

# Notice of Exemption

## Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 Imperial Highway, 1st Floor, Room 1208

Norwalk, CA 90650

From: (Public Agency): Housing Authority of the City of Los Angeles  
2600 Wilshire Boulevard

Los Angeles, CA 90057

(Address)

Project Title: HACLA Nine Property Project

Project Applicant: Housing Authority of the City of Los Angeles

Project Location - Specific:

See Table 1 of Attachment A.

Project Location - City: Los Angeles

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Housing Authority of the City of Los Angeles is acquiring nine residential and hotel properties throughout Los Angeles, California as part of its housing assistance program.

Name of Public Agency Approving Project: Housing Authority of the City of Los Angeles

Name of Person or Agency Carrying Out Project: Housing Authority of the City of Los Angeles

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 26, Section 15326

☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

See Attachment A.

Lead Agency

Contact Person: Irina Magidova

Area Code/Telephone/Extension: 213-252-1889

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature]

Date: 1/27/22

Title: Chief Administrative Officer

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## HACLA Nine Property Project Notice of Exemption (NOE)

### Description of Project:

The Housing Authority of the City of Los Angeles (HACLA) is acquiring nine residential and hotel properties throughout Los Angeles, California as part of its housing assistance program (Proposed Project). The properties proposed for acquisition are listed in Table 1 below.

**Table 1: Properties Proposed for Acquisition by HACLA**

Property Address	Type	Units
21121 Vanowen Street	Multifamily Residential	101
6531 South Sepulveda Boulevard	Hotel (Extended Stay)	133
18602 South Vermont Avenue	Hotel (Extended Stay)	136
20205 Ventura Boulevard	Hotel (Extended Stay)	146
19325 Londerius Street	Hotel (Extended Stay)	117
2010 North Highland Avenue	Hotel (BLVD Hotel)	62
1044 North Soto Street	Multifamily Residential	85
10150 Hillhaven Avenue	Multifamily Residential	34
740 South Alvarado Street	Multifamily Residential	80

### Project Location:

Addresses for the properties associated with the Project are listed in Table 1. The properties are located throughout Los Angeles (City), spanning various neighborhoods including Woodland Hills, Northridge, Tujunga, and Hollywood.

### Existing Conditions:

The nine properties proposed for acquisition have been fully or partially developed and previously exempted from or analyzed under the California Environmental Quality Act (CEQA). Table 2 lists the environmental determinations for each the nine properties included in the Project. Summaries of the permitting process for each of the properties are also provided below.

**Table 2: Environmental Determinations for Eight Project Properties**

Property Address	Previous Environmental Determination	Approval Date	Status of Development
21121 Vanowen Street	Statutorily Exempt under the Warner Center Specific Plan EIR <sup>1</sup>	June 19, 2018	Partially developed
6531 South Sepulveda Boulevard	Mitigated Negative Declaration No. 97-0409 <sup>2</sup>	January 7, 1998	Fully developed
18602 South Vermont Avenue	Mitigated Negative Declaration No. 97-0172 <sup>3</sup>	May 21, 1997	Fully developed
20205 Ventura Boulevard	Mitigated Negative Declaration No. 98-0007-ZC(SPE)(ZAI)(CUZ) <sup>4</sup>	June 24, 1998	Fully developed
19325 Londerius Street	Mitigated Negative Declaration No. ENV 2002-4509-MND <sup>5</sup>	October 30, 2002	Fully developed
2010 North Highland Avenue	Mitigated Negative Declaration No. 98-0093-CUZ <sup>6</sup>	June 10, 1998	Fully developed

