

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS
FROM: CAROLYNN PETRU, AICP, DEPUTY CITY MANAGER 
DATE: JUNE 4, 2013
SUBJECT: BORDER ISSUES STATUS REPORT
REVIEWED: CAROLYN LEHR, CITY MANAGER 
Project Manager: Kit Fox, AICP, Senior Administrative Analyst 

RECOMMENDATION

Receive and file the current report on the status of Border Issues.

EXECUTIVE SUMMARY

This month's report includes:

- A status report on the Brickwalk, LLC project in Rolling Hills Estates;
- An update on recent issues and events related to the Rancho LPG butane storage facility in Los Angeles (San Pedro);
- A final report on the Marymount College San Pedro campus on Palos Verdes Drive North in Los Angeles (San Pedro);
- A follow-up report on the draft Port Master Plan Update (PMPU) and draft Program Environmental Impact Report (PEIR) in the Port of Los Angeles (San Pedro);
- A report on the release of the draft Los Angeles County General Plan Housing Element for the unincorporated County "islands" on the Peninsula; and,
- An update on proposed demolition and construction activity by the Los Angeles County Sanitation Districts at the former Palos Verdes landfill in Rolling Hills Estates.

BACKGROUND

The following is the regular bi-monthly report to the City Council on various "Border Issues" potentially affecting the residents of Rancho Palos Verdes. The complete text of the current status report is available for review on the City's website at:

http://palosverdes.com/rpv/planning/border_issues/2013/20130604_BorderIssues_StatusRpt.cfm

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June 4, 2013

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DISCUSSION

Current Border Issues

Brickwalk, LLC Mixed-Use Condominiums, Rolling Hills Estates

On May 14, 2013, the Rolling Hills Estates City Council again considered the Brickwalk, LLC project (see attached Staff report). The Staff report noted that previous deficiencies with respect to the provision of community space and the lack of affordable housing had been addressed by the developer with the inclusion of a 1,000-square-foot community room and three (3) affordable housing units. The developer also provided detailed financial information about the project regarding the cost of construction and landslide remediation.

The Rolling Hills Estates City Council continued to express concern about the efficacy of the proposed landslide remediation efforts and the adequacy of insurance and other surety to ensure that the project could be completed once construction begins. At the conclusion of its deliberations, the Rolling Hills Estates City Council directed its Staff to obtain a 3rd-party independent review of the proposed project and Final EIR, and continued this matter to a future hearing date to be determined (see attached *PV News* article). Staff will continue to monitor this project in future Border Issues reports.

Rancho LPG Butane Storage Facility, Los Angeles (San Pedro)

At the April 2, 2013, City Council meeting, Mayor Brooks noted that the U.S. Environmental Protection Agency (EPA) had issued a "Notification of Potential Enforcement Action for Violation of Section 112(r)(7) of the Clean Air Act" to the Rancho LPG facility. Rancho LPG was given until April 15, 2013, to file written responses to EPA's allegations. On May 6, 2013, Staff e-mailed the EPA (see attachments) to inquire into the status of Rancho LPG's response. However, as of the date that this report was completed, Staff had received no response from the EPA.

Beginning in November 2012, San Pedro Peninsula Homeowners United has made several requests of the Los Angeles Department of City Planning (DCP) to initiate nuisance abatement proceedings against the Rancho LPG facility. DCP's response to each of these requests has been that there are no grounds upon which to pursue nuisance abatement against the facility (see attached e-mails).

In the past two (2) months, Janet Gunter has forwarded several items via e-mail, drawing comparisons between the Rancho LPG facility and other recent hazard issues and events. These have included:

- The Chevron refinery fire in Richmond, CA in August 2012
- The PG&E gas line explosion in San Bruno, CA in September 2010
- The fertilizer plant explosion in West, TX in April 2013
- Recent offshore earthquakes in May 2013

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Copies of these e-mails are attached to tonight's report. Staff will continue to monitor this project in future Border Issues reports.

