood sign. Those depicted upon the south-side wall include: Ralphs, the Trocadero, the Hollywood Hotel, and various scenes from Westwood Village including the early Mobilgas station and sign with large monument sign. Buildings and signs upon the rear/ west wall include: the Brown Derby, Max Factor, Tom Brennans, NBC, Melody Lane, and the Taft Building. The cyclorama is highly stylized, done in a sharp edged, slightly abstracted design commonly seen during the Deco era. All except two features depicted in the cyclorama

were, based on Musil's research, present in Los Angeles during the year 1939. The two exceptions: "Bills Chili" and "Ricks" were call-out credits to the original theatre manager and construction manager of the 1987 redesign. The murals are underscored by deco-style trim of a geometric triangular pattern below which is a burnt orange painted wainscot. Three doorways are present at either side of the auditorium. Each of these, along with the two rear doorways, are elaborated with numerous deco-style ornament including a centered sunburst pattern, symmetrically placed stylized columns topped with column lights at either side of the door, and a pair of stylized columns and symmetrically placed fan-lights above each sunburst. The ceiling of the theatre is painted black and within it is a scene, in electric lights, of a night sky that is an accurate celestial arrangement as originally captured from an image of the sky taken in San Diego in 1987. A stylized electric shooting star, which illuminates at the beginning of each movie, is present with the skyscape imagery. The movie screen faces west, and is fronted by a simple red curtain that is drawn at the beginning of each feature. Behind the movie screen is the original stage from the theatre's first years as a live venue.¹

Alterations

In 1987, the theatre underwent a redesign which produced a new façade, and restylized imagery throughout the foyer and the auditorium. This includes various plasterwork elements above and around interior entry spaces. The original front façade, which was done in a Moderne style, is still present behind the later redesign. During this time the entry was brought outward toward the sidewalk to expand the lobby space (the entry had been previously altered in the 1970s). The sidewalls in the foyer immediately upon entry are part of the 1987 project, yet the pre-existing side walls, with their poster cases included, are still present behind these later walls.² New stairways to the second level were added, and the curve of the auditorium floor was slightly reconfigured. The venue had undergone various decorative interior changes prior to the 1987 project. In 2002, the word "Majestic," written in white neon, was substituted for "Pacific's" above each marquee and atop the monument sign. One of two hand painted curtains was destroyed, and was replaced with a curtain bearing the logo of the theatre.

¹ At the time of the interior site visit, it was not feasible for the author to see this stage in person. Joseph Musil, the supervising designer of the 1987 redesign, provided the information regarding the presence of this stage. Musil, Joseph. In- person interview with author. Santa Ana, CA. 26 Aug 2007.

² Musil, Joseph, telephone interview with author, Los Angeles, CA., 4 December 2007.

ATTACHEMENT 2: SIGNIFICANCE

The UCLAN/ Crest Theatre is Westwood's neighborhood movie palace that possesses striking Art Deco Revival design features, hand painted masterwork elements throughout including auditorium murals of numerous Los Angeles landmarks, a notable early history, and was, much later, a first of its kind experiment for the Walt Disney Company.

Originally called the UCLAN, likely due to its walking distance to the UCLA campus, the venue opened in December of 1940 with construction funded entirely by Frances Seymour Fonda (1908-1950), wife of Henry Fonda and mother to Jane and Peter Fonda. In her autobiography My Life So Far, which is dedicated to her mother, Jane Fonda writes of Frances Fonda as a beauty who had a strong interest in and knowledge of investments and money management.¹ As originally envisioned by Frances Fonda, the UCLAN was to be one of a chain of venues. Based on available research, the UCLAN appears to be the only theatre completed within this project. Initially the UCLAN was a live stage, and its original stage is still present behind the movie screen. By the onset of World War II, two years after the opening of the theatre, a screen would be installed and the UCLAN would show newsreels from the War.²

Construction of the UCLAN Theatre was announced in the April 12, 1940 issue of Southwest Builder and Contractor, with Arthur W. Hawes (1873-c.1951) as the architect of record. Born and trained in England as an architect and civil engineer, Hawes moved to America in 1919 where he worked as assistant architect to notable Pasadena based artist, Arts and Crafts writer, and architect Elmer Grey beginning that same year. Grey's works include the Beverly Hills Hotel (1912), the First Church of Christ Scientist (MacArthur Park, 1912), the Pasadena Playhouse (1925), the Bowen House (1925), and the Second Church of Christ Scientist (Long Beach, 1916-1925).³ The latter three of these projects were developed and completed while Hawes worked under Grey. Arthur Hawes would open his own Los Angeles practice in 1926. Hawes' body of work is highly eclectic, and includes Spanish and Colonial Revival residences, a coal mines land survey with associated buildings layout, a townsite layout, a post office, and a community theatre.⁴ Hawes' c.1934 Pomona Tile & Manufacturing Company was featured in Architectural Digest.⁵ Two of Hawes' residences have been found eligible as local historic district contributors

¹ Fonda, Jane, My Life So Far [Sound Recording] (New York: Random House Audio, 2005).

² The theatre's focus on newsreels occurred just as Henry Fonda enlisted in the Navy in 1942 at age 37. Ever the patriot, Fonda was recants a story of when he first met Frances Fonda in 1936 of them going to Berlin to see the Olympics. Unnerved and seemingly disgusted by the "Sig-Heil" chants at the beginning of the ceremony, the both of them walked out while Adolph Hitler was giving a speech: Collier, Peter, The Fondas: A Hollywood Dynasty, (New York: G.P. Putnam & Sons, 1991). In the service, Fonda served three years, mostly in the Central Pacific, rising to the rank of Lieutenant Junior Grade and earning a Bronze Star; Fonda, My Life So Far, 2005.

³ Gebhard, David and Robert Winter, Los Angeles: An Architectural Guide (Salt Lake City: Gibbs Smith, 1994).

⁴ Withey, H.F., AIA, "Arthur Wesley Hawes," two information sheets, Baldwin Memorial Archive of American Architects, Mar 1951.

⁵ "Pomona Tile & Manufacturing Company," Architectural Digest, V.9, N.3, 1934-1935: 22.

and one is a contributor to the Old Town Orange (Orange County, CA) National Register Historic District.⁶

Hawes' design for the UCLAN Theatre reveals a rectangular plan theatre of brick construction with a simple, flat front façade that featured a basic, scored diamond pattern with a deco styled dentil cornice running across it. A centered, Moderne vertical monument sign was present at the middle of the façade that extended above the roofline and overlaid upon the roof itself (please see Appendix 2, Image 1). Though not presently visible, this original façade is still extant.

Ownership and Notable Events, 1955-1986.

Frances Seymour Fonda would pass away in April of 1950 at the relatively young age of 42. In 1955 her estate sold the theatre to Morris Lerhmand and Paul Raful. The following year, they would rename the theatre the "Crest Theater." During this time, one City of Los Angeles Building permit from 1956 mentions the venue owner as Robert L. Lippert Theatres Inc.⁷ Robert Lippert (1909-1976) owned a chain of theatres in the 1940s and 1950s before becoming a movie producer of his own. Between 1946 and 1966, Lippert produced 246 pictures for his production company, called Screen Guild Productions, and later produced for Twentieth Century Fox. Among his numerous science fiction and horror pictures produced are *The Fly* (1958), *The Last Man on Earth* (1964), and *The Murder Game* (1965).

Just as it did during the post war years of Fonda's ownership the venue would continue to show foreign films and art house movies. The first foreign film shown at the UCLAN, which initiated a policy of foreign film for the venue was *Before Him All Rome Trembled* (1947), a film based on the Puccini opera "Tosca," which starred the opera singer Anna Magnani.⁸ In so doing the UCLAN became one of the first venues in Los Angeles to devote itself to foreign film. Other early foreign films at the UCLAN included the Swedish film "*Jag är med eder...*" (*I Am With You*) (1948), the French film *Indiscretion* (1949), and a Spanish version of *Don Quixote*. In the mid and late 1960s, with the advent of a new generation of young Hollywood Directors, the Crest became a venue of choice for previewing films that were avante-garde yet slightly outside of the mainstream. The first of these shown at the Crest was a special engagement of Stanley Kubrick's *Dr. Strangelove* on January 27, 1965. By December of 1967, the Loew's Theatre Chain would acquire the Crest and christen it "Loew's Crest Theater." During this period the special

⁶ Other Hawes designed residences recognized by the SHPO include: 6500 Fountain Avenue, Los Angeles (1948)—potential district contributor; 1035 Georgina Avenue, Santa Monica, CA (1937)—potential local district contributor; and 701 East Palmyra Ave, Orange, CA (1905)—listed National Register Historic District Contributor. State Historic Preservation Officer (California). Office of Historic Preservation. Sacramento, CA. (Neish, William. Carlton Manor. Application for City of West Hollywood Cultural Resource Designation. (West Hollywood, CA: William Neish, Dec 2004)).

⁷ City of Los Angeles Building Permit 1956WL18298, dated 19 June 1956. A building permit from just nine days later states the owner as "M. Lehrman."

⁸ Scott, John L. "Magnani Stars in Film Based on Puccini Opera," Los Angeles Times, 8 May 1947: A3.

engagements of progressive films continued and included *Rosemary's Baby* (June, 1968), *Goodbye Columbus* (April, 1969), and *Bob and Carol and Ted and Alice* (May, 1969).

In the nine years from 1966-1975, Westwood experienced an unprecedented explosion in the development of movie theatres, going from 3 to 17 screens. Westwood and Manhattan were the two largest concentrations of movie theatres in the world. Westwood was further distinguished by having seven single screen theatres. Prior to this boom, Westwood had only three single screen theatres: The Village (1931), the Bruin (1937), and the UCLAN/Crest (1940).

Loew's would continue ownership of the theatre until November of 1977, when the Sterling Recreation Organization (SRO) became the new owners and renamed the theatre the "SRO Crest." After partnering with Metro-Goldwyn-Mayer in 1983 and installing a 70mm screen, the theatre was renamed the "Metro Theatre." Pacific Theatres Incorporated would acquire the property by May of 1985 and in movie listings the property is referred to as "Pacific's Metro Theatre."

Disney Involvement

In 1986, Jeffrey Katzenberg, who was then CEO of the Walt Disney Corporation, took an interest in the theatre, and partnered with operator Pacific Theatres to both run and transform the venue. Katzenberg's motives were twofold: first, he desired a "technically perfect" venue on the city's west side to show new Disney films: Disney was to have first access to what was shown in this venue. The theatre was one of the first (and the first in the Pacific Theatres chain) to be certified for THX sound technology. The THX system was designed at Lucasfilm studios in 1982, and to be certified for it, theatres need to have a variety of acoustic requirements, including a "floating" floor, baffled walls, a perforated screen, and no parallel walls in the theatre auditorium, and an NC30 rating for background noise. Katzenberg was also interested in the theatre as it was located near his home, and became a personal-public theatre of sorts for him to view new and first run Disney movies. Just as the Disney-owned El Capitan would later become to Hollywood, the Crest became an exarch theatre for Disney on the Westside. Disney involvement with the Crest Theatre predates the company's involvement with the El Capitan by eight years.

About Joseph Musil

Along with the original stage at the rear of the theatre, the original brick structure and auditorium space are present and unaltered. However in 1987, at the behest of Pacific Theatres and Katzenberg, all decorative features of the Crest Theatre underwent a remarkable transformation. This includes the front façade, though as previously mentioned the original front façade is still present beneath it. The Walt Disney Company hired the interiors specialist and set designer Joseph Musil to direct all aspects of this transformation. As a Disney "Imagineer," Musil was given open budget carte-blanche by Pacific Theatres Incorporated and Disney to transform

the Crest into a deco-themed jewel that would transport visitors back to the year 1939, which was seen as a golden year for Hollywood. Films such as *Gone with the Wind*, *The Wizard of Oz*, and *Gunga Din* were all released that year.

Joseph Musil is a theatre designer and period specialist of significance in his own right. Originally from Bell CA, Musil received a Master Arts Degree from Chouinard Institute of the Arts and then attended the Brera Academy in Milan, Italy, studying set design for the Grand Opera. Before completing the Crest Theatre, Musil had been an artist under contract with Disney. Musil created the Art Deco style entrance to Euro Disney in Paris, France, and consulted upon the creation of the Deco-style theatre within Euro Disney. The Crest Theatre is only theatre project in Southern California completed by Musil that involved not a restoration, but an entire re-creation based upon Musil's knowledge and vision.⁹ After its 1988 completion, the newly reborn Crest Theatre garnered press, including one writeup in a book about Art Deco Masterpieces.¹⁰ Whether the Author knew the façade pictured in his book was relatively recent is uncertain. Though Musil was the producer of the redesign, a notable team of artists was assembled under him and also contributed greatly to the finished product. These individuals include scenic artist Bill Anderson (painter of the cyclorama and curtains), Master Scenic Artist Bruce Tunis (foyer ceiling mural), Dusty Dillon (the crafting, painting and instillation of all plaster castings), and Raul Rodriguez (neon). Rodriguez, who has won over 180 awards for Rose Bowl float design, also designed the 22 story Circus Circus clown sign and the neon features upon the Flamingo Hotel—both in Las Vegas.¹¹

New Theatres for which Musil consulted or designed include the Universal Citywalk Theatre in Studio City and the Fantasia Theatre at Euro Disney in Paris, France. After completing the Crest Theatre in 1988, Musil would go on to consult upon the restoration of the Fox West Coast Theatre in Long Beach, the Port Theatre in Costa Mesa, the Alex Theatre in Glendale, and the Fine Art Theatre in Beverly Hills.¹² But the theatre restoration that garnered Musil the most recognition is his interior and exterior restoration of the Stiles & Clements 1926 El Capitan Theatre on Hollywood Boulevard: a project that Musil did for Disney in 1994. Joseph Musil still maintains an active career, and has recently done work as a signs consultant for the City of Santa Ana and the design of numerous facades and interiors of commercial locations in Southern California. In addition to these activities, Musil also oversees a small museum in Santa Ana, CA called the American Theatre Museum that serves as a gallery of his own work and a knowledge base for the history of set design over the last 250 years.

¹⁰ Franci, Giovanna, Rosella Mangaroni, Esther Zago, *Journey Through American Art Deco* (Seattle: University of Washington Press, 1997).

¹¹ Newton, Edward. "Putting the Petal to the Metal Rose Parade: Floats designed by Raul Rodriguez have won more than 180 awards in the past 17 years." *Los Angeles Times* [Home Edition], 5 Jan 1991: 1.

¹² Musil, Joseph. "The American Museum of Theatrical Design." Brochure, n.d.

Recent Developments

Briefly purchased by an investment to be transformed into a nightclub, in 2002, the Crest Theatre was again acquired by dotcom executive, theatre owner and enthusiast Robert Bucksbaum. Bucksbaum renamed the theatre the "Majestic Crest," after the Jim Carrey movie "The Majestic," whose poster is permanently present in the foyer. Operating single-handedly rather than as a part of a larger conglomerate, the Majestic Crest Theatre opened on January 1, 2003, showing Roman Polanski's *The Pianist*. From that time until 2007, Bucksbaum became the theatre's constant presence, and the steward of its preservation in what has become the era of the megaplex. In 2005 and 2006 Robert Bucksbaum organized and hosted the Westwood International Film Festival at the Majestic Crest Theatre.

The UCLAN/ Crest Theatre and City Historic-Cultural Monument Criteria:

The first City of Los Angeles Historic Monument Criterion states that resources can be eligible as **"historic structures or sites in which the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified,"** The UCLAN/ Crest Theatre meets this criterion, as a historic structure with broad cultural and political history to its community. Opening as the UCLAN in 1940, the single screen theatre was originally an early live venue for the Westside. Today the "Majestic Crest" Theatre is intimately tied to its neighborhood as Westwood's third oldest movie theatre after the landmarked Village (1931) and Bruin (1937) theatres. The UCLAN was the only screen in its vicinity devoting itself exclusively to Newsreels during World War II. During the immediate postwar years, the UCLAN would become one of the first venues in Los Angeles devoted exclusively to foreign films. During the latter half of the 1960s, the UCLAN was now called the Crest Theatre and became a significant venue for the City of Los Angeles as a primary theatre for previewing avant-garde films by young Hollywood directors. Los Angeles' first screenings of *Dr. Strangelove*, *Rosemary's Baby*, *Goodbye Columbus*, and *Bob and Carol and Ted and Alice* all occurred at the UCLAN/ Crest Theatre. In the 1980s, the UCLAN/ Crest Theatre would become the Disney Company's first foray into partnering with theatre operators and reactivating early theatres as venues focused upon films created by the Disney Company.

The second City of Los Angeles Historic Monument Criterion states that resources can be eligible **"which are identified with historic personages or with important events in the main currents of national, state, or local history;"** The construction of the UCLAN Theatre was originally funded by Frances Seymour Fonda—wife of Henry Fonda and mother of Jane and

Peter Fonda.¹³ Mrs. Fonda had a strong interest in and knowledge of investments, and the UCLAN was the only known example constructed by Mrs. Fonda of what was to be a chain of theatres.

The third City of Los Angeles Historic Monument Criterion states that resources can be eligible **“which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction,”** The ornament and design systems visible upon the interior and exterior of the UCLAN/ Crest Theatre are a highly stylized translation of the Art Deco style, intended to represent the construction date and early period of significance for the resource. The meticulously researched murals within the main auditorium give an accurate portrayal of various iconic, historically significant and 1939-specific built resources throughout Los Angeles, particularly those that reference the film industry and Westwood. The original live stage of the venue is still present, as is the [concealed] original façade and parapeted masonry elevations.

The fourth City of Los Angeles Historic Monument Criterion states that resources can be eligible **“are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.”** The resource was originally designed by Architect and Civil Engineer Arthur W. Hawes, a former associate of Architect Elmer Grey, and whose own work has been previously recognized by the California State Historic Preservation Office. The present front elevation and all interior design components were produced and overseen by the classically trained set designer, period specialist and Disney Imagineer Joseph Musil, who has overseen or consulted on the restoration of numerous local theatres including the El Capitan Theatre of Hollywood.

The culmination of the above features has rendered the UCLAN/ Crest Theatre a singular resource for the City of Los Angeles. For its part, Pacific Theatres, the largest theatre operator in the west coast during the 1980s, saw the venue as the jewel of its chain. Shortly after its reconstruction, Pacific Theatres Executive Vice President and General Manager Art Gordon stated, “The Crest has become a standard for theatre construction. It’s like a record that is made to be broken. We will try to surpass it, but this theatre is so great that I think it will be quite a while before anyone does.”¹⁴

¹³ Based upon available research, the UCLAN was as an investment endeavor on her part to assist in paying for the soon to be Fonda residence at 600 Tigertail Road in Brentwood, CA; the primary Los Angeles residence for the Fonda family, and the place where Jane and Peter Fonda would spend the first years of their lives. The UCLAN was originally envisioned as one of a chain of theatres. Based on available research the UCLAN was the only one of these ever constructed.

¹⁴ Matthews, Tom, ed, “Hooray for Hollywood: Pacific Theatres pays tribute to the movie capital with a colorful and elaborately rebuilt theatre,” Boxoffice, undated (1987): 6.

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APPENDIX 1: BUILDING PERMIT AND ZIMAS RECORDS

April 9, 1940

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION
Application for the Erection of a Building
OF
CLASS "A", "B" OR "C"

We the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, hereby certify that the following building is to be erected on the lot described in the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the character of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or building thereon.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 8, Block 1,
 Street 7803
 Location of building 126 West 78th St
 Between what cross streets Wilshire Blvd - Wilshire Blvd

USE INK OR INDELIBLE PENCIL

- Purpose of building THEATRE Families --- Rooms ---
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) FRANCIS JAYMAN Phone ---
- Owner's address 1221 Westwood Blvd 1929 Westwood Blvd
- Certificated Architect ARTHUR W. HAWES State License No. --- Phone ---
- Licensed Engineer --- State License No. --- Phone ---
- Contractor CHARLES BOSS - THE SAGE State License No. 15522 Phone 404-5411
- Contractor's address 547 S. FAIRFAX
- VALUATION OF PROPOSED WORK ---
(Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
- State how many buildings NOW on lot and give use of each. NONE
(Store, Residence, Apartment House, Hotel or any other purpose)
- Size of new building 50 x 150 No. Stories 1 Height to highest point 46'
- Size of lot 50 x 167-6 Type of soil ---
- Foundation (Material) CONCRETE Depth in ground 7' 6" 1'
- Material Exterior Walls BRICK Skeleton framework ---
(Structural Steel, Reinforced Concrete)
- Material of floor CONCRETE Roofing material C.P.M.

I have carefully examined and read the above completed Application and know the same is true and correct and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be complied with, and that the plans and specifications filed will conform to all the Building Ordinances.

Signature of Applicant Francis Jayman
 Signature of Architect Arthur W. Hawes
 Signature of Contractor Charles Boss
 Signature of Engineer ---

FORM 4-38

PERMIT NO.	Plan and Specification	Fee	Time	Remarks
13371	<u>Straley</u>	<u>163</u>	<u>NO</u>	<u>8700</u>
CLASS	<u>Straley</u>	<u>NO</u>	<u>NO</u>	<u>---</u>
APPROVED	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
RECEIVED	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>



City of Los Angeles Department of City Planning

12/04/2007

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1262 S WESTWOOD BLVD

ZIP CODES

90024

RECENT ACTIVITY

None

CASE NUMBERS

CPC-4567
CPC-30489
CPC-27676
CPC-1999-3352-POD
CPC-1997-49-CPU
ORD-174260
ORD-151946
YV-1194
YD-1154
AFF-2121

Address/Legal Information

PIN Number: 132B153 515
Area (Calculated): 7,919.4 (sq ft)
Thomas Brothers Grid: PAGE 632 - GRID B3
Assessor Parcel Number: 4325005023
Tract: TR 7803
Map Reference: M B 85-59/60 (SHTS 1-2)
Block: 1
Lot: 8
Arb (Lot Cut Reference): None
Map Sheet: 132B153

Jurisdictional Information

Community Plan Area: Westwood
Area Planning Commission: West Los Angeles
Neighborhood Council: None
Council District: CD 5 - Jack Weiss
Census Tract #: 2655.10
LADBS District Office: West Los Angeles

Planning and Zoning Information

Special Notes: None
Zoning: C4-1VL-POD
Zoning Information (ZI): ZI-1802 Hillside Grading Ordinance Exemption Area
ZI-2296 Westwood Boulevard Pedestrian Oriented District
Neighborhood Office Commercial
See Plan Footnotes
Westwood
West Los Angeles Transportation Improvement and Mitigation
No
No
None
None
None
None
Westwood Boulevard Pedestrian Oriented District
None
No
No
None
Not Eligible
None
No
No
None
No
No
None
No
No

General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:

Design Review Board:
Historic Preservation Review:
Historic Preservation Overlay Zone:
Other Historic Designations:
Other Historic Survey Information:
Mills Act Contract:
POD - Pedestrian Oriented Districts:

CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:
35% Density Bonus:
CRA - Community Redevelopment Agency:
Central City Parking:
Downtown Parking:
Building Line:
500 Ft School Zone:
500 Ft Park Zone:

Assessor Information

Assessor Parcel Number: 4325005023
Parcel Area (Approximate): 7,840.8 (sq ft)
Use Code: 2200 - Wholesale and Manufacturing Outlet
CX
Building Class: \$1,068,457
Assessed Land Val.: \$2,530,558
Assessed Improvement Val.:

Year Built:	0
Last Owner Change:	04/12/02
Last Sale Amount:	\$3,200,032
Number of Units:	0
Number of Bedrooms:	0
Number of Bathrooms:	0
Building Square Footage:	7,500.0 (sq ft)
Tax Rate Area:	67
Deed Reference No.:	871018

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.75644 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	West Los Angeles
Report District:	833
Fire Information:	
District / Fire Station:	37
Battalion:	9
Division:	1
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

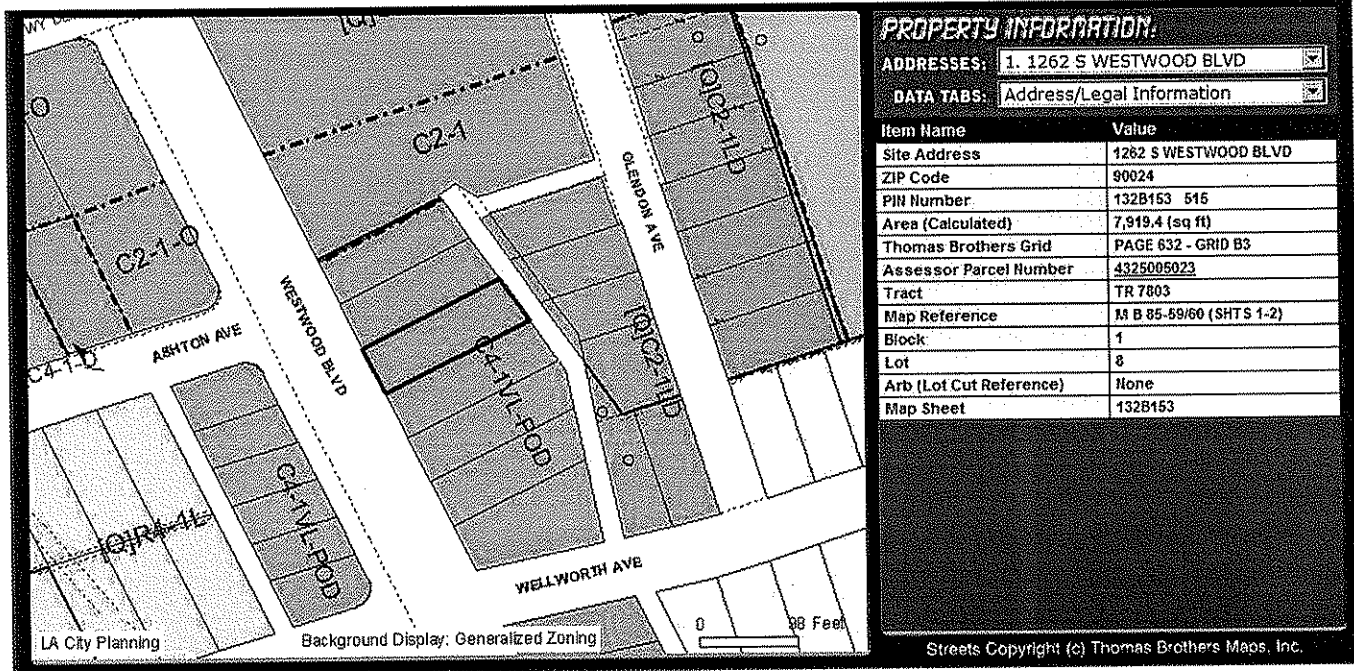
Case Number: CPC-1999-3352-POD
Required Action(s): POD-PEDESTRIAN-ORIENTED DISTRICT
Project Description(s): PEDESTRIAN-ORIENTED DISTRICT WESTWOOD BLVD BETWEEN SANTA MONICA BLVD AND ASHTON AVE

Case Number: CPC-1997-49-CPU
Required Action(s): CPU-COMMUNITY PLAN UPDATE
Project Description(s): COMMUNITY PLAN UPDATE FOR WESTWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLANMAP AND TEXT

DATA NOT AVAILABLE

CPC-4567
CPC-30489
CPC-27676
ORD-174260
ORD-151946
YV-1194
YD-1154
AFF-2121

ZIMAS MAP
November 25, 2007



PROPERTY INFORMATION:

ADDRESSES: 1. 1262 S WESTWOOD BLVD

DATA TABS: Address/Legal Information

Item Name	Value
Site Address	1262 S WESTWOOD BLVD
ZIP Code	90024
PIN Number	132B153 515
Area (Calculated)	7,919.4 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID B3
Assessor Parcel Number	4325005023
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Map Reference	M B 85-59/60 (SHTS 1-2)
Block	1
Lot	8
Arb (Lot Cut Reference)	None
Map Sheet	132B153

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APPENDIX 2: EARLY IMAGES



Image 1: UCLAN/ Crest Theatre, November, 1940.