1044 North Soto Street	Mitigated Negative Declaration No. ENV-2015-324-MND <sup>7</sup>	June 17, 2015	Partially developed
10150 Hillhaven Avenue	Categorical Exemption No. ENV-2018-0079-CE <sup>8</sup>	November 21, 2018	Partially developed
740 South Alvarado Street	Statutorily Exempt under the Transit-Oriented Communities Affordable Housing Program <sup>9</sup>	November 21, 2019	Fully developed
<sup>1</sup> City 2018a; <sup>2</sup> City 1998a; <sup>3</sup> City 1997; <sup>4</sup> City 1998b; <sup>5</sup> City 2002; <sup>6</sup> City 1998c; <sup>7</sup> City 2015; <sup>8</sup> City 2018b; <sup>9</sup> City 2019			

#### *21121 Vanowen Street*

The 21121 Vanowen Street property is a partially developed multifamily residential building located in Los Angeles, California. The development is located within the City's Warner Center 2035 Plan, which covers approximately 924 acres bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard to the west. Pursuant to California Government Code Section 65457, any residential development project that is undertaken to implement and is consistent with a specific plan for which an Environmental Impact Report has been certified after January 1, 1980, is exempt from CEQA. On November 14, 2017, the City found the development Statutorily Exempt from CEQA as it is consistent with the Warner Center 2035 Plan and the Warner Center Program EIR (ENV-2008-3471-EIR, SCH No.1990011055). The environmental effects of the development were found to be covered in the Program EIR and no new environmental effects, not identified in the Program EIR, were anticipated to occur. The City incorporated all feasible mitigation measures from the Program EIR on the development, but no new mitigation was required.

The property is exempted and approved. A seven-story mixed-use development with approximately 97,479 square feet of floor area is currently being constructed onsite. This includes approximately 93,702 square feet of residential, with up to 101 residential units, and approximately 3,777 square feet of non-residential, proposed as five ground floor local-serving retail spaces (City 2018a). Exterior finishes have been completed and interior finishes are underway.

#### *6531 South Sepulveda Boulevard*

The 6531 South Sepulveda Boulevard property is a fully developed Extended Stay America (ESA) hotel located in Los Angeles, California. On January 7, 1998, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. MND 97-0409(CUZ) for the proposed four-story, 58,128 square-foot extended stay hotel with up to 133 rooms. The City determined that by imposing conditions on the development, the environmental impacts resulting could be reduced to a level of insignificance. Following the CEQA approval, on February 27, 1998, the City issued a conditional use permit (CUP) and approved the Zoning Administrator's determination to regard the proposed development as a hotel with "guest rooms" containing kitchenettes in the MI -1 Zone. The approved building configuration from these determinations currently exists onsite.

#### *18602 South Vermont Avenue*

The 20205 Ventura Boulevard property is a fully developed ESA hotel located in Los Angeles, California. On August 26, 1997, the City Planning Commission approved ESA's Conditional Use and Site Plan Review (SPR), CPC 97-0116(CU/SPR), to permit the construction of a 55,600 square-foot hotel/motel with 140 rooms and 154 surface parking spaces. The three-story building was proposed for 139 guest rooms and one manager's unit. All rooms, with exception of the manager's unit, were proposed as efficiency studio

units with a full bathroom and mini-kitchenette area. Along with approval of the CUP and Site Plan Review (SPR), the City Planning Department ESAC issued Mitigated Negative Declaration No. MND 97-0172 and determined that by imposing conditions, all impacts resulting from the development could be reduced to a level of insignificance. The approved building configuration from these determinations currently exists onsite.

#### *20205 Ventura Boulevard*

The 20205 Ventura Boulevard property is a fully developed ESA hotel located in Woodland Hills, California. On July 21, 1998, ESA requested a CUP to permit the construction, use, and maintenance of an extended stay hotel consisting of two buildings totaling 117,255 square feet with 210 total guest rooms (plus one manager's unit). On June 24, 1998, the City Planning Department ESAC issued Mitigated Negative Declaration No. MND 98-0007-ZC(SPE)(ZAI)(CUZ) and determined that by imposing conditions, all impacts resulting from the development could be reduced to a level of insignificance. On August 24, 1998, the property was granted a CUP under Zoning Administrator Case No. 98-0182(CUZ) (City 1998). Within a year after CUP approval, ESA requested an approval of plans to permit a reconfiguration of the previously proposed hotel. The modifications proposed one 61,755 square-foot building, with 146 total guestrooms. On March 30, 1999 the modifications were approved and this building configuration currently exists onsite (City 1999).