Marymount College San Pedro Campus Master Plan, Los Angeles (San Pedro)

A May 12, 2013, *Daily Breeze* article about Marymount College (see attachments) noted that the Los Angeles City Planning Commission had approved the San Pedro Campus Master Plan in April 2013. In spite of the fact that the City had previously commented on this project on several occasions, Staff was not provided with notice of this hearing. A copy of the April 11, 2013, meeting agenda, which includes a description of the approved project, is attached. Staff will remove this item from future Border Issues reports.

Port Master Plan Update, Port of Los Angeles

Staff prepared the attached comments on the Port Master Plan Update (PMPU) and the related the related draft Program Environmental Impact Report (PEIR). Our comments focused primarily upon the Port's Risk Management Plan and the storage and handling of hazardous liquid bulk cargoes. Staff will continue to monitor this project in future Border Issues reports.

New Border Issues

Los Angeles County General Plan Housing Element Update, Unincorporated Areas of the Peninsula

On April 23, 2013, the City was notified of the availability of the County's Draft Housing Element Update for public review and comment. As for all municipal jurisdictions in California, the State mandates regular updates to the General Plan Housing Element so as to ensure that adequate provision is made for appropriate housing at all income levels for current and expected future residents. The complete draft of the County's proposed Housing Element is available at <http://planning.lacounty.gov/housing/draft>.

Locally, the County's Housing Element serves as a policy framework for the improvement and development of housing and housing opportunities in the unincorporated areas of the Peninsula (i.e., *Westfield, Academy Hills, The Estates* and the South Coast Botanic Garden), known collectively as the 442-acre "Westfield Planning Area". Another nearby County "island" is the 135-acre "La Rambla Planning Area" in San Pedro, which is roughly bounded by West 1st Street, South Meyler Avenue, West 7th Street and South Weymouth Avenue.

On May 22, 2013 Staff forwarded the attached comments to the County of Los Angeles. Our comments focused on the potential quality-of-life impacts that could result from significant new residential development in these two (2) planning areas, including increased density/intensity of development and traffic. The County is required to submit its updated Housing Element to the State by October 15, 2013. Staff will continue to monitor and report on this issue in future Border Issues reports.

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Former Border Issues

Former Palos Verdes Landfill, Rolling Hills Estates

In 2007, the Los Angeles County Sanitation Districts (LACSD) proposed to replace the existing gas-to-energy facility at the former Palos Verdes landfill with a fuel cell, eight (8) microturbines, associated landfill gas compression and treatment equipment, a backup generator, reconfiguration of the aboveground landfill gas collection system, and the use of a low-emission flare to combust landfill gas that could not otherwise be beneficially used for power production. Although we joined with concerned residents in asking LACSD to prepare an Environmental Impact Report (EIR) for the project, LACSD prepared a Mitigated Negative Declaration (MND), which was certified in March 2008.

The implementation of these improvements was delayed for several years. During that period, the quantity and quality of landfill gas (i.e., methane) continued to decline, to the point that LACSD determined that updating the gas-to-energy facility was no longer feasible. Therefore, LACSD now proposes to simply demolish the facility and flare any remaining methane, relying upon the 2008 MND to do so.

The Rolling Hills Estates City Council received a presentation of the revised project on May 14, 2013 (see attached Staff report). Also attached to tonight's report are recent articles and a "Letter to the Editor" that appeared in the *PV News*.

