

1 study, public comments, and the record before the Planning Commission the project was  
2 determined to not have a significant adverse impact on the environment provided certain  
3 mitigations are required, and the Planning Commission hereby adopted a Mitigated Negative  
4 Declaration and,

5  
6 WHEREAS, on July 13, 2005, following conclusion of the public discussion and  
7 thorough deliberation of the subject matter, the Planning Commission determined by a vote  
8 of 3 to 1 that Conditional Use Permit, CUP P-2005019 and Administrative Use Permit, AUP  
9 P-2005018, should be conditionally approved and adopted Resolution No 2005-P013, and,

10  
11 WHEREAS, No new information has been provided regarding the project or any  
12 potentially significant environmental impacts since approval of the Mitigated Negative  
13 Declaration by the Planning Commission, therefore, no further environmental action is  
14 required, and,

15  
16 WHEREAS on September 12 2005, Howard Industries submitted an appeal to  
17 Conditional Use Permit, CUP P-2005019 and Administrative Use Permit, AUP P-2005018,  
18 requesting reconsideration of certain aspects of Condition No 43, relating to the installation  
19 of a left turn pocket on westbound Washington Boulevard at the intersection with Landmark  
20 Street, of the Planning Commission Conditions of Approval as stated in Planning  
21 Commission Resolution No 2005-P013 and

22  
23 WHEREAS discussions with the Applicant, Appellant, and City staff have lead  
24 to proposed modifications to Condition No 43 that are acceptable to all parties and,

25  
26 WHEREAS, on November 14 2005, at its regular meeting, a duly noticed public hearing the  
27 City Council heard the appeal and proposed modifications to Condition No 43 of Planning  
28 Commission Resolution No 2005-P013, gave an opportunity for all interested parties to

1 speak and after consideration of all testimony, determined to uphold the appeal approving  
2 certain modifications to Condition No 43 of Planning Commission Resolution No 2005-  
3 P013

4 NOW, THEREFORE the City Council of the City of Culver City California,  
5 DOES HEREBY RESOLVE as follows  
6

7 1 That no new information has been made available since Planning  
8 Commission adoption of the Mitigated Negative Declaration, which finds Conditional Use  
9 Permit, CUP P-2005019 and Administrative Use Permit, AUP P-2005018 will not have a  
10 significant effect on the environment provided certain mitigation measures are incorporated  
11 into the Conditions of Approval, therefore no further environmental action is required  
12

13 2 That the Appellant has demonstrated and the Applicant and City staff  
14 concur that the nature of the project is an appropriate basis for modifications to Condition of  
15 Approval No 43, related to the installation of a left turn pocket on westbound Washington  
16 Boulevard at the intersection with Landmark Street  
17

18 3 That based on the foregoing the City Council does hereby uphold the  
19 appeal thereby amending Condition No 43 of Planning Commission Resolution No 2005-  
20 P013 as set forth below  
21

22 The applicant shall install a traffic signal at the intersection of Washington  
23 Boulevard and Landmark Street The new traffic signal shall be connected to  
24 the City's ATSAC system, contain a battery backup system and shall be  
25 installed with a Transit Priority System (this is a mitigation measure) ~~The~~  
26 ~~applicant shall install a left turn pocket along westbound Washington~~  
27 ~~Boulevard at the intersection City Staff, including Planning staff and the~~  
28 ~~City's Traffic Engineer, shall work with the applicant and the affected property~~  
owners, to minimize impacts to the extent possible that may occur with the  
installation of the westbound left turn pocket. The applicant shall conduct  
and complete a traffic study ('Traffic Study') within 12 months following the  
commencement of school operations (considered to be the first day of  
classes) or at an earlier date as determined by the Planning Manager The

1 scope of the Traffic Study shall be determined by the City's Traffic Engineer  
2 and the Planning Manager. The Traffic Study shall examine the need for a  
3 left turn lane on Washington Boulevard at Landmark Street, shall make a  
4 recommendation as to whether a left turn lane is required and, if required,  
5 shall recommend a configuration for the left turn lane. The Traffic Study shall  
6 be subject to review and approval by the Planning Division and the Public  
7 Works/Engineering Department. Prior to issuance of a building permit, the  
8 applicant shall post a bond with the City, in a form satisfactory to the Public  
9 Works/Engineering Department, in the amount of twenty five thousand dollars  
10 (\$25,000 00) to pay the cost of implementing a left turn lane on Washington  
11 Boulevard at Landmark Street should the City decide to implement such a left  
12 turn lane within a four (4) year period following the issuance of a Certificate of  
13 Occupancy. The bond shall be returned to the applicant if no such left turn  
14 lane is deemed necessary by the City within four (4) years following the  
15 issuance of a Certificate of Occupancy.

16 APPROVED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2005

17 \_\_\_\_\_  
18 ALBERT VERA, MAYOR  
19 City of Culver City, California

20 ATTEST

21 APPROVED AS TO FORM

22 \_\_\_\_\_  
23 CHRISTOPHER ARMENTA,  
24 City Clerk  
25 A05 00629

26 \_\_\_\_\_  
27 CAROL A. SCHWAB,  
28 City Attorney

27

220 Coolidge Drive Suite 185  
 Folsom CA 95630  
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January 24, 2005  
 Project No 10322

Sean T Matsler, Esq  
 Latham & Watkins, LLP  
 633 West 5<sup>th</sup> Street, Suite 4000  
 Los Angeles, CA 90071

Subject Status Report - Air Toxics Evaluation  
 Proposed Park Century School Site

**RECEIVED**  
**MAR 10 2005**  
 Culver City  
 Planning Division

Dear Mr Matsler

As requested, we have been collecting and reviewing the available information on potential air toxics emissions within the area surrounding the proposed site for the Park Century School to be located at 3939 Landmark Street, Culver City (the "site") This review is designed to assist us in determining if there is a need for further assessment of potential health impacts from air toxics in the area of the proposed school Consistent with the voluntary guidelines presented in Chapter 4 of the South Coast Air Quality Management District's ( SCAQMD ) Air Quality Analysis Guidance Handbook<sup>1</sup>, our review has focused on identifying any industrial activities within the area surrounding the proposed school site that might be releasing toxic air contaminants in amounts that could potentially be of concern If any such release is identified, we would then quantify the potential impacts at the school site using common health risk assessment methodologies