#### *19325 Londelius Street*

The 19325 Londelius Street property is a fully developed ESA hotel located in Northridge, California. On October 30, 2002, the City Planning Department ESAC issued Mitigated Negative Declaration No. ENV 2002-4509-MND for development of a four-story, 52,657 square-foot extended stay hotel with surface and structure parking on the first level and 117 guest rooms. The City determined that by imposing conditions, environmental impacts resulting from the development could be reduced to a level of insignificance (City 2002). On December 20, 2002 the City approved variances to permit the hotel in the MR2 and CM Zones and to construct a building higher than the Q Condition height limit of 35 feet. The approved building configuration from these determinations currently exists onsite.

#### *2010 North Highland Avenue*

The 2010 North Highland Avenue property is a fully developed BLVD hotel located in Los Angeles, California. On June 10, 1998, the City Planning Department ESAC issued Mitigated Negative Declaration No. MND 98-0093-CUZ for the construction, use and maintenance of a 49 guest-room hotel, including the manager's unit, with parking. The City determined that by imposing conditions, impacts resulting from the development could be reduced to a level of insignificance. Following approval of the CEQA document, on November 23, 1998, a CUP was approved by the City (City 1998c). Since then, the number of units within the building was increased to 62; a reconfiguration which was permitted by right under the City's zoning ordinance. The site's zoning is [Q]R4-1VL, which requires a minimum area of 200 square-feet per guest room. With a building of 30,456 square feet, this allows for a maximum of approximately 152 total guest rooms (City 2021). Considering the overall development footprint, floor area ratio, and building exterior did not change, and the reconfiguration was permitted by right, no further environmental analysis or permitting was required.

#### *1044 North Soto Street*

The 1044 North Soto Street property is a partially developed multifamily residential development located in Los Angeles, California. On December 12, 2006, the City's Director of Planning conditionally approved a Density Bonus Compliance Review to allow the construction of a 100% affordable housing project with 49 residential dwelling units on the property. Years later, in 2015, a CUP was requested to instead permit

the construction of a hotel onsite with a commercial corner development and a SPR was requested for the construction of a development project that results in an increase of 50 or more guest rooms. The City Planning Department issued Mitigated Negative Declaration No. ENV-2015-324-MND on June 17, 2015 for the new property, which proposed a four-story, 81-room hotel with a total floor area of approximately 47,009 square feet and 68 on-site parking spaces located in a partially subterranean and partially at-grade parking structure. The City determined the development would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. The CUP and SPR was then approved on July 22, 2015. The approved building is currently under construction; however, a total of 85 rooms are proposed and the use will be multifamily residential. No documentation was required for this change, as it is considered a minor modification. The buildings' exterior finishes have been completed and interior finishes are underway.

#### *10150 Hillhaven Avenue*

The 10150 Hillhaven Avenue property is a partially developed multifamily residential development located in Sunland-Tujunga, California. On November 21, 2018, a Foothill Boulevard Corridor Specific Plan Project Permit Compliance Review was requested for the construction, use, and maintenance of a three-story, 35-unit multifamily residential apartment building on an approximately 21,767 square foot site with up to 65 partially subterranean parking spots. Pursuant to State CEQA Guidelines and City Guidelines and based on the whole of the administrative record, the development was granted a Categorical Exemption from CEQA under ENV-2018-0079-CE and no mitigation measures were required. The approved building is currently under construction; however, a total of 34 rooms are proposed. No documentation was required for this change, as it is considered a minor modification. The buildings' exterior finishes have been completed and interior finishes are underway.