Courtesy Margaret Herrick Library, Academy of Motion picture Arts and Sciences
Los Angeles, CA.



Image 2: Francis Seymour Fonda and Henry Fonda. Wedding Day, 1936.
From: Collier, Peter. The Fondas: A Hollywood Dynasty. New York: G.P. Putnam's Sons, 1991. (*photofest*)

APPENDIX 3: UCLAN/ CREST THEATRE TIMELINE

UCLAN/ CREST THEATRE: TIMELINE

April 9, 1940: City of Los Angeles new building permit #1940LA13371 is pulled for the construction of a theatre. Frances Seymour Fonda is listed as the owner, and Arthur W. Hawes is listed as the architect.

April 12, 1940: Construction of the theatre is announced in Southwest Builder and Contractor.

December 1940 (Circa): The UCLAN Theatre opens.

1942: The same year as Henry Fonda joins the Navy, the UCLAN becomes exclusively devoted to Newsreel footage, and will continue as a Newsreel venue until the end of World War II. During this period, the UCLAN ceases to be a live venue.

May, 1947: The UCLAN becomes one of the first movie theatres in the Los Angeles to devote itself exclusively to foreign films with the showing of *Before Him All Rome Trembled*, a feature based on the Puccini opera *Tosca*.¹ Other early foreign films shown during the first couple years of this programming policy include the Swedish film "*Jag är med eder...*" (*I Am With You*) (1948), the French film *Indiscretion* (1949), and a Spanish version of *Don Quixote* (1949).

Feb 12: 1955: Los Angeles Times article announcing that estate of Frances Seymour Fonda sells the UCLAN Theatre to Morris Lerhmand and Paul Raful.²

July, 1956: The former UCLAN is now called the "Crest"³ C.V. Whitney Pictures is the leasee. City of Los Angeles building permits of June, 1956 alternately cite the owner as Robert L. Lippert Theatres Inc. and M. Lehrman.⁴

January, 1965: Stanley Kubrick's *Dr. Strangelove*: special engagement shown at the Crest Theatre.⁵

December, 1967: Theatre now called "Loews Crest Theater" after an ownership change. Ads tout the fact that the theatre has been redecorated, new seats added, new refreshment center, new [redone] restrooms, and air conditioning added.⁶

June, 1968: *Rosemary's Baby* special engagement shown at Loew's Crest Theater.⁷

August 11, 1968: Loew's Crest is one of five theatres in Westwood that are all booming during this time, all showing numerous exclusive engagements. The Westwood Theatre district is compared to that in Hollywood, the Beverly Hills section of Wilshire Blvd, and even Times Square.⁸

April 10, 1969: *Goodbye Columbus*, starring Ali MacGraw, opens at Loew's Crest Theatre.⁹

¹ Scott, John L. "Magnani Stars in Film Based on Puccini Opera," Los Angeles Times, 8 May 1947: A3.

² "Theatre Sale by Mrs. Fonda Estate Ok'd," Los Angeles Times, 12 Feb 1955: A6.

³ D.A., "'Lovers and Lollipops' Simple but Effective," Los Angeles Times, 12 Jul 1956: B7.

⁴ City of Los Angeles Building Permits 1956WL18298 and 1956WL18400.

⁵ "'Dr. Strangelove' to Screen Jan. 27 at Crest Theatre," Los Angeles Times, 27 Jan 1965: B7.

⁶ Display Ad — 81 No Title. Los Angeles Times, December 25, 1981: D20.

⁷ Champlin, Charles, "'Rosemary's Baby' on Crest Screen," Los Angeles Times, 14 Jun 1968: H11.

⁸ Greenwood, Noel, "Westwood Blossoming Into Cinema Showcase," Los Angeles Times, 11 Aug 1968: WS1.

⁹ Goldstein, Patrick, "Man, What a Trip That Was; In 1969, a brave new world began for Hollywood's young filmmakers. It didn't last long," Los Angeles Times, 15 Aug 1999: 8.

May 28, 1969: Columbia Pictures' *Bob and Carol and Ted and Alice* opens at Loew's Crest Theater.¹⁰

November, 1977: Sterling Recreation Organization (SRO) become the new owners of the Crest and rename the theatre the "SRO Crest." Renovations include new ticket booth, "expanded lobby," Dolby Sound, new projection equipment, and a bronze and aluminum façade.¹¹

December 7, 1981: SRO Crest Theatre hosts special American Theatre Arts benefit screening of "Four Friends" honoring Director Arthur Penn and Writer Steven Tesich. Congressman Barry Goldwater Jr., Rock Hudson, and Burt Reynolds are slated to attend.¹²

May, 1983: SRO Theatres changes the name of the Crest to the "Metro Theatre," after entering into a partnership with Metro Goldwyn Mayer. A "luxurious new entranceway" is touted in ads, as is 70mm projection. *War Games* is the first film shown at the Metro Theatre.¹³

May, 1985: Pacific Theatres Company is now operator of the Metro, and the theatre is referred to in movie listings as "Pacific's Metro Theatre."¹⁴

1986: At the behest of Disney Company CEO Jeffrey Katzenberg, the Metro is acquired by the Disney Company. Disney enters into a partnership with theatre operators Pacific Theatres Incorporated to run the theatre giving first option to Disney produced movies. *Three Men and a Baby* (1987) is the first film to premier at the Crest under this arrangement. Disney artist Joseph Musil is hired by Disney Company and Pacific Theatres to oversee the design transformation of the Crest Theatre, with the goal of making the Crest the showcase moviehouse for both companies. Working under Musil are scenic artist Bill Anderson (painter of cyclorama and curtains), Master Scenic Artist Bruce Tunis (foyer ceiling mural), Dusty Dillon (the crafting, painting and instillation of all plaster castings), and award winning floeet designer Raul Rodriguez (neon).

1987 (circa): The Theatre becomes the first in the Pacific Theatres chain to be certified for "THX" sound technology.

June, 1988: All of Musil's design work is officially completed. The newly named "Pacific's Crest Theatre" opens, and premieres the Disney film *Big Business* starring Lily Tomlin.

July 16, 1988: Pacific's Crest Theatre is referred to by Los Times Architecture Critic Sam Hall Kaplan as a "gloriously restored.... Art Deco style delight," and an "evocative landmark... worthy of preservation."¹⁵

January 7, 1990: The newly revitalized Pacific's Crest is written of glowingly as one of Times Film Critic Shiela Benson's favorite screens in Los Angeles. "...the Disney theme-park gang, Imagineering, has turned the theatre magical with a star field in the ceiling, a panoramic mural of old Hollywood and the Westwood of beloved memory, and heavy double curtains that part before the screen. The showmanship reportedly cost a million dollars. Looks it."¹⁶

¹⁰ Display Ad 77 – No Title, *Los Angeles Times*, 28 May 1969: D15.

¹¹ "Renovation Under Way at Crest Theatre," *Los Angeles Times*, 27 Nov 1977: L12.

¹² Display Ad 531 – No Title, *Los Angeles Times*, 22 Nov 1981: N52.

¹³ Display Ad 473 – No Title, *Los Angeles Times*, 22 May 1983: T8.

¹⁴ Display Ad 129 – No Title, *Los Angeles Times*, 1 Jun 1985: D3.

¹⁵ Kaplan, Sam Hall, "L.A.'s Surviving Film Palaces," *Los Angeles Times* [Home Edition], 16 July 1988: 3.

¹⁶ Benson, Shiela, "Personal Favorites: A Film Critic's Dream Screens," *Los Angeles Times* [Home Edition], 7 Jan 1990: 36.

May 7, 1995: Tom Jennings, Los Angeles Times: "The Village. The Bruin. The National. The Crest. The Regent. The Plaza. The Festival. Nowhere in Los Angeles-and perhaps nowhere else in the country-are so many classic big-screen theatres, featuring first-run films, so closely grouped together."¹⁷

July, 2001: Investment group Icarus LLC purchases the Crest Theatre from Disney Company intending to turn it into a nightclub.¹⁸

April, 2002: Variety announces the sale of the Crest Theatre to Robert Bucksbaum: dotcom executive, owner of the box office data firm ReelSource.com, the theatre company ReelCinema. Bucksbaum renames the venue the "Majestic Crest," after the Jim Carrey movie "The Majestic," permanently affixes "The Majestic" movie poster in the lobby. A single screen theatre enthusiast, Bucksbaum becomes the theatre's steward and constant presence.¹⁹

¹⁷ Jennings, Tom, "[WESTSIDE COVER STORY] The Vast Picture Show In era of multiplexes, Westwood's classic, large-screen theatres offer fans the total movie experience," Los Angeles Times, 7 May, 1995: 10.

¹⁸ King, Danny, "Moving on - Real Estate - Icarus L.L.C. to divest Crest Theatre," Los Angeles Business Journal (Brief Article), 25 Feb 2002.

¹⁹ Diorio, Carl and Dave McNary, "Crest buyer eyes firstruns," Variety (online edition), 29 Apr 2002.

UCLAN/ CREST THEATRE: TIMELINE: WORKS CITED

- Benson, Shiela, "Personal Favorites: A Film Critic's Dream Screens," Los Angeles Times [Home Edition], 7 Jan 1990: 36.
- Champlin, Charles, "'Rosemary's Baby' on Crest Screen," Los Angeles Times, 14 Jun 1968: H11.
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- King, Danny, "Moving on - Real Estate - Icarus L.L.C. to divest Crest Theatre," Los Angeles Business Journal (Brief Article), 25 Feb 2002.
- "Renovation Under Way at Crest Theatre," Los Angeles Times, 27 Nov 1977: L12.
- Scott, John L. "Magnani Stars in Film Based on Puccini Opera," Los Angeles Times, 8 May 1947: A3.
- "Theatre Sale by Mrs. Fonda Estate Ok'd," Los Angeles Times, 12 Feb 1955: A6.

APPENDIX B

The Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: *Technical Preservation Services, National Park Service, U.S. Department of the Interior*,
<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

ARCHITECTURE
PLANNING & RESEARCH
PRESERVATION TECHNOLOGY

APPENDIX C
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY REPORT



CITADEL EHS

assess • resolve • strengthen

June 25, 2019

Mr. John D'Amico
Principal Project Manager
UCLA CAMPUS CAPITAL PROGRAMS
1060 Veteran Avenue, Third Floor
Box 951365
Los Angeles, California 90095-1365

Re: CITADEL Project No. 3002.1331.0
Environmentally Regulated Materials (ERM) Survey Report
NIMOY (Crest) Theater
1262 Westwood Boulevard
Los Angeles, California 90024

Dear Mr. D'Amico:

Enclosed please find Citadel EHS's Environmentally-Regulated Materials (ERMs) Survey Report for the above-referenced location.

The ERMs survey was conducted for UCLA Campus Capital Programs in accordance with Citadel's Proposal 3002.1331.P, dated April 16, 2019 and a mutually agreed upon scope of work.

If after your review you have any questions or require additional information, please do not hesitate to telephone me at (661) 650-1138.

Sincerely,
CITADEL EHS

Michael K. Roy CAC, CDPH, WELL AP
Associate Principal, Building Sciences

Enclosure



CITADEL EHS

assess • resolve • strengthen

UCLA Campus Capital Programs

1060 Veteran Avenue

Box 951365

Los Angeles, California 90095-1365

Environmentally-Regulated Materials Survey Report

June 25, 2019

Citadel Project Number 3002.1331.0

NIMOY (Crest) Theater

1262 Westwood Boulevard

Los Angeles, California 90024

www.CitadelEHS.com

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APPENDICES

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E	Asbestos Laboratory Reports
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1.0 INTRODUCTION

Citadel EHS (Citadel) was contracted by UCLA Campus Capital Programs (Client) to conduct an Environmentally-Regulated Materials (ERMs) survey of the NIMOY (Crest) Theater (Survey Area) located at 1262 Westwood Boulevard in Los Angeles. The NIMOY (Crest) Theater is a two-story, concrete frame structure that is approximately 8,450 square feet (SF), with a wood frame barrel roof built in the 1930's.

Inspection for the following items was included in the scope of work.

- ❖ Asbestos-containing materials/asbestos-containing construction materials (ACMs/ACCMs);
- ❖ Representative lead-containing coatings and finishes, herein "lead-containing materials (LCMs);
- ❖ Suspect light ballasts filled with Polychlorinated Biphenyl (PCBs) and Diethylhexyl Phthalate (DEHP) dielectric fluids;
- ❖ Universal/electronic/radioactive wastes consisting of fluorescent light tubes, mercury ampoules in pneumatic controls, switchboards, gauges, batteries, and thermostats, electronic waste {e.g., cathode ray tube (CRT) devices (including televisions and computer monitors, etc.)}, and radioactive materials (smoke detectors and exit signage); and
- ❖ Ozone Depleting Substances (ODS) {Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFC)} such as refrigerants related to roof-top cooling units}.

The survey was conducted between May 20th and 22nd, 2019 by Citadel representative Juan R. Magallon. Mr. Magallon is a California Department of Occupational Safety and Health (DOSH) Certified Site Surveillance Technician (CSST) (No. 15-5358) and a California Department of Public Health Services (CDPH) Lead-Related Construction Sampling Technician (LRCST) (No. 26502). The field survey was conducted under the general supervision of Michael K. Roy, a Certified Asbestos Consultant (CAC #92-0459) and CDPH Lead-Related Construction Inspection/Assessor (LRCIA #01377). The report was prepared by Mr. Roy. The report was reviewed by Mr. Mark Thrift, a CAC (#13-5044) and LRCIA (#15571). Project team certifications can be found in Appendix A.

2.0 SURVEY METHODOLOGIES

FIELD METHODOLOGIES – ASBESTOS

Citadel began the field survey by visually inspecting the project area to categorize suspect ACMs/ACCMs to be impacted by the project. Suspect ACMs/ACCMs were categorized by homogeneous areas (HAs). HAs consist of groupings of materials that have uniform appearances, textures, and installation dates. Following the walk through, representative bulk samples of suspect ACMs/ACCMs were then collected. As the samples were collected, the locations of the HAs and samples were marked on field sketches. Locations of visible debris, if observed, were also noted where observed.

ACMs/ACCMs Condition Assessment

Materials were assessed to be in good, *damaged*, or *significantly damaged* condition based on how their condition at the time of the survey related to the following:

- ❖ **Good Condition** - No or very limited visible damage or deterioration was observed.
- ❖ **Damaged Condition** - Crumbling, blistering, water damage, gouges, or other damage was observed over less than 25% of the materials (one-tenth if evenly distributed); or accumulation of suspect powder, dust or debris below the material was observed.
- ❖ **Significantly Damaged Condition** - Crumbling, blistering, water damage, gouges, or other damage was observed over greater than 25% of the material (one-tenth if evenly distributed); material is delaminating or showing adhesive failure; or accumulation of suspect powder, dust or debris below the material was observed.

FIELD METHODOLOGIES – LEAD CONTAINING MATERIALS (LCMS)

X-Ray Fluorescence (XRF SA) (SCREEN)

A limited lead inspection/screening was conducted to test predominant surface paints/coatings on predominant surface area components, such as walls, doors/frames, ceilings, handrails, roofing components, etc. for lead-based paints and lead-containing paints. Citadel utilized X-Ray Florescence Spectrum Analysis (XRF-SA) to test suspect paints and coatings. Assays (tests) were taken from interior and exterior painted/coated surfaces as necessary.

The XRF irradiates the paint on a given surface causing the lead in the paint, if present, to emit a characteristic frequency of x-ray radiation. The intensity of this radiation is measured by the detector and related to the amount of lead in the paint. The type of XRF used in this survey was a Niton XLP-303A X-Ray Fluorescence Spectrum Analyzer, Serial Number 149396. The XRF analyzer provides an in-the-field determination of suspect LBP without the need to collect substantial numbers of paint chip samples for subsequent laboratory analysis.

In order to obtain a reading, the XRF was placed with the face of the instrument flush against the surface to be tested. It was then held in place for the duration of the sample, which was determined by the instrument. At the conclusion of the sample time, the lead concentration was displayed on the device's readout screen. The values, expressed in milligrams per square centimeter (mg/cm²), are stored in the device and can be recalled by the inspector upon downloading into computer software. The Niton is sensitive to 0.01 milligrams per square centimeter (mg/cm²) of lead.

The instrument, equipped with a sealed radioactive source, was operated by certified personnel in accordance with manufacturer requirements and applicable regulations. The operator calibrated the XRF-SA pursuant to the manufacturer's specifications and regularly verified XRF-SA readings against pre-determined lead samples produced by the National Institute of Standards and Testing (NIST). These quality control measures produced a 95% confidence level that the XRF-SA readings accurately reflected the actual level of lead in the tested surfaces.

FIELD METHODOLOGIES – POLYCHLORINATED BIPHENYLS (PCBS)/DI(2-ETHYLHEXL) PHTHALATE (DEHP)

The inspection for polychlorinated biphenyls (PCBs) and di(2-ethylhexyl) phthalate (DEHP) consisted of a visual inspection of the type(s) of equipment found in the survey area that commonly use dielectric fluids. Ballasts were assumed to contain PCBs or DEHP. As required by Federal and State law, all ballasts manufactured post-1978 are required to be labeled with the “No PCBs” or “Does Not Contain PCBs.”. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards.

FIELD METHODOLOGIES – UNIVERSAL/ELECTRONIC/RADIOACTIVE WASTES

The inspection for Universal/Electronic/Radioactive Wastes consisted of visual inspection of the building to determine if Universal/Electronic/Radioactive Wastes were present. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards.

FIELD METHODOLOGIES – OZONE DEPLETING SUBSTANCES (ODS)

Under Title VI of the Clean Air Act (CAA), US Environmental Protection Agency (USEPA's) Stratospheric Protection Division is responsible for several programs that protect the stratospheric ozone layer. Several types of refrigerants and propellants have been defined as Ozone Depleting Substances (ODS) by the EPA. These include, but are not limited to, Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFC), as well as Halon, Sulfur Dioxide (SO₂), and Ammonia (NH₃).

Citadel visually inspected the building for the following suspect ODS-containing equipment and appliances: refrigerators, freezers, dehumidifiers, window-mounted air cooling units, and forced-air furnaces with cooling units, as well as propellants in fire suppression equipment. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards.

3.0 RESULTS

ASBESTOS

Asbestos Definitions

Asbestos-Containing Materials (ACM): The EPA's Asbestos NESHAPs and the South Coast Air Quality Management District (SCAQMD), the local air pollution control district, define an asbestos-containing material as any material that contains a concentration of asbestos of greater than one percent (>1.0%) by area as determined by PLM (Federal Register, Volume 59, No. 146, August 1, 1994, P. 38970-38971). NESHAPs and SCAQMD Rule 1403 further segregate asbestos-containing materials into *Regulated Asbestos-Containing Materials (RACM)*, *Category I Non-Friable Materials*, and *Category II Non-Friable Materials*, which are defined as follows:

- ❖ **Regulated Asbestos-Containing Materials (RACM)/Asbestos-Containing Materials (ACM):** Includes all friable asbestos materials, Category I/Class I Nonfriable ACM that have become friable or will become friable, and Category II/Class II Nonfriable ACM that have a high probability of being crumbled, pulverized, or reduced to powder by the forces expected to act on the materials in the course of renovation or demolition.
- ❖ **Category I Nonfriable ACM/Class I Nonfriable ACM:** Includes asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products that when dry can be crumbled, pulverized, or reduced to powder by hand pressure in the course of renovation and demolition activities.

- ❖ **Category II Nonfriable ACM/Class II Nonfriable ACM:** Includes all non-friable materials, excluding *Category I/Class I Nonfriable ACM* that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Asbestos-Containing Construction Materials (ACCM): The California Department of Occupational Safety and Health (Cal/OSHA) further defines an asbestos-containing construction material (ACCM) as a material that contains greater than one-tenth of one percent (>0.1%) asbestos.

Presumed Asbestos-Containing Material (PACM) means thermal system insulation and surfacing material found in buildings, vessels, and vessel sections constructed no later than 1980 that are assumed to contain greater than one percent asbestos but have not been sampled or analyzed to verify or negate the presence of asbestos. PACM may also be used in this report to identify additional suspect ACM that was not sampled, but should be assumed to be ACM.

Asbestos Results

During the survey, a total of 181 asbestos bulk samples were collected and submitted for analysis. The bulk samples were submitted to EMSL Analytical, Inc. in Cinnaminson, New Jersey for analysis (NVLAP # 101048-0) by polarized light microscopy (PLM) for asbestos content using EPA 600/R-93/116 Method. Some of the samples contained additional layers resulting in a total of 235 samples being analyzed. The EPA method is a semi-quantitative procedure with a detection limit of one-tenth to one percent (0.10 – 1.0%) by area, dependent upon the material being analyzed.

Table A.1 below summarizes the materials identified and determined by analysis to be **Asbestos-Containing Materials (ACM)** (>1.0% asbestos) in the survey area, along with the locations of each material:

TABLE A.1

MATERIAL TYPE	HA NO.	LOCATION(S)	APPROX. QUANTITY ¹	RECOMMENDED MANAGEMENT ACTION
12" x 12" Vinyl Floor Tile, Grey with Black Mastic	12VFT2	1 st Floor, Throughout Theater	2,200 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
15" x 15" Vinyl Floor Tile, Grey with Black Mastic	15VFT1	1 st Floor, Theater Next to Temporary Stage	350 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
HVAC Mastic, Black, Thick Layer	HVM2	Roof, W Center HVAC	10 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
HVAC Mastic, Grey, Thick Layer	HVM3	Roof, NW, N HVAC	15 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
Exterior Brick Layer Coating, Black	MISC15	SE Exterior Wall	100 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
Roof Parapet, Black (Multiple Layers)	RP1	Roof, Perimeter Throughout	2,500 SF	Remove – Utilize: DOSH-Registered Abatement Contractor
Penetration Mastic, Grey/Silver	RPM1	Roof, Throughout	50 SF	Remove – Utilize: DOSH-Registered Abatement Contractor

SF = Square Feet LF = Linear Feet EA = Each

¹ All quantities (SF/LF/EA) provided by Citadel are estimates. Contractors are responsible for field verifying actual quantities of materials.

Table A.2 below summarizes the materials identified and determined by analysis to be **Asbestos-Containing Materials (ACM)** (<1.0% asbestos) in the survey area, along with the locations of each material:

TABLE A.2

MATERIAL TYPE	HA NO.	LOCATION(S)	APPROX. QUANTITY ²	RECOMMENDED MANAGEMENT ACTION
None Identified	N/A	N/A	N/A	N/A

Table A.3 below summarizes the materials identified and sampled to be **Asbestos Containing Construction Materials (ACCM)** (> 0.1%, but ≤1.0% asbestos) in the survey area, along with the locations of each material:

TABLE A.3

MATERIAL TYPE	HA NO.	LOCATION(S)	APPROX. QUANTITY	RECOMMENDED MANAGEMENT ACTION
None Identified	N/A	N/A	N/A	N/A

Table A.4 below summarizes the materials identified and sampled not to be **Asbestos Containing Construction Materials (ACCM)** (<0.1% asbestos) in the survey area, along with the locations of each material:

TABLE A.4

MATERIAL TYPE	HA NO.	LOCATION(S)	APPROX. QUANTITY	RECOMMENDED MANAGEMENT ACTION
None Identified	N/A	N/A	N/A	N/A

Table A.5 below summarizes the materials that were inaccessible and possibly present or were not sampled and are categorized as **Presumed Asbestos Containing Construction Materials (PACM)**:

TABLE A.5

MATERIAL TYPE	LOCATION(S)	APPROX. QUANTITY	RECOMMENDED MANAGEMENT ACTION
Mirror Mastic, Black	1 st Floor, Men's, Women's Restrooms, Lobby	40 SF/6 EA	Remove – Utilize: DOSH-Registered Abatement Contractor
Transite Cement Vent Pipe, Gray, 12" OD	Roof, 2 nd Floor Projection Room	50 SF/ 16 LF	Remove – Utilize: DOSH-Registered Abatement Contractor

Table A.6 below summarizes the materials that were reported by the laboratory to not contain detectable quantities of asbestos **None Detected or ND** or contained less than 0.1% asbestos by the Point Count procedure:

TABLE A.6

MATERIAL TYPE	HA NO.
Spray-Applied Fireproofing, Grey	SAF1
Wall Plaster Finish Coat, Grey	WPF1

² All quantities (SF/LF/EA) provided by Citadel are estimates. Contractors are responsible for field verifying actual quantities of materials.

TABLE A.6

MATERIAL TYPE	HA NO.
Wall Plaster Brown Coat, White a/w WPF1	WPB1
Plaster Mastic, Black	MISC1
Wall Plaster Finish Coat, White	WPF2
Wall Plaster Brown Coat, Grey a/w WPF2	WPB2
Plaster Buttonboard, White	MISC2
1" x 1" Ceiling Tile, White, Wood Pinhole	1CT1
Ceiling Tile Adhesive, Brown a/w CT1	CTA1
Vinyl Sheet Flooring, Grey with Beige Mastic	VSF1
12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	12VFT1
Battleship Flooring, Grey with Threading Back	MISC5
Basecove Vinyl, White with White Mastic	FBM1
Floor Leveling Compound, White	FLC1
Drywall, White	WSR1
Joint Compound, White a/w WSR1	WJC1
Drywall, Brown with Green Board	WSR2
Ceiling Plaster Finish Coat, White	CPF1
Ceiling Plaster Brown Coat, Grey a/w CPF1	CPB1
Ceiling Plaster Buttonboard, White a/w CPF1	MISC3
Ceiling Barrier Vapor, Black	MISC4
Floor Leveling Compound, White	FLC2
Wall Plaster Moldings, White	MISC6
Floor Carpet Mastic, Beige	FCM1
Fire Door Insulation, White	MISC7
Basecove Vinyl, White with White Mastic	FBM2
Metal Structure Mastic Coat, Beige	MISC8
Fiberglass Insulation Adhesive, Black/Beige	MISC9
Fire Curtain, Red	MISC10
Ceramic Flooring Grout/Bedding, Grey	MISC11
Vinyl Sheet Flooring, Grey with Grey Mastic	VSF2
Exterior Ceramic Grout/Bedding, White	MISC12
Exterior Stucco Texture, Beige on Metal Frame	ES1
Shaft Drywall, White	WSR3
Shaft Joint Compound, White a/w WSR3	WJC3
Roof Membrane, Black (Multiple Layers)	RFM1
HVAC Dampener, Black	HVD1
HVAC Mastic, Grey, Thin Layer	HVM1
Penetration Mastic, Black	RPM2
Marquee Skim Concrete, Beige, Black Paint	MISC13
Marquee Skim Concrete, Brown, Black Paint	MISC14
Shaft Drywall, White Green Board (1 st Layer)	WSR4

The drawings with bulk sample locations can be found in Appendix B. A detailed summary of bulk samples collected may be found in Appendix C, Table 1.0 – *Bulk Sample Results*. Detailed information pertaining to the location of homogeneous asbestos-containing materials is presented in Appendix D, Table 2.0 – *Summary by Material*. EMSL's bulk sample laboratory results may be found in Appendix E.