Attachments:

- RHE City Council Staff report for Brickwalk, LLC project (dated 5/14/13)
- *Daily Breeze* and *PV News* articles regarding the Brickwalk, LLC project (published 5/12/13 & 5/16/13)
- E-mail from Staff to EPA regarding Rancho LPG response to EPA notice of March 14, 2013 (dated 5/6/13)
- E-mails from San Pedro Peninsula Homeowners United regarding requests for nuisance abatement at Rancho LPG facility (miscellaneous dates)
- E-mails from Janet Gunter regarding Rancho LPG facility (miscellaneous dates)
- *Daily Breeze* article regarding Marymount College (published 5/12/13)
- Los Angeles City Planning Commission agenda (dated 4/11/13)
- Comments on the Port Master Plan Update and Draft Program Environmental Impact Report (dated 4/2/13 & 4/8/13)
- Comments on the Los Angeles County Draft 2013 General Plan Housing Element (dated 5/22/13)
- RHE City Council Staff report regarding demolition of the gas-to-energy facility at the former Palos Verdes landfill (dated 5/14/13)
- *PV News* articles and "Letter to the Editor" regarding demolition of the gas-to-energy facility at the former Palos Verdes landfill (published 5/9/13, 5/16/13 & 5/23/13)

RHE City Council Staff report for Brickwalk, LLC project



Staff Report

City of Rolling Hills Estates

AGENDA

MAY 14 2013

ITEM NO. 8B

DATE: MAY 14, 2013

TO: MAYOR AND CITY COUNCIL

FROM: NIKI WETZEL, AICP, PRINCIPAL PLANNER
DAVID WAHBA, PLANNING DIRECTOR

SUBJECT: PLANNING APPLICATION NO. 01-07
APPLICANT: MR. STEPHEN JORDAN, THE AURIC GROUP, LLC
PROPERTY OWNER: BRICKWALK, LLC (MR. GEORGE DANESHGAR)
LOCATION: 655-683 DEEP VALLEY DRIVE/924-950 INDIAN PEAK ROAD

OVERVIEW

The following is a request to approve:

1. Vesting Tentative Tract Map No. 67553;
2. A Conditional Use Permit (CUP) for a mixed-use development including 148 condominium/townhome units and 14,200 square feet of commercial space in the Commercial General (C-G)/Mixed-Use Overlay Zone;
3. A Precise Plan of Design (PPD) for buildings and structures;
4. A Variance to exceed the maximum permitted building height;
5. A Variance to permit a smaller setback than required by Code;
6. A Variance to permit fewer parking spaces than required by Code/shared parking agreement;
7. A Grading application is required to permit stabilization of the landslide and building pads for buildings and structures; and
8. An Environmental Impact Report, Findings and Statement of Overriding Considerations under the California Environmental Quality Act (CEQA)

BACKGROUND

Public Notices Mailed: 4/30/2013
Public Notices Posted: 5/2/2013
Public Notices Published: 5/2/2013
(Dates indicated are for this public hearing only.)

DISCUSSION

This item was last heard at the February 12, 2013 City Council meeting. Minutes of that meeting are attached herein as Attachment 1. At that meeting, the City Council open the public hearing, took public testimony, discussed the issues, closed the hearing, and continued the project to a date uncertain. Public notification was provided for this meeting, and, as of this writing, one comment letter has been received (see Attachment 2).

Several issues were discussed at the last meeting, and a summary is provided below. It can be noted that the applicant will be providing a presentation at the meeting that addresses these issues and/or will be prepared to answer questions regarding them.

Affordable Housing

As discussed at the last meeting, Ordinance No. 646 requires that mixed-use projects assist the City in meeting its Regional Housing Needs Assessment (RHNA) especially with regard to affordable housing. Since the last meeting, the applicant has verbally indicated a proposal to provide three affordable condominium units in the podium building. While the income category (i.e., very-low, low or moderate) for the units has not been proposed, the applicant indicates the ability to provide three very-low income units if directed by the City Council.

For the information of the City Council, the City's Regional Housing Needs Assessment (RHNA) allocation for affordable units, as provided in the City's 2008-2014 Housing Element, and the related maximum income for 2013 is seen in the chart below:

RHNA Allocation and Income Category Description			
Income Category	Very Low	Low	Moderate
Percentage of LA County Median Income	31-50%	51-80%	80-120%
Number of Units Allocated	7	4	5
Income Limit for Family of Four	Up to \$42,700	Up to \$68,300	Up to \$77,750

The City Council may wish to note that three units deed-restricted to moderate-income families have previously been required of the approved 75-unit project at 927 Deep Valley Drive (Mediterranean Village).