#### *740 South Alvarado Street*

The 740 South Alvarado Street property is a fully developed multifamily residential development located in Los Angeles, California. In November 2019 the City approved a Transit-Oriented Communities (TOC) Affordable Housing Form (ADM-2019-5005-TOC) for the demolition of an existing commercial structure and infill redevelopment for construction, use, and maintenance of a 6-story, 80-unit, residential apartment building with first-floor commercial space. Of the 80 units, nine units were proposed for extremely low-income residents. The property is zoned Commercial (C2-1) and designated by the City General Plan for commercial uses. The proposed development, which is a Mixed-Use facility, is consistent with the zoning and land use designation of the site, and therefore is permitted by right.

The TOC Incentive Program encourages the construction of affordable housing near bus and train stations. The new units generated by the TOC incentives provide convenient options for low-income residents, add to the City's housing stock, and promote alternatives to car travel. Pursuant to the 2016 voter-approved Measure JJJ, Los Angeles Municipal Code (LAMC) 12.22 A.31 was added to create the TOC Incentive Program and to require the Department of City Planning to create TOC Affordable Housing Incentive Program Guidelines (TOC Guidelines) for all housing developments located within a one-half mile radius of a major transit stop.

The Development met all the requirements of the TOC Incentive Program and was approved by the City as a TOC project. As the Development was permitted by right and only required ministerial actions, no discretionary action items were required, and the development was Statutorily Exempt from CEQA. The approved building configuration currently exists onsite.

#### *City Municipal Code Section 12.95.3*

The five existing hotel properties involved in the Project will be converted into residential buildings in accordance with Section 12.95.3 of the City's Municipal Code, "Conversion Projects: Commercial/Industrial; Commercial/Industrial to Residential." These regulations promote the safety of conversion projects and correction of Building Code violations, while providing for the housing needs of all segments of the population.

**Applicability of Exempt Status:**

The following are findings to support a Class 26 Categorical Exemption (Acquisition Of Housing For Housing Assistance Programs).

*15326. Acquisition Of Housing For Housing Assistance Programs (Class 26)*

*Class 26 consists of actions by a redevelopment agency, housing authority, or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units. The housing units may be either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units.*

The Project consists of the acquisition of nine residential and hotel properties by HACLA, which is an action by a housing authority to implement an adopted Housing Assistance Plan. The housing units are currently under construction or were previously constructed, with all required permits. HACLA does not propose any changes to the previously analyzed buildings, except for the uses of all hotel properties would be changed to residential, as allowed under Section 12.95.3 of the Municipal Code. As such, the Project would be consistent with this exemption and as further described below, no exceptions to this exemption would apply.

**15300.2. Exceptions**

**(a) Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located —a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The Project is HACLA's acquisition of nine residential and hotel buildings located throughout Los Angeles. The construction of the buildings on each of the nine sites was previously approved through or exempted from environmental review in accordance with CEQA (Table 2). Documentation provided to support the properties' CEQA analyses or exemptions confirmed that none of the nine buildings are located in areas that would impact an environmental resource of hazardous or critical concern where designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Additionally, the Project would be exempt under a Class 26 exemption, not Class 3, 4, 5, 6, or 11, and therefore this exception would not apply.

**(b) Cumulative Impact.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The Project is HACLA's acquisition of nine residential and hotel buildings, which were previously analyzed and approved by the City. No demolition or construction is proposed as part of the Project. HACLA does not propose any changes to any of the nine existing properties, which were

shown to be consistent with the requirements of the City General Plan and applicable Community Plan Areas. Furthermore, the Project would continue to comply with all applicable City ordinances, regulations, and permitting conditions.

- (c) Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project is HACLA's acquisition of nine residential and hotel buildings, which were previously approved under or found exempt from CEQA. HACLA does not propose any changes to the existing developments, which were previously analyzed and found in compliance with CEQA, except for the uses of all hotel properties would be changed to residential, as allowed under Section 12.95.3 of the Municipal Code. However, additional discussion is provided herein to demonstrate that the Project would not have a significant effect on the environment.