LEAD-CONTAINING MATERIALS

Lead Definitions

- ❖ **Lead Containing Paint (LCP)** - A lead-containing paint is a paint or coating that contains any detectable concentration of lead.
- ❖ **Lead Based Paint (LBP)** - The California Department of Public Health (CDPH) and the US Department of Housing and Urban Development (HUD) define Lead-Based Paint (LBP) as paint containing lead greater than or equal to 1.0 milligram per square centimeter ($\geq 1.0 \text{ mg/cm}^2$) or greater than or equal to 0.5% by weight also expressed as 5,000 parts per million ($\geq 5,000 \text{ ppm}$).

Furthermore, the Los Angeles County Department of Health and Human Services, Health & Safety Code, Chapter 11 defines lead-bearing substances as any paint, varnish, lacquer or similar coating containing lead $>0.7 \text{ mg/cm}^2$. For the purposes of this report, XRF-SA readings $\geq 0.7 \text{ mg/cm}^2$ are considered LBP.

- ❖ **Lead Containing Material (LCM)** - A lead-containing material may consist of identified lead-containing paint (LCP), lead-based paint (LBP), or other materials such as lead sheeting, ceramic tile glazing, etc., or presumed LCMS.
- ❖ **Presumed Lead-Based Paint (PLBP)** - Title 17, California Code of Regulations, Division 1, Chapter 8 defines as paint or surface coating affixed to a component in or on a structure constructed prior to January 1, 1978 as a presumed lead-based paint unless it has been tested and found to contain an amount of lead less than one milligram per square centimeter 1.0 mg/cm^2 ($<1.0 \text{ mg/cm}^2$) or less than 0.5% ($< 0.5\%$) by weight.

A total of 153 assays (tests) (excluding "Null" and "Calibration Readings"), using the XRF-SA were conducted during the survey.

XRF-SA results may be found in Table 3.0 – XRF-SA Results; Table 3.1 – Lead-Based Paint (LBP) XRF-SA results; and Table 3.2 – Lead-Containing Paint (LCP) results (i.e., $\geq 0.01 \text{ mg/cm}^2$ and $<0.7 \text{ mg/cm}^2$) in Appendix F,

Table B.1 below summarizes the materials identified and sampled to be **Lead-Based Paints (LBP)** (detectable quantities of lead in concentrations of $\geq 5,000 \text{ ppm}$ or $\geq 0.7 \text{ mg/cm}^2$) in the survey area:

TABLE B.1

COMPONENT	SUBSTRATE	COLOR(S)	LOCATION(S)	QUANTITY
Original Ceiling	Plaster	Mustard	1 st Floor, Lobby	1, 200 SF
Wall	Drywall	Beige	1 st Floor, Men's Restroom	625 SF
Baseboard	Ceramic	Blue	1 st Floor, Men's Restroom Closet	10 SF
Stair Siding	Wood	Red	1 st Floor, Stairs	100 SF

See Appendix F - Table 3.1 for complete list of LBP materials.

See Appendix F - Table 3.2 for a summary of materials identified and sampled to be **Lead-Containing Paints (LCP)** (detectable quantities of lead in concentrations of <5,000 ppm or ≥ 0.01 mg/cm² and <0.7 mg/cm²) in the survey area.

POLYCHLORINATED BIPHENYLS (PCBS)/DI(2-ETHYLHEXL) PHTHALATE (DEHP) VISUAL INSPECTION

Fluorescent light ballasts with wet (liquid) capacitors utilize dielectric fluids that may contain PCBs or DEHP dielectric fluids.

PCBs are regulated under 40 CFR Part 761 as part of the Toxic Substances Control Act (TSCA). The PCB regulations and requirements apply to both PCB waste materials and PCBs still in use. States and the Federal Government regulate the use, storage, and disposal of equipment containing PCBs, depending upon the concentrations of PCBs present.

DEHP is regulated under the Resource Conservation and Recovery Act (RCRA), "Superfund", Superfund Amendments, Clean Water Act, Safe Drinking Water Act, OSHA, and by the Food and Drug Administration.

PCB and DEHP Definitions

Environmental Protection Agency: 40 CFR Part 761 Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions has established the following threshold limits for liquid and non-liquid materials containing PCBs:

- ❖ **PCB-Contaminated Electrical Equipment** is defined as a liquid material (homogenous flowable material containing no more than 0.5% by weight non-dissolved material) that contains concentrations of PCBs at ≥ 50 ppm and <500 ppm, or where insufficient liquid is available for analysis, a non-porous surface having a PCB concentration of >10 $\mu\text{g}/100$ cm² but <100 $\mu\text{g}/100$ cm² as measured by a standard wipe test. Electrical Equipment includes, but is not limited to, transformers, capacitors, circuit breakers, re-closers, voltage regulators, switches, electromagnets, and cable.
- ❖ **PCB-Contaminated** is defined as a non-liquid material (does not flow at room temperature of 25 °C or 77 °F) that contains concentrations of PCBs at ≥ 50 PPM but <500 PPM; a liquid material that contains concentrations of PCBs at ≥ 50 ppm but <500 ppm, or where insufficient liquid is available for analysis, a non-porous surface having a PCB concentration of >10 $\mu\text{g}/100$ cm² but <100 $\mu\text{g}/100$ cm² as measured by a standard wipe test.
- ❖ **PCB Capacitor** is defined as any capacitor that contains concentrations of PCBs at >500 ppm.
- ❖ **PCB Transformer** is defined as any transformer that contains concentrations of PCBs <500 ppm.
- ❖ **PCB Bulk Product Waste** is defined as waste derived from manufactured products containing PCBs in a non-liquid state, at any concentration where at the time of designation for disposal the concentration of PCBs was ≥ 50 ppm. Fluorescent light ballasts with labels that do not contain the words "No PCBs" or "Does Not Contain PCBs" are considered a PCB Bulk Product Waste.
- ❖ **Di(2-ethylhexyl) phalate** is a colorless, odorless, toxic liquid used in dielectric fluids from 1979 to 1991.

State of California-Department of Toxic Substances Control (DTSC): The DTSC enforces Title 22 of the California Code of Regulation, Chapter 11, Article 3, § 66261.20-24 which has established the following threshold limits for PCBs in solid waste material:

- ❖ Total Threshold Limit Concentration (TTL) of ≥ 50 ppm.

- ❖ Soluble Threshold Limit Concentration (STLC) of ≥ 5 mg/L.

Table C1 below summarize the suspect **PCB** and **DEHP** containing equipment identified in the survey area, along with the locations and estimated quantities of each material:

TABLE C.1

MATERIAL TYPE	LOCATION	APPROXIMATE QUANTITY
Light Fixture Ballasts	Throughout	22 EA
Transformers/Circuit Breakers	2 nd Floor; Office 2, Electrical and Projection Rooms	26 EA

UNIVERSAL/ELECTRONIC/RADIOACTIVE WASTES

Universal Wastes

The *Universal Waste Rule* found in the California Code of Regulations (CCR), Title 22, division 4.5, Chapter 23, regulates the disposal of the following items such as:

- ❖ Mercury thermostats (ampoules);
- ❖ Batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, small sealed lead acid batteries (burglar alarm and emergency light batteries), most alkaline batteries, carbon zinc batteries, and any other batteries that exhibit a characteristic of a hazardous waste (§66261.20 through §66261.24);
- ❖ Lamps, including fluorescent tubes, high intensity discharge lamps, sodium vapor lamps, and any other lamps that exhibit a characteristic of a hazardous waste;
- ❖ Non-empty aerosol cans;
- ❖ Mercury switches, including thermostats and tip switches in portable heaters, washing machine out-of-balance switches, silent wall switches, and other mercury-containing switches and products containing them;
- ❖ Mercury thermometers;
- ❖ Mercury pressure or vacuum gauges, including U tube manometers, barometers, and sphygmomanometers (blood pressure meters.);
- ❖ Medical devices containing mercury including, dilators and weighted tubing;
- ❖ Mercury-containing rubber flooring, including older gymnasium floors that were poured in place to form indoor tracks and gymnastic areas;
- ❖ Mercury gas flow regulators managed exclusively by natural gas utilities;
- ❖ Counterweights and dampers, including devices that use pouches of high density mercury to dampen shaking on hunting bows and snow skis or to absorb recoil on shotguns;
- ❖ Consumer electronic devices, including cell phones, game consoles, and computers; and
- ❖ Mercury gauges, including vacuum and pressure gauges, including blood pressure gauges, barometers, and manometers.

Tables D.1 below summarize **universal/electronic/radioactive** wastes identified or assumed to be present in the project area, along with the locations and estimated quantities of each material:

TABLE D.1

MATERIAL TYPE	LOCATION	APPROXIMATE QUANTITY
Fluorescent Light Tubes	Throughout	35 EA
Thermostats	Throughout	9 EA
Light Bulbs	Throughout	97 EA
Batteries	Throughout	13 EA
Emergency Lights	Throughout	22 EA
Exit Signs	Throughout	8 EA

Ozone Depleting Substances Definitions

A chlorofluorocarbon (CFC) is an [organic compound](#) that contains [carbon](#), [chlorine](#), and [fluorine](#), produced as a [volatile](#) derivative of [methane](#) and [ethane](#). A common subclass is the hydrochlorofluorocarbons (HCFCs), which contain hydrogen, as well. They are also commonly known by the [DuPont trade name](#) Freon. The most common representative is [dichlorodifluoromethane](#) (R-12 or Freon-12). Many CFCs have been widely used as refrigerants, propellants (in aerosol applications), and solvents. The compounds are suspected of contributing to [ozone depletion](#).

Under [Title VI](#) of the [Clean Air Act](#) (CAA), US Environmental Protection Agency (USEPA's) [Stratospheric Protection Division](#) is responsible for several programs that protect the stratospheric ozone layer. Several types of refrigerants and propellants have been defined as Ozone Depleting Substances (ODS) by the EPA. These include, but are not limited to, Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFC), as well as Halon, Sulfur Dioxide (SO₂), and Ammonia (NH₃).

Tables E.1 below summarize the **Ozone Depleting Substances** identified or assumed to be present in the project area, along with the locations and estimated quantities of each material:

TABLE E.1

MATERIAL TYPE	LOCATION	APPROXIMATE QUANTITY
Fire Extinguishers	Throughout	10 EA
HVAC Units	Roof	10 EA
Refrigerators/Freezers	1 ST Floor; Lobby 2 nd Floor; Office 2, and Ice Machine	5 EA
Microwaves	2 nd Floor; Office 1	1 EA
LCD Computer Monitor	1 ST Floor; Men's, Women's Restrooms, 2 nd Floor; Office 1	3 EA

4.0 CONCLUSIONS AND RECOMMENDATIONS

ASBESTOS

The results of the survey indicate that ACMs and *Presumed* ACMs are present in the survey area. Citadel's scope of work and testing of representative areas was limited to accessible building materials specifically identified as being impacted by the proposed work to be performed. Areas outside of the specific areas identified in this scope of work were not included as part of this investigation.

If suspect materials are identified during renovation/demolition activities that were not specifically sampled, they should be assumed to be ACM until they can be sampled.

All asbestos removal operations shall be performed by a Cal/OSHA-DOSH-registered and California-licensed asbestos contractor. All disturbances of asbestos-containing materials, and/or abatement operations, should be performed under the surveillance of a third-party Cal/OSHA Certified Asbestos Consultant retained by the Client.

All disturbances of asbestos-containing materials, and/or abatement operations, must be performed in accordance with the Cal/OSHA requirements set forth in 8 CCR 1529. Given the location of the subject facility, all asbestos abatement must also be performed in accordance with SCAQMD Rule 1403.

Finally, notification of the presence and location of asbestos-containing materials shall be made to all employees and vendors who work within the subject structure, in accordance with California Health and Safety Code, Section 25915, et seq. (also known as Connolley Notification Bills).

Citadel recommends that all undamaged ACMs, ACCMs, and PACMs not to be disturbed as part of this project and scheduled to remain be managed in place in accordance with the EPA's guidance document Managing Asbestos In-Place (a.k.a., the Green Book). The Green Book can be obtained by calling the Toxic Substance Control Act Hotline at (202) 554-1404. Citadel also recommends that the materials be managed in place in accordance with the Client's Operations and Maintenance (O & M program) addressing building cleaning, maintenance, renovation, and general operation procedures to minimize exposure to asbestos.

LEAD-CONTAINING MATERIALS

Lead-Containing Materials/Lead-Based Paints (LCM/LBP)

This survey revealed that building components coated with LBP and with LCP were identified within the survey area.

At present, there are no explicit state or federal regulations requiring mandatory lead removal prior to disturbance or demolition of structures with identified lead materials. However, there are applicable Cal/OSHA worker protection and training requirements, Cal/EPA waste disposal requirements, CDPH requirements for public and residential buildings, and SB 460 lead hazard regulations that apply to lead-related construction activities and their associated wastes. The following is a brief discussion and summary of applicable regulatory requirements:

- ❖ **Cal/OSHA:** 8 CCR 1532.1 governs occupational exposure to lead. This regulation requires that prior to initiation of certain activities, referred to as "trigger tasks", workers must be trained, medically evaluated, and properly fitted with respiratory protection, and protective clothing until statistically reliable personal eight-hour Time Weighted Average (TWA) results indicate lead exposure levels below the Personal Exposure Limit (PEL) for each unique task which disturbs lead-based and lead-containing coatings. This process is known as a Negative Exposure Assessment (NEA). If the result of the exposure assessment is above the Action Level (AL), additional monitoring is required, and if the result is above the PEL, additional exposure monitoring, worker protection (including respirator protection and PPE), training and medical requirements apply. At a minimum, contractors performing any lead in construction work shall have a hand washing station and HEPA vacuum present on the job site.
- ❖ "Trigger tasks" are tasks that are assumed to exceed the PEL pending an exposure assessment and encompass the majority of construction activities that disturb surface coatings. Examples of "trigger tasks" range from manual paint scraping as a lower expected exposure up to hot work and abrasive blasting as the highest expected exposures, and include any non-listed task that the employer determines may potentially expose employees to lead levels above the AL.

NOTE: "OSHA does not consider any method that relies solely on the analysis of bulk materials or surface content of lead (or other toxic material) to be acceptable for safely predicting employee exposure to airborne contaminants. Without air monitoring results or without the benefit of historical or objective data (including air sampling, which clearly demonstrates that the employee

cannot be exposed above the AL during any process, operation, or activity) the analysis of bulk or surface samples cannot be used to determine employee exposure.” OSHA Standard Interpretation dated 5/8/2000.

Furthermore, Cal/OSHA states that these rules apply to “any detectable concentration of lead”, without a specified detection level. Due to the Consumer Product Safety Commission currently allowing paint to contain up to 600 parts per million (ppm) of lead for residential consumption and no limits for industrial or commercial coatings, the variation of lead content due to aging and weathering, and the variation of detection limits associated with both paint chip and XRF analysis, all coated surfaces should be treated as potentially containing lead, unless bulk sample analysis indicates that no lead was detected. Positive analytical results can be utilized to indicate that detectable lead is present, but negative XRF results cannot be interpreted as conclusively demonstrating the absence of lead.

Analytical data can be helpful in evaluation of lead-related environmental risks in general but cannot be used to calculate worker exposures and are not a substitute for employee exposure monitoring. As a result of the above, any employee that works around potential lead-based or lead-containing coatings should have hazard communication training (lead awareness) training and personal exposure air monitoring if they will potentially disturb such coatings. Significant additional certification, notification, and work practices are required for materials found to be “lead-based” or where the operation or process involved results in airborne lead exposures exceeding the PEL.

- ❖ Any welding, cutting, or heating of metal surfaces containing surface coatings should be conducted in accordance with 29 CFR 1926.354 and 8 CCR 1537. These regulations require surfaces covered with toxic preservatives, and in enclosed areas, be stripped of all toxic coatings for a distance of at least 4 inches, in all directions, from the area of heat application prior to the initiation of such heat application. There are some provisions for conducting hot work on coated surfaces, but only with required respiratory protection such as properly selected supplied air respirators.
- ❖ **Cal/EPA** through the Division of Toxic Substance Control (DTSC) regulates disposal of lead hazardous waste (22 CCR Division 4.5, Minimum Standards for Management of Hazardous and Extremely Hazardous Wastes). It is the responsibility of the waste generator to evaluate all waste streams produced and ensure that any resulting wastes that may be hazardous under California and Federal RCRA standards for lead be properly handled, packaged and transported under proper manifest to a permitted hazardous waste storage, treatment and disposal facility.
- ❖ **CDPH**: The Department of Public Health (DPH) has specific requirements (Title 17 Sections 35001 thru 36100) for hazard assessment and work involving lead-based paint (LBP) hazards in public or residential structures. These regulations require special certifications, work practices, and notifications for such activities.
- ❖ **Senate Bill 460 (SB 460)**: An act to amend Section 1941.1 of the Civil Code, and to amend Sections 17961, 17980, and 124130 of, and to add Sections 17920.10, 105251, 105252, 105253, 105254, 105255, 105256, and 105257 to, the Health and Safety Code, relating to lead abatement. This bill allows for fines and criminal penalties to be levied on any person who is found to have performed lead abatement without containment or created a measurable lead hazard based upon current CDPH standards. The testing for this determination can be initiated by any local official. A determination of a lead hazard is not solely based upon the lead content of the paint or coating and can be the result of the disturbance of such materials with low concentrations of lead.
- ❖ **EPA Lead Renovation, Repair, and Paint Rule (40 CFR, Part 745)**: Beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based

paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

POLYCHLORINATED BIPHENYL (PCBS) AND DIETHYLHEXL PHTHALATE (DEHP)

Field observation by Citadel indicated that items potentially containing PCBs/DEHPs are present throughout the project area. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards that will be encountered during the project.

Typically during demolition, the contractor will dismantle the fluorescent light fixtures by removing the tubes and then the ballasts and package them for recycling and disposal, regardless of the ballast labeling. The recommended disposal method for ballasts is recycle/incineration whereby the PCB and DEHP capacitors and asphalt potting material are removed and incinerated, and the metal carcasses are cleaned and sent to a metal recycler.

UNIVERSAL/ELECTRONIC/RADIOACTIVE WASTES

The inspection for Universal Wastes/Electronic Wastes consisted of visual inspection of the building to determine if Universal Wastes/Electronic Wastes were present. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards that will be encountered during the project.

The *Universal Waste Rule* found in the California Code of Regulations, Title 22, division 4.5, Chapter 23, regulates the disposal of the following items:

Citadel visually identified universal/electronic/radioactive wastes present throughout the survey area. In accordance with regulatory requirements, Universal/Electronic/Radioactive Wastes should be removed prior to demolition activities and set aside for re-use or disposal/recycling by a licensed recycler or specific licensee.

Citadel recommends either re-using the light tubes, lamps, or monitors, or utilizing a licensed recycler to process the Universal/Electronic Wastes removed from the building. Recycling facilities must be authorized by the California Environmental Protection Agency – Department of Toxic Substances Control (DTSC) or the state in which they are located.

Bill(s) of lading should accompany each load of waste that leaves the site, including the name and address of the Generator, Contractor, pick-up site, disposal site, and quantity of universal waste disposed. The recycler should provide a statement certifying recycling/disposal/destruction of the identified wastes, including the date(s) of recycling/disposal/destruction, and identifying the disposal/destruction process used. In the case of Tritium-containing exit devices, the general licensee must file a report with the NRC.

OZONE DEPLETING SUBSTANCES

Citadel visually identified potential ozone depleting substances present throughout the survey area. This portion of the survey was not intended to be comprehensive, but rather sought to identify potential hazards that will be encountered during the project. Packaged Components Chlorofluorocarbons (CFCs), Hydrochlorofluorocarbons (HCFC), as well as Halon, Sulfur Dioxide (SO₂), and/or Ammonia (NH₃) should be extracted from the fire extinguishers, freezers, HVAC units, and other ODS-containing equipment by a trained technician for recovery or recycling prior to demolition.

5.0 SURVEY LIMITATIONS

The survey and bulk sampling was limited to representative locations of the building(s) that were explicitly defined by the Client to be surveyed. Limited intrusive and no destructive sampling was conducted as part of the scope of services performed.

Additional suspect materials and/or debris may be present in concealed spaces including, but not limited to, within wall cavities, and beneath floor coverings, but will only be accessible during the course of demolition activities. Care should be exercised when accessing these areas. Any suspect environmentally-regulated materials (ERMs) encountered during the course of demolition/renovation activities that were not previously sampled, including ERMs not specifically addressed herein, should be *assumed* to be ACMs/ACCMs and LCMs until sampled and proven otherwise. Similar materials should be assumed to be ACMs/ACCMs/LCMs if found elsewhere in the building.

The areas that were accessible should be representative of the types, quantities, and conditions of the materials present at the site. Quantities presented in this report are for informational purposes only and should not be the sole basis for an estimate for abatement. Contractors should verify and conduct their own takeoffs for their purposes.

This report has been prepared by Citadel EHS exclusively for our Client and their Authorized Representatives. The information contained herein pertains only to accessible materials identified at the referenced property at the time of the survey performed in accordance with a mutually agreed upon scope of work. The findings and recommendations presented are based upon observations of present conditions, and may not necessarily indicate future conditions. Citadel EHS implies no warranty to the accuracy of information provided them by outside agents and transmitted herein. The information contained herein may not be used, disclosed, or copied without written permission of the Client.

This survey report is not intended to be a stand-alone design document for the solicitation of bids. This survey report should only be used for developing the scope of work, bid/contract document, and as a reference document.

6.0 SIGNATURES

Services performed by:

Juan Magallon

Juan R. Magallon
Certified Site Surveillance Technician (No. 15-5358)
Lead Related Construction Sampling Technician (No. 26502)

Report Prepared by:

Michael Roy

Michael K. Roy, WELL AP
Associate Principal, Building Sciences
Certified Asbestos Consultant (No. 92-0459)
Lead-Related Construction Inspector/Assessor (LRCIA No. 7215)

Report Reviewed by:

Mark Thrift

Mark Thrift, CHST, CAC, CDPH
Senior Project Manager, Building Sciences
Certified Asbestos Consultant (No. 13-5044)
Lead-Related Construction Inspector/Assessor (LRCIA No. 15571)

Attachments

Appendix A

Citadel's Project Team Certifications

CERTIFICATIONS

INSPECTOR	Juan R Magallon
CERTIFICATION	Certified Site Surveillance Technician
CERTIFIED BY	State of California Division of Occupational Safety and Health
CERTIFICATION NUMBER	15-5358
EXPIRATION DATE	03/17/20



INSPECTOR	Juan R Magallon
CERTIFICATION	Lead-Related Sampling Technician
CERTIFIED BY	State of California Department of Public Health
CERTIFICATION NUMBER	26502
EXPIRATION DATE	07/03/19



CERTIFICATIONS

INSPECTOR	Michael K. Roy
CERTIFICATION	Certified Asbestos Consultant
CERTIFIED BY	State of California Division of Occupational Safety and Health
CERTIFICATION NUMBER	92-0459
EXPIRATION DATE	07/27/19



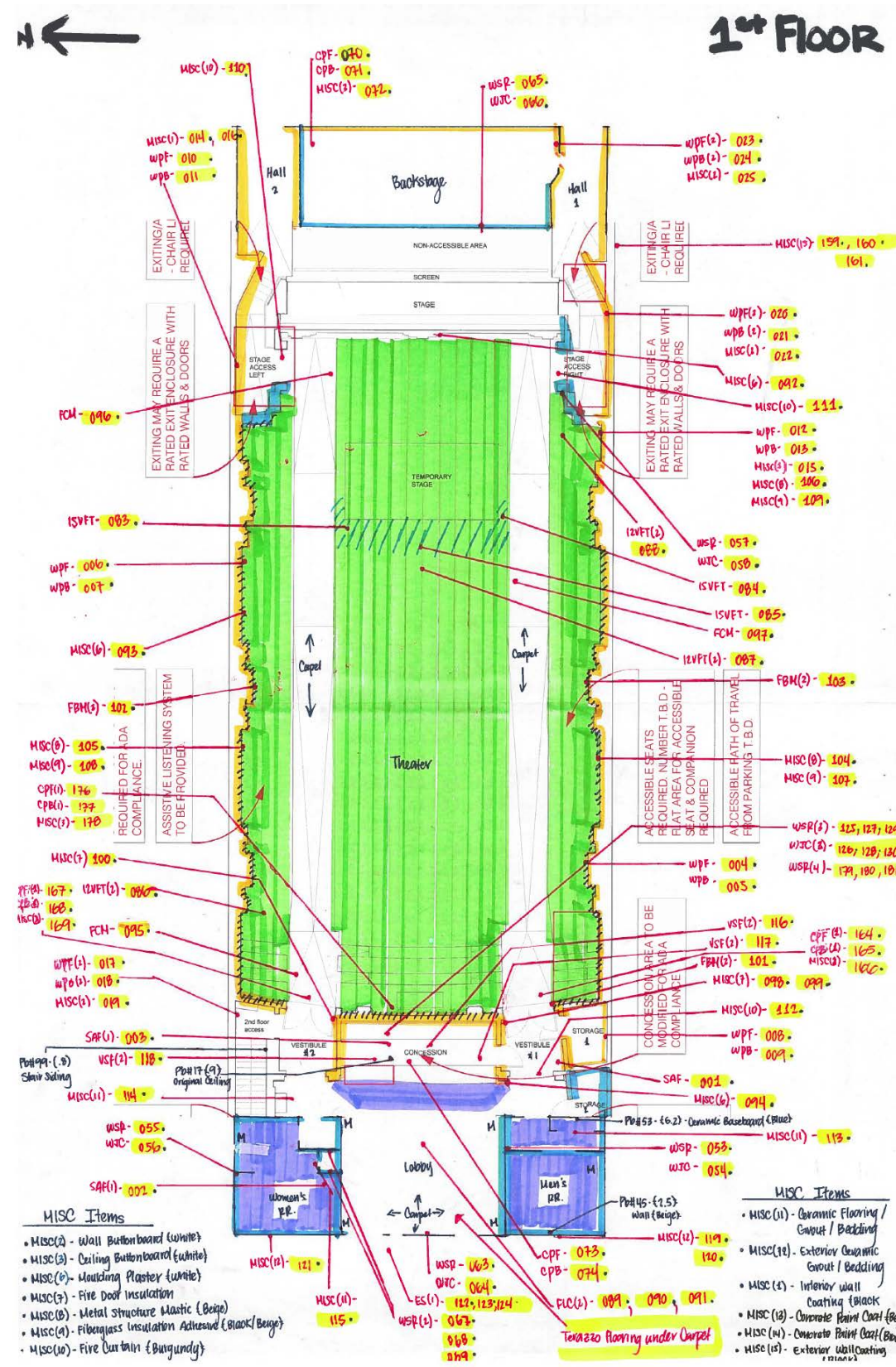
INSPECTOR	Michael K. Roy
CERTIFICATION	Lead-Related Inspector/Assessor Project Monitor
CERTIFIED BY	State of California Department of Public Health
CERTIFICATION NUMBER	7215
EXPIRATION DATE	09/22/19