Based on the information obtained from the SCAQMD and California Air Resources Board ( CARB ) regarding facility emissions, and focusing on the most likely significant emitters, we have not identified any source of air toxics in the neighborhood that has the potential to be a significant risk factor warranting further evaluation and quantification We are continuing our review of facilities, but those remaining to be reviewed appear less likely to have air toxic emissions

## **BACKGROUND**

We have relied on a hierarchy of information to identify potential sources of air toxics in the neighborhood The first tier was a list of all business within 1,000 feet of the site that was prepared by Skyers & Associates in response to a request by the Culver City Community Development Department (attached) Simple inspection of this list shows a number of businesses that would not be expected to use chemicals of any type in any large amount or be a source of chemical emissions Retail establishments, radio stations, and business offices, for

<sup>1</sup> See <http://www.aqmd.gov/ceqa/handbook/CH4.DOC>

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example, fit this definition. These facilities were not reviewed further. Significantly, there were no facilities on the list that are businesses identified by SCAQMD<sup>2</sup> as major sources of air toxics (e.g., battery manufacturing, dye casting, electroplating, petroleum refining, photography, etc.). Other facility descriptions (e.g., paint shops), although not identified by the SCAQMD as likely sources of significant air emissions, were presumed to be potential sources of chemical release pending additional information and became the focus of our review.

The second tier of information was a list of facilities with permits (or applications for permits) to operate equipment that might release chemicals, but not necessarily air toxics, within one-quarter or one-half mile of the site, as compiled by the SCAQMD. This information is contained in a letter from the SCAQMD to Ms. Karen Spinney of CNS Environmental, Inc., dated May 19, 2004 (attached). The list, as identified by name, includes schools, fire stations, paint shops, auto repair shops and other less readily identified business activities. Fifteen sites were within one-quarter mile, the size of the area identified by the SCAQMD<sup>3</sup> in its guidelines. An additional nineteen sites were within one-half mile. Although they are of secondary interest, these more distant facilities were also screened for potential air toxic emissions. It is our opinion that this list represents the most complete identification of facilities with some type of air emissions, potentially including toxic air contaminants, since it is the SCAQMD's responsibility to regulate sources of air emissions. Sources of emissions not known to the SCAQMD would presumably be operating illegally.

## FINDINGS

We used the SCAQMD list of permitted facilities to query the database maintained by CARB. CARB coordinates the activities of local air quality agencies, including the SCAQMD, and collects information on the emissions of chemicals from California industrial facilities. Significant sources of air toxic contaminants should be identified within the CARB database and facilities not on the list are probably not generating significant toxic air contaminants. The database contained information on five (three within one-quarter mile) of the facilities identified by the SCAQMD. The database identified the following:

1. Finish First (furniture refinishing, stripping and repairs). Emission data available for 2002 included 3.2 tons per year of organic gases. No health risk assessment has been required.
2. Cytech Fiberite (formerly Culver City Composites). Emission data available from 1996. A health risk assessment had been completed.

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<sup>2</sup> ibid

<sup>3</sup> ibid

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- 3 Ian Walmsley Design "Zero emissions or No Facility Data Found "
- 4 Helms Antiques, Inc (greater than one quarter mile, but less than one-half mile from site) Emission data available for 2002 included 1 1 tons per year of total organic gasses No health risk assessment has been required
- 5 70 MM (greater than one-quarter mile and less than one-half mile from site) Emission data available for 2002 included 1 0 tons per year of total organic gasses No health risk assessment has been required

The CARB database information provided important clues to identifying potentially significant facilities for our review First, the database captures important sources of air emissions, the very few facilities identified in the CARB database serves to focus attention on facilities with the potentially largest contribution to air emissions Second, the total amount of emissions for each facility is presented It is important to note that this total, while it may contain specific toxic air contaminants, is predominately comprised of chemicals with low toxicity This determination can, in general terms, be refined by whether or not a health risk assessment had been required for the facility Facilities with potentially significant releases of toxic air contaminants are required to prepare health risk assessments under California's 'Toxic Hot Spot' (AB2588) regulations Only one of the facilities, Cytech Fiberite, had apparently been required to do so in 1996 and that fact would make this a high priority facility for our review However, as noted below, this facility is no longer in operation in the area

The final source of information is the individual facility files maintained by the SCAQMD These files form the basis for the initial list of facilities and contain all of the information on equipment, chemical use, details of facility inspections conducted by the SCAQMD and, for a few facilities, complaints regarding facility emissions The files of facilities closest to the site have been prioritized for review, specifically those within one-quarter mile Within this group the file for Cytech Fiberite was the highest priority Individual facility files were requested through the procedures established by SCAQMD and copied by Ms Mary Harrison

Those reviewed to date include the following

**Adam Paint Shop** (8931½ National Blvd , Los Angeles) This facility is approximately 0.2 miles to the northwest of the site The facility paints and stains wooden shutters The SCAQMD permits three spray paint booths and one stain dip tank Emissions from the spray booths are controlled and maximum emission limits are in place Total chemical usage is low and the SCAQMD routinely monitors compliance The causes of past complaints (e.g., chemical odor, release of dusts in the immediate vicinity) were reported as being corrected



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The release of toxic air contaminants, if any, from this facility would be negligible in terms of quantity and there would be no reason to expect impacts on air quality at the school site

**Beverly Hills Body** (8951 Venice Blvd, Los Angeles) This facility is a little less than 0.2 miles to the west of the site. It has a permit from the SCAQMD for a paint spray booth used in the repair of automobiles. Emissions from the booth are controlled. Maximum paint usage is two gallons per day.

The release of toxic air contaminants, if any, from this facility would be negligible in terms of quantity and there would be no reason to expect impacts on air quality at the school site

**AAA Flag & Banner Mfg Co** (8951 National Blvd, Los Angeles) This facility is a little more than 0.2 miles to the northwest of the site. The facility manufactures banners and flags through screen printing followed by oven drying. The SCAQMD permits are in place for printing and drying equipment, as necessary. Emissions of volatile organic chemicals associated with inks, lacquer thinner and acetone are limited by permit conditions. Historically, numerous complaints related predominately to odor in the immediate vicinity have been lodged against the facility. The SCAQMD was very involved in responding to the complaints and it appears that corrective measures (i.e., an increase in stack height) eliminated the complaints.