- (d) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The City of Los Angeles General Plan Mobility Element indicates that no City or State designated scenic highways are located in the vicinity of the nine properties associated with the Project (City 2016). Accordingly, the proposed Project would not have a significant effect relative to scenic highways on the environment.

- (e) Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The Project is HACLA's acquisition of nine constructed or partially constructed buildings, all of which were previously permitted and approved by the City. No demolition or construction is proposed as part of the Project and HACLA does not propose any changes to the developments that were previously approved, except for the uses of all hotel properties would be changed to residential, as allowed under Section 12.95.3 of the Municipal Code. Additionally, none of the nine properties associated with the Project have been identified as a hazardous waste site pursuant to Section 65962.5 of the Government Code (DTSC 2022; SWRCB 2022).

As seen in Table 3 below, Phase I Environmental Site Assessments (ESAs) were prepared for 21121 Vanowen Street, 1040 North Soto Street, 740 South Alvarado Street, 18602 South Vermont Avenue, 20205 Ventura Boulevard, 19325 Londelius Street, and 6531 South Sepulveda Boulevard. These analyses were performed prior to the start of construction of the buildings onsite. All of the Phase I ESAs determined that no recognized environmental conditions (RECs) were located onsite, and further analysis was not warranted, except for the analysis performed at 740 South Alvarado Street. The Phase I ESA for 740 South Alvarado Street revealed evidence of a REC and environmental issues; thus, an Asbestos and Lead-Based Paint Survey Report and Soil Vapor Assessment were prepared as a Phase II ESA. Phase I ESAs were not required for 10150 Hillhaven and 2010 North Highland Avenue.

**Table 3: Environmental Site Assessments and Survey Reports Prepared for Project Properties**

Property Address	Document Type	Document Preparer	Date
21121 Vanowen Street	Phase I ESA	Gabriel Environmental Group	July 26, 2019
6531 South Sepulveda Boulevard	Phase I ESA	Bureau Veritas	June 14, 2021
18602 South Vermont Avenue	Phase I ESA	Bureau Veritas	June 14, 2021
20205 Ventura Boulevard	Phase I ESA	Bureau Veritas	June 14, 2021
19325 Londerius Street	Phase I ESA	Bureau Veritas	June 14, 2021
1044 North Soto Street	Phase I ESA	Robin Environmental Management	December 19, 2018
740 South Alvarado Street	Phase I ESA	Partner Engineering and Science, Inc.	September 11, 2018
740 South Alvarado Street	Asbestos & Lead-Based Paint Survey Report (Phase II ESA)	Partner Engineering and Science, Inc.	September 11, 2018
740 South Alvarado Street	Soil Vapor Assessment (Phase II ESA)	Partner Engineering and Science, Inc.	October 2, 2018

Based on the results of a subsurface investigation, the Soil Vapor Assessment prepared for 740 South Alvarado Street determined no significant concentrations of VOCs or methane in soil gas at the property (Partner 2018c). The Asbestos and Lead-Based Paint Survey Report identified the potential for asbestos containing materials (ACM) on the 740 South Alvarado Street site. However, in line with report recommendations, the ACM was removed by a certified asbestos contractor prior to construction of the existing building onsite (Partner 2018a). Accordingly, the proposed Project would not have a significant effect relative to hazardous waste sites on the environment.

**(f) Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project is HACLA's acquisition of nine residential and hotel buildings which were approved under or exempted from CEQA. None of the nine buildings were or currently are, identified as a historic resource by local or state agencies and is not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or the Los Angeles Historic-Cultural Monuments Register. Accordingly, the proposed Project would not have a significant effect relative to historical uses on the environment.