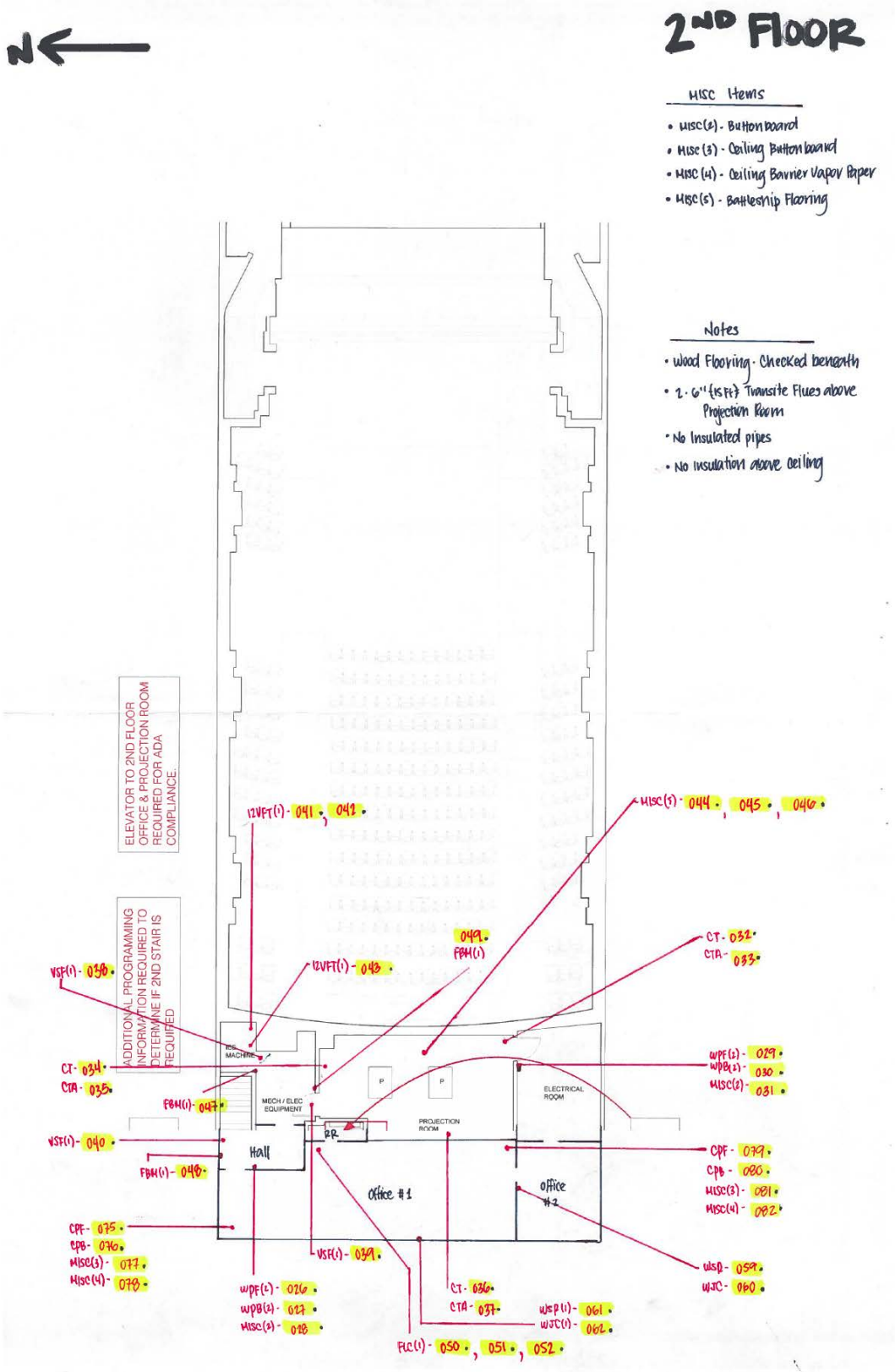
Appendix B

Asbestos Bulk Sample and Lead Positive (LBP) Test Locations

UCLA CAMPUS CAPITAL PROGRAMS
Environmentally-Regulated Survey Report
NIMOY (Crest) Theater
1262 Westwood Boulevard
Los Angeles, California 90094

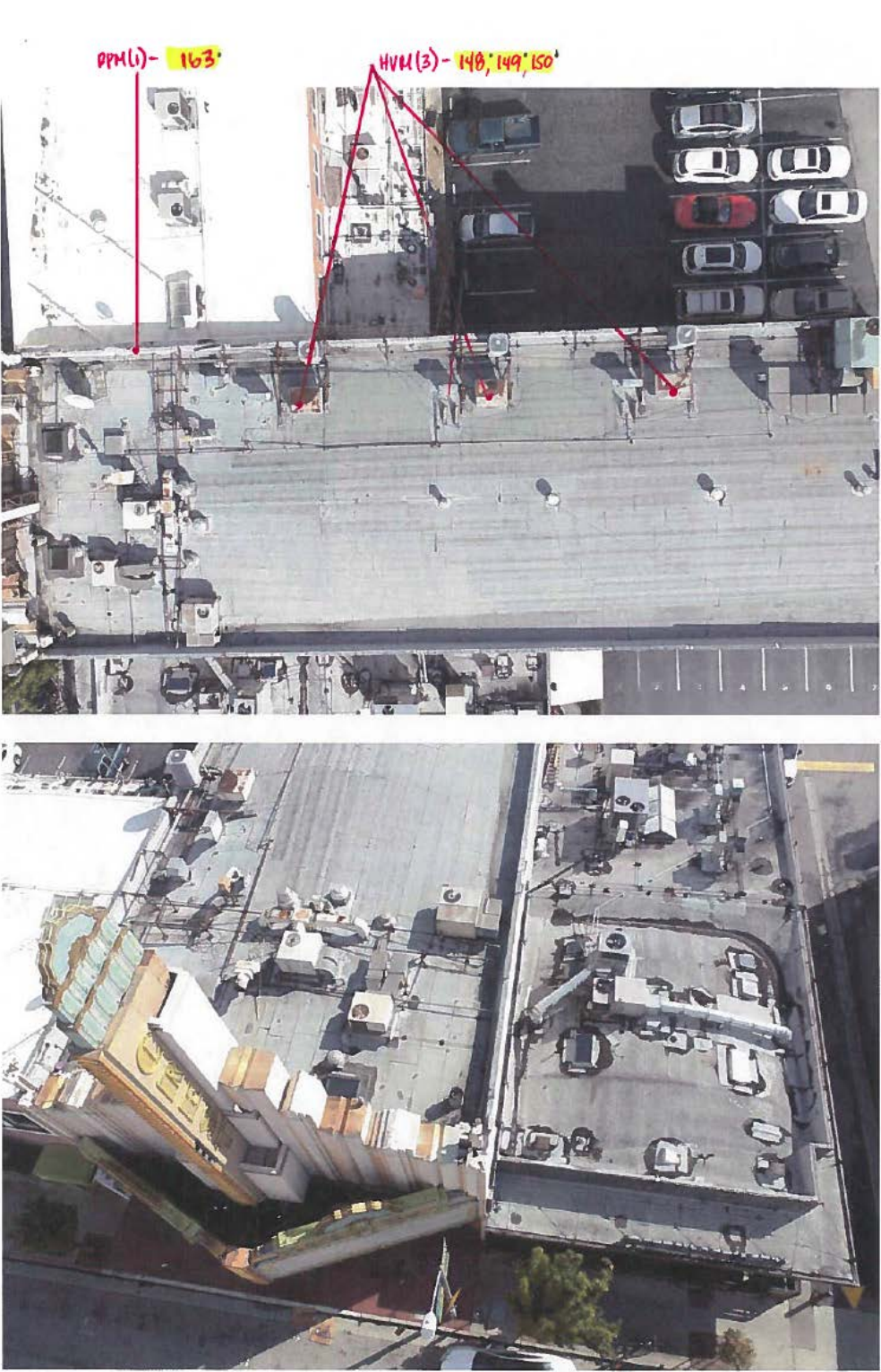
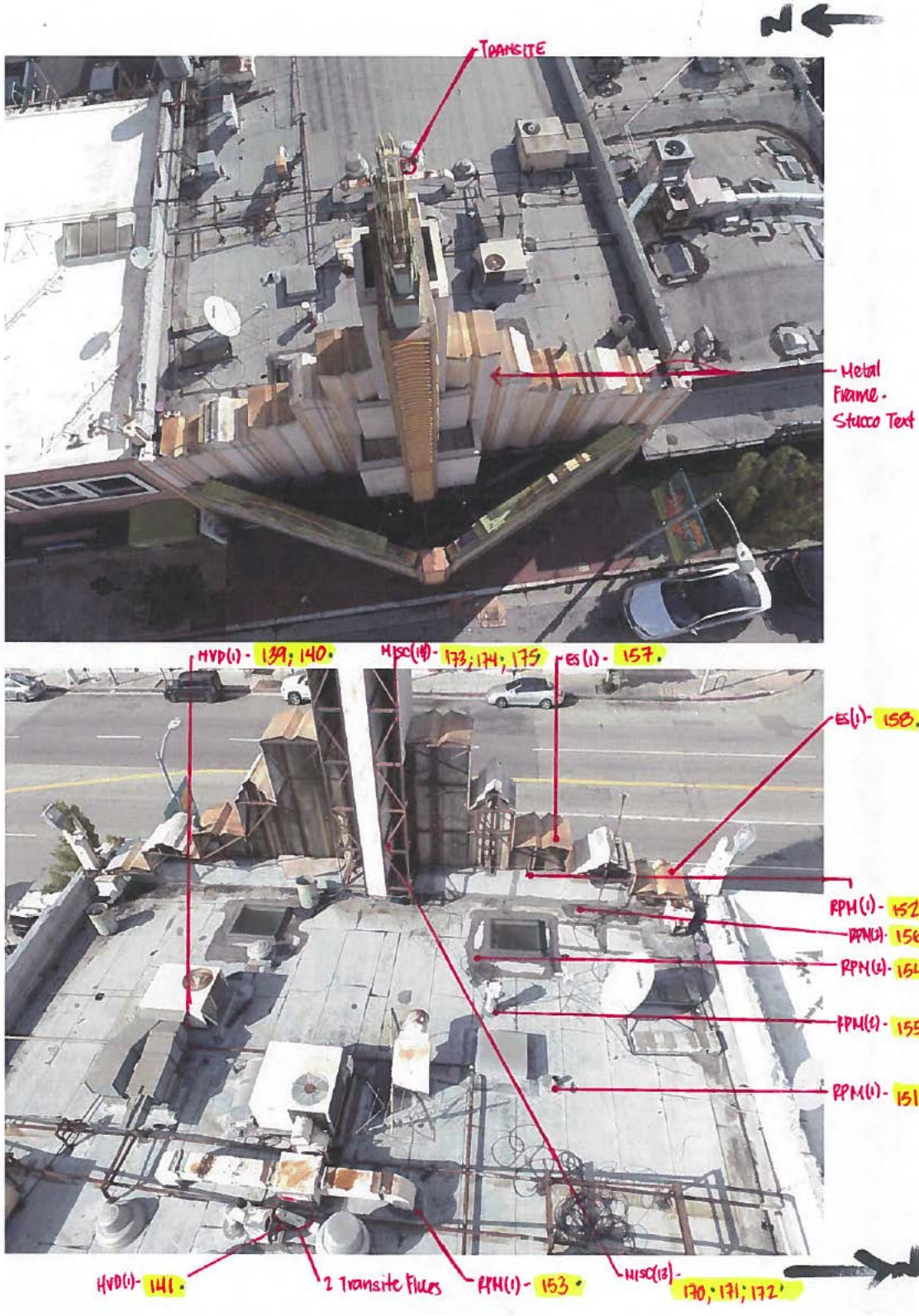


UCLA CAMPUS CAPITAL PROGRAMS
Environmentally-Regulated Survey Report
NIMOY (Crest) Theater
1262 Westwood Boulevard
Los Angeles, California 90094



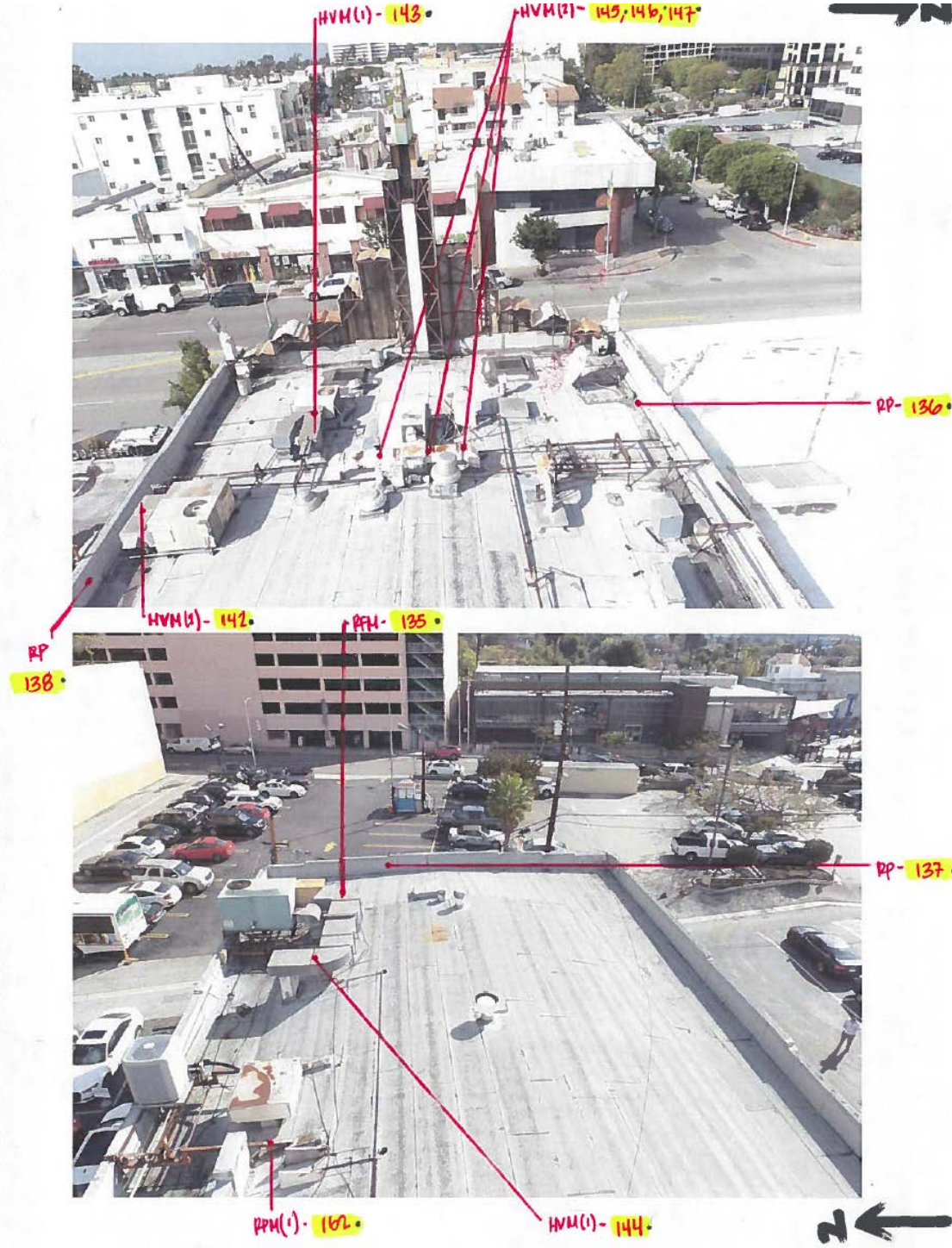
28212 Kelly Johnson Parkway, Suite 250, Valencia, California 91355
Tel: (661) 257-9009 Fax: (661) 257-9019 www.citadelenvironmental.com

UCLA CAMPUS CAPITAL PROGRAMS
Environmentally-Regulated Survey Report
NIMOY (Crest) Theater
1262 Westwood Boulevard
Los Angeles, California 90094



28159 Avenue Stanford, Suite 224, Valencia, California 91355
Tel: (661) 257-9009 Fax: (661) 257-9019 www.CitadelEHS.com

UCLA CAMPUS CAPITAL PROGRAMS
Environmentally-Regulated Survey Report
NIMOY (Crest) Theater
1262 Westwood Boulevard
Los Angeles, California 90094



28159 Avenue Stanford, Suite 224, Valencia, California 91355
Tel: (661) 257-9009 Fax: (661) 257-9019 www.CitadelEHS.com

Appendix C

Table 1.0 - Bulk Sample Results

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
SAF1	Spray-Applied Fireproofing, Grey	Vestibule #1 1st Above Ceiling: SW Corner	Non-ACM	ND		001
SAF1	Spray-Applied Fireproofing, Grey	Women's RR 1st Above Ceiling: S Center at Hatch	Non-ACM	ND		002
SAF1	Spray-Applied Fireproofing, Grey	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		003
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st W of S Wall	Non-ACM	ND		004
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st W of S Wall	Non-ACM	ND		005
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st E of N Wall	Non-ACM	ND		006
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st E of N Wall	Non-ACM	ND		007
WPF1	Wall Plaster Finish Coat, Grey	Storage 1 1st Center of S Wall	Non-ACM	ND		008-Finish Coat
WPF1	Wall Plaster Finish Coat, Grey	Storage 1 1st Center of S Wall	Non-ACM	ND		008-Texture
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Storage 1 1st Center of S Wall	Non-ACM	ND		009
WPF1	Wall Plaster Finish Coat, Grey	Stage Access Left 1st W of N Wall	Non-ACM	ND		010
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Stage Access Left 1st W of N Wall	Non-ACM	ND		011
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st E of S Wall	Non-ACM	ND		012
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st E of S Wall	Non-ACM	ND		013
WPF1	Plaster Mastic, Black	Stage Access Left 1st W of N Wall	Non-ACM	ND		014
MISC1	Plaster Mastic, Black	Theater 1st E of S Wall	Non-ACM	ND		015
MISC1	Plaster Mastic, Black	Stage Access Left 1st W of N Wall	Non-ACM	ND		016
WPF2	Wall Plaster Finish Coat, White	2nd Floor Access 1st E of N Wall	Non-ACM	ND		017
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	2nd Floor Access 1st E of N Wall	Non-ACM	ND		018
MISC2	Plaster Buttonboard, White a/w WPF2	2nd Floor Access 1st E of N Wall	Non-ACM	ND		019
WPF2	Wall Plaster Finish Coat, White	Stage Access Right 1st E of S Wall	Non-ACM	ND		020
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Stage Access Right 1st E of S Wall	Non-ACM	ND		021
MISC2	Plaster Buttonboard, White	Stage Access Right 1st E of S Wall	Non-ACM	ND		022
WPF2	Wall Plaster Finish Coat, White	Backstage 1st E of S Wall	Non-ACM	ND		023
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Backstage 1st E of S Wall	Non-ACM	ND		024
MISC2	Plaster Buttonboard, White a/w WPF2	Backstage 1st E of S Wall	Non-ACM	ND		025
WPF2	Wall Plaster Finish Coat, White	Hall 2nd Center of W Wall	Non-ACM	ND		026
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Hall 2nd Center of W Wall	Non-ACM	ND		027
MISC2	Plaster Buttonboard, White a/w WPF2	Hall 2nd Center of W Wall	Non-ACM	ND		028
WPF2	Wall Plaster Finish Coat, White	Electrical Rm 2nd E of N Wall	Non-ACM	ND		029

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Electrical Rm 2nd E of N Wall	Non-ACM	ND		030
MISC2	Plaster Buttonboard, White a/w WPF2	Electrical Rm 2nd E of N Wall	Non-ACM	ND		031
1CT1	1" x 1" Ceiling Tile, White, Wood Pinhole	Projection Rm 2nd SE Corner Wall	Non-ACM	ND		032
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd SE Corner Wall	Non-ACM	ND		033
1CT1	1" x 1' Ceiling Tile, White Wood Pinhole	Projection Rm 2nd NE Corner Wall	Non-ACM	ND		034
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd NE Corner Wall	Non-ACM	ND		035
1CT1	1" x 1' Ceiling Tile, White Wood Pinhole	Projection Rm 2nd W Center Ceiling	Non-ACM	ND		036
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd W Center Ceiling	Non-ACM	ND		037
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd NE Floor	Non-ACM	ND		038-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd NE Floor	Non-ACM	ND		038-Mastic
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd SW Floor	Non-ACM	ND		039-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd SW Floor	Non-ACM	ND		039-Mastic
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Hall 2nd NE Floor	Non-ACM	ND		040-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Hall 2nd NE Floor	Non-ACM	ND		040-Mastic
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		041-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		041-Mastic
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		042-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		042-Mastic
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SW Floor	Non-ACM	ND		043-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SW Floor	Non-ACM	ND		043-Mastic
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		044-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		044-Back
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		045-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		045-Back
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		046-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		046-Back
FBM1	Basecove Vinyl, White with White Mastic	Mechanical Rm 2nd NE Wall	Non-ACM	ND		047-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Mechanical Rm 2nd NE Wall	Non-ACM	ND		047-Mastic
FBM1	Basecove Vinyl, White with White Mastic	Hall 2nd NW Wall	Non-ACM	ND		048-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Hall 2nd NW Wall	Non-ACM	ND		048-Mastic

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
FBM1	Basecove Vinyl, White with White Mastic	Mech Rm 2nd Center S Wall	Non-ACM	ND		049-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Mech Rm 2nd Center S Wall	Non-ACM	ND		049-Mastic
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		050
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		051
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		052
WSR1	Drywall, White	Men's RR 1st NE Wall	Non-ACM	ND		053
WJC1	Joint Compound, a/w WSR1	Men's RR 1st NE Wall	Non-ACM	ND		054
WSR1	Drywall, White	Women's RR 1st N Center Wall	Non-ACM	ND		055
WJC1	Joint Compound, a/w WSR1	Women's RR 1st N Center Wall	Non-ACM	ND		056
WSR1	Drywall, White	Theater 1st E of S Wall	Non-ACM	ND		057
WJC1	Joint Compound, a/w WSR1	Theater 1st E of S Wall	Non-ACM	ND		058
WSR1	Drywall, White	Office #2 2nd Center of N Wall	Non-ACM	ND		059
WJC1	Joint Compound, a/w WSR1	Office #2 2nd Center of N Wall	Non-ACM	ND		060
WSR1	Drywall, White	Office #1 2nd Center of W Wall	Non-ACM	ND		061
WJC1	Joint Compound, a/w WSR1	Office #1 2nd Center of W Wall	Non-ACM	ND		062
WSR1	Drywall, White	Lobby 1st W Center Ceiling	Non-ACM	ND		063
WJC1	Joint Compound, a/w WSR1	Lobby 1st W Center Ceiling	Non-ACM	ND		064
WSR1	Drywall, White	Backstage 1st S of W Wall	Non-ACM	ND		065
WJC1	Joint Compound, a/w WSR1	Backstage 1st S of W Wall	Non-ACM	ND		066
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		067
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		068
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		069
CPF1	Ceiling Plaster Finish Coat, White	Backstage 1st NE Ceiling	Non-ACM	ND		070
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Backstage 1st NE Ceiling	Non-ACM	ND		071
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Backstage 1st NE Ceiling	Non-ACM	ND		072
CPF1	Ceiling Plaster Finish Coat, White	Concession 1st Above Ceiling: Center Original Ceiling	Non-ACM	ND		073
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Concession 1st Above Ceiling: Center Original Ceiling	Non-ACM	ND		074
CPF1	Ceiling Plaster Finish Coat, White	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		075
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		076
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		077

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
MISC4	Ceiling Barrier Vapor, Black	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		078
CPF1	Ceiling Plaster Finish Coat, White	Office #1 2nd SE Corner Ceiling		Not Analyzed		079
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Office #1 2nd SE Corner Ceiling		Not Analyzed		080
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Office #1 2nd SE Corner Ceiling	Non-ACM	ND		081
MISC4	Ceiling Barrier Vapor, Black	Office #1 2nd SE Corner Ceiling	Non-ACM	ND		082
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		083-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	RACM	2%	Chrysotile	083-Mastic
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		084-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	RACM	2%	Chrysotile	084-Mastic
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		085-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		085-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st NW Floor	RACM	2%	Chrysotile	086-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st NW Floor	RACM	4%	Chrysotile	086-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st Center Floor	RACM	2%	Chrysotile	087-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st Center Floor	RACM	4%	Chrysotile	087-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	RACM	2%	Chrysotile	088-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	RACM	3%	Chrysotile	088-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	Non-ACM	ND		088-Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		089-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		089-Gray Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		090-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		090-Gray Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		091-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		091-Gray Leveler
MISC6	Wall Plaster Moldings, White	Theater 1st W Center of Stage	Non-ACM	ND		092
MISC6	Wall Plaster Moldings, White	Theater 1st Center of N Wall	Non-ACM	ND		093
MISC6	Wall Plaster Moldings, White	Vestibule #1 1st NW Corner	Non-ACM	ND		094
FCM1	Carpet Mastic, Beige	Theater 1st NW Floor	Non-ACM	ND		095
FCM1	Carpet Mastic, Beige	Theater 1st NE Floor	Non-ACM	ND		096
FCM1	Carpet Mastic, Beige	Theater 1st S Center Floor	Non-ACM	ND		097

TABLE 1.0
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MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
MISC7	Fire Door Insulation, White	Vestibule #1 1st NE Door	Non-ACM	ND		098
MISC7	Fire Door Insulation, White	Vestibule #1 1st NE Door	Non-ACM	ND		099
MISC7	Fire Door Insulation, White	Vestibule #2 1st SE Door	Non-ACM	ND		100
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st SW Wall	Non-ACM	ND		101-Base Cove Vinyl
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st SW Wall	Non-ACM	ND		101-Mastic
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st Center of N Wall	Non-ACM	ND		102-Base Cove Vinyl
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st Center of N Wall	Non-ACM	ND		102-Mastic
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st Center of S Wall	Non-ACM	ND		103-Base Cove Vinyl
FBM2	Bascove Vinyl, White with White Mastic	Theater 1st Center of S Wall	Non-ACM	ND		103-Mastic
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st W of S Wall	Non-ACM	ND		104
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st Center of N Wall	Non-ACM	ND		105
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st E of S Wall	Non-ACM	ND		106
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Adhesive
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Backing
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Adhesive 2
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st Center of N Wall	Non-ACM	ND		108-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st Center of N Wall	Non-ACM	ND		108-Adhesive
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st E of S Wall	Non-ACM	ND		109-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st E of S Wall	Non-ACM	ND		109-Adhesive
MISC10	Fire Curtain, Red	Theater 1st NE Curtain	Non-ACM	ND		110
MISC10	Fire Curtain, Red	Theater 1st SE Curtain	Non-ACM	ND		111
MISC10	Fire Curtain, Red	Vestibule #1 1st SW Curtain	Non-ACM	ND		112
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Ceramic Tile
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Bedding
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Leveler
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Ceramic Tile
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Bedding

TABLE 1.0
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NIMOY (CREST) THEATER
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MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Ceramic Tile
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Bedding
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st Center Floor	Non-ACM	ND		116-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st Center Floor	Non-ACM	ND		116-Mastic
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st SW Floor	Non-ACM	ND		117-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st SW Floor	Non-ACM	ND		117-Mastic
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st NW Floor	Non-ACM	ND		118-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st NW Floor	Non-ACM	ND		118-Mastic
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		119-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		119-Bedding
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		120-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		120-Bedding
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st N of Entrance	Non-ACM	ND		121-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st N of Entrance	Non-ACM	ND		121-Bedding
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		122
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		123
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		124
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		125
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		126
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		127
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		128
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		129
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		130
RFM1	Roof Membrane, Black (Multiple Layers)	NW Roof	Non-ACM	ND		131-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	NW Roof	Non-ACM	ND		131-Tar Felt
RFM1	Roof Membrane, Black (Multiple Layers)	SW Roof	Non-ACM	ND		132-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	SW Roof	Non-ACM	ND		132-Tar Paper
RFM1	Roof Membrane, Black (Multiple Layers)	Center Roof	Non-ACM	ND		133-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	Center Roof	Non-ACM	ND		133-Tar Paper