The release of toxic air contaminants, if any, from this facility would be negligible in terms of quantity and there would be no reason to expect impacts on air quality at the school site

**Glassers Automotive Repair** (8750 Washington Blvd, Culver City) This facility is slightly less than 0.2 miles to the north of the site. The SCAQMD permits are in place for an automobile paint spray booth. The total amount of paint that may be used in any one day is limited to three gallons and the spray booth controls particulate emissions.

The release of toxic air contaminants, if any, from this facility would be negligible in terms of quantity and there would be no reason to expect impacts on air quality at the school site

**Cytec Fiberite** (3512 Helms Ave, Culver City) This facility was approximately 0.2 miles to the east of the site. Consistent with the CARB database described above, this facility had a number of permits with the SCAQMD and likely had a complex emission profile. All of the permits are currently inactive and the facility is described as "out of business."



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## SUMMARY

The information gathered to date supports that none of the facilities in the vicinity of the site represent a source of potentially significant toxic air contaminants and their operations do not represent a potential for adverse health impacts at the school site

I am available at your convenience if you have any comments or questions

Sincerely yours,  
GEOMATRIX CONSULTANTS, INC

A handwritten signature in black ink, appearing to read 'J. Embree', written over the printed name.

James W Embree, Ph D , DABT  
Principal Toxicologist

\\projects\10322 park century sch\revised clean status report 1 21-05

Attachments



## BUSINESSES WITHIN 1,000 FEET OF 3939 LANDMARK STREET

| Property No | NUMBER   | STREET          | BUSINESS NAME                    | DESCRIPTION                                                                            | STATE/FEDERAL LIST |
|-------------|----------|-----------------|----------------------------------|----------------------------------------------------------------------------------------|--------------------|
| 1           | 8827     | Exposition Blvd | [No signage]                     | [Unknown use]                                                                          |                    |
| 2           | 8829     | Exposition Blvd | Metal Art                        | Metal fabrication                                                                      |                    |
| 3           | 8831     | Exposition Blvd | [No signage]                     | [Unknown use]                                                                          |                    |
| 4           | 8839     | Exposition Blvd | [No signage]                     | [Unknown use]                                                                          |                    |
| 5           | 8843     | Exposition Blvd | [Signage vandalized]             | [Unknown use]                                                                          |                    |
| 6           | 8850     | Exposition Blvd | [No signage]                     | [Unknown use]                                                                          |                    |
| 7           | 8860     | Exposition Blvd | Classic Fine Finish Furniture    | Furniture refinishing                                                                  |                    |
| 8           | 8860 1/2 | Exposition Blvd | Cabinet 2000 Custom Woodwork     | Custom furniture                                                                       |                    |
|             |          |                 |                                  | Furniture stripping fine finishes kitchen furniture antique restoration hand stripping |                    |
| 9           | 8860B    | Exposition Blvd | A L S                            |                                                                                        |                    |
| 10          | 3940     | Higuera St      | [Vacant Building]                | [Unknown use]                                                                          |                    |
| 11          | 3951     | Higuera St      | [Vacant Building]                | [Unknown use]                                                                          |                    |
| 12          | 3960     | Higuera St      | Westwood One Companies           | Parking Lot                                                                            |                    |
| 13          | 3969     | Higuera St      | Jerry s Market & Deli            | Market                                                                                 |                    |
|             |          |                 |                                  | Order fulfillment mass mailing                                                         |                    |
| 14          | 3947     | Landmark Street | Hands Services                   | Resale of rubber products No mfg                                                       |                    |
| 15          | 3947     | Landmark Street | Rubber Supply Co                 |                                                                                        |                    |
| 16          | 3960     | Landmark Street | World Cuisine Culinary Equipment | [Unknown use]                                                                          |                    |
|             |          |                 |                                  | Cellular phones distribution and accessories                                           |                    |
| 17          | 3961     | Landmark Street | AA Wireless Inc                  | Office supply shipping/fulfillment                                                     |                    |
| 18          | 3962     | Landmark Street | MYCEL                            |                                                                                        |                    |
|             |          |                 |                                  | Janitorial Supply Paper distributor                                                    |                    |
| 19          | 3965     | Landmark Street | Pacifica Consulting Services     |                                                                                        |                    |
|             |          |                 |                                  | Janitorial Supply Household cleaning supplies and floor wax                            |                    |
| 20          | 3965     | Landmark Street | Servicon Systems Inc             |                                                                                        |                    |
| 21          | 3975     | Landmark Street | Event Solutions                  | Catering                                                                               |                    |
| 22          | 3975     | Landmark Street | DIVA Warehouse                   | [Unknown use]                                                                          |                    |
| 23          | 8906     | Lindblade St    | Titos Tacos (Kitchen)            | Food preparation                                                                       |                    |
| 24          | 8921     | Lindblade St    | UCLA Book Bindery                | Book bindery                                                                           |                    |
| 25          | 8924     | Lindblade St    | Abramson Teiger Architects       | Architectural practice                                                                 |                    |
| 26          | 8925     | Lindblade St    | Lindblade Hotel                  | Hotel                                                                                  |                    |
| 27          | 8930     | Lindblade St    | Rover                            | Dog Kennels                                                                            |                    |