Community Room

As further discussed at the last meeting, Ordinance No. 646 requires mixed-use projects to provide for a specific benefit to a segment of the community including, but not limited to, facilities for teens or children, a community recreational or meeting room, or a senior center. Since the last meeting, the applicant has verbally indicated a proposal to provide approximately 1,000 square feet of building square footage for community room purposes.

Financial Information

In recommending approval of project Variances to the City Council, the Planning Commission noted that the recommendation was predicated on an assumption that requested project density is required to provide funds for repair to the landslide area inherent to the site. The Planning Commission did not review financial evidence in support of this assumption and suggested that information be provided to the City Council. Accordingly, Attachments 3-6 provide a letter from Mr. Craig Stevens of Colliers International as well as a project Proforma, Resales Analysis, and Cost Estimate respectively. Mr. Stevens will present and address the financial information during the applicant's project presentation.

Peer Review of Geotechnical Reports

Staff has discussed peer review of the project geotechnical studies with the applicant who agrees to have one conducted. If directed by the Council, staff will identify and present to the City Council a qualified geotechnical consultant to conduct the peer review.

Expanded Insurance

Discussion at the last meeting indicated a potential requirement for the project to provide expanded insurance to account for ground movement after project construction given the history of the site. The applicant is researching obtaining additional insurance and will be prepared to discuss it at the public hearing.

Draft Environmental Impact Report

An Environmental Impact Report (EIR) including a Statement of Overriding Consideration is required for the project. Deborah Pracilio of LSA Associates will present the Draft EIR at the meeting. Should the Council desire, staff will conduct any additional environmental investigations as directed.

RECOMMENDATION

Staff recommends that the City Council

1. Open the Public Hearing;
2. Take public testimony;
3. Discuss the issues;
4. Direct staff to prepare additional project and/or environmental information; or

Direct staff to prepare a Resolution approving the project, certifying the project Final Environmental Impact Report, and adopting a Statement of Overriding Considerations for the next available City Council meeting.

EXHIBITS

Attached

1. Minutes Excerpt of the City Council Meeting of 2/12/13
2. Letter from Ms. Marilyn Forsythe
3. Letter and Resume from Mr. Craig Stevens
4. Project Proforma
5. Project Resales Analysis
6. Project Cost Estimate

Pa01-07 cm

CITY COUNCIL STAFF REPORT

ATTACHMENT 1

MINUTES EXCERPT

CITY COUNCIL

FEBRUARY 12, 2013

PA-01-07

8. PUBLIC HEARINGS/MEETINGS

- A. PLANNING APPLICATION NO. 01-07; APPLICANT: STEPHEN JORDAN, THE AURIC GROUP, LLC; PROPERTY OWNER: BRICKWALK, LLC (GEORGE DANESHGAR); LOCATION: 655-683 DEEP VALLEY DRIVE/924-950 INDIAN PEAK ROAD
-

Recommendation: That the City Council: 1) Open the public hearing; 2) Take public testimony; 3) Discuss the issues; 4) Continue this application to a date uncertain; and 5) Direct the applicant to prepare a project pro forma or other financial information justifying requested project density and that a community benefit and provisions for affordable housing be further discussed.

Principal Planner Wetzel provided a staff report (as per agenda material).

Stephen Jordan, The Auric Group, LLC, provided a presentation of the project.

Ted Wolfe, Geotechnical Engineer, Petra Geotechnical, provided an overview of the geologic conditions of the site, overriding landslide concerns, and mitigation requirements.

Dan Bolton, Bolton Engineering, provided a site plan overview that included townhomes, removal of materials, etc.