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
RFM1	Roof Membrane, Black (Multiple Layers)	SE Roof	Non-ACM	ND		134-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	SE Roof	Non-ACM	ND		134-Tar Felt
RFM1	Roof Membrane, Black (Multiple Layers)	NE Roof	Non-ACM	ND		135-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	NE Roof	Non-ACM	ND		135-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof NW Parapet	Non-ACM	ND		136-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof NW Parapet	CLASS 1 ACM	20%	Chrysotile	136-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof N of E Parapet	Non-ACM	ND		137-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof N of E Parapet	CLASS 1 ACM	20%	Chrysotile	137-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Shingle 2
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Tar Paper
HVD1	HVAC Dampner, Black	Roof SE HVAC	Non-ACM	ND		139-HVAC Dampner
HVD1	HVAC Dampner, Black	Roof SE HVAC	Non-ACM	ND		139-Cloth
HVD1	HVAC Dampner, Black	Roof SE HVAC	Non-ACM	ND		140-HVAC Dampner
HVD1	HVAC Dampner, Black	Roof SE HVAC	Non-ACM	ND		140-Cloth
HVD1	HVAC Dampner, Black	Roof SE HVAC	Non-ACM	ND		140-Rubber Membrane
HVD1	HVAC Dampner, Black	Roof W Center HVAC	Non-ACM	ND		141
HVM1	HVAC Mastic,Grey, Thin Layer	Roof SW HVAC	Non-ACM	ND		142
HVM1	HVAC Mastic,Grey, Thin Layer	Roof SW HVAC	Non-ACM	ND		143
HVM1	HVAC Mastic,Grey, Thin Layer	Roof NE HVAC	Non-ACM	ND		144
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	CLASS 1 ACM	4%	Chrysotile	145
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	CLASS 1 ACM	4%	Chrysotile	146
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	Non-ACM	ND		147
HVM3	HVAC Mastic, Grey, Thick Layer	Roof NW HVAC	CLASS 1 ACM	6%	Chrysotile	148
HVM3	HVAC Mastic, Grey, Thick Layer	Roof N HVAC	CLASS 1 ACM	8%	Chrysotile	149
HVM3	HVAC Mastic, Grey, Thick Layer	Roof NE HVAC	CLASS 1 ACM	5%	Chrysotile	150
RPM1	Penetration Mastic, Grey/Silver	Roof NW Pipe	CLASS 1 ACM	3%	Chrysotile	151
RPM1	Penetration Mastic, Grey/Silver	Roof NW Roof	CLASS 1 ACM	5%	Chrysotile	152
RPM1	Penetration Mastic, Grey/Silver	Roof W HVAC	Non-ACM	ND		153
RPM2	Penetration Mastic, Black	Roof NW Skylight	Non-ACM	ND		154

TABLE 1.0
BULK SAMPLE RESULTS
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
RPM2	Penetration Mastic, Black	Roof NW Pipe	Non-ACM	ND		155
RPM2	Penetration Mastic, Black	Roof NW Roof	Non-ACM	ND		156
ES1	Stucco Texture, Beige	Roof NW Marquee Sign	Non-ACM	ND		157
ES1	Stucco Texttrue, Beige	Roof NW Marquee Sign	Non-ACM	ND		158
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	5%	Chrysotile	159
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	5%	Chrysotile	160
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	4%	Chrysotile	161
RPM1	Penetration Mastic, Grey/Silver	Roof N Support Bar	CLASS 1 ACM	3%	Chrysotile	162
RPM1	Penetration Mastic, Grey/Silver	Roof NW Coping	CLASS 1 ACM	6%	Chrysotile	163
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st SW Ceiling	Non-ACM	ND		164
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st SW Ceiling	Non-ACM	ND		165
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st SW Ceiling	Non-ACM	ND		166
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st NW Ceiling	Non-ACM	ND		167
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st NW Ceiling	Non-ACM	ND		168
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st NW Ceiling	Non-ACM	ND		169
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		170
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		171
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		172
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		173
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		174
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		175
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st W Center Ceiling	Non-ACM	ND		176
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st W Center Ceiling	Non-ACM	ND		177
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st W Center Ceiling	Non-ACM	ND		178
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		179
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		180
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		181

Appendix D

Table 2.0 - Asbestos

Summary by Material

TABLE 2.0
SUMMARY BY MATERIAL
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		041-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		041-Mastic
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		042-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SE Floor	Non-ACM	ND		042-Mastic
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SW Floor	Non-ACM	ND		043-Vinyl Flooring
12VFT1	12" x 12" Vinyl Sheet Flooring, Grey with Beige Mastic	Ice Machine 2nd SW Floor	Non-ACM	ND		043-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st NW Floor	RACM	2%	Chrysotile	086-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st NW Floor	RACM	4%	Chrysotile	086-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st Center Floor	RACM	2%	Chrysotile	087-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st Center Floor	RACM	4%	Chrysotile	087-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	RACM	2%	Chrysotile	088-Vinyl Flooring
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	RACM	3%	Chrysotile	088-Mastic
12VFT2	12" x 12" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st SE Floor	Non-ACM	ND		088-Leveler
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		083-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	CLASS 1 ACM	2%	Chrysotile	083-Mastic
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		084-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	CLASS 1 ACM	2%	Chrysotile	084-Mastic
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		085-Vinyl Flooring
15VFT1	15" x 15" Vinyl Floor Tile, Grey with Black Mastic	Theater 1st W of Temp Stage	Non-ACM	ND		085-Mastic
1CT1	1" x 1" Ceiling Tile, White, Wood Pinhole	Projection Rm 2nd SE Corner Wall	Non-ACM	ND		032
1CT1	1" x 1" Ceiling Tile, White, Wood Pinhole	Projection Rm 2nd NE Corner Wall	Non-ACM	ND		034
1CT1	1" x 1" Ceiling Tile, White, Wood Pinhole	Projection Rm 2nd W Center Ceiling	Non-ACM	ND		036
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Backstage 1st NE Ceiling	Non-ACM	ND		071
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Concession 1st Above Ceiling: Center Original Ceiling	Non-ACM	ND		074
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		076
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Office #1 2nd SE Corner Ceiling		Not Analyzed		080
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st SW Ceiling	Non-ACM	ND		165
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st NW Ceiling	Non-ACM	ND		168
CPB1	Ceiling Plaster Brown Coat, Grey a/w CPF1	Theater 1st W Center Ceiling	Non-ACM	ND		177
CPF1	Ceiling Plaster Finish Coat, White	Backstage 1st NE Ceiling	Non-ACM	ND		070

TABLE 2.0
SUMMARY BY MATERIAL
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
CPF1	Ceiling Plaster Finish Coat, White	Concession 1st Above Ceiling: Center Original Ceiling	Non-ACM	ND		073
CPF1	Ceiling Plaster Finish Coat, White	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		075
CPF1	Ceiling Plaster Finish Coat, White	Office #1 2nd SE Corner Ceiling		Not Analyzed		079
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st SW Ceiling	Non-ACM	ND		164
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st NW Ceiling	Non-ACM	ND		167
CPF1	Ceiling Plaster Finish Coat, White	Theater 1st W Center Ceiling	Non-ACM	ND		176
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd SE Corner Wall	Non-ACM	ND		033
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd NE Corner Wall	Non-ACM	ND		035
CTA1	Ceiling Tile Adhesive, Brown a/w CT1	Projection Rm 2nd W Center Ceiling	Non-ACM	ND		037
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		122
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		123
ES1	Exterior Stucco Texture, Beige on Metal Frame	Exterior Entrance 1st Entrance: Underneath Marquee Sign	Non-ACM	ND		124
ES1	Exterior Stucco Texture, Beige on Metal Frame	Roof NW Marquee Sign	Non-ACM	ND		157
ES1	Exterior Stucco Texture, Beige on Metal Frame	Roof NW Marquee Sign	Non-ACM	ND		158
FBM1	Basecove Vinyl, White with White Mastic	Mechanical Rm 2nd NE Wall	Non-ACM	ND		047-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Mechanical Rm 2nd NE Wall	Non-ACM	ND		047-Mastic
FBM1	Basecove Vinyl, White with White Mastic	Hall 2nd NW Wall	Non-ACM	ND		048-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Hall 2nd NW Wall	Non-ACM	ND		048-Mastic
FBM1	Basecove Vinyl, White with White Mastic	Mech Rm 2nd Center S Wall	Non-ACM	ND		049-Base Cove Vinyl
FBM1	Basecove Vinyl, White with White Mastic	Mech Rm 2nd Center S Wall	Non-ACM	ND		049-Mastic
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st SW Wall	Non-ACM	ND		101-Base Cove Vinyl
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st SW Wall	Non-ACM	ND		101-Mastic
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st Center of N Wall	Non-ACM	ND		102-Base Cove Vinyl
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st Center of N Wall	Non-ACM	ND		102-Mastic
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st Center of S Wall	Non-ACM	ND		103-Base Cove Vinyl
FBM2	Basecove Vinyl, White with White Mastic	Theater 1st Center of S Wall	Non-ACM	ND		103-Mastic
FCM1	Carpet Mastic, Beige	Theater 1st NW Floor	Non-ACM	ND		095
FCM1	Carpet Mastic, Beige	Theater 1st NE Floor	Non-ACM	ND		096
FCM1	Carpet Mastic, Beige	Theater 1st S Center Floor	Non-ACM	ND		097
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		050

TABLE 2.0
SUMMARY BY MATERIAL
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		051
FLC1	Floor Leveling Compound, White	Office #1 2nd NE Floor	Non-ACM	ND		052
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		089-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		089-Gray Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		090-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		090-Gray Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		091-White Leveler
FLC2	Floor Leveling Compound, White	Lobby 1st E Floor	Non-ACM	ND		091-Gray Leveler
HVD1	HVAC Dampener, Black	Roof SE HVAC	Non-ACM	ND		139-HVAC Dampner
HVD1	HVAC Dampener, Black	Roof SE HVAC	Non-ACM	ND		139-Cloth
HVD1	HVAC Dampener, Black	Roof SE HVAC	Non-ACM	ND		140-HVAC Dampner
HVD1	HVAC Dampener, Black	Roof SE HVAC	Non-ACM	ND		140-Cloth
HVD1	HVAC Dampener, Black	Roof SE HVAC	Non-ACM	ND		140-Rubber Membrane
HVD1	HVAC Dampener, Black	Roof W Center HVAC	Non-ACM	ND		141
HVM1	HVAC Mastic,Grey, Thin Layer	Roof SW HVAC	Non-ACM	ND		142
HVM1	HVAC Mastic,Grey, Thin Layer	Roof SW HVAC	Non-ACM	ND		143
HVM1	HVAC Mastic,Grey, Thin Layer	Roof NE HVAC	Non-ACM	ND		144
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	CLASS 1 ACM	4%	Chrysotile	145
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	CLASS 1 ACM	4%	Chrysotile	146
HVM2	HVAC Mastic, Black, Thick Layer	Roof W Center HVAC	Non-ACM	ND		147
HVM3	HVAC Mastic, Grey, Thick Layer	Roof NW HVAC	CLASS 1 ACM	6%	Chrysotile	148
HVM3	HVAC Mastic, Grey, Thick Layer	Roof N HVAC	CLASS1 ACM	8%	Chrysotile	149
HVM3	HVAC Mastic, Grey, Thick Layer	Roof NE HVAC	CLASS 1 ACM	5%	Chrysotile	150
MISC1	Plaster Mastic, Black	Theater 1st E of S Wall	Non-ACM	ND		015
MISC1	Plaster Mastic, Black	Stage Access Left 1st W of N Wall	Non-ACM	ND		016
MISC1	Plaster Mastic, Black	Stage Access Left 1st W of N Wall	Non-ACM	ND		014
MISC10	Fire Curtain, Red	Theater 1st NE Curtain	Non-ACM	ND		110
MISC10	Fire Curtain, Red	Theater 1st SE Curtain	Non-ACM	ND		111
MISC10	Fire Curtain, Red	Vestibule #1 1st SW Curtain	Non-ACM	ND		112
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Ceramic Tile

TABLE 2.0
SUMMARY BY MATERIAL
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Bedding
MISC11	Ceramic Flooring Grout/Bedding, Grey	Men's RR 1st SE Floor	Non-ACM	ND		113-Leveler
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Ceramic Tile
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Lobby 1st NE Floor	Non-ACM	ND		114-Bedding
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Ceramic Tile
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Grout
MISC11	Ceramic Flooring Grout/Bedding, Grey	Women's RR 1st S Center Floor	Non-ACM	ND		115-Bedding
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		119-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		119-Bedding
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		120-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st S of Entrance	Non-ACM	ND		120-Bedding
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st N of Entrance	Non-ACM	ND		121-Grout
MISC12	Exterior Ceramic Grout/Bedding, White	Exterior Entrance 1st N of Entrance	Non-ACM	ND		121-Bedding
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		170
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		171
MISC13	Marquee Skim Concrete, Beige, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		172
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		173
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		174
MISC14	Marquee Skim Concrete, Brown, Black Paint	Roof W Center-Concrete Block	Non-ACM	ND		175
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	5%	Chrysotile	159
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	5%	Chrysotile	160
MISC15	Exterior Brick Layer Coating, Black	SE Exterior-E of S Wall	CLASS 1 ACM	4%	Chrysotile	161
MISC2	Plaster Buttonboard, White a/w WPF2	2nd Floor Access 1st E of N Wall	Non-ACM	ND		019
MISC2	Plaster Buttonboard, White a/w WPF2	Stage Access Right 1st E of S Wall	Non-ACM	ND		022
MISC2	Plaster Buttonboard, White a/w WPF2	Backstage 1st E of S Wall	Non-ACM	ND		025
MISC2	Plaster Buttonboard, White a/w WPF2	Hall 2nd Center of W Wall	Non-ACM	ND		028
MISC2	Plaster Buttonboard, White a/w WPF2	Electrical Rm 2nd E of N Wall	Non-ACM	ND		031
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Backstage 1st NE Ceiling	Non-ACM	ND		072

TABLE 2.0
SUMMARY BY MATERIAL
ENVIRONMENTALLY-REGULATED MATERIALS SURVEY
NIMOY (CREST) THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90024

MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		077
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Office #1 2nd SE Corner Ceiling	Non-ACM	ND		081
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st SW Ceiling	Non-ACM	ND		166
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st NW Ceiling	Non-ACM	ND		169
MISC3	Ceiling Plaster Buttonboard, White a/w CPF1	Theater 1st W Center Ceiling	Non-ACM	ND		178
MISC4	Ceiling Barrier Vapor, Black	Office #1 2nd NW Corner Ceiling	Non-ACM	ND		078
MISC4	Ceiling Barrier Vapor, Black	Office #1 2nd SE Corner Ceiling	Non-ACM	ND		082
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		044-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		044-Back
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		045-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		045-Back
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		046-Flooring
MISC5	Battleship Flooring, Grey with Threading Back	Projection Rm 2nd Center Flooring	Non-ACM	ND		046-Back
MISC6	Wall Plaster Moldings, White	Theater 1st W Center of Stage	Non-ACM	ND		092
MISC6	Wall Plaster Moldings, White	Theater 1st Center of N Wall	Non-ACM	ND		093
MISC6	Wall Plaster Moldings, White	Vestibule #1 1st NW Corner	Non-ACM	ND		094
MISC7	Fire Door Insulation, White	Vestibule #1 1st NE Door	Non-ACM	ND		098
MISC7	Fire Door Insulation, White	Vestibule #1 1st NE Door	Non-ACM	ND		099
MISC7	Fire Door Insulation, White	Vestibule #2 1st SE Door	Non-ACM	ND		100
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st W of S Wall	Non-ACM	ND		104
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st Center of N Wall	Non-ACM	ND		105
MISC8	Metal Structure Mastic Coat, Beige	Theater 1st E of S Wall	Non-ACM	ND		106
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Adhesive
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Backing
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st W of S Wall	Non-ACM	ND		107-Adhesive 2
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st Center of N Wall	Non-ACM	ND		108-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st Center of N Wall	Non-ACM	ND		108-Adhesive
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st E of S Wall	Non-ACM	ND		109-Insulation
MISC9	Fiberglass Insulation Adhesive, Black/Beige	Theater 1st E of S Wall	Non-ACM	ND		109-Adhesive

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1262 WESTWOOD BOULEVARD
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MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
RFM1	Roof Membrane, Black (Multiple Layers)	NW Roof	Non-ACM	ND		131-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	NW Roof	Non-ACM	ND		131-Tar Felt
RFM1	Roof Membrane, Black (Multiple Layers)	SW Roof	Non-ACM	ND		132-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	SW Roof	Non-ACM	ND		132-Tar Paper
RFM1	Roof Membrane, Black (Multiple Layers)	Center Roof	Non-ACM	ND		133-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	Center Roof	Non-ACM	ND		133-Tar Paper
RFM1	Roof Membrane, Black (Multiple Layers)	SE Roof	Non-ACM	ND		134-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	SE Roof	Non-ACM	ND		134-Tar Felt
RFM1	Roof Membrane, Black (Multiple Layers)	NE Roof	Non-ACM	ND		135-Shingle
RFM1	Roof Membrane, Black (Multiple Layers)	NE Roof	Non-ACM	ND		135-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof NW Parapet	Non-ACM	ND		136-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof NW Parapet	CLASS 1 ACM	20%	Chrysotile	136-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof N of E Parapet	Non-ACM	ND		137-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof N of E Parapet	CLASS 1 ACM	20%	Chrysotile	137-Tar Paper
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Shingle
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Shingle 2
RP1	Roof Parapet, Black (Multiple Layers)	Roof Center of S Parapet	Non-ACM	ND		138-Tar Paper
RPM1	Penetration Mastic, Grey/Silver	Roof NW Pipe	CLASS 1 ACM	3%	Chrysotile	151
RPM1	Penetration Mastic, Grey/Silver	Roof NW Roof	CLASS 1 ACM	5%	Chrysotile	152
RPM1	Penetration Mastic, Grey/Silver	Roof W HVAC	Non-ACM	ND		153
RPM1	Penetration Mastic, Grey/Silver	Roof N Support Bar	CLASS 1 ACM	3%	Chrysotile	162
RPM1	Penetration Mastic, Grey/Silver	Roof NW Coping	CLASS 1 ACM	6%	Chrysotile	163
RPM2	Penetration Mastic, Black	Roof NW Skylight	Non-ACM	ND		154
RPM2	Penetration Mastic, Black	Roof NW Pipe	Non-ACM	ND		155
RPM2	Penetration Mastic, Black	Roof NW Roof	Non-ACM	ND		156
SAF1	Spray-Applied Fireproofing, Grey	Vestibule #1 1st Above Ceiling: SW Corner	Non-ACM	ND		001
SAF1	Spray-Applied Fireproofing, Grey	Women's RR 1st Above Ceiling: S Center at Hatch	Non-ACM	ND		002
SAF1	Spray-Applied Fireproofing, Grey	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		003
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd NE Floor	Non-ACM	ND		038-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd NE Floor	Non-ACM	ND		038-Mastic

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MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd SW Floor	Non-ACM	ND		039-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Mechanical Rm 2nd SW Floor	Non-ACM	ND		039-Mastic
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Hall 2nd NE Floor	Non-ACM	ND		040-Vinyl Sheet Flooring
VSF1	Vinyl Sheet Flooring, Grey with Beige Mastic	Hall 2nd NE Floor	Non-ACM	ND		040-Mastic
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st Center Floor	Non-ACM	ND		116-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st Center Floor	Non-ACM	ND		116-Mastic
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st SW Floor	Non-ACM	ND		117-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st SW Floor	Non-ACM	ND		117-Mastic
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st NW Floor	Non-ACM	ND		118-Vinyl Sheet Flooring
VSF2	Vinyl Sheet Flooring, Grey with Grey Mastic	Concession 1st NW Floor	Non-ACM	ND		118-Mastic
WJC1	Joint Compound, a/w WSR1	Men's RR 1st NE Wall	Non-ACM	ND		054
WJC1	Joint Compound, a/w WSR1	Women's RR 1st N Center Wall	Non-ACM	ND		056
WJC1	Joint Compound, a/w WSR1	Theater 1st E of S Wall	Non-ACM	ND		058
WJC1	Joint Compound, a/w WSR1	Office #2 2nd Center of N Wall	Non-ACM	ND		060
WJC1	Joint Compound, a/w WSR1	Office #1 2nd Center of W Wall	Non-ACM	ND		062
WJC1	Joint Compound, a/w WSR1	Lobby 1st W Center Ceiling	Non-ACM	ND		064
WJC1	Joint Compound, a/w WSR1	Backstage 1st S of W Wall	Non-ACM	ND		066
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		126
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		128
WJC3	Shaft Joint Compound, White a/w WSR3	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		130
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st W of S Wall	Non-ACM	ND		005
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st E of N Wall	Non-ACM	ND		007
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Storage 1 1st Center of S Wall	Non-ACM	ND		009
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Stage Access Left 1st W of N Wall	Non-ACM	ND		011
WPB1	Wall Plaster Brown Coat, White a/w WPF1	Theater 1st E of S Wall	Non-ACM	ND		013
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	2nd Floor Access 1st E of N Wall	Non-ACM	ND		018
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Stage Access Right 1st E of S Wall	Non-ACM	ND		021
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Backstage 1st E of S Wall	Non-ACM	ND		024
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Hall 2nd Center of W Wall	Non-ACM	ND		027
WPB2	Wall Plaster Brown Coat, Grey a/w WPF2	Electrical Rm 2nd E of N Wall	Non-ACM	ND		030

TABLE 2.0
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MATERIAL TYPE	SAMPLE DESCRIPTION	SAMPLE AREA/LOCATION	CLASSIFICATION	ASBESTOS CONTENT	ASBESTOS TYPE	SAMPLE NO.
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st W of S Wall	Non-ACM	ND		004
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st E of N Wall	Non-ACM	ND		006
WPF1	Wall Plaster Finish Coat, Grey	Storage 1 1st Center of S Wall	Non-ACM	ND		008-Finish Coat
WPF1	Wall Plaster Finish Coat, Grey	Storage 1 1st Center of S Wall	Non-ACM	ND		008-Texture
WPF1	Wall Plaster Finish Coat, Grey	Stage Access Left 1st W of N Wall	Non-ACM	ND		010
WPF1	Wall Plaster Finish Coat, Grey	Theater 1st E of S Wall	Non-ACM	ND		012
WPF2	Wall Plaster Finish Coat, White	2nd Floor Access 1st E of N Wall	Non-ACM	ND		017
WPF2	Wall Plaster Finish Coat, White	Stage Access Right 1st E of S Wall	Non-ACM	ND		020
WPF2	Wall Plaster Finish Coat, White	Backstage 1st E of S Wall	Non-ACM	ND		023
WPF2	Wall Plaster Finish Coat, White	Hall 2nd Center of W Wall	Non-ACM	ND		026
WPF2	Wall Plaster Finish Coat, White	Electrical Rm 2nd E of N Wall	Non-ACM	ND		029
WSR1	Drywall, White	Men's RR 1st NE Wall	Non-ACM	ND		053
WSR1	Drywall, White	Women's RR 1st N Center Wall	Non-ACM	ND		055
WSR1	Drywall, White	Theater 1st E of S Wall	Non-ACM	ND		057
WSR1	Drywall, White	Office #2 2nd Center of N Wall	Non-ACM	ND		059
WSR1	Drywall, White	Office #1 2nd Center of W Wall	Non-ACM	ND		061
WSR1	Drywall, White	Lobby 1st W Center Ceiling	Non-ACM	ND		063
WSR1	Drywall, White	Backstage 1st S of W Wall	Non-ACM	ND		065
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		067
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		068
WSR2	Drywall, Brown with Green Board	Women's RR 1st S Closet	Non-ACM	ND		069
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		125
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		127
WSR3	Shaft Drywall, Drywall	Concession 1st Above Ceiling: NE Corner	Non-ACM	ND		129
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		179
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		180
WSR4	Shaft Drywall, White Green Board (1st Layer)	Concession 1st Above Ceiling: NE Ceiling	Non-ACM	ND		181

Appendix E

Asbestos Laboratory Results



EMSL Analytical, Inc.