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## BUSINESSES WITHIN 1,000 FEET OF 3939 LANDMARK STREET

| Property No | NUMBER | STREET         | BUSINESS NAME                        | DESCRIPTION                                                                | STATE/FEDERAL LIST |
|-------------|--------|----------------|--------------------------------------|----------------------------------------------------------------------------|--------------------|
| 28          | 8935   | Lindblade St   | Metro Networks                       | Radio Station                                                              |                    |
| 29          | 8944   | Lindblade St   | KTWV - The Wave Radio Station        | Radio Station                                                              | UST                |
| 30          | 8965   | Lindblade St   | Westwood One Companies               | Sales office for radio network                                             |                    |
| 31          | 9014   | Lindblade St   | Caggiano Fine Leather                | Retail                                                                     |                    |
| 32          | 9018   | Lindblade St   | [Vacant Building]                    | [Unknown use]                                                              |                    |
| 33          | 8690   | National Blvd  | Alger International                  | Manufacture lights                                                         |                    |
| 34          | 8780   | National Blvd  | Turning Point School                 | School                                                                     |                    |
| 35          | 8824   | National Blvd  | [No signage Looks occupied]          | [Unknown use]                                                              |                    |
| 36          | 8825   | National Blvd  | Surfas                               | Restaurant equipment Supplies Gourmet Foods                                |                    |
| 37          | 8828   | National Blvd  | [Vacant building]                    | [Unknown use]                                                              |                    |
| 38          | 8829   | National Blvd  | Palms Self Storage                   | Storage                                                                    |                    |
| 39          | 8833   | National Blvd  | Plummer s                            | Furniture Retailer                                                         |                    |
| 40          | 8834   | National Blvd  | Harry                                | Art Furniture Showroom                                                     |                    |
| 41          | 8836   | National Blvd  | Finish First                         | Fine furniture refinishing hand stripping repairs                          |                    |
| 42          | 8840   | National Blvd  | [Vacant building]                    | [Unknown use]                                                              |                    |
| 43          | 8842   | National Blvd  | Stone Candles Factory Outlet         | Retail Candle Sales                                                        |                    |
| 44          | 8884   | National Blvd  | Civilization                         | Furniture Retailer                                                         |                    |
| 45          | 8794   | National Blvd  | Warehouse for Motion Picture Studios | Storage                                                                    |                    |
| 46          | 3700   | Robertson Blvd | FedEx                                | Mail/package distribution                                                  | LUST UST           |
| 47          | 3719   | Robertson Blvd | [Vacant Building]                    | [Unknown use]                                                              |                    |
| 48          | 3723   | Robertson Blvd | Janor Tool & Machine                 | Tool and machine shop                                                      |                    |
| 49          | 3727   | Robertson Blvd | Sound Arena Studios                  | Music Studio                                                               |                    |
| 50          | 3729   | Robertson Blvd | From Wags 2 Whiskers                 | Dog boarding & daycare                                                     |                    |
| 51          | 3731   | Robertson Blvd | Cold Fusion                          | Corporate office for nutrition food company                                |                    |
| 52          | 3733   | Robertson Blvd | Upholstery                           | Upholstery                                                                 |                    |
| 53          | 3737   | Robertson Blvd | [No signage]                         | [Unknown use]                                                              |                    |
| 54          | 3741   | Robertson Blvd | Butch s Truck & Auto                 | Auto repair                                                                |                    |
| 55          | 3743   | Robertson Blvd | Mono Tech                            | Tool & Engineering Co Tools-Jigs Fixtures Prototype & Production Machining |                    |
| 56          | 3747   | Robertson Blvd | [Vacant buildnig]                    | [Unknown use]                                                              |                    |

## BUSINESSES WITHIN 1,000 FEET OF 3939 LANDMARK STREET

| Property No | NUMBER      | STREET            | BUSINESS NAME                   | DESCRIPTION                                                                           | STATE/FEDERAL LIST        |
|-------------|-------------|-------------------|---------------------------------|---------------------------------------------------------------------------------------|---------------------------|
| 57          | 3749        | Robertson Blvd    | [No signage]                    | [Unknown use]                                                                         |                           |
| 58          | 3750        | Robertson Blvd    | Multimedia Systems              | Office use                                                                            |                           |
| 59          | 3750        | Robertson Blvd    | Labite com Restaurant Delivery  | Restaurant Food Delivery                                                              |                           |
| 60          | 3751        | Robertson Blvd    | Digital Soup                    | Digital art layout                                                                    |                           |
| 61          | 3760        | Robertson Blvd    | Plasma T V Gallery              | [Unknown use]                                                                         |                           |
| 62          | 8949        | Venice Blvd       | Beverly Hills Body & Paint      | NOTE Outside of 1 000 ft Radius Spray booths Auto paint                               |                           |
| 63          | 8953        | Venice Blvd       | Early Scheib Paint & Body       | NOTE Outside of 1 000ft Radius Spray booths Auto paint                                |                           |
| 64          | 8740        | W Washington Blvd | ECF Par Services                | Reseller of Hospital bed tables and beds                                              |                           |
| 65          | 8748        | W Washington Blvd | Tesserae Custom Mosaics         | Custom mosaic art pieces/Furniture                                                    |                           |
| 66          | 8750        | W Washington Blvd | Glasser s Auto Body             | Body Shop                                                                             |                           |
| 67          | 8810        | W Washington Blvd | Culver City Mazda/Nissan        | Nissan dealership                                                                     | RCRIS CORTESE LUST CA FID |
| 68          | 8817        | W Washington Blvd | The Jungle Tropical Plants      | Plant Nursery                                                                         |                           |
| 69          | 8850        | W Washington Blvd | Culver City Hyundai             | Hyundai dealership                                                                    | RCRIS CORTESE LUST        |
| 70          | 8855        | W Washington Blvd | Howard Industries               | Heating A/C Refrigeration Sheet Metal Wholesale distributors Parts supplies Equipment |                           |
| 71          | 8888        | W Washington Blvd | Insurance Collision Center      | Body Shop                                                                             |                           |
| 72          | 8910        | W Washington Blvd | Burke Williams Corporate Office | Corporate office and training facility for Day Spa                                    |                           |
| 73          | 8966        | W Washington Blvd | Westwood One Companies          | Sales office for radio network                                                        |                           |
| 74          | 8970        | W Washington Blvd | DalTile                         | Showroom/Contractor                                                                   |                           |
| 75          | 8723 8739   | W Washington Blvd | Mercier Wimberg Studio          | Office and Studio use                                                                 |                           |
| 76          | 8723 8739   | W Washington Blvd | Yokotake Design & Associates    | Office and Studio use                                                                 |                           |
| 77          | 8723 8739   | W Washington Blvd | ah be Landscape Architects      | Office and Studio use                                                                 |                           |
| 78          | 8723 8739   | W Washington Blvd | Studio II                       | Office and Studio use                                                                 |                           |
| 79          | 8723 8739   | W Washington Blvd | Ultimatum Music                 | Office and Studio use                                                                 |                           |
| 80          | 8723 - 8739 | W Washington Blvd | Richard Ruthsatz Photography    | Office and Studio use                                                                 |                           |