## **Appendix A – Site Photos**



**References:**

## Bureau Veritas

- 2021a Phase I Environmental Assessment: Los Angeles – LAX Airport. Available upon request.
- 2021b Phase I Environmental Assessment: Los Angeles – Northridge. Available upon request.
- 2021c Phase I Environmental Assessment: Los Angeles – South. Available upon request.
- 2021d Phase I Environmental Assessment: Los Angeles – Woodland Hills. Available upon request.

## City of Los Angeles (City)

- 1997 Case No. ZA 97-0805(ZAI) Zoning Administrator's Interpretation: 18602 Vermont Avenue. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/NjQ0NTc0/28387090-8a12-4e44-a368-da69f49345eb/pdd>
- 1998a Case No. ZA 97-0945(CUZ)(ZAI) Conditional Use And Zoning Administrator's Determination: 6531 South Sepulveda Boulevard. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/NjM0Njc0/28387090-8a12-4e44-a368-da69f49345eb/pdd>
- 1998b Case No. ZA 98-01 82(CUZ) Conditional Use: 20205-20239 Ventura Boulevard. Available online at: <https://planning.lacity.org/pdiscaseinfo/document/NjM1MTc0/28387090-8a12-4e44-a368-da69f49345eb/pdd>
- 1998c Case No. ZA 98-0326(CUZ) Conditional Use: 2010-2014 North Highland Avenue. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/NTY4NzY0/28387090-8a12-4e44-a368-da69f49345eb/pdd>
- 2002 Case No. ZA 2002-4508(ZV)(SPR) Zone Variance And Site Plan Review: 19325 Londelius Street and 8815 Tampa Avenue. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/MTAzMDk0/d656aa11-4807-4f64-b4c4-1f4fa6319788/pdd>
- 2015 Case No. ZA 2015-0323(CU)(SPR) Conditional Use, Site Plan Review: 2405 E. Pomeroy Street (1030 -1048 N. Soto Street). Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/MTUxODA20/de98c26c-073f-43dc-b739-b418741a3276/pdd>
- 2016 Mobility Plan 2035. Available online at:  
[https://planning.lacounty.gov/assets/upl/project/gp\\_final-general-plan-ch7.pdf](https://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf)
- 2018a Case No.: DIR-2016-4563-SPP. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/MTgxMzE00/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>
- 2018b Case No. DIR-2018-0078-DB-SPP. Available online at:  
<https://planning.lacity.org/pdiscaseinfo/document/MjAxMDg30/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>
- 2019 Recorded rental covenant agreement running with the land: Agreement Number C-134512 of City Contracts.
- 2022 ZIMAS Database. Accessed January 2022. Available online at:  
<http://zimas.lacity.org/map.aspx>

Department of Toxic Substances Control (DTSC)

2022 EnviroStor Database. Accessed January 2022. Available online at:  
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=rialto%2C+ca>

Gabriel Environmental Group

2019 Phase I Environmental Site Assessment: Property @ 21121-21133 Vanowen Street.  
Available upon request.

Partner Engineering and Science, Inc. (Partner)

2018a Asbestos & Lead-Based Paint Survey Report. Available upon request.  
2018b Phase I Environmental Site Assessment Report: 740-752 South Alvarado Street.  
Available upon request.  
2018c Soil Vapor Assessment. Available upon request.

Robin Environmental Management

2018 Phase I Environmental Site Assessment Report: 1030-1048 North Soto Street. Available  
upon request.

State Water Resources Control Board (SWRCB)