COUNCILMAN ADDLEMAN inquired as to the cost of caissons that will be constructed for the project. Mr. Bolton noted that he did not know at this time, but will provide further information.

COUNCILMAN ZUCKERMAN commented on the number of trucks required to undertake the grading plan.

Medinah Adal, Metier Architects, provided an architectural overview and history of the project.

COUNCILMAN ZUCKERMAN noted his concern with traffic at Deep Valley and Silver Spur, Silver Spur at Crenshaw Boulevard, Crenshaw Boulevard at Palos Verdes Drive North and other intersections on Palos Verdes Drive North.

MAYOR ZERUNYAN stated that he would like to see additional 3-D elevations for a more comprehensive look at the project.

COUNCILMAN ZUCKERMAN noted another concern with regards to adequate parking spaces for the townhomes.

In response to a question, Mr. Jordan noted that the homes will be most likely be marketed toward younger families or downsizing couples.

Richard Barretto, Linscott, Law and Greenspan Traffic Engineers, responded to a question posed by COUNCILMAN ZUCKERMAN regarding shared parking.

COUNCILMAN ZUCKERMAN inquired if signal coordination would be needed at Deep Valley Drive at Silver Spur Road and Silver Spur Road at Crenshaw. He noted his concern regarding queuing.

Erik Zandvliet, City Traffic Engineer, noted that if and when a signal is warranted at Deep Valley Drive at Silver Spur, it would have to be coordinated with Crenshaw Boulevard.

COUNCILMAN ZUCKERMAN inquired as to why there are mitigation measures proposed at Crenshaw Boulevard and Palos Verdes Drive North, but not at Rolling Hills Road and Dapplegray School Lane. He emphatically stated they should be considered in the traffic plan.

Mr. Barretto noted that Crenshaw Boulevard/Palos Verdes Drive North does not meet the criteria for a significant impact.

COUNCILMAN ZUCKERMAN emphasized that Rolling Hills Road and Dapplegray School Road should be considered as the proposed project would add more traffic along Palos Verdes Drive North.

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

TO OPEN THE PUBLIC HEARING.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

Barbara Jean Desalles, 35 Cypress Way, commented on her concern regarding long-term studies of how the soil will be affected and how this development will affect current residents and schools. She noted that more greenery is desired to beautify the area.

Jim Forsythe, 31 Cypress Way, noted several concerns that included: 1) Building height; 2) Location of condominiums; 3) Traffic congestion; 4) Reduced parking; 5) Noise levels; and 6) Pedestrian safety. He asked the COUNCIL to reconsider this proposal with his comments in mind.

Christina Zimmerman, 19 Ranchview Road, asked how the stability of the hill would be ensured. She noted concerns regarding building density, affordable housing and traffic impacts.

Cat Spydell, 50 Ranchview Road, commented on her concern regarding density and traffic issues.

Kim Zappulla, 7 Santa Bella Road, concurred with the previous speakers and noted that she does not see a community benefit in this project being built.

Carol Wharton Low, 91 Cypress Way, also noted concern with traffic, density and the amount of vacancies in the area prior to starting another project.

Joan Davidson, 1525 Via Arco, Palos Verdes Estates, urged the COUNCIL to look into a prior geologist's report from several years ago in regards to the landslide.

Lee Blackman, 63 Cottonwood Circle, commented on his concerns that included: 1) Traffic impacts that need to be evaluated; 2) Construction noise; and 3) Amount of trucks traveling Hawthorne Boulevard. He suggested that a mitigation plan be undertaken for the entire project.

COUNCILMAN ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN

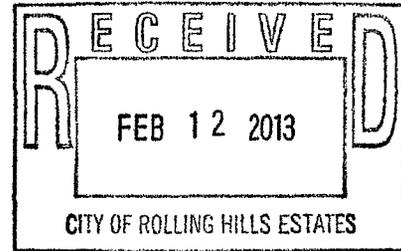
TO CLOSE THE PUBLIC HEARING AND CONTINUE THIS ITEM TO A DATE UNCERTAIN.