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## BUSINESSES WITHIN 1,000 FEET OF 3939 LANDMARK STREET

| Property No | NUMBER      | STREET            | BUSINESS NAME                    | DESCRIPTION                         | STATE/FEDERAL LIST |
|-------------|-------------|-------------------|----------------------------------|-------------------------------------|--------------------|
| 81          | 8723 - 8739 | W Washington Blvd | Peter MacArthur Studio           | Office and Studio use               |                    |
| 82          | 8741 - 8745 | W Washington Blvd | IT Studios                       | Office and Studio use               |                    |
| 83          | 8741 - 8745 | W Washington Blvd | RKADE                            | Office and Studio use               |                    |
| 84          | 8741 - 8745 | W Washington Blvd | Krasner Studio                   | Office and Studio use               |                    |
| 85          | 8741 - 8745 | W Washington Blvd | Polar Bear Productions           | Office and Studio use               |                    |
| 86          | 8741 - 8745 | W Washington Blvd | Vogler Audio Media               | Office and Studio use               |                    |
| 87          | 8741 - 8745 | W Washington Blvd | Dick Zimmerman Studio            | Office and Studio use               |                    |
| 88          | 8741 - 8745 | W Washington Blvd | NTIUS                            | Office and Studio use               |                    |
| 89          | 8753 - 8763 | W Washington Blvd | Artisan Restoration Centre       | Office and Studio use               |                    |
| 90          | 8753 - 8763 | W Washington Blvd | Light Space                      | Office and Studio use               |                    |
| 91          | 8753 - 8763 | W Washington Blvd | Summit Architects Collaborative  | Office and Studio use               |                    |
| 92          | 8753 - 8763 | W Washington Blvd | Prefix                           | Office and Studio use               |                    |
| 93          | 8753 - 8763 | W Washington Blvd | Loucheim Studio                  | Office and Studio use               |                    |
| 94          | 8781 & 8777 | W Washington Blvd | [Vacant building]                | [Unknown use]                       |                    |
| 95          | 8786 - 8770 | W Washington Blvd | Spartan Supply Roofing Materials | Reseller of supplies No manufacture |                    |
| 96          | 9055        | W Washington Blvd | Miller Honda                     | Only parking lot within radius      |                    |
| 97          | 9094        | W Washington Blvd | Sony Pictures                    | Parking area for Sony               |                    |
| 98          | 3416        | Wesley St         | CPD Accessories                  | Reseller of Wireless Accessories    |                    |
| 99          | 3418        | Wesley St         | [No signage]                     | [Unknown use]                       |                    |
| 100         | 3429        | Wesley St         | [No signage]                     | [Unknown use]                       |                    |
| 101         | 3431        | Wesley St         | Wesley Studios                   | Studio/Office use                   |                    |
| 102         | 3434        | Wesley St         | Studio City Auto Dismantlers     | Used car parts                      |                    |
| 103         | 3444        | Wesley St         | Clyde s Auto Body Shop           | Auto repair                         |                    |
| 104         | 3444        | Wesley St         | A-1 Upholstery Shop              | Upholstery shop with auto body shop |                    |
| 105         | 3444        | Wesley St         | Clyde s Auto Sales               | With auto body shop                 |                    |
| 106         | 3520        | Wesley St         | Playa Digital Media              | Digital Prepress                    |                    |

## BUSINESSES WITHIN 1,000 FEET OF 3939 LANDMARK STREET

| Property No | NUMBER | STREET | BUSINESS NAME | DESCRIPTION | STATE/FEDERAL LIST |
|-------------|--------|--------|---------------|-------------|--------------------|
|-------------|--------|--------|---------------|-------------|--------------------|

|         |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |
|---------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|         |  |  | <b><u>LEGEND FOR STATE/FEDERAL LIST ACRONYMS</u></b>                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
| RCRIS   |  |  | Resource Conservation and Recovery Information System RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA)                                                                                                                                                                                                                     |  |  |
| UST     |  |  | Underground Storage Tank Data from State Water Resources Control Board s Hazardous Substance Storage Container Database                                                                                                                                                                                                                                                                                                                                           |  |  |
| LUST    |  |  | Leaking Underground Storage Tank Data from State Water Resources Control Board s Hazardous Substance Storage Container Database                                                                                                                                                                                                                                                                                                                                   |  |  |
| CA FID  |  |  | The Facility Inventory Database contains active and inactive underground storage tank locations The source is the State Water Resource Control Board                                                                                                                                                                                                                                                                                                              |  |  |
| CORTESE |  |  | This database identifies public drinking water wells with detectable levels of contamination hazardous substance sites selected for remedial action sites with known toxic material identified through the abandoned site assessment program sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration The source is the California Environmental Protection Agency/Office of Emergency Information |  |  |

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## South Coast Air Quality Management District

21865 E Copley Drive, Diamond Bar, CA 91765-4182  
(909) 396-2000 www.aqmd.gov

May 19, 2004

Ms Karen Spinney  
CNS Environmental, Inc  
12440 Firestone Blvd., #228  
Norwalk, CA 90650

Dear Ms Spinney

Thank you for your May 12, 2004 request to identify facilities with the potential to emit hazardous or acutely hazardous air emissions located within one-quarter mile of the proposed school site, Park Century School, located at 3939 Landmark St, Culver City

In response to your request, the South Coast Air Quality Management District (AQMD) is providing the following information in accordance with Public Resources Code 21151.8(a)(4)

- 1 A map showing all facilities, with AQMD permits or pending applications, that are located within a radius of one-quarter and one-half mile of the proposed school site
- 2 A list identifying each facility shown on the map

Please be advised that this information only covers facilities that have permits or pending applications with the AQMD. Other facilities that emit hazardous or acutely hazardous air emissions and do not exist in AQMD records may be located within one-quarter mile of the proposed school site.