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnaslab@EMSL.com

EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Attention: Michael Roy

Citadel Environmental Services, Inc

28159 Avenue Stanford, Suite 224

Valencia, CA 91355

Phone: (818) 271-8867

Fax:

Received Date: 05/24/2019 9:25 AM

Analysis Date: 05/29/2019 - 05/31/2019

Collected Date: 05/22/2019

Project: 3002.1331.0 / UCLA Nimoy (Crest) Theatre, 1262 Westwood Blvd, Los Angeles, CA 90024

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
001 041914145-0001	Vestibule #1 1st Above Ceiling: SW Corner - Fireproofing	Gray Fibrous Homogeneous	40% Cellulose HA: SAF01	10% Vermiculite 50% Non-fibrous (Other)	None Detected
002 041914145-0002	Women's RR 1st Above Ceiling: S Center at Hatch - Fireproofing	Gray Fibrous Homogeneous	40% Cellulose HA: SAF01	10% Vermiculite 50% Non-fibrous (Other)	None Detected
003 041914145-0003	Concession 1st Above Ceiling: NE Corner - Fireproofing	Gray Fibrous Homogeneous	40% Cellulose HA: SAF01	10% Vermiculite 50% Non-fibrous (Other)	None Detected
004 041914145-0004	Theater 1st W of S Wall - Plaster Finish	White Non-Fibrous Homogeneous	 HA: WPF01	100% Non-fibrous (Other)	None Detected
005 041914145-0005	Theater 1st W of S Wall - Plaster Brown	Brown/Gray Non-Fibrous Homogeneous	 HA: WPB01	100% Non-fibrous (Other)	None Detected
006 041914145-0006	Theater 1st E of N Wall - Plaster Finish	White Non-Fibrous Homogeneous	 HA: WPF01	100% Non-fibrous (Other)	None Detected
007 041914145-0007	Theater 1st E of N Wall - Plaster Brown	Brown/Gray Non-Fibrous Homogeneous	 HA: WPB01	100% Non-fibrous (Other)	None Detected
008-Finish Coat 041914145-0008	Storage 1 1st Center of S Wall - Plaster Finish	White Non-Fibrous Homogeneous	 HA: WPF01	100% Non-fibrous (Other)	None Detected
008-Texture 041914145-0008A	Storage 1 1st Center of S Wall - Plaster Finish	White Non-Fibrous Homogeneous	 HA: WPF01	100% Non-fibrous (Other)	None Detected
009 041914145-0009	Storage 1 1st Center of S Wall - Plaster Brown	Brown/Gray Non-Fibrous Homogeneous	 HA: WPB01	100% Non-fibrous (Other)	None Detected
010 041914145-0010	Stage Access Left 1st W of N Wall - Plaster Finish	White Non-Fibrous Homogeneous	 HA: WPF01	100% Non-fibrous (Other)	None Detected
011 041914145-0011	Stage Access Left 1st W of N Wall - Plaster Brown	Brown/Gray Non-Fibrous Homogeneous	5% Cellulose HA: WPB01	95% Non-fibrous (Other)	None Detected

Initial report from: 05/30/2019 00:31:39



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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
012 041914145-0012	Theater 1st E of S Wall - Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF01		
013 041914145-0013	Theater 1st E of S Wall - Plaster Brown	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPB01		
014 041914145-0014	Stage Access Left 1st W of N Wall - Plaster Finish	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF01		
015 041914145-0015	Theater 1st E of S Wall - Plaster Wall Mastic Coating	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC01		
016 041914145-0016	Stage Access Left 1st W of N Wall - Plaster Wall Mastic Coating	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC01		
017 041914145-0017	2nd Floor Access 1st E of N Wall - Plaster Finish Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF02		
018 041914145-0018	2nd Floor Access 1st E of N Wall - Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
			HA: WPB02		
019 041914145-0019	2nd Floor Access 1st E of N Wall - Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
			HA: MISC02		
020 041914145-0020	Stage Access Right 1st E of S Wall - Plaster Finish Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF02		
021 041914145-0021	Stage Access Right 1st E of S Wall - Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
			HA: WPB02		
022 041914145-0022	Stage Access Right 1st E of S Wall - Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
			HA: MISC02		
023 041914145-0023	Backstage 1st E of S Wall - Plaster Finish Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF02		
024 041914145-0024	Backstage 1st E of S Wall - Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
			HA: WPB02		
025 041914145-0025	Backstage 1st E of S Wall - Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
			HA: MISC02		

Initial report from: 05/30/2019 00:31:39



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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
026 041914145-0026	Hall 2nd Center of W Wall - Plaster Finish Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF02		
027 041914145-0027	Hall 2nd Center of W Wall - Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
			HA: WPB02		
028 041914145-0028	Hall 2nd Center of W Wall - Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
			HA: MISC02		
029 041914145-0029	Electrical Rm 2nd E of N Wall - Plaster Finish Coat	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPF02		
030 041914145-0030	Electrical Rm 2nd E of N Wall - Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (Other)	None Detected
			HA: WPB02		
031 041914145-0031	Electrical Rm 2nd E of N Wall - Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
			HA: MISC02		
032 041914145-0032	Projection Rm 2nd SE Corner Wall - 1x1 Ceiling Tile Pinhole-Wood	White Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
			HA: CT01		
033 041914145-0033	Projection Rm 2nd SE Corner Wall - CT (1) Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CTA01		
034 041914145-0034	Projection Rm 2nd NE Corner Wall - CT (1) Adhesive	White Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
			HA: CT01		
035 041914145-0035	Projection Rm 2nd NE Corner Wall - CT (1) Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CTA01		
036 041914145-0036	Projection Rm 2nd W Center Ceiling - CT (1) Adhesive	White Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
			HA: CT01		
037 041914145-0037	Projection Rm 2nd W Center Ceiling - CT (1) Adhesive	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CTA01		
038-Vinyl Sheet Flooring 041914145-0038	Mechanical Rm 2nd NE Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
			HA: VSF01		
038-Mastic 041914145-0038A	Mechanical Rm 2nd NE Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 05/30/2019 00:31:39



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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
039-Vinyl Sheet Flooring 041914145-0039	Mechanical Rm 2nd SW Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
HA: VSF01					
039-Mastic 041914145-0039A	Mechanical Rm 2nd SW Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
040-Vinyl Sheet Flooring 041914145-0040	Hall 2nd NE Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose 5% Synthetic 5% Glass	70% Non-fibrous (Other)	None Detected
HA: VSF01					
040-Mastic 041914145-0040A	Hall 2nd NE Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
041-Vinyl Flooring 041914145-0041	Ice Machine 2nd SE Floor - 12x12 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 12VFT01					
041-Mastic 041914145-0041A	Ice Machine 2nd SE Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
042-Vinyl Flooring 041914145-0042	Ice Machine 2nd SE Floor - 12x12 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 12VFT01					
042-Mastic 041914145-0042A	Ice Machine 2nd SE Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
043-Vinyl Flooring 041914145-0043	Ice Machine 2nd SW Floor - 12x12 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 12VFT01					
043-Mastic 041914145-0043A	Ice Machine 2nd SW Floor - Beige Mastic	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
044-Flooring 041914145-0044	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC05					
044-Back 041914145-0044A	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Brown Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
HA: MISC05					
045-Flooring 041914145-0045	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC05					
045-Back 041914145-0045A	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Brown Fibrous Homogeneous	70% Cellulose	30% Non-fibrous (Other)	None Detected
HA: MISC05					

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EMSL Order: 041914145

Customer ID: 32CITA50B

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Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
046-Flooring 041914145-0046	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC05		
046-Back 041914145-0046A	Projection Rm 2nd Center Flooring - Battleship Flooring w/ Threading Back	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
			HA: MISC05		
047-Base Cove Vinyl 041914145-0047	Mechanical Rm 2nd NE Wall - Base Cove Vinyl	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FBM01		
047-Mastic 041914145-0047A	Mechanical Rm 2nd NE Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
048-Base Cove Vinyl 041914145-0048	Hall 2nd NW Wall - Base Cove Vinyl	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FBM01		
048-Mastic 041914145-0048A	Hall 2nd NW Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
049-Base Cove Vinyl 041914145-0049	Mech Rm 2nd Center S Wall - Base Cove Vinyl	White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FBM01		
049-Mastic 041914145-0049A	Mech Rm 2nd Center S Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
050 041914145-0050	Office #1 2nd NE Floor - Floor Leveling Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FLC01		
051 041914145-0051	Office #1 2nd NE Floor - Floor Leveling Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FLC01		
052 041914145-0052	Office #1 2nd NE Floor - Floor Leveling Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: FLC01		
053 041914145-0053	Men's RR 1st NE Wall - Drywall	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
054 041914145-0054	Men's RR 1st NE Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
055 041914145-0055	Women's RR 1st N Center Wall - Drywall	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
056 041914145-0056	Women's RR 1st N Center Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
057 041914145-0057	Theater 1st E of S Wall - Drywall	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
058 041914145-0058	Theater 1st E of S Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
059 041914145-0059	Office #2 2nd Center of N Wall - Drywall	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
060 041914145-0060	Office #2 2nd Center of N Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
061 041914145-0061	Office #1 2nd Center of W Wall - Drywall	Brown/White Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
062 041914145-0062	Office #1 2nd Center of W Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
063 041914145-0063	Lobby 1st W Center Ceiling - Drywall	Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
			HA: WSR01		
064 041914145-0064	Lobby 1st W Center Ceiling - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
065 041914145-0065	Backstage 1st S of W Wall - Drywall	Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
			HA: WSR01		
066 041914145-0066	Backstage 1st S of W Wall - Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WJC01		
067 041914145-0067	Women's RR 1st S Closet - Greenboard/Brown Drywall	Brown Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
068 041914145-0068	Women's RR 1st S Closet - Greenboard/Brown Drywall	Brown Fibrous Homogeneous	20% Cellulose 5% Glass	75% Non-fibrous (Other)	None Detected
			HA: WSR01		
069 041914145-0069	Women's RR 1st S Closet - Greenboard/Brown Drywall	Brown Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
			HA: WSR01		
070 041914145-0070	Backstage 1st NE Ceiling - Ceiling Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CPF01		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
071 041914145-0071	Backstage 1st NE Ceiling - Ceiling Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose HA: CPB01	95% Non-fibrous (Other)	None Detected
072 041914145-0072	Backstage 1st NE Ceiling - Ceiling Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose HA: MISC03	80% Non-fibrous (Other)	None Detected
073 041914145-0073	Concession 1st Above Ceiling: Center Original Ceiling - Ceiling Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
074 041914145-0074	Concession 1st Above Ceiling: Center Original Ceiling - Ceiling Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose HA: CPB01	95% Non-fibrous (Other)	None Detected
075 041914145-0075	Office #1 2nd NW Corner Ceiling - Ceiling Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
076 041914145-0076	Office #1 2nd NW Corner Ceiling - Ceiling Plaster Brown Coat	Gray Non-Fibrous Homogeneous	5% Cellulose HA: CPB01	95% Non-fibrous (Other)	None Detected
077 041914145-0077	Office #1 2nd NW Corner Ceiling - Ceiling Plaster Buttonboard	Brown/White Fibrous Homogeneous	20% Cellulose HA: MISC03	80% Non-fibrous (Other)	None Detected
078 041914145-0078	Office #1 2nd NW Corner Ceiling - Ceiling Barrier Vapor	Black Fibrous Homogeneous	80% Cellulose HA: MISC04	20% Non-fibrous (Other)	None Detected
079 041914145-0079	Office #1 2nd SE Corner Ceiling - Ceiling Plaster Finish				Not Submitted
080 041914145-0080	Office #1 2nd SE Corner Ceiling - Ceiling Plaster Brown Coat				Not Submitted
081 041914145-0081	Office #1 2nd SE Corner Ceiling - Ceiling Plaster Buttonboard	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
082 041914145-0082	Office #1 2nd SE Corner Ceiling - Ceiling Barrier Vapor	Black Fibrous Homogeneous	80% Cellulose HA: MISC04	20% Non-fibrous (Other)	None Detected
083-Vinyl Flooring 041914145-0083	Theater 1st W of Temp Stage - 15x15 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
083-Mastic 041914145-0083A <i>Result includes a small amount of inseparable attached material</i>	Theater 1st W of Temp Stage - Black Mastic	Black Non-Fibrous Homogeneous	10% Cellulose	88% Non-fibrous (Other)	2% Chrysotile
084-Vinyl Flooring 041914145-0084 HA: 15VFT01	Theater 1st W of Temp Stage - 15x15 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
084-Mastic 041914145-0084A <i>Result includes a small amount of inseparable attached material</i>	Theater 1st W of Temp Stage - Black Mastic	Black Non-Fibrous Heterogeneous	10% Cellulose	88% Non-fibrous (Other)	2% Chrysotile
085-Vinyl Flooring 041914145-0085 HA: 15VFT01	Theater 1st W of Temp Stage - 15x15 Vinyl Flooring	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
085-Mastic 041914145-0085A <i>No black mastic present.</i>	Theater 1st W of Temp Stage - Black Mastic	Clear Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
086-Vinyl Flooring 041914145-0086 HA: 12VFT02	Theater 1st NW Floor - 12x12 Vinyl Flooring	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
086-Mastic 041914145-0086A	Theater 1st NW Floor - Black Mastic	Black Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
087-Vinyl Flooring 041914145-0087 HA: 12VFT02	Theater 1st Center Floor - 12x12 Vinyl Flooring	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
087-Mastic 041914145-0087A	Theater 1st Center Floor - Black Mastic	Black Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
088-Vinyl Flooring 041914145-0088 HA: 12VFT02	Theater 1st SE Floor - 12x12 Vinyl Flooring	Beige Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
088-Mastic 041914145-0088A	Theater 1st SE Floor - Black Mastic	Black Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
088-Leveler 041914145-0088B	Theater 1st SE Floor - Black Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
089-White Leveler 041914145-0089 HA: FLC02	Lobby 1st E Floor - Floor Leveling Comp	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
089-Gray Leveler 041914145-0089A HA: FLC02	Lobby 1st E Floor - Floor Leveling Comp	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
090-White Leveler 041914145-0090 HA: FLC02	Lobby 1st E Floor - Floor Leveling Comp	Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
090-Gray Leveler 041914145-0090A	Lobby 1st E Floor - Floor Leveling Comp	Gray Non-Fibrous Homogeneous	HA: FLC02	100% Non-fibrous (Other)	None Detected
091-White Leveler 041914145-0091	Lobby 1st E Floor - Floor Leveling Comp	White Non-Fibrous Homogeneous	HA: FLC02	100% Non-fibrous (Other)	None Detected
091-Gray Leveler 041914145-0091A	Lobby 1st E Floor - Floor Leveling Comp	Gray Non-Fibrous Homogeneous	HA: FLC02	100% Non-fibrous (Other)	None Detected
092 041914145-0092	Theater 1st W Center of Stage - Wall Plaster Mouldings	White Non-Fibrous Homogeneous	HA: MISC06	100% Non-fibrous (Other)	None Detected
093 041914145-0093	Theater 1st Center of N Wall - Wall Plaster Mouldings	White Non-Fibrous Homogeneous	HA: MISC06	100% Non-fibrous (Other)	None Detected
094 041914145-0094	Vestibule #1 1st NW Corner - Wall Plaster Mouldings	White Non-Fibrous Homogeneous	HA: MISC06	100% Non-fibrous (Other)	None Detected
095 041914145-0095	Theater 1st NW Floor - Carpet Mastic	Beige Non-Fibrous Homogeneous	HA: FCM01	100% Non-fibrous (Other)	None Detected
096 041914145-0096	Theater 1st NE Floor - Carpet Mastic	Beige Non-Fibrous Homogeneous	HA: FCM01	100% Non-fibrous (Other)	None Detected
097 041914145-0097 Sample is a composite of inseperable leveler and mastic.	Theater 1st S Center Floor - Carpet Mastic	Gray/Beige Non-Fibrous Homogeneous	HA: FCM01	100% Non-fibrous (Other)	None Detected
098 041914145-0098	Vestibule #1 1st NE Door - Fire Door Insulation	White Fibrous Homogeneous	HA: MISC07	40% Min. Wool 5% Glass 55% Non-fibrous (Other)	None Detected
099 041914145-0099	Vestibule #1 1st NE Door - Fire Door Insulation	White Fibrous Homogeneous	HA: MISC07	40% Min. Wool 8% Glass 52% Non-fibrous (Other)	None Detected
100 041914145-0100	Vestibule #2 1st SE Door - Fire Door Insulation	White Fibrous Homogeneous	HA: MISC07	40% Min. Wool 60% Non-fibrous (Other)	None Detected
101-Base Cove Vinyl 041914145-0101	Theater 1st SW Wall - Base Cove Vinyl	White Non-Fibrous Homogeneous	HA: FBM02	100% Non-fibrous (Other)	None Detected
101-Mastic 041914145-0101A	Theater 1st SW Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
102-Base Cove Vinyl 041914145-0102	Theater 1st Center of N Wall - Base Cove Vinyl	White Non-Fibrous Homogeneous	HA: FBM02	100% Non-fibrous (Other)	None Detected
102-Mastic 041914145-0102A	Theater 1st Center of N Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
103-Base Cove Vinyl 041914145-0103	Theater 1st Center of S Wall - Base Cove Vinyl	Brown/White Non-Fibrous Homogeneous	HA: FBM02	100% Non-fibrous (Other)	None Detected
103-Mastic 041914145-0103A	Theater 1st Center of S Wall - White Mastic	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
104 041914145-0104	Theater 1st W of S Wall - Metal Structure Mastic Coat	Beige Non-Fibrous Homogeneous	HA: MISC08	100% Non-fibrous (Other)	None Detected
105 041914145-0105	Theater 1st Center of N Wall - Metal Structure Mastic Coat	Beige Non-Fibrous Homogeneous	HA: MISC08	100% Non-fibrous (Other)	None Detected
106 041914145-0106	Theater 1st E of S Wall - Metal Structure Mastic Coat	Beige Non-Fibrous Homogeneous	HA: MISC08	100% Non-fibrous (Other)	None Detected
107-Insulation 041914145-0107	Theater 1st W of S Wall - Black Fiberglass Insulation Adhesive	Black Fibrous Homogeneous	70% Glass HA: MISC09	30% Non-fibrous (Other)	None Detected
107-Adhesive 041914145-0107A	Theater 1st W of S Wall - Black Fiberglass Insulation Adhesive	Tan/Black Fibrous Homogeneous	20% Synthetic HA: MISC09	80% Non-fibrous (Other)	None Detected
107-Backing 041914145-0107B	Theater 1st W of S Wall - Black Fiberglass Insulation Adhesive	Tan Fibrous Homogeneous	80% Cellulose HA: MISC09	20% Non-fibrous (Other)	None Detected
107-Adhesive 2 041914145-0107C	Theater 1st W of S Wall - Black Fiberglass Insulation Adhesive	Brown Non-Fibrous Homogeneous	HA: MISC09	100% Non-fibrous (Other)	None Detected
108-Insulation 041914145-0108	Theater 1st Center of N Wall - Black Fiberglass Insulation Adhesive	Black Fibrous Homogeneous	70% Glass HA: MISC09	30% Non-fibrous (Other)	None Detected
108-Adhesive 041914145-0108A	Theater 1st Center of N Wall - Black Fiberglass Insulation Adhesive	Tan/Black Non-Fibrous Homogeneous	20% Synthetic HA: MISC09	80% Non-fibrous (Other)	None Detected

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			% Fibrous	% Non-Fibrous	% Type
109-Insulation 041914145-0109	Theater 1st E of S Wall - Black Fiberglass Insulation Adhesive	Black Fibrous Homogeneous	70% Glass	30% Non-fibrous (Other)	None Detected
HA: MISC09					
109-Adhesive 041914145-0109A	Theater 1st E of S Wall - Black Fiberglass Insulation Adhesive	Tan/Black Fibrous Homogeneous	20% Synthetic	80% Non-fibrous (Other)	None Detected
HA: MISC09					
110 041914145-0110	Theater 1st NE Curtain - Fire Curtain	Red Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
HA: MISC10					
111 041914145-0111	Theater 1st SE Curtain - Fire Curtain	Red Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
HA: MISC10					
112 041914145-0112	Vestibule #1 1st SW Curtain - Fire Curtain	Red Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (Other)	None Detected
HA: MISC10					
113-Ceramic Tile 041914145-0113	Men's RR 1st SE Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
113-Grout 041914145-0113A	Men's RR 1st SE Floor - Ceramic Flooring Grout/ Bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
113-Bedding 041914145-0113B	Men's RR 1st SE Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
113-Leveler 041914145-0113C	Men's RR 1st SE Floor - Ceramic Flooring Grout/ Bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
114-Ceramic Tile 041914145-0114	Lobby 1st NE Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
114-Grout 041914145-0114A	Lobby 1st NE Floor - Ceramic Flooring Grout/ Bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
114-Bedding 041914145-0114B	Lobby 1st NE Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
115-Ceramic Tile 041914145-0115	Women's RR 1st S Center Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					

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115-Grout 041914145-0115A	Women's RR 1st S Center Floor - Ceramic Flooring Grout/ Bedding	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
115-Bedding 041914145-0115B	Women's RR 1st S Center Floor - Ceramic Flooring Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC11					
116-Vinyl Sheet Flooring 041914145-0116	Concession 1st Center Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: VSF02					
116-Mastic 041914145-0116A	Concession 1st Center Floor - Grey Mastic	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
117-Vinyl Sheet Flooring 041914145-0117	Concession 1st SW Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: VSF02					
117-Mastic 041914145-0117A	Concession 1st SW Floor - Grey Mastic	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
118-Vinyl Sheet Flooring 041914145-0118	Concession 1st NW Floor - Vinyl Sheet Flooring	Gray Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: VSF02					
118-Mastic 041914145-0118A	Concession 1st NW Floor - Grey Mastic	Brown/Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
119-Grout 041914145-0119	Exterior Entrance 1st S of Entrance - Exterior-Ceramic Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					
119-Bedding 041914145-0119A	Exterior Entrance 1st S of Entrance - Exterior-Ceramic Grout/ Bedding	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					
120-Grout 041914145-0120	Exterior Entrance 1st S of Entrance - Exterior-Ceramic Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					
120-Bedding 041914145-0120A	Exterior Entrance 1st S of Entrance - Exterior-Ceramic Grout/ Bedding	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					
121-Grout 041914145-0121	Exterior Entrance 1st N of Entrance - Exterior-Ceramic Grout/ Bedding	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					

Initial report from: 05/30/2019 00:31:39



EMSL Analytical, Inc.

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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
121-Bedding 041914145-0121A	Exterior Entrance 1st N of Entrance - Exterior-Ceramic Grout/ Bedding	Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: MISC12					
122 041914145-0122	Exterior Entrance 1st Entrance: Underneath Marquee Sign - Exterior: Stucco Texture on Metal Frame	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: ES01					
123 041914145-0123	Exterior Entrance 1st Entrance: Underneath Marquee Sign - Exterior: Stucco Texture on Metal Frame	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: ES01					
124 041914145-0124	Exterior Entrance 1st Entrance: Underneath Marquee Sign - Exterior: Stucco Texture on Metal Frame	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: ES01					
125 041914145-0125	Concession 1st Above Ceiling: NE Corner - Shaft Drywall	Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
HA: WSR03					
126 041914145-0126	Concession 1st Above Ceiling: NE Corner - Shaft Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: WJC02					
127 041914145-0127	Concession 1st Above Ceiling: NE Corner - Shaft Drywall	Brown/White Fibrous Homogeneous	15% Cellulose 3% Glass	82% Non-fibrous (Other)	None Detected
HA: WSR03					
128 041914145-0128	Concession 1st Above Ceiling: NE Corner - Shaft Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: WJC03					
129 041914145-0129	Concession 1st Above Ceiling: NE Corner - Shaft Drywall	Brown/White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
HA: WSR03					
130 041914145-0130	Concession 1st Above Ceiling: NE Corner - Shaft Joint Compound	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: WJC03					
131-Shingle 041914145-0131	NW Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RFM01					
131-Tar Felt 041914145-0131A	NW Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected

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Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
HA: RFM01					
132-Shingle 041914145-0132	SW Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RFM01					
132-Tar Paper 041914145-0132A	SW Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
HA: RFM01					
133-Shingle 041914145-0133	Center Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RFM01					
133-Tar Paper 041914145-0133A	Center Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
HA: RFM01					
134-Shingle 041914145-0134	SE Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RFM01					
134-Tar Felt 041914145-0134A	SE Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
HA: RFM01					
135-Shingle 041914145-0135	NE Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RFM01					
135-Tar Paper 041914145-0135A	NE Roof - Multiple Layers: Roof Membrane	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
HA: RFM01					
136-Shingle 041914145-0136	Roof NW Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RP01					
136-Tar Paper 041914145-0136A	Roof NW Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	20% Cellulose	60% Non-fibrous (Other)	20% Chrysotile
HA: RP01					
137-Shingle 041914145-0137	Roof N of E Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	10% Glass	90% Non-fibrous (Other)	None Detected
HA: RP01					
137-Tar Paper 041914145-0137A	Roof N of E Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	20% Cellulose	60% Non-fibrous (Other)	20% Chrysotile
HA: RP01					
138-Shingle 041914145-0138	Roof Center of S Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
HA: RP01					
138-Shingle 2 041914145-0138A	Roof Center of S Parapet - Multiple Layers: Roof Parapet	Red/Black Fibrous Homogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
HA: RP01					

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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
138-Tar Paper 041914145-0138B	Roof Center of S Parapet - Multiple Layers: Roof Parapet	Black Fibrous Homogeneous	80% Cellulose HA: RP01	20% Non-fibrous (Other)	None Detected
139-HVAC Dampner 041914145-0139	Roof SE HVAC - HVAC Dampner	White/Black Fibrous Homogeneous	30% Synthetic HA: HVD01	70% Non-fibrous (Other)	None Detected
139-Cloth 041914145-0139A	Roof SE HVAC - HVAC Dampner	White Fibrous Homogeneous	90% Glass HA: HVD01	10% Non-fibrous (Other)	None Detected
140-HVAC Dampner 041914145-0140	Roof SE HVAC - HVAC Dampner	Black Fibrous Homogeneous	30% Synthetic HA: HVD01	70% Non-fibrous (Other)	None Detected
140-Cloth 041914145-0140A	Roof SE HVAC - HVAC Dampner	White Fibrous Homogeneous	90% Glass HA: HVD01	10% Non-fibrous (Other)	None Detected
140-Rubber Membrane 041914145-0140B	Roof SE HVAC - HVAC Dampner	Black Fibrous Homogeneous	90% Synthetic HA: HVD01	10% Non-fibrous (Other)	None Detected
141 041914145-0141	Roof W Center HVAC - HVAC Dampner	Black Non-Fibrous Homogeneous	20% Synthetic HA: HVD01	80% Non-fibrous (Other)	None Detected
142 041914145-0142	Roof SW HVAC - HVAC Mastic-Thin Layer	Gray Non-Fibrous Homogeneous		3% Vermiculite 97% Non-fibrous (Other) HA: HVM01	None Detected
143 041914145-0143	Roof SW HVAC - HVAC Mastic-Thin Layer	Gray Non-Fibrous Homogeneous		3% Vermiculite 97% Non-fibrous (Other) HA: HVM01	None Detected
144 041914145-0144	Roof NE HVAC - HVAC Mastic-Thin Layer	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other) HA: HVM01	None Detected
145 041914145-0145	Roof W Center HVAC - HVAC Mastic-Thick Layer	White/Black Fibrous Homogeneous	10% Cellulose HA: HVM02	86% Non-fibrous (Other)	4% Chrysotile
146 041914145-0146	Roof W Center HVAC - HVAC Mastic-Thick Layer	White/Black Non-Fibrous Homogeneous	10% Cellulose HA: HVM02	86% Non-fibrous (Other)	4% Chrysotile
147 041914145-0147	Roof W Center HVAC - HVAC Mastic-Thick Layer	White/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other) HA: HVM02	None Detected
148 041914145-0148	Roof NW HVAC - HVAC Mastic-Thick Layer	Gray Non-Fibrous Homogeneous		94% Non-fibrous (Other) HA: HVM03	6% Chrysotile

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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
149 041914145-0149	Roof N HVAC - HVAC Mastic-Thick Layer	Gray Non-Fibrous Homogeneous	HA: HVM03	92% Non-fibrous (Other)	8% Chrysotile
150 041914145-0150	Roof NE HVAC - HVAC Mastic-Thick Layer	Gray Non-Fibrous Homogeneous	HA: HVM03	95% Non-fibrous (Other)	5% Chrysotile
151 041914145-0151	Roof NW Pipe - Penetration Mastic	Gray/Silver Non-Fibrous Homogeneous	HA: RPM01	97% Non-fibrous (Other)	3% Chrysotile
152 041914145-0152	Roof NW Roof - Penetration Mastic	Gray/Silver Non-Fibrous Homogeneous	HA: RPM01	95% Non-fibrous (Other)	5% Chrysotile
153 041914145-0153	Roof W HVAC - Penetration Mastic	Black/Silver Non-Fibrous Homogeneous	HA: RPM01	100% Non-fibrous (Other)	None Detected
154 041914145-0154	Roof NW Skylight - Penetration Mastic	Black Non-Fibrous Homogeneous	HA: RPM01	10% Cellulose 90% Non-fibrous (Other)	None Detected
155 041914145-0155	Roof NW Pipe - Penetration Mastic	Black Non-Fibrous Homogeneous	HA: RPM02	10% Cellulose 90% Non-fibrous (Other)	None Detected
156 041914145-0156	Roof NW Roof - Penetration Mastic	Black Non-Fibrous Homogeneous	HA: RPM02	100% Non-fibrous (Other)	None Detected
157 041914145-0157	Roof NW Marquee Sign - Stucco Texture	Beige Non-Fibrous Homogeneous	HA: ES01	100% Non-fibrous (Other)	None Detected
158 041914145-0158	Roof NW Marquee Sign - Stucco Texture	Beige Non-Fibrous Homogeneous	HA: ES01	100% Non-fibrous (Other)	None Detected
159 041914145-0159	Roof SE Exterior-E of S Wall - Exterior: Brick Layer Coating	Black Non-Fibrous Homogeneous	HA: MISC15	95% Non-fibrous (Other)	5% Chrysotile
160 041914145-0160	Roof SE Exterior-E of S Wall - Exterior: Brick Layer Coating	Black Non-Fibrous Homogeneous	HA: MISC15	95% Non-fibrous (Other)	5% Chrysotile
161 041914145-0161	Roof SE Exterior-E of S Wall - Exterior: Brick Layer Coating	Black Non-Fibrous Homogeneous	HA: MISC15	96% Non-fibrous (Other)	4% Chrysotile
162 041914145-0162	Roof N Support Bar - Penetration Mastic	Gray/Silver Non-Fibrous Homogeneous	HA: RPM01	97% Non-fibrous (Other)	3% Chrysotile