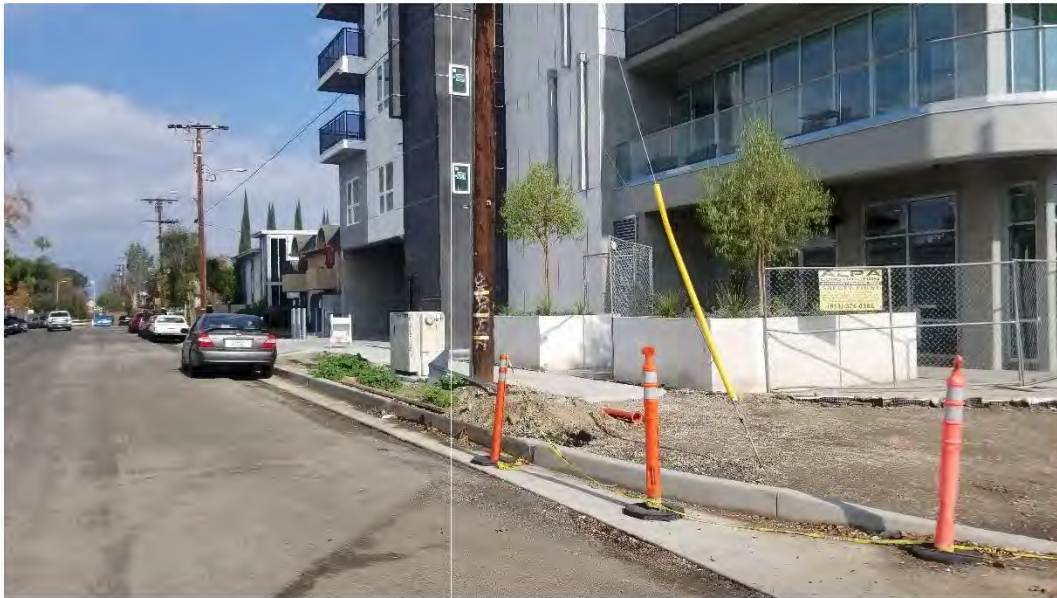
2022 Geotracker Database. Accessed January 2022. Available online at:  
<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=rialto%2C+ca>

## APPENDIX A – SITE PHOTOGRAPHS

### 21121 Vanowen Street



**Photo 1 –  
View of  
the  
southern  
side of  
the  
property  
from  
Vanowen  
Street**



**Photo 2 –  
View of  
the  
western  
side of  
the  
property  
from  
Milwood  
Avenue**





**Photo 3 –  
View of  
the  
eastern  
side of  
the  
property  
from  
Vanowen  
Street**



**Photo 4 –  
View of  
the  
northern  
side of  
the  
property  
from the  
alley**

**6531 South Sepulveda Boulevard**



**Photo 5 –  
View of  
the  
eastern  
side of  
the  
property  
from  
Sepulveda  
Boulevard**



**Photo 6 –  
View of  
the  
southern  
side of  
the  
property  
from  
Sepulveda  
Boulevard**





**Photo 7 –  
View of  
the  
northern  
side of  
the  
property  
from  
Sepulveda  
Boulevard**



**Photo 8 –  
View of  
the  
western  
side of  
the  
property  
from  
Arizona  
Avenue**

**18602 South Vermont Avenue**



**Photo 9 –  
View of  
the  
northern  
side of  
the  
property  
from  
Vermont  
Avenue**



**Photo 10  
– View of  
the  
western  
side of  
the  
property  
from  
Vermont  
Avenue**





**Photo 11**  
– View of  
the  
southern  
and  
eastern  
sides of  
the  
property  
from the  
parking  
lot



**Photo 12**  
– View of  
the  
eastern  
side of  
the  
property  
from the  
parking  
lot



**20205 Ventura Boulevard**



**Photo 13  
– View of  
the  
southern  
side of  
the  
property  
from  
Ventura  
Boulevard**



**Photo 14  
– View of  
the  
western  
side of  
the  
property  
from  
driveway**



**Photo 15**  
– View of  
the  
southern  
and  
eastern  
sides of  
the  
property  
from  
Ventura  
Boulevard



**Photo 16**  
– View of  
the  
northern  
side of  
the  
property  
from the  
parking  
lot

**19325 Londelius Street**



**Photo 17**  
– View of  
the  
northern  
side of  
the  
property  
from the  
parking  
lot



**Photo 18**  
– View of  
the  
eastern  
side of  
the  
property  
from  
Tampa  
Avenue





Photo 19  
– View of  
the  
western  
side of  
the  
property  
from the  
parking  
lot