In accordance with AQMD Rule 301(i)(8), an invoice in the amount of \$232.27 is enclosed to cover the costs of developing and providing the requested information. Please submit this fee to the AQMD within thirty (30) days of the invoice date.

If you have any questions regarding the enclosed information, please call Ms Nancy Velasquez at (909) 396-2557.

Sincerely,



Mohan Nagavedu  
Supervising Air Quality Inspector  
Toxics and Waste Management Team

MN JC  
Enclosures  
Record #2004-46



AQMD-listed facilities located within 0.25 or 0.50 mile of  
proposed Park Century School, 3939 Landmark St , Culver City

| FAC ID | NAME                                    | LOCATION ADDRESS             | CITY        | CA ZIP   | DISTANCE from SITE |
|--------|-----------------------------------------|------------------------------|-------------|----------|--------------------|
| 24828  | ADAM PAINT SHOP                         | 8831 1/2 NATIONAL BLVD       | LOS ANGELES | CA 90034 | <0.25 mile         |
| 44486  | CENTURY ENTER INC, BEVERLY HILLS BODY   | 8951 VENICE BLVD             | LOS ANGELES | CA 90034 | <0.25 mile         |
| 53468  | GLASSERS AUTOMOTIVE REPAIR              | 8750 WASHINGTON BLVD         | CULVER CITY | CA 90232 | <0.25 mile         |
| 75024  | AAA FLAG & BANNER MFG CO INC            | 8951 NATIONAL BLVD STE 8986  | LOS ANGELES | CA 90034 | <0.25 mile         |
| 77211  | FINISH FIRST                            | 8836 NATIONAL BLVD           | CULVER CITY | CA 90232 | <0.25 mile         |
| 108317 | IAN WALMSLEY DESIGN                     | 3825A WILLAT AVE             | CULVER CITY | CA 90232 | <0.25 mile         |
| 107614 | CLYDE'S AUTO BODY SHOP INC              | 3444 WESLEY ST               | CULVER CITY | CA 90232 | <0.25 mile         |
| 109784 | CULVER STUDIOS OFFICE BLDG SONY PICTURE | 8050 WASHINGTON BLVD RM 3421 | CULVER CITY | CA 90232 | <0.25 mile         |
| 113407 | ADAM'S PAINT STORE                      | 8931 NATIONAL BLVD           | LOS ANGELES | CA 90034 | <0.25 mile         |
| 115128 | EARL SCHEIB OF CALIFORNIA INC.          | 8853 VENICE BLVD             | LOS ANGELES | CA 90034 | <0.25 mile         |
| 115808 | A & B FINISHING                         | 8860 EXPOSITION BLVD         | CULVER CITY | CA 90232 | <0.25 mile         |
| 118998 | CYTEC FIBERITE INC                      | 3512 HELMS AVE               | CULVER CITY | CA 90232 | <0.25 mile         |
| 119291 | CLASSIC FURNITURE INC                   | 8916 NATIONAL BLVD           | LOS ANGELES | CA 90034 | <0.25 mile         |
| 120338 | CLASSIC DESIGN                          | 3520 WESLEY ST               | CULVER CITY | CA 90232 | <0.25 mile         |
| 126784 | VENICE COLLISION EXPERT                 | 8930 VENICE BLVD             | CULVER CITY | CA 90232 | <0.25 mile         |
| 15831  | PACIFIC BELL                            | 3847 CARDIFF AVE             | CULVER CITY | CA 90232 | <0.50 mile         |
| 18562  | WILKINSON FURNITURE FINISHING INC       | 8511 STELLER DR              | CULVER CITY | CA 90232 | <0.50 mile         |
| 20048  | ANGELUS SHOE POLISH CO                  | 8848 NATIONAL BLVD           | CULVER CITY | CA 90232 | <0.50 mile         |
| 25208  | FANCY CLEANERS                          | 2895 S ROBERTSON BLVD        | LOS ANGELES | CA 90034 | <0.50 mile         |
| 45785  | CHEVRON DLR, SAMIR EL-KHOURY            | 3028 S ROBERTSON BLVD        | LOS ANGELES | CA 90034 | <0.50 mile         |
| 55301  | DSA PHOTOTECH INC                       | 3383 LIVONIA AVE             | LOS ANGELES | CA 90034 | <0.50 mile         |
| 62964  | 70 MM INC                               | 8849 HAYDEN PL               | CULVER CITY | CA 90232 | <0.50 mile         |
| 68114  | CAMPOS FAMOUS BURRITOS                  | 8885 WASHINGTON BLVD         | CULVER CITY | CA 90232 | <0.50 mile         |
| 70097  | MOBIL DLR, FLOR APELES DBA              | 3071 S ROBERTSON BLVD        | LOS ANGELES | CA 90034 | <0.50 mile         |
| 72854  | LA UNI SCH DIST, HAMILTON HIGH SCHOOL   | 2955 ROBERTSON BLVD          | LOS ANGELES | CA 90034 | <0.50 mile         |
| 75162  | THE CULVER STUDIOS                      | 8936 WASHINGTON BLVD         | CULVER CITY | CA 90232 | <0.50 mile         |
| 89128  | UNIVERSAL PROCESS EQUIPMENT INC         | 3583 HAYDEN AVE              | CULVER CITY | CA 90232 | <0.50 mile         |
| 92736  | CITY OF CULVER CITY FIRE STATION 1      | 9600 CULVER BLVD             | CULVER CITY | CA 90232 | <0.50 mile         |
| 98983  | GOOD FOOD CATERING & CONSULTING, P WEIN | 8549 HIGUERA ST              | CULVER CITY | CA 90232 | <0.50 mile         |
| 105047 | HELMS ANTIQUES INC                      | 3231 HELMS AVE               | LOS ANGELES | CA 90034 | <0.50 mile         |