THERE BEING NO OBJECTION, MAYOR ZERUNYAN SO ORDERED.

City Manager Prichard noted that there will not be a quorum for the February 26 meeting and the Policy Development Session is tentatively scheduled for March 2.

CITY COUNCIL STAFF REPORT

ATTACHMENT 2



31 Cypress Way
Rolling Hills Estates, CA 90274
February 11, 2013

Rolling Hills Estates City Hall
Attn: CITY COUNCIL
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

RE: PA-01-07

Critique of the Landslide Stabilization and Redevelopment with Townhouses and Street

Dear City Council Members:

The applicant, Stephen Jordan has agreed to stabilize the landslide above Deep Valley Dr. as part of a proposal to build a 102 unit condo building, 46 townhouse units and 14,200 sq. ft. of commercial space with variances at 655 – 683 Deep Valley Dr. and 924 – 950 Indian Peak Rd.

Jordan proposes to build 46 townhouses on the site of the landslide, but there is significant risk associated with landslide stabilization efforts. **Building homes on top of restored soil before stabilization is proven, borders on irresponsibility.** It can take several years before various environmental stresses (heat, cold, rain, etc.) and the factor of time, have tested the solution implemented. There is a serious hazard to life and substantial financial risk to property if the proposed stabilization techniques prove inadequate. Certain landslide stabilization projects have already failed in Palos Verdes. Only after stabilization is confirmed over a period of several years, should the area be reconsidered for residential or commercial use.

An alternative for the above project might be for the City to convert the 924 – 950 Indian Peak and landslide portion of the project, into a park with benches or picnic tables, affording a spectacular view of the LA basin, along with hiking/exercise or nature trails up and down the slope. The cost could be prorated among the cities on the hill, since all residents could enjoy the benefits of a park with scenic views and nearly all residents shop or utilize the facilities along Deep Valley Dr. and Peninsula Center at one time or another. As it is, RPV will probably need to shore up Indian Peak Rd. along this stretch in the not too distant future.

Another suggestion might be for the Palos Verdes Conservancy to become involved, soliciting donations from the community as it already has with other purchases of land parcels on the hill.

Sincerely,

Marilyn Forsythe
Concerned Resident

CITY COUNCIL STAFF REPORT

ATTACHMENT 3



Dear Brickwalk, LLC,

This letter is to inform you as to the present market conditions for the planned development located at 655-683 Deep Valley Drive and 924-950 Indian Peak Road. When the development market started heating up in 2010, developers had little to no interest in condominiums – apartments were the only game in town, and even then they were only interested in “A” areas. In March of this year, home developers started looking at for sale product with the anticipation that unemployment was decreasing and more buyers would be entering the market.

I was introduced to this property in 2005. At that time, the projections for the project in front of you were at \$800 per square foot, based on the average unit size of the flats being 1698 square feet and the average unit size of the townhomes being 1896 square feet. Based on a new project being delivered in 2015, we feel the flats should sell in the \$700,000 to \$900,000 range, with the townhomes selling in the \$950,000 to \$1,300,000 range. Because of the location, the retail component should lease in the \$2.50 to \$3 per foot range.

My team sold sites for the development of over 1900 units in the last 3 years. I mention this because the same equity money that would do this project (pension funds, real estate funds, insurance companies, etc.) will be looking for the same kind of return that they were receiving on their equity for apartments.

Investors will look at this as being an expensive and time consuming project. A lender will look for equity from the developer of around 20%-30% of the construction costs. That equity would expect a 18%-20% return on their money, with personal guarantees by the developer.

This is a well located project in an upscale community, and we expect a quality project to be delivered in 2015 that will be well received and will become a benefit to the community and retail surrounding it.

Respectfully,

A handwritten signature in black ink, appearing to read "Craig Stevens". The signature is fluid and cursive, with a large loop at the end.