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EMSL Order: 041914145

Customer ID: 32CITA50B

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
163 041914145-0163	Roof NW Coping - Penetration Mastic	Black/Silver Fibrous Homogeneous		94% Non-fibrous (Other)	6% Chrysotile
			HA: RPM01		
164 041914145-0164	Theater 1st SW Ceiling - Ceiling Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CPF01		
165 041914145-0165	Theater 1st SW Ceiling - Ceiling Plaster Brown	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: WPB01		
166 041914145-0166	Theater 1st SW Ceiling - Ceiling Buttonboard	White Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (Other)	None Detected
			HA: MISC03		
167 041914145-0167	Theater 1st NW Ceiling - Ceiling Plaster Finish	White/Blue Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CPF01		
168 041914145-0168	Theater 1st NW Ceiling - Ceiling Plaster Brown	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: CPB01		
169 041914145-0169	Theater 1st NW Ceiling - Ceiling Baseboard	Brown/White Fibrous Homogeneous	12% Cellulose	88% Non-fibrous (Other)	None Detected
			HA: MISC03		
170 041914145-0170	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC13		
171 041914145-0171	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC13		
172 041914145-0172	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Beige Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC13		
173 041914145-0173	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC14		
174 041914145-0174	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC14		
175 041914145-0175	Roof W Center-Concrete Block - Marquee Sign Concrete Block Paint	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: MISC14		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
176 041914145-0176	Theater 1st W Center Ceiling - Ceiling Plaster Finish	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: CPF01					
177 041914145-0177	Theater 1st W Center Ceiling - Ceiling Plaster Brown	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: CPB01					
178 041914145-0178	Theater 1st W Center Ceiling - Ceiling Buttonboard	White Fibrous Homogeneous	15% Cellulose	85% Non-fibrous (Other)	None Detected
HA: MISC03					
179 041914145-0179	Concession 1st Above Ceiling: NE Ceiling - Green Board Drywall Shaft 1st Layer	White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
HA: WSR04					
180 041914145-0180	Concession 1st Above Ceiling: NE Ceiling - Green Board Drywall Shaft 1st Layer	White Fibrous Homogeneous	15% Cellulose 5% Glass	80% Non-fibrous (Other)	None Detected
HA: WSR04					
181 041914145-0181	Concession 1st Above Ceiling: NE Ceiling - Green Board Drywall Shaft 1st Layer	Brown/White Fibrous Homogeneous	12% Cellulose	88% Non-fibrous (Other)	None Detected
HA: WSR04					

Analyst(s)

Christina Maiorana (26)

Christopher Richardson (63)

Jonathan Blanford (9)

Maxwell Taylor (33)

Nancy Stalter (20)

Seri Smith (38)

Spencer Taylor (46)

Benjamin Ellis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA-LAP, LLC-IHLAP Lab 100194, NYS ELAP 10872, NJ DEP 03036, PA ID# 68-00367, LA #04127

Initial report from: 05/30/2019 00:31:39

0 4 1 9 1 4 1 4 5

CHAIN OF CUSTODY



CITADEL ENVIRONMENTAL SERVICES

CITADEL LOCATION:

☐ GLENDALE

Contact:

email:

1725 Victory Blvd.

Glendale, CA 91201

Phone: (818) 246-2707

Fax: (818) 246-3145

☐ ORANGE COUNTY

Contact:

email:

151 Kalmus Drive, Suite F-4,

Costa Mesa, California 92626

Phone: (714) 547-4301

Fax: (714) 547-4647

☒ VALENCIA

Contact: Michael Roy

email: mroy@citadelenvironmental.com

28159 Ave. Stanford, S-244

Valencia, California 91355

Phone: 661.257.9009

Fax: 661.257.9019



CITADEL ENVIRONMENTAL SERVICES

RECEIVED

MAY 24 4:10:07

PROJECT AND SAMPLE INFORMATION

PROJECT NUMBER: 3002.1331.0

PROJECT ID: UCLA NIMOY (Crest) Theatre, 1262 Westwood Boulevard, Los Angeles CA 90024

NUMBER OF SAMPLES:

181

SAMPLE NUMBERS:

001 - 181

TYPE OF SAMPLES (CIRCLE ONE):

AIR

TAPE

WATER

WIPE

BULK

SOIL

ZEFON

ANDERSEN

AIR-O-CELL

PLATE

OTHER

TYPE OF ANALYSIS:

Asbestos

Lead

Phase Contrast Microscopy

Flame Atomic Absorption

Polarized Light Microscopy

TTL

STLC

TCLP

1st Positive Stop

Point Count 400 Point Count 1000 Point Count

Transmission Electron Microscopy

Qualitative Quantitative

Culturable Air

Culturable Samples

Andersen Fungi (genus ID, Aspergillus)

Quantitative Fungi-dust, bulk swab-1 medium

Andersen Bactera

Quantitative Fungi-dust, bulk swab-3 media

Non-Culturable Air

Quantitative Bacteria-dust, bulk swab-1 medium

Non-Viable Spore Trap Slide

Quantitative Bactera-dust, bulk, swab-3 media

Surface Samples

E coli and Coliforms (MUG)

Surface Sample (direct examination)

Other

TURNAROUND TIME (CIRCLE ONE):

Rush

3 DAYS

12 HOURS

5 DAYS

5-10 DAYS

48 HOURS

OTHER

REPORT RESULTS VIA (CIRCLE ALL THAT APPLY):

PHONE

FAX

WRITTEN
REPORT

PDF

NOTES/COMMENTS:

Please CC in email: jmagallon@citadelenvs.com

TRANSMITTAL RECORD:

Relinquished By:

Date:

Relinquished By:

Date:

Time:

Time:

Received By:

Date:

Received By:

Date:

Time:

Time:

LABORATORY INFORMATION:

NAME:

EMSL 200 Route. 130 North

LOCATION:

Cinnaminson, NJ 08077

DISPOSITION OF SAMPLES:

☐

RETURN

DAYS AFTER ANALYSIS

☐

RETAIN FOR

DAYS

☐

OTHER

☐

YEAR (S)

BULK SAMPLE DATA FORM

0 11914145


PROJECT NO.: 3 0 0 2 1 3 3 1 0				DATE: 0 5 2 2 1 9				PAGE 1		CITADEL EHS	
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS				INSPECTOR(S): Juan Magallon				OF 13			
PROJECT ID: UCLA NIMOY (Crest) Theatre				CSST/CAC NO: 15-5358							
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024											

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
SAF 01	001	Grey	Fireproofing	Vestibule #1	1st	Above Ceiling: S.W. Corner	650	Ft ²	F	G	NA
SAF 01	002	↓	↓	Womens R.R.		Above Ceiling: S. Center @ Hatch	↓	↓	↓	↓	↓
SAF 01	003	↓	↓	Concession		Above Ceiling: N.E. Corner	↓	↓	↓	↓	↓
WDF 01	004	white	Plaster Finish	Theater		W. of S. Wall	4,000	Ft ²	NF		
WDB 01	005	Grey	Plaster Brown	↓		↓					
WDF 01	006	White		↓		E. of N. Wall					
WDB 01	007	Grey		↓		↓					
WDF 01	008	White		Storage		Center of S. Wall					
WDB 01	009	Grey		↓		↓					
WDF 01	010	White		Stage Access Left		W. of N. Wall					
WDB 01	011	Grey		↓		↓					
WDF 01	012	White		Theater		E. of S. Wall					
WDB 01	013	Grey		↓		↓					
MISC 01	014	Black	Plaster Wall Mastic	Stage Access Left		W. of N. Wall	500	Ft ²	NF	✓	✓

RECEIVED
ENSL
CINNAMINSON, N.J.
2019 MAY 24 A 10:08

BULK SAMPLE DATA FORM

14145

PROJECT NO.: 3 0 0 2				1 3 3 1 0				DATE: 0 5 2 2 1 9				PAGE 2			
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS								INSPECTOR(S): Juan M.				OF			
PROJECT ID: UCLA NIMOY (Crest) Theatre								CSST/CAC NO: 15-5358				13			
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024															

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
MISC 01	015	Black	Plaster Wall Mastic Coating	Theater	1st	E. of S. Wall	500	Ft ²	NF	G	NA
MISC 01	016	↓	↓	Stage Access Left		W. of N. Wall	↓	↓			
WDF 02	017	White	Plaster Finish Coat	2nd Floor Access		E. of N. Wall	4000	Ft ²			
WPB 02	018	Grey	Plaster Brown Coat	↓		↓					
MISC 02	019	White	Plaster Buttonboard	↓		↓					
WDF 02	020	White		Stage Access Right		E. of S. Wall					
WPB 02	021	Grey		↓		↓					
MISC 02	022	White		↓		↓					
WDF 02	023	White		Backstage		E. of S. Wall					
WPB 02	024	Grey		↓		↓					
MISC 02	025	White		↓		↓					
WDF 02	026	White		Hall	2nd	Center of W. Wall					
WPB 02	027	Grey		↓		↓					
MISC 02	028	White		↓		↓					

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PROJECT NO.:		3 0 0 2		1 3 3 1		0		DATE:		0 5 2 2 1 9		PAGE		3		CITADEL EHS			
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS								INSPECTOR(S): Juan M.								OF			
PROJECT ID: UCLA NIMOY (Crest) Theatre								CSST/CAC NO: 15-5358								13			
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024																			

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
WPF 02	029	white	Plaster Finish Coat	Electrical Pm.	2nd	E. of N. Wall	4800	Ft ²	NF	G	NA
WPB 02	030	Grey	Plaster Brown Coat	↓		↓	↓	↓			
MSC 02	031	White	Plaster Buttonboard	↓		↓	↓	↓			
CT 01	032	white	1x1 Ceiling Tile Pinhole - wood	Projection Pm.		S.E. Corner Wall	900	Ft ²	F		
CTA 01	033	Brown	CT(i) Adhesive	↓		↓			NF		
CT 01	034	white				N.E. Corner Ceiling			F		
CTA 01	035	Brown				↓			NF		
CT 01	036	white				W. Center Ceiling			F		
CTA 01	037	Brown		↓		↓			NF		
VSF 01	038	Grey	Vinyl Sheet Flooring w/ Beige Mastic	Mechanical Pm		N.E. Floor	300	Ft ²	F		
VSF 01	039	↓	↓	↓		S.W. Floor	↓	↓	↓		
VSF 01	040	↓	↓	Hall		N.E. Floor	↓	↓	↓		
12VFT 01	041	Grey	12x12 Vinyl Flooring w/ Beige Mastic	Ice Machine		S.E. Floor	80	Ft ²	NF		
12VFT 01	042	↓	↓	↓	↓	↓	↓	↓	↓		

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PROJECT NO.:		3 0 0 2		1 3 3 1 0		DATE: 0 5 2 2 1 9		PAGE 4			
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS						INSPECTOR(S): Juan M.		OF			
PROJECT ID: UCLA NIMOY (Crest) Theatre						CSST/CAC NO: 15-5358		13			
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024											

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
12VFT	043	Grey	12x12 Vinyl Floor w/ Beige Mastic	Ice Machine	2nd	S.W. Floor	80	Ft ²	NF	G	NA
MISC	044	Grey	Battleship Flooring w/ Threading Back	Projection Rm		Center Flooring	100	Ft ²		D	PHY
MISC	045										
MISC	046										
FBM	047	white	Basecoat Vinyl w/ white Mastic	Mechanical Rm.		N.E. Wall	50	LF		G	NA
FBM	048			Hall		N.W. Wall					
FBM	049			Mech. Rm.		Center S. Wall					
FLC	050	white	Floor Leveling Comp.	Office #1		N.E. Floor	300	Ft ²			
FLC	051										
FLC	052										
WSP	053	white	Drywall	Men's R.R	1st	N.E. Wall	7500	Ft ²			
WJC	054		Joint Comp. a/w WSP(i)								
WSP	055	white		Womens R.R		N. Center Wall					
WJC	056										

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PROJECT NO.:	3 0 0 2	1 3 3 1 0	DATE:	0 5 2 2 1 9	PAGE	5	
CLIENT:	UCLA CAMPUS CAPITAL PROGRAMS		INSPECTOR(S):	Juan M.	OF		
PROJECT ID:	UCLA NIMOY (Crest) Theatre		CSST/CAC NO.:	15-6358	13		
SITE ADDRESS:			1262 Westwood Boulevard, Los Angeles, CA 90024				

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
WSP 01	057	white	Drywall	Theater	1st	E. of S. Wall	7500	FT ²	NF	G	NA
WJC 01	058		Joint Comp. a/w WSP(i)	↓	↓	↓					
WSP 01	059			office #2	2nd	Center of N. Wall					
WJC 01	060			↓		↓					
WSP 01	061			office #1		Center of W. Wall					
WJC 01	062			↓		↓					
WSP 01	063			Lobby	1st	W. Center Ceiling					
WJC 01	064			↓		↓					
WSP 01	065			Backstage		S. of W. Wall					
WJC 01	066			↓		↓					
WSP 02	067	Brown	Green Board	Women's RR		S. Closet	300	FT ²			
WSP 02	068		Brown Drywall								
WSP 02	069										
CPF 01	070	white	Ceiling Plaster Finish	Backstage		N.E. Ceiling	9,000	FT ²			

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CLIENT: UCLA CAMPUS CAPITAL PROGRAMS								INSPECTOR(S): Juan M.				OF		
PROJECT ID: UCLA NIMOY (Crest) Theatre								CSST/CAC NO: 15-5358				13		
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024														

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
CPB 01	0 7 1	Grey	Ceiling Plaster Brown	Backstage	1st	N.E. Ceiling	9,000	ft ²	NF	G	NA
MISC 03	0 7 2	White	Ceiling Plaster Buttonboard	↓	↓	↓	↓	↓	↓	↓	↓
CPF 01	0 7 3	white	Ceiling Plaster Finish	Concession	↓	Above Ceiling: Center Original Ceiling	↓	↓	↓	↓	↓
CPB 01	0 7 4	Grey	Ceiling Plaster Brown	↓	↓	↓	↓	↓	↓	↓	↓
CPF 01	0 7 5	white	Ceiling Plaster Finish	Office #1	2nd	N.W. Corner Ceiling	↓	↓	↓	↓	↓
CPB 01	0 7 6	Grey	Ceiling Plaster Brown	↓	↓	↓	↓	↓	↓	↓	↓
MISC 03	0 7 7	white	Ceiling Buttonboard	↓	↓	↓	↓	↓	↓	↓	↓
MISC 04	0 7 8	Black	Ceiling Barrier Vapor	↓	↓	↓	↓	↓	↓	↓	↓
CPF 01	0 7 9	white	Ceiling Plaster Finish	↓	↓	S.E. Corner Ceiling	↓	↓	↓	↓	↓
CPB 01	0 8 0	Grey	Ceiling Plaster Brown	↓	↓	↓	↓	↓	↓	↓	↓
MISC 03	0 8 1	white	Ceiling Buttonboard	↓	↓	↓	↓	↓	↓	↓	↓
MISC 04	0 8 2	Black	Ceiling Barrier Vapor	↓	↓	↓	↓	↓	↓	↓	↓
ISVFT 01	0 8 3	Grey	15x15 Vinyl Flooring w/ Black Mastic	Theater	1st	W. of Backstage Temp. Stage	330	ft ²	↓	↓	↓
ISVFT 01	0 8 4	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓

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CLIENT: UCLA CAMPUS CAPITAL PROGRAMS								INSPECTOR(S): Juan M.				OF			
PROJECT ID: UCLA NIMOY (Crest) Theatre												CSST/CAC NO: 15-5358			
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024															

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
15VFT 01	085	Grey	15x15 Vinyl Flooring w/ Black Mastic	Theater	1st	W. of Temp. Stage	350	ft ²	NF	G	NA
12VFT 02	086	Beige	12x12 Vinyl Flooring w/ Black Mastic	↓	↓	N.W. Floor	2200	ft ²	↓	↓	↓
12VFT 02	087	↓	↓	↓	↓	Center Floor	↓	↓	↓	↓	↓
12VFT 02	088	↓	↓	↓	↓	S.E. Floor	↓	↓	↓	↓	↓
FLC 02	089	white	Floor Leveling Comp	Lobby	↓	E. Floor	150	ft ²	↓	↓	↓
FLC 02	090	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
FLC 02	091	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
MISC 06	092	white	Wall Plaster Mouldings	Theater	↓	W. Center of Stage	4000	ft ²	↓	↓	↓
MISC 06	093	↓	↓	↓	↓	Center of N. Wall	↓	↓	↓	↓	↓
MISC 06	094	↓	↓	Vestibule #1	↓	N.W. Corner	↓	↓	↓	↓	↓
FCM 01	095	Beige	Carpet Mastic	Theater	↓	N.W. Floor	800	ft ²	↓	↓	↓
FCM 01	096	↓	↓	↓	↓	N.E. Floor	↓	↓	↓	↓	↓
FCM 01	097	↓	↓	↓	↓	S. Center Floor	↓	↓	↓	↓	↓
MISC 07	098	white	Fire Door Insulation	Vestibule #1	↓	N.E. Door	400	ft ²	F	↓	↓

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CLIENT: UCLA CAMPUS CAPITAL PROGRAMS								INSPECTOR(S): Juan M.				OF		
PROJECT ID: UCLA NIMOY (Crest) Theatre								CSST/CAC NO: 15-5258				13		
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024														

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
MISC 07	099	white	Fire Door Insulation	Vestibule #1	1st	N.E. Door	400	FT ²	F	G	NA
MISC 07	100	↓	↓	Vestibule #2		S.E. Door	↓	↓	↓		
FBM 02	101	white	Basecoat Vinyl w/ white Mastic	Theater		S.W. Wall	200 400	LF	NF		
FBM 02	102	↓	↓	↓		Center of N. Wall	↓	↓			
FBM 02	103	↓	↓	↓		Center of S. Wall	↓	↓			
MISC 08	104	Beige	Metal Structure	Theater		W. of S. Wall	850	FT ²			
MISC 08	105	↓	Mastic Coat			Center of N. Wall	↓	↓			
MISC 08	106	↓	↓			E. of S. Wall	↓	↓			
MISC 09	107	Black/Beige	Black Fiberglass Insulation Adhesive			W. of S. Wall	1000	FT ²			
MISC 09	108	↓	↓			Center of N. Wall	↓	↓			
MISC 09	109	↓	↓			E. of S. Wall	↓	↓			
MISC 10	110	Red	Fire Curtain			N.E. Curtain	1500 800	FT ²			
MISC 10	111	↓	↓	↓		S.E. Curtain	↓	↓			
MISC 10	112	↓	↓	Vestibule #1	↓	S.W. Curtain	↓	↓			

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CLIENT: UCLA CAMPUS CAPITAL PROGRAMS						INSPECTOR(S): Juan M.		OF			
PROJECT ID: UCLA NIMOY (Crest) Theatre						CSST/CAC NO: 15-5358		13			
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024											

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
MISC	113	Grey	Ceramic Flooring - Grout / Bedding	Men's RR	1st	S.E. Floor	1000	FT ²	NF	G	NA
MISC	114			Lobby		N.E. Floor	↓	↓	↓		
MISC	115			Women's RR		S. Center Floor	↓	↓	↓		
VSF	116	Grey	Vinyl Sheet Flooring w/ Grey Mastic	Concession		Center Floor	300	FT ²	F		
VSF	117					S.W. Floor	↓	↓	↓		
VSF	118					N.W. Floor	↓	↓	↓		
MISC	119	white	Exterior - Ceramic Grout / Bedding	Exterior Entrance		S. of Entrance	1000	FT ²	NF		
MISC	120					↓	↓	↓			
MISC	121					N. of Entrance	↓	↓	↓		
ES	122	Beige	Exterior: Stucco Texture on Metal Frame	Exterior Entrance		Entrance: Underneath Marquee Sign	3500	FT ²	NF		
ES	123					↓	↓	↓			
ES	124					↓	↓	↓			
WSP	125	white	Shaft Drywall	Concession		Above Ceiling: N.E. Corner	1500	FT ²	NF		
WJC	126		Shaft Joint Comp.			↓	↓	↓			

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PROJECT NO.: 3 0 0 2 1 3 3 1 0						DATE: 0 5 2 2 1 9			PAGE 10 OF 13			
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS						INSPECTOR(S): Juan M.						
PROJECT ID: UCLA NIMOY (Crest) Theatre						CSST/CAC NO: 15-5358						
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024												

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
WSP 03	127	white	shaft drywall	Concession	1st	Above Ceiling: N.E. Corner	1500	FT ²	NF	G	NA
WJC 03	128		shaft Joint Comp.								
WSP 03	129										
WJC 03	130										
RFM 01	131	Black	Multiple Layers: Roof Membrane	Roof	Roof	N.W. Roof	8000	FT ²			
RFM 01	132					S.W. Roof					
RFM 01	133					Center Roof					
RFM 01	134					S.E. Roof					
RFM 01	135					N.E. Roof					
RP 01	136	Black	Multiple Layers: Roof Parapet			N.W. Parapet	2500	FT ²			
RP 01	137					N. of E. Parapet					
RP 01	138					Center of S. Parapet					
HVD 01	139	Black	HVAC Dampner			S.E. HVAC	15	FT ²			
HVD 01	140										

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PROJECT NO.: 3 0 0 2 1 3 3 1 0	DATE: 0 5 2 2 1 9	PAGE 11	
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS	INSPECTOR(S): Juan M.	OF	
PROJECT ID: UCLA NIMOY (Crest) Theatre SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024	CSST/CAC NO: 165350	13	

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
HVD 01	141	Black	HVAC Damper	Roof	Roof	W. Center HVAC	15	FT ²	NF	G	NA
HVM 01	142	Grey	HVAC Mastic - Thin Layer			S.W. HVAC	85	FT ²			
HVM 01	143										
HVM 01	144										
HVM 01	145	Black	HVAC Mastic: Thick Layer			W. Center HVAC	10	FT ²		D	W
HVM 02	146										
HVM 02	147										
HVM 03	148	Grey	HVAC Mastic: Thick Layer			N.W. HVAC	15	FT ²		G	NA
HVM 03	149					N. HVAC					
HVM 03	150					N.E. HVAC					
RPM 01	151	Grey / Silver	Penetration Mastic			W. N.E. Pipe	50	FT ²			
RPM 01	152					W. N.E. Roof					
RPM 01	153					W. HVAC					
RPM 02	154	Black	Penetration Mastic			N.W. Skylight	30	FT ²			

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PROJECT NO.:	3 0 0 2	1 3 3 1	0	DATE:	0 5 22 1 9	PAGE	12	
CLIENT:	UCLA CAMPUS CAPITAL PROGRAMS			INSPECTOR(S):	JUAN M.		OF	
PROJECT ID:	UCLA NIMOY (Crest) Theatre			CSST/CAC NO:	15-5358		13	
SITE ADDRESS:				1262 Westwood Boulevard, Los Angeles, CA 90024				

HA TYPE	SAMPLE NO.			MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
				COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
RPM 02	1	5	5	Black	Penetration Mastic	Roof	Roof	N.W. Pipe	20	ft ²	NF	G	NA
RPM 02	1	5	6	↓	↓	↓	↓	N.W. roof	↓	↓	↓	↓	↓
ES 01	1	5	7	Beige	Stucco Texture	↓	↓	N.W. Marquee Sign	/	/	↓	↓	↓
ES 01	1	5	8	↓	↓	↓	↓	↓	/	/	↓	↓	↓
MISC 15	1	5	9	Black	exterior: Brick layer Coating	↓	↓	S.E. Exterior - E. of S. Wall	100	ft ²	↓	↓	↓
MISC 15	1	6	0	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
MISC 15	1	6	1	↓	↓	↓	↓	↓	↓	↓	↓	↓	↓
RPM 01	1	6	2	Grey/Silver	Penetration Mastic	↓	↓	N. Support Bar	/	/	↓	↓	↓
RPM 01	1	6	3	↓	↓	↓	↓	N.W. Copping	/	/	↓	↓	↓
OPF 01	1	6	4	white	Ceiling Plaster Finish	Theater	1st	S.W. Ceiling	/	/	↓	↓	↓
CPB 02 01	1	6	5	Grey	Ceiling Plaster Brown	↓	↓	↓	/	/	↓	↓	↓
MISC 03	1	6	6	White	Ceiling button board	↓	↓	↓	/	/	↓	↓	↓
OPF 01	1	6	7	white	↓	↓	↓	N.W. Ceiling	/	/	↓	↓	↓
CPB 01	1	6	8	Grey	↓	↓	↓	↓	/	/	↓	↓	↓

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PROJECT NO.: 3 0 0 2 1 3 3 1 0	DATE: 0 5 2 2 1 9	PAGE 13	
CLIENT: UCLA CAMPUS CAPITAL PROGRAMS	INSPECTOR(S): Juan M.	OF	
PROJECT ID: UCLA NIMOY (Crest) Theatre	CSST/CAC NO: 15-5358	13	
SITE ADDRESS: 1262 Westwood Boulevard, Los Angeles, CA 90024			

HA TYPE	SAMPLE NO.	MATERIAL DESCRIPTION		BULK SAMPLE LOCATION			QUANTITY		FRIABILITY	MATERIAL CONDITION	DAMAGE TYPE
		COLOR	TEXTURE/PATTERN	UNIT	LEVEL	AREA/LOCATION	NO.	UNIT			
MISC 03	169	white	Ceiling Baseboard	Theater	1st	N.W. Ceiling	/	/	NF	G	NA
MISC 13	170	Beige	Marquee Sign Concrete Black Paint	Roof	Roof	W. Center-Concrete Block	200	ft ²			
MISC 13	171										
MISC 13	172										
MISC 14	173	Brown					200	ft ²			
MISC 14	174										
MISC 14	175										
CPF 01	176	white	Ceiling Plaster Finish	Theater	1st	W. Center Ceiling	/	/	NF	G	NA
CPB 01	177	Grey	Ceiling Plaster Brown				/	/			
MISC 03	178	white	Ceiling Buttonboard				/	/			
WSP 04	179	white	Green Board Drywall Shaft 1st Layer	Concession	1st	Above Ceiling: N.E. Ceiling	350	ft ²	NF	G	NA
WSP 04	180										
WSP 04	181										

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Appendix F

XRF Test Results Tables 3.0, 3.1 and 3.2

TABLE 3.0
LEAD XRF RESULTS
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
2	5/21/2019 12:03	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1.1
3	5/21/2019 12:04	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1.1
4	5/21/2019 12:04	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1.1
5	5/21/2019 12:07	PAINT	mg / cm ^2	WALL	DRYWALL	A	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
6	5/21/2019 12:08	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	BROWN	FIRST	LOBBY	NEGATIVE	0.7	0
7	5/21/2019 12:08	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
8	5/21/2019 12:08	PAINT	mg / cm ^2	WALL	WOOD	A	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
9	5/21/2019 12:10	PAINT	mg / cm ^2	DOOR	GLASS	D	INTACT	GLAZE	FIRST	LOBBY	NEGATIVE	0.7	<LOD
10	5/21/2019 12:10	PAINT	mg / cm ^2	DOOR	METAL	D	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
11	5/21/2019 12:10	PAINT	mg / cm ^2	DOOR	METAL	D	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
12	5/21/2019 12:11	PAINT	mg / cm ^2	DOOR HANDLE	METAL	D	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
13	5/21/2019 12:12	PAINT	mg / cm ^2	COLUMN	METAL	B	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
14	5/21/2019 12:12	PAINT	mg / cm ^2	COLUMN	METAL	B	INTACT	GOLD	FIRST	LOBBY	NEGATIVE	0.7	0
15	5/21/2019 12:12	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BEIGE	FIRST	LOBBY	NEGATIVE	0.7	0
16	5/21/2019 12:13	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BROWN	FIRST	LOBBY	NEGATIVE	0.7	0
17	5/21/2019 12:14	PAINT	mg / cm ^2	CEILING ORIGINAL	PLASTER	B	INTACT	MUSTARD	FIRST	LOBBY	POSITIVE	0.7	0.9
18	5/21/2019 12:17	PAINT	mg / cm ^2	CEILING	PLASTER	B	INTACT	BEIGE	FIRST	LOBBY	NEGATIVE	0.7	0
19	5/21/2019 12:17	PAINT	mg / cm ^2	MOULDING	PLASTER	B	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
20	5/21/2019 12:18	PAINT	mg / cm ^2	MOULDING	PLASTER	B	INTACT	BRONZE	FIRST	LOBBY	NEGATIVE	0.7	0
21	5/21/2019 12:18	PAINT	mg / cm ^2	MOULDING	PLASTER	B	INTACT	BRONZE	FIRST	LOBBY	NEGATIVE	0.7	0
22	5/21/2019 12:20	PAINT	mg / cm ^2	CEILING	DRYWALL	C	INTACT	BLUE	FIRST	LOBBY	NEGATIVE	0.7	0
23	5/21/2019 12:21	PAINT	mg / cm ^2	CEILING	DRYWALL	C	INTACT	BROWN	FIRST	LOBBY	NEGATIVE	0.7	0
24	5/21/2019 12:21	PAINT	mg / cm ^2	CEILING	DRYWALL	C	INTACT	BROWN	FIRST	LOBBY	NEGATIVE	0.7	0
25	5/21/2019 12:22	PAINT	mg / cm ^2	COUNTER	CERAMIC	B	INTACT	BEIGE	FIRST	LOBBY	NEGATIVE	0.7	0
26	5/21/2019 12:22	PAINT	mg / cm ^2	COUNTER	CERAMIC	B	INTACT	BEIGE	FIRST	LOBBY	NEGATIVE	0.7	0
27	5/21/2019 12:23	PAINT	mg / cm ^2	WALL	WOOD	B	INTACT	BLUE	FIRST	LOBBY	NEGATIVE	0.7	0
28	5/21/2019 12:23	PAINT	mg / cm ^2	WALL	WOOD	B	INTACT	GREEN	FIRST	LOBBY	NEGATIVE	0.7	0
29	5/21/2019 12:24	PAINT	mg / cm ^2	WALL	WOOD	B	INTACT	YELLOW	FIRST	LOBBY	NEGATIVE	0.7	0
30	5/21/2019 12:24	PAINT	mg / cm ^2	WALL	WOOD	B	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
31	5/21/2019 12:25	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	B	INTACT	ORANGE	FIRST	LOBBY	NEGATIVE	0.7	0
32	5/21/2019 12:25	PAINT	mg / cm ^2	DOOR	WOOD	C	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
33	5/21/2019 12:25	PAINT	mg / cm ^2	DOOR JAMB	WOOD	C	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0
34	5/21/2019 12:26	PAINT	mg / cm ^2	DOOR CASING	WOOD	C	INTACT	RED	FIRST	LOBBY	NEGATIVE	0.7	0