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2004-46



AQMD-listed facilities located within 0.25 or 0.50 mile of  
 proposed Park Century School 3939 Landmark St , Culver City

| FAC ID | NAME                          | LOCATION ADDRESS      | CITY        | CA | ZIP   | DISTANCE from SITE |
|--------|-------------------------------|-----------------------|-------------|----|-------|--------------------|
| 119877 | EURO COACH, BERNARD COHEN DBA | 2888 S ROBERTSON BLVD | LOS ANGELES | CA | 90034 | <0.50 mile         |
| 120938 | ALGER INTERNATIONAL           | 8690 NATIONAL BLVD    | CULVER CITY | CA | 90232 | <0.50 mile         |
| 127428 | AVEDIS KALAYDJIAN             | 3040 S ROBERTSON BLVD | LOS ANGELES | CA | 90034 | <0.50 mile         |
| 132112 | DISCUS DENTAL                 | 8550 HIGUERA ST       | CULVER CITY | CA | 90232 | <0.50 mile         |

5/19/2004 8 58 AM  
 2004-46

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ATTACHMENT NO 9

**TRAFFIC STUDY  
FOR THE  
PARK CENTURY SCHOOL  
CULVER CITY, CALIFORNIA**

REVISED APRIL 27, 2005

PREPARED FOR  
**LATHAM & WATKINS LLP**

PREPARED BY

**KAKU ASSOCIATES**  
A Corporation

**TRAFFIC STUDY  
FOR THE  
PARK CENTURY SCHOOL  
CULVER CITY, CALIFORNIA**

Revised April 27 2005

Prepared for

**LATHAM & WATKINS LLP**

Prepared by

**KAKU ASSOCIATES, INC**  
201 Santa Monica Boulevard Suite 500  
Santa Monica California 90401  
(310) 458-9916

Ref 1780

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## I INTRODUCTION

This report documents the results of a traffic study conducted by Kaku Associates Inc to evaluate the potential traffic impact of the proposed Park Century School Project at 3939 Landmark Street in Culver City California This document includes a description of the assumptions and methods used to conduct the study as well as discussion of the results

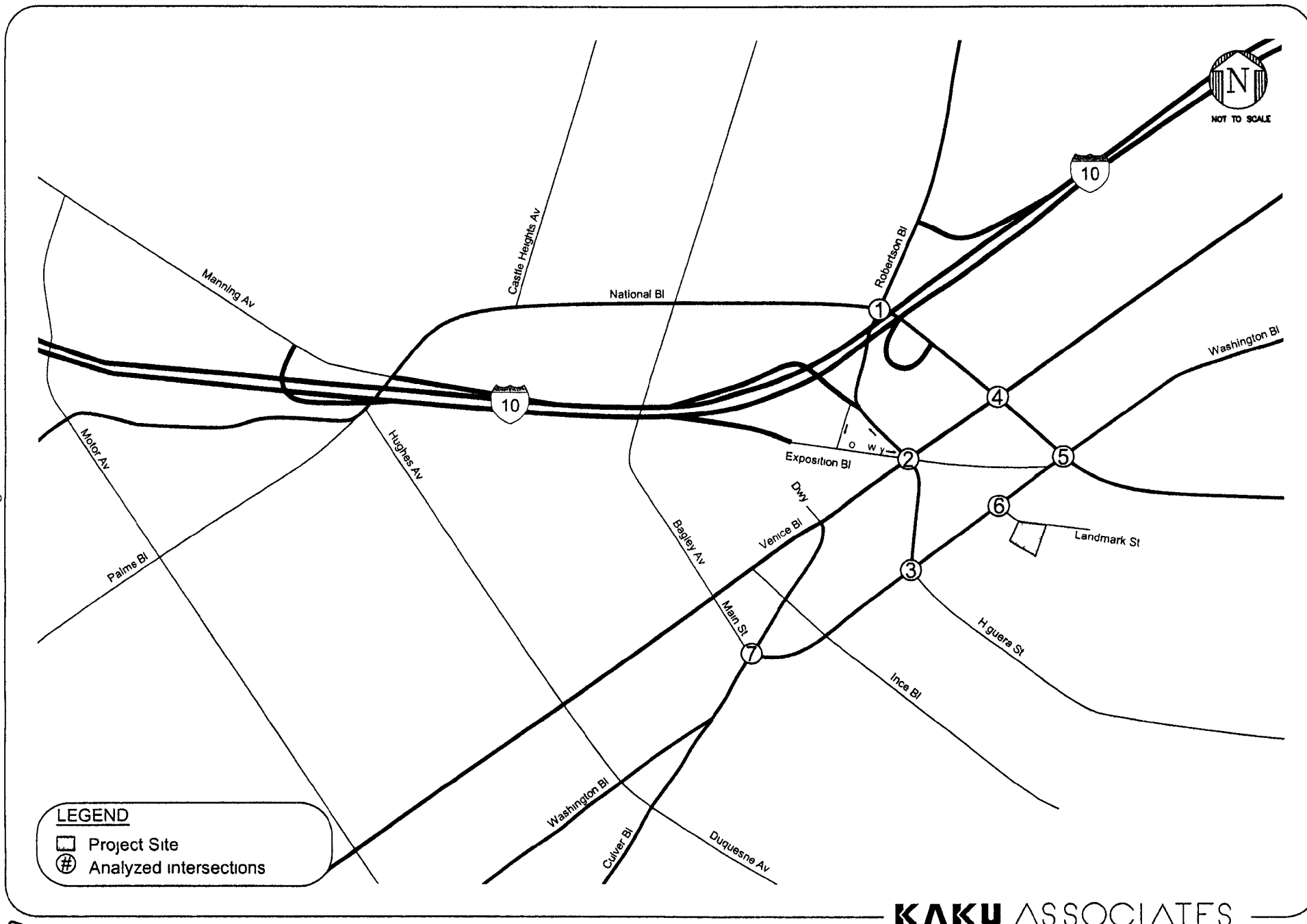
### PROJECT DESCRIPTION

The project as proposed involves the conversion of an existing industrial warehouse building to a private elementary school The industrial building is now being used as studio production and office space

The Park Century School is currently located at 2040 Stoner Avenue in the City of Los Angeles It serves an enrollment of 60 students with learning disabilities The school will relocate to the existing industrial building located at 3939 Landmark Street in the City of Culver City Figure 1 illustrates the location of the proposed future school site in relation to the surrounding street system The school would open with an enrollment of 80 and ultimately serve a student population of 120 in a combination of required offset start and dismissal times when the school enrollment exceeds 80 students It is expected that the maximum enrollment of 120 students would not be reached until 2008 The site plan for the proposed school as shown in Figure 2 includes approximately 47 on site parking spaces of which 16 would be tandem parking spaces Approximately two thirds of the 47 spaces are designed for regular vehicles and the other one-third of spaces (i.e. 13 spaces) are for compact vehicles Student loading and unloading would take place on-site adjacent to the school building In addition a 20-foot emergency fire access point with a connection to Lindblade Street is planned at the northwest corner of the parking lot