Craig Stevens
Colliers International

Colliers International
865 S. Figueroa St., Ste 3500 | Los Angeles, CA 90017 | USA
www.colliers.com



Craig Stevens

SENIOR VICE PRESIDENT



Craig.stevens@colliers.com

AFFILIATIONS AND MEMBERSHIPS

National Multi-Housing Council
National Apartment Association
ICSC Member since 1986

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AREA OF EXPERTISE

Craig Stevens, a Senior Vice President with Colliers International, has built a career on his ability to handle the most challenging assignments including ground up, urban infill commercial and multifamily developments and distressed property sales.

A 35-year veteran of the commercial real estate industry, Mr. Stevens has successfully completed sale and lease transactions valued at more than \$3.56 billion. Since January, 2003, he has sold property and developed land representing more than 3,500 apartments and condominiums.

As an investor himself, Mr. Stevens is able to bring an insider perspective to a project or business plan. Mr. Stevens' extensive network of business relationships include Fortune 500 companies as well as family trusts and entrepreneurial firms who have relied on him for his strategic advice as well as his transactional acumen.

PROFESSIONAL ACCOMPLISHMENTS

- Honored Among Lee's Top Ten Producers
- Former VP of Board of Directors of Burbank Chamber of Commerce and the Los Angeles County Economic Development Corporation.

MAJOR CLIENTS

- BRE
- Bank of America
- Champion Development
- City Ventures
- Equity Residential
- First Citizens Bank
- Fortress Investment Group
- Frost/Chaddock
- Meta Housing
- Mill Creek Residential Trust
- Pacific Properties
- Pacific Mercantile Bank
- The Dinerstein Companies

Accelerating success.



Craig Stevens

SENIOR VICE PRESIDENT

Craig.stevens@colliers.com

“Craig is one of the most professional brokers I have had the pleasure to work with.”

Robert Champion
Champion Development

NOTABLE APARTMENT/CONDOMINIUM PROJECTS

6219 De Soto, Woodland Hills – 10.4 Acre Site Entitled for 707 Units in Warner Center

610 N Central, Glendale – 67,518 Sq Ft Land Parcel Development Site for 245 Units

491 W Gainsborough, Thousand Oaks – Archstone Thousand Oaks Crest 191 Apt Units

5601 East Paramount Blvd., Long Beach – Southwood Gardens 359 Apt Units

1001 National Avenue, San Bruno – The Acapella 187 Units

Ambassador West Site in Pasadena – 70 Units Condo Dev Site, 27 Apt Units & Mansion