Photo 20  
– View of  
the  
southern  
side of  
the  
property  
from  
Londelius  
Street

**2010 North Highland Avenue**

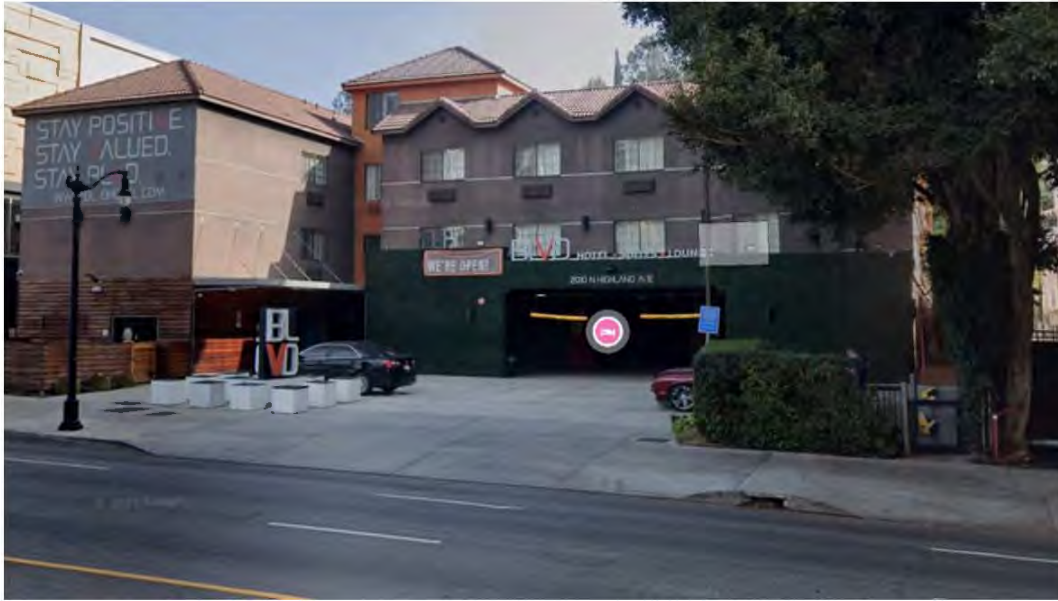


**Photo 21**  
– View of  
the  
western  
side of  
the  
property  
from  
Highland  
Avenue



**Photo 22**  
– View of  
the  
northern  
and  
western  
sides of  
the  
property  
from  
Highland  
Avenue





**Photo 23**  
– View of  
the  
southern  
and  
western  
sides of  
the  
property  
from  
Highland  
Avenue

### 1044 North Soto Street



**Photo 24**  
– View of  
the  
southern  
side of  
the  
property  
from  
Pomeroy  
Avenue





**Photo 25**  
– View of  
the  
northern  
and  
western  
sides of  
the  
property  
from  
Pomeroy  
Avenue



**Photo 26**  
– View of  
the  
northern  
side of  
the  
property  
from  
Pomeroy  
Avenue



**10150 Hillhaven Avenue**



**Photo 27**  
– View of  
the  
northern  
and  
western  
sides of  
the  
property  
from  
Hillhaven  
Avenue



**Photo 28**  
– View of  
the  
western  
and  
southern  
sides of  
the  
property  
from  
Hillhaven  
Avenue





**Photo 29**  
– View of  
the  
northern  
side of  
the  
property  
from the  
alley

**740 South Alvarado Street**



**Photo 30**  
– View of  
the  
western  
side of  
the  
property  
from  
Alvarado  
Street





**Photo 31**  
– View of  
the  
northern  
side of  
the  
property  
from  
Alvarado  
Plaza  
parking  
lot



**Photo 32**  
– View of  
the  
eastern  
side of  
the  
property  
from 8<sup>th</sup>  
Street