2

47



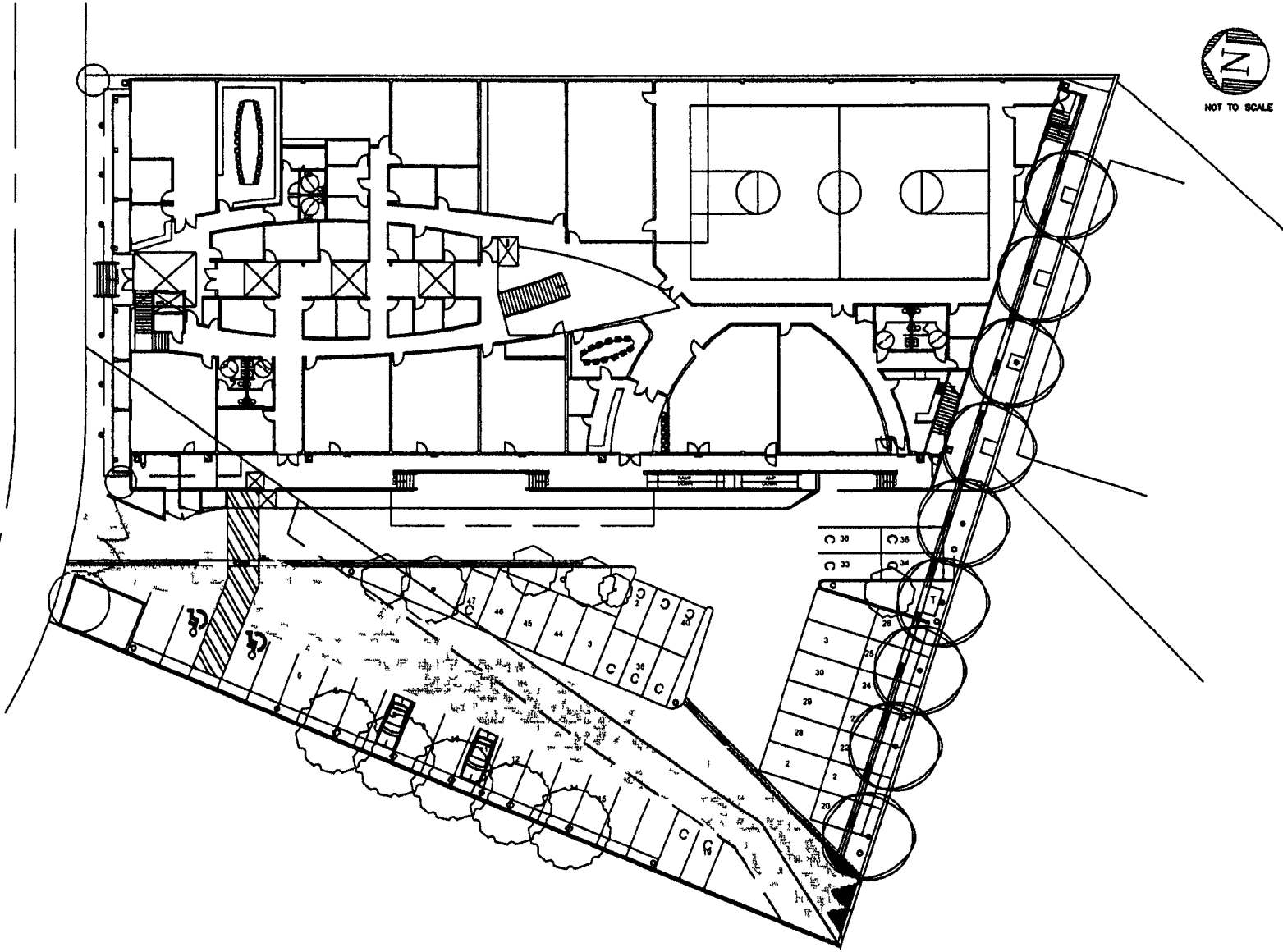
**KAKU ASSOCIATES**

FIGURE 1  
STUDY AREA AND ANALYZED INTERSECTIONS

48

3

LANDMARK STREET



**KAKU ASSOCIATES**

FIGURE 2  
PROPOSED SITE PLAN



## STUDY SCOPE

The study analyzed the potential project-generated traffic impacts on the street system surrounding the project site. The following traffic scenarios were analyzed for the weekday a.m. midday school dismissal hour (2 to 3 p.m.) and p.m. peak hours:

- Existing Conditions (2004) - Analysis of existing traffic conditions provided a basis for the remainder of the study. The existing conditions analysis includes an assessment of streets, traffic volumes, and current operating conditions.
- Cumulative Base Conditions (2008) - Future traffic conditions without the proposed project were developed for the year 2008. The objective of this analysis was to project future traffic growth and operating conditions that could be expected to result from regional growth and related projects in the vicinity of the project site by the year 2008.
- Cumulative plus Project Conditions (2008) - This traffic scenario provides projected traffic volumes and an assessment of operating conditions under future conditions with the addition of project-generated traffic. The potential impacts of the proposed project on future traffic operating conditions were then identified.

Seven intersections were analyzed for the traffic scenarios described above. The seven study intersections shown in Figure 1 are as follows:

- 1 Robertson Boulevard & National Boulevard
- 2 Exposition Boulevard/Robertson Boulevard & Venice Boulevard
- 3 Robertson Boulevard/Higuera Street & Washington Boulevard
- 4 National Boulevard & Venice Boulevard
- 5 National Boulevard & Washington Boulevard
- 6 Landmark Street & Washington Boulevard
- 7 Culver Boulevard & Washington Boulevard/Main Street

The study includes an analysis of potential project impacts on the regional highway and transit systems in accordance with requirements of the Los Angeles County Congestion Management Program (CMP).