Versailles Apartments in Koreatown – 225 Units

3711 19th Avenue, San Francisco – Park Merced 3221 Units \$175M Recap

600 E. Olive, Burbank – Villa 600 62 Unit Apartments

620 Hollywood Way, Burbank – Parc Point 243 Apartment Units

23639 San Fernando Road, Santa Clarita – 158 Apartment Units

Warner Center Ray-Art Studios - 530 Apartment Units

Warner Business Park Woodland Hills – 10 Acres 525 Apartment Units

1701 East D Street, Ontario – 240 Apartment Units

CITY COUNCIL STAFF REPORT

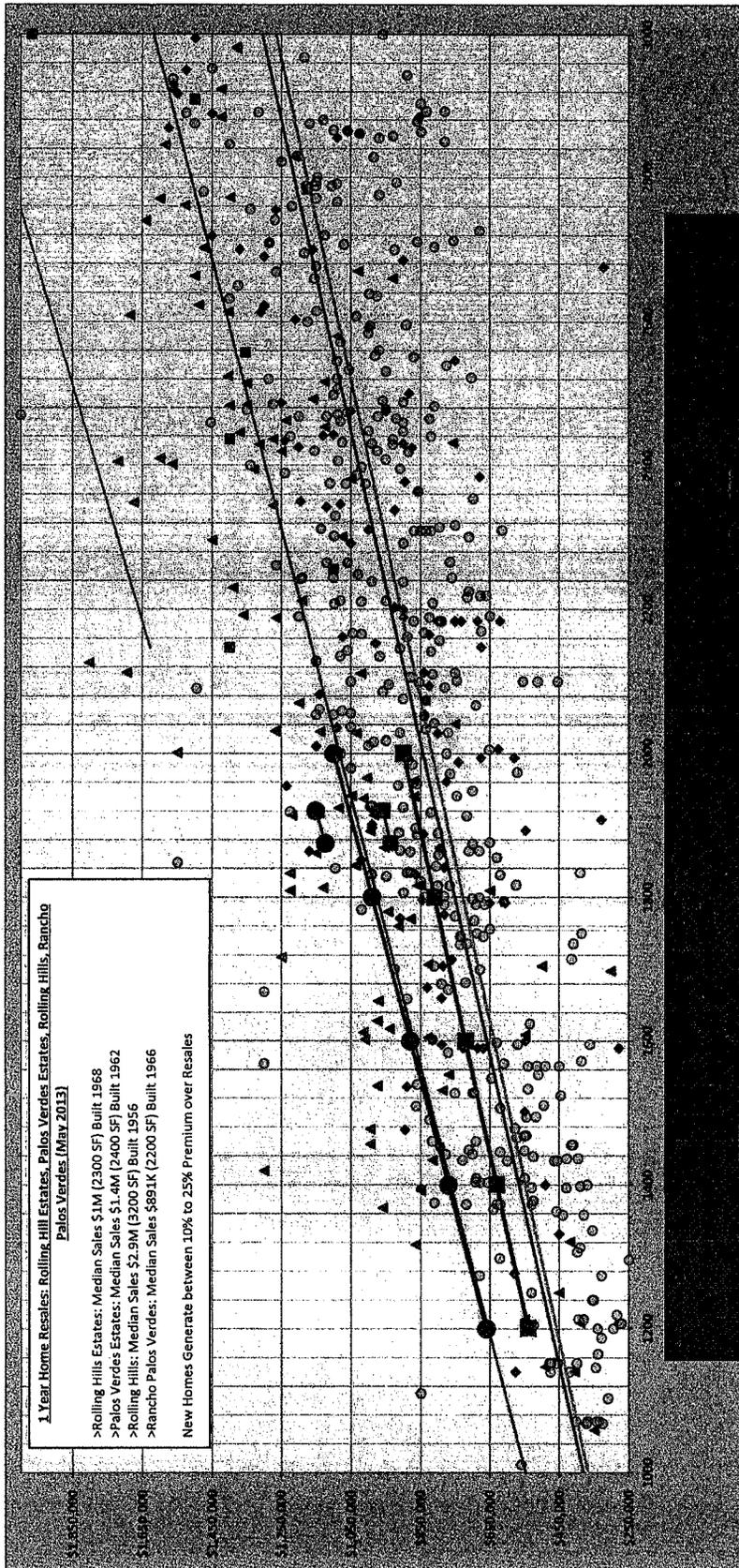
ATTACHMENT 4

Project Name	Brickwalk Development Project
Project Type	Mixed-Use Podium and Townhomes
Developer	Brickwalk LLC

Profit & Loss Summary	Per Unit	Totals
Base Unit Revenue (TBD)		
Premium (TBD)		
Option/Upgrades (TBD)		
Retail Revenue (TBD)		
TOTAL REVENUE	\$0	\$0
Closing Costs (0.3% of Revenue)		
Sales Commissions (0.3% of Revenue)		
Broker Coop (1% of Revenue)		
Management Fee (3% of Revenue)		
Warranty (1% of Revenue)		
NET REVENUE	\$0	\$0
COSTS		
Land Costs		
Land Purchase		
<i>Land Costs</i>	\$0	\$0
Soft Costs		
Entitlements/Pre-Development		