TABLE 3.0
LEAD XRF RESULTS
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
35	5/21/2019 12:27	PAINT	mg / cm ^2	WALL	DRYWALL	C	INTACT	RED	FIRST	STORAGE 1	NEGATIVE	0.7	0
36	5/21/2019 12:27	PAINT	mg / cm ^2	FLOOR	CONCRETE	C	INTACT	GREY	FIRST	STORAGE 1	LCP	0.7	0.01
37	5/21/2019 12:28	PAINT	mg / cm ^2	FLOOR	CERAMIC	C	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
38	5/21/2019 12:31	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BROWN	FIRST	RR MENS	NEGATIVE	0.7	0
39	5/21/2019 12:31	PAINT	mg / cm ^2	DOOR	WOOD	B	INTACT	RED	FIRST	RR MENS	NEGATIVE	0.7	0
40	5/21/2019 12:31	PAINT	mg / cm ^2	DOOR JAMB	WOOD	B	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
41	5/21/2019 12:32	PAINT	mg / cm ^2	DOOR CASING	WOOD	B	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
42	5/21/2019 12:32	PAINT	mg / cm ^2	DOOR	WOOD	B	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
43	5/21/2019 12:32	PAINT	mg / cm ^2	WALL	DRYWALL	B	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
44	5/21/2019 12:33	PAINT	mg / cm ^2	WALL	METAL	B	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
45	5/21/2019 12:33	PAINT	mg / cm ^2	WALL	DRYWALL	D	INTACT	BEIGE	FIRST	RR MENS	POSITIVE	0.7	2.5
46	5/21/2019 12:34	PAINT	mg / cm ^2	PARTITION	METAL	C	INTACT	BEIGE	FIRST	RR MENS	NEGATIVE	0.7	0
47	5/21/2019 12:35	PAINT	mg / cm ^2	SINK	CERAMIC	C	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
48	5/21/2019 12:35	PAINT	mg / cm ^2	SINK	CERAMIC	C	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
49	5/21/2019 12:35	PAINT	mg / cm ^2	URINAL	CERAMIC	C	INTACT	WHITE	FIRST	RR MENS	NEGATIVE	0.7	0
50	5/21/2019 12:36	PAINT	mg / cm ^2	URINAL	CERAMIC	A	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
51	5/21/2019 12:36	PAINT	mg / cm ^2	URINAL	CERAMIC	A	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.04
52	5/21/2019 12:36	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	FIRST	RR MENS	NEGATIVE	0.7	0
53	5/21/2019 12:37	PAINT	mg / cm ^2	BASEBOARD	CERAMIC	B	INTACT	BLUE	FIRST	RR MENS CLOSET	POSITIVE	0.7	6.2
54	5/21/2019 12:38	PAINT	mg / cm ^2	FLOOR DRAIN	CERAMIC	B	INTACT	WHITE	FIRST	CONCESSION	LCP	0.7	0.05
55	5/21/2019 12:39	PAINT	mg / cm ^2	FLOOR DRAIN	CERAMIC	B	INTACT	WHITE	FIRST	RR WOMENS CLOSET	NEGATIVE	0.7	0
56	5/21/2019 12:40	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BLUE	FIRST	RR WOMENS CLOSET	NEGATIVE	0.7	0
57	5/21/2019 12:40	PAINT	mg / cm ^2	DOOR	WOOD	A	INTACT	BEIGE	FIRST	RR WOMENS CLOSET	NEGATIVE	0.7	0
58	5/21/2019 12:40	PAINT	mg / cm ^2	DOOR JAMB	WOOD	A	INTACT	BEIGE	FIRST	RR WOMENS CLOSET	NEGATIVE	0.7	0
59	5/21/2019 12:41	PAINT	mg / cm ^2	DOOR CASING	WOOD	A	INTACT	BEIGE	FIRST	RR WOMENS CLOSET	NEGATIVE	0.7	0
60	5/21/2019 12:41	PAINT	mg / cm ^2	DOOR CASING	WOOD	C	INTACT	BEIGE	FIRST	RR WOMENS	NEGATIVE	0.7	0
61	5/21/2019 12:41	PAINT	mg / cm ^2	DOOR JAMB	WOOD	C	INTACT	BEIGE	FIRST	RR WOMENS	NEGATIVE	0.7	0
62	5/21/2019 12:42	PAINT	mg / cm ^2	DOOR	WOOD	C	INTACT	RED	FIRST	RR WOMENS	NEGATIVE	0.7	0
63	5/21/2019 12:42	PAINT	mg / cm ^2	WALL	DRYWALL	A	INTACT	BEIGE	FIRST	RR WOMENS	NEGATIVE	0.7	0
64	5/21/2019 12:43	PAINT	mg / cm ^2	CEILING	DRYWALL	A	INTACT	BEIGE	FIRST	RR WOMENS	NEGATIVE	0.7	0
65	5/21/2019 12:43	PAINT	mg / cm ^2	SINK	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01
66	5/21/2019 12:43	PAINT	mg / cm ^2	SINK	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	NEGATIVE	0.7	0
67	5/21/2019 12:44	PAINT	mg / cm ^2	SINK	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01

TABLE 3.0
LEAD XRF RESULTS
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
68	5/21/2019 12:44	PAINT	mg / cm ^2	COUNTER	CERAMIC	A	INTACT	BEIGE	FIRST	RR WOMENS	NEGATIVE	0.7	0
69	5/21/2019 12:45	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01
70	5/21/2019 12:45	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.08
71	5/21/2019 12:46	PAINT	mg / cm ^2	CEILING	PLASTER	A	INTACT	BEIGE	FIRST	VESTIBULE	NEGATIVE	0.7	0
72	5/21/2019 12:47	PAINT	mg / cm ^2	WALL	PLASTER	C	INTACT	WHITE	FIRST	STORAGE 2	NEGATIVE	0.7	0
73	5/21/2019 12:47	PAINT	mg / cm ^2	DOOR	WOOD	A	INTACT	RED	FIRST	STORAGE 2	NEGATIVE	0.7	0
74	5/21/2019 12:47	PAINT	mg / cm ^2	DOOR JAMB	WOOD	A	INTACT	WHITE	FIRST	STORAGE 2	NEGATIVE	0.7	0
75	5/21/2019 12:48	PAINT	mg / cm ^2	DOOR JAMB	WOOD	A	INTACT	WHITE	FIRST	STORAGE 2	NEGATIVE	0.7	0
76	5/21/2019 12:48	PAINT	mg / cm ^2	DOOR JAMB	WOOD	D	INTACT	RED	FIRST	THEATER	NEGATIVE	0.7	0
77	5/21/2019 12:48	PAINT	mg / cm ^2	DOOR JAMB	WOOD	D	INTACT	RED	FIRST	THEATER	NEGATIVE	0.7	0
78	5/21/2019 12:49	PAINT	mg / cm ^2	SEAT BASE	CONCRETE	D	INTACT	BROWN	FIRST	THEATER	NEGATIVE	0.7	0
79	5/21/2019 12:50	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	BROWN	FIRST	THEATER	NEGATIVE	0.7	0
80	5/21/2019 12:51	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	BEIGE	FIRST	THEATER	NEGATIVE	0.7	0
81	5/21/2019 12:51	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	ORANGE	FIRST	THEATER	NEGATIVE	0.7	0
82	5/21/2019 12:51	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	YELLOW	FIRST	THEATER	NEGATIVE	0.7	0
83	5/21/2019 12:52	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	GOLD	FIRST	THEATER	NEGATIVE	0.7	0
84	5/21/2019 12:52	PAINT	mg / cm ^2	WALL MOULDING	PLASTER	D	INTACT	SILVER	FIRST	THEATER	NEGATIVE	0.7	0
85	5/21/2019 12:53	PAINT	mg / cm ^2	FLOOR	VINYL	B	INTACT	RED	FIRST	THEATER	NEGATIVE	0.7	0
88	5/21/2019 12:56	PAINT	mg / cm ^2	WALL	PLASTER	C	INTACT	BEIGE	FIRST	HALL1	NEGATIVE	0.7	0
89	5/21/2019 12:57	PAINT	mg / cm ^2	HANDRAIL	METAL	C	INTACT	ORANGE	FIRST	HALL1	NEGATIVE	0.7	0
90	5/21/2019 12:57	PAINT	mg / cm ^2	DOOR	METAL	B	INTACT	WHITE	FIRST	HALL1	NEGATIVE	0.7	0
91	5/21/2019 12:58	PAINT	mg / cm ^2	WALL	PLASTER	B	INTACT	WHITE	FIRST	HALL1	NEGATIVE	0.7	0
93	5/21/2019 12:59	PAINT	mg / cm ^2	WALL	CONCRETE	B	INTACT	WHITE	FIRST	BACKSTAGE	NEGATIVE	0.7	0
94	5/21/2019 12:59	PAINT	mg / cm ^2	DOOR	METAL	C	INTACT	BLUE	FIRST	BACKSTAGE	NEGATIVE	0.7	0
95	5/21/2019 13:02	PAINT	mg / cm ^2	TEMPORARY STAGE	WOOD	C	INTACT	BLACK	FIRST	THEATER	NEGATIVE	0.7	0
96	5/21/2019 13:03	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.15
97	5/21/2019 13:03	PAINT	mg / cm ^2	CEILING	PLASTER	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.26
98	5/21/2019 13:04	PAINT	mg / cm ^2	RAILS	WOOD	A	INTACT	RED	FIRST	STAIRS	LCP	0.7	0.01
99	5/21/2019 13:04	PAINT	mg / cm ^2	STAIR SIDING	WOOD	A	INTACT	RED	FIRST	STAIRS	POSITIVE	0.7	0.8
100	5/21/2019 13:05	Paint	mg / cm ^2	FLOOR	CONCRETE	A	INTACT	RED	FIRST	STAIRS	NEGATIVE	0.7	0
101	5/21/2019 13:05	PAINT	mg / cm ^2	PIPE	METAL	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.4
102	5/21/2019 13:11	PAINT	mg / cm ^2	WALL	DRYWALL	D	INTACT	GREEN	SECOND	OFFICE 1	NEGATIVE	0.7	0
103	5/21/2019 13:11	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	GREEN	SECOND	OFFICE 1	LCP	0.7	0.02

TABLE 3.0
LEAD XRF RESULTS
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
104	5/21/2019 13:12	PAINT	mg / cm ^2	DOOR	WOOD	B	INTACT	WHITE	SECOND	OFFICE 1	NEGATIVE	0.7	0
105	5/21/2019 13:12	PAINT	mg / cm ^2	DOOR JAMB	WOOD	B	INTACT	WHITE	SECOND	OFFICE 1	NEGATIVE	0.7	0
106	5/21/2019 13:12	PAINT	mg / cm ^2	DOOR CASING	WOOD	B	INTACT	WHITE	SECOND	OFFICE 1	NEGATIVE	0.7	0
107	5/21/2019 13:12	PAINT	mg / cm ^2	BASEBOARD	WOOD	B	INTACT	WHITE	SECOND	OFFICE 1	NEGATIVE	0.7	0
108	5/21/2019 13:13	PAINT	mg / cm ^2	CEILING	PLASTER	B	INTACT	WHITE	SECOND	OFFICE 1	NEGATIVE	0.7	0
109	5/21/2019 13:14	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BEIGE	SECOND	RR	LCP	0.7	0.02
110	5/21/2019 13:14	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	SECOND	RR	LCP	0.7	0.01
111	5/21/2019 13:15	PAINT	mg / cm ^2	SINK	CERAMIC	C	INTACT	WHITE	SECOND	RR	NEGATIVE	0.7	0
112	5/21/2019 13:15	PAINT	mg / cm ^2	DOOR	WOOD	D	INTACT	WHITE	SECOND	RR	NEGATIVE	0.7	0
113	5/21/2019 13:15	PAINT	mg / cm ^2	DOOR JAMB	WOOD	D	INTACT	WHITE	SECOND	RR	NEGATIVE	0.7	0
114	5/21/2019 13:16	PAINT	mg / cm ^2	DOOR JAMB	WOOD	A	INTACT	WHITE	SECOND	OFFICE 2	NEGATIVE	0.7	0
115	5/21/2019 13:16	PAINT	mg / cm ^2	DOOR CASING	WOOD	A	INTACT	WHITE	SECOND	OFFICE 2	NEGATIVE	0.7	0
116	5/21/2019 13:16	PAINT	mg / cm ^2	DOOR	WOOD	A	INTACT	WHITE	SECOND	OFFICE 2	NEGATIVE	0.7	0
117	5/21/2019 13:17	PAINT	mg / cm ^2	WALL	PLASTER	C	INTACT	WHITE	SECOND	OFFICE 2	NEGATIVE	0.7	0
118	5/21/2019 13:17	PAINT	mg / cm ^2	CEILING	PLASTER	C	INTACT	WHITE	SECOND	OFFICE 2	NEGATIVE	0.7	0
119	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.24
120	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR JAMB	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.07
121	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR CASING	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.07
122	5/21/2019 13:19	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	WHITE	SECOND	ELECTRICAL	NEGATIVE	0.7	0
123	5/21/2019 13:19	PAINT	mg / cm ^2	DOOR	METAL	A	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.3
124	5/21/2019 13:19	PAINT	mg / cm ^2	BASEBOARD	WOOD	B	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.02
125	5/21/2019 13:20	PAINT	mg / cm ^2	FLOOR	WOOD	B	INTACT	GREEN	SECOND	ELECTRICAL	NEGATIVE	0.7	0
126	5/21/2019 13:20	PAINT	mg / cm ^2	CEILING	WOOD	B	INTACT	WHITE	SECOND	PROJECTION	NEGATIVE	0.7	0
128	5/21/2019 13:21	PAINT	mg / cm ^2	CEILING	PLASTER	B	INTACT	GREY	SECOND	PROJECTION	LCP	0.7	0.3
129	5/21/2019 13:22	PAINT	mg / cm ^2	WALL	PLASTER	D	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.1
130	5/21/2019 13:22	PAINT	mg / cm ^2	WINDOW	METAL	B	INTACT	BLACK	SECOND	PROJECTION	LCP	0.7	0.19
132	5/21/2019 13:23	PAINT	mg / cm ^2	WINDOW	METAL	B	INTACT	BLACK	SECOND	PROJECTION	NEGATIVE	0.7	0
133	5/21/2019 13:24	PAINT	mg / cm ^2	DOOR	METAL	A	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.24
134	5/21/2019 13:24	PAINT	mg / cm ^2	DOOR JAMB	METAL	A	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.4
135	5/21/2019 13:25	PAINT	mg / cm ^2	FLOOR	WOOD	A	INTACT	GREY	SECOND	MECHANICAL	NEGATIVE	0.7	0
136	5/21/2019 13:26	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	WHITE	SECOND	MECHANICAL	NEGATIVE	0.7	0
137	5/21/2019 13:26	PAINT	mg / cm ^2	FRAME	WOOD	A	INTACT	RED	SECOND	MECHANICAL	NEGATIVE	0.7	0
138	5/21/2019 13:29	PAINT	mg / cm ^2	HVAC	METAL	D	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.19

TABLE 3.0
LEAD XRF RESULTS
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
139	5/21/2019 13:30	PAINT	mg / cm ^2	PIPE	METAL	D	PEELING	SILVER	SECOND	ROOF	LCP	0.7	0.01
140	5/21/2019 13:31	PAINT	mg / cm ^2	PIPE	METAL	D	PEELING	SILVER	SECOND	ROOF	LCP	0.7	0.01
141	5/21/2019 13:31	PAINT	mg / cm ^2	VENTS	METAL	D	PEELING	SILVER	SECOND	ROOF	NEGATIVE	0.7	0
142	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.05
143	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.04
144	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.1
145	5/21/2019 13:33	PAINT	mg / cm ^2	SUPPORT BAR	METAL	A	PEELING	RED	SECOND	ROOF	LCP	0.7	0.06
146	5/21/2019 13:35	PAINT	mg / cm ^2	MARQUEE	CONCRETE	D	PEELING	BEIGE	SECOND	ROOF - MARQUEE	LCP	0.7	0.22
147	5/21/2019 13:35	PAINT	mg / cm ^2	MARQUEE	CONCRETE	D	PEELING	BROWN	SECOND	ROOF - MARQUEE	LCP	0.7	0.1
148	5/21/2019 13:36	PAINT	mg / cm ^2	MARQUEE	METAL	D	PEELING	GREEN	SECOND	ROOF - MARQUEE	NEGATIVE	0.7	0
149	5/21/2019 13:36	PAINT	mg / cm ^2	MARQUEE	METAL	D	PEELING	RED	SECOND	ROOF - MARQUEE	NEGATIVE	0.7	0
150	5/21/2019 13:37	PAINT	mg / cm ^2	DRAIN	METAL	D	PEELING	SILVER	SECOND	ROOF	NEGATIVE	0.7	0
151	5/21/2019 14:11	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	BROWN	FIRST	EXTERIOR	LCP	0.7	0.6
153	5/21/2019 14:11	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	GREEN	FIRST	EXTERIOR	LCP	0.7	0.03
154	5/21/2019 14:12	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	BLUE	FIRST	EXTERIOR	LCP	0.7	0.07
155	5/21/2019 14:12	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	SILVER	FIRST	EXTERIOR	LCP	0.7	0.3
156	5/21/2019 14:13	PAINT	mg / cm ^2	TICKET COUNTER	CERAMIC	D	INTACT	SILVER	FIRST	EXTERIOR	NEGATIVE	0.7	0
157	5/21/2019 14:13	PAINT	mg / cm ^2	FLOOR	CONCRETE	D	INTACT	RED	FIRST	EXTERIOR	NEGATIVE	0.7	0
158	5/21/2019 14:14	PAINT	mg / cm ^2	MARQUEE	METAL	D	INTACT	GREEN	FIRST	EXTERIOR	NEGATIVE	0.7	0
159	5/21/2019 14:14	PAINT	mg / cm ^2	MARQUEE	METAL	D	INTACT	BEIGE	FIRST	EXTERIOR	NEGATIVE	0.7	0
160	5/21/2019 14:16	PAINT	mg / cm ^2	WALL	CONCRETE	C	INTACT	BEIGE	FIRST	EXTERIOR	NEGATIVE	0.7	0
161	5/21/2019 14:17	PAINT	mg / cm ^2	WALL	CONCRETE	B	INTACT	BEIGE	FIRST	EXTERIOR	NEGATIVE	0.7	0
162	5/21/2019 14:17	PAINT	mg / cm ^2	DOOR	METAL	B	INTACT	BEIGE	FIRST	EXTERIOR	NEGATIVE	0.7	0
163	5/21/2019 14:18	PAINT	mg / cm ^2	DOOR	CONCRETE	A	INTACT	BEIGE	FIRST	EXTERIOR	NEGATIVE	0.7	0
164	5/21/2019 14:20	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1.1
165	5/21/2019 14:21	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1
166	5/21/2019 14:21	Paint	mg / cm ^2			ALIBRA					Positive	0.7	1.1

TABLE 3.1
LEAD XRF RESULTS
LEAD-BASED PAINT (≥ 0.7 mg/cm²)
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
17	5/21/2019 12:14	PAINT	mg / cm ^2	CEILING ORIGINAL	PLASTER	B	INTACT	MUSTARD	FIRST	LOBBY	POSITIVE	0.7	0.9
45	5/21/2019 12:33	PAINT	mg / cm ^2	WALL	DRYWALL	D	INTACT	BEIGE	FIRST	RR MENS	POSITIVE	0.7	2.5
53	5/21/2019 12:37	PAINT	mg / cm ^2	BASEBOARD	CERAMIC	B	INTACT	BLUE	FIRST	RR MENS CLOSET	POSITIVE	0.7	6.2
99	5/21/2019 13:04	PAINT	mg / cm ^2	STAIR SIDING	WOOD	A	INTACT	RED	FIRST	STAIRS	POSITIVE	0.7	0.8

TABLE 3.2
LEAD XRF RESULTS
LEAD-CONTAINING PAINT (≥ 0.01 mg/cm² and < 0.7 mg/cm²)
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
36	5/21/2019 12:27	PAINT	mg / cm ^2	FLOOR	CONCRETE	C	INTACT	GREY	FIRST	STORAGE 1	LCP	0.7	0.01
47	5/21/2019 12:35	PAINT	mg / cm ^2	SINK	CERAMIC	C	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
48	5/21/2019 12:35	PAINT	mg / cm ^2	SINK	CERAMIC	C	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
50	5/21/2019 12:36	PAINT	mg / cm ^2	URINAL	CERAMIC	A	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.01
51	5/21/2019 12:36	PAINT	mg / cm ^2	URINAL	CERAMIC	A	INTACT	WHITE	FIRST	RR MENS	LCP	0.7	0.04
54	5/21/2019 12:38	PAINT	mg / cm ^2	FLOOR DRAIN	CERAMIC	B	INTACT	WHITE	FIRST	CONCESSION	LCP	0.7	0.05
65	5/21/2019 12:43	PAINT	mg / cm ^2	SINK	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01
67	5/21/2019 12:44	PAINT	mg / cm ^2	SINK	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01
69	5/21/2019 12:45	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.01
70	5/21/2019 12:45	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	FIRST	RR WOMENS	LCP	0.7	0.08
96	5/21/2019 13:03	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.15
97	5/21/2019 13:03	PAINT	mg / cm ^2	CEILING	PLASTER	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.26
98	5/21/2019 13:04	PAINT	mg / cm ^2	RAILS	WOOD	A	INTACT	RED	FIRST	STAIRS	LCP	0.7	0.01
101	5/21/2019 13:05	PAINT	mg / cm ^2	PIPE	METAL	A	INTACT	WHITE	FIRST	STAIRS	LCP	0.7	0.4
103	5/21/2019 13:11	PAINT	mg / cm ^2	WALL	PLASTER	A	INTACT	GREEN	SECOND	OFFICE 1	LCP	0.7	0.02
109	5/21/2019 13:14	PAINT	mg / cm ^2	FLOOR	CERAMIC	B	INTACT	BEIGE	SECOND	RR	LCP	0.7	0.02
110	5/21/2019 13:14	PAINT	mg / cm ^2	TOILET	CERAMIC	A	INTACT	WHITE	SECOND	RR	LCP	0.7	0.01
119	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.24
120	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR JAMB	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.07
121	5/21/2019 13:18	PAINT	mg / cm ^2	DOOR CASING	METAL	D	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.07
123	5/21/2019 13:19	PAINT	mg / cm ^2	DOOR	METAL	A	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.3
124	5/21/2019 13:19	PAINT	mg / cm ^2	BASEBOARD	WOOD	B	INTACT	WHITE	SECOND	ELECTRICAL	LCP	0.7	0.02
128	5/21/2019 13:21	PAINT	mg / cm ^2	CEILING	PLASTER	B	INTACT	GREY	SECOND	PROJECTION	LCP	0.7	0.3
129	5/21/2019 13:22	PAINT	mg / cm ^2	WALL	PLASTER	D	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.1
130	5/21/2019 13:22	PAINT	mg / cm ^2	WINDOW	METAL	B	INTACT	BLACK	SECOND	PROJECTION	LCP	0.7	0.19
133	5/21/2019 13:24	PAINT	mg / cm ^2	DOOR	METAL	A	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.24
134	5/21/2019 13:24	PAINT	mg / cm ^2	DOOR JAMB	METAL	A	INTACT	WHITE	SECOND	PROJECTION	LCP	0.7	0.4
138	5/21/2019 13:29	PAINT	mg / cm ^2	HVAC	METAL	D	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.19
139	5/21/2019 13:30	PAINT	mg / cm ^2	PIPE	METAL	D	PEELING	SILVER	SECOND	ROOF	LCP	0.7	0.01
140	5/21/2019 13:31	PAINT	mg / cm ^2	PIPE	METAL	D	PEELING	SILVER	SECOND	ROOF	LCP	0.7	0.01

TABLE 3.2
LEAD XRF RESULTS
LEAD-CONTAINING PAINT (≥ 0.01 mg/cm² and < 0.7 mg/cm²)
NIMOY CREST THEATER
1262 WESTWOOD BOULEVARD
LOS ANGELES, CALIFORNIA 90025

Reading No	Time	Type	Units	Component	Substrate	Side	Condition	Color	Floor	Room	Results	Action Level	PbC
142	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.05
143	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.04
144	5/21/2019 13:32	PAINT	mg / cm ^2	HVAC	METAL	A	PEELING	BEIGE	SECOND	ROOF	LCP	0.7	0.1
145	5/21/2019 13:33	PAINT	mg / cm ^2	SUPPORT BAR	METAL	A	PEELING	RED	SECOND	ROOF	LCP	0.7	0.06
146	5/21/2019 13:35	PAINT	mg / cm ^2	MARQUEE	CONCRETE	D	PEELING	BEIGE	SECOND	ROOF - MARQUEE	LCP	0.7	0.22
147	5/21/2019 13:35	PAINT	mg / cm ^2	MARQUEE	CONCRETE	D	PEELING	BROWN	SECOND	ROOF - MARQUEE	LCP	0.7	0.1
151	5/21/2019 14:11	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	BROWN	FIRST	EXTERIOR	LCP	0.7	0.6
153	5/21/2019 14:11	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	GREEN	FIRST	EXTERIOR	LCP	0.7	0.03
154	5/21/2019 14:12	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	BLUE	FIRST	EXTERIOR	LCP	0.7	0.07
155	5/21/2019 14:12	PAINT	mg / cm ^2	WALL	CERAMIC	D	INTACT	SILVER	FIRST	EXTERIOR	LCP	0.7	0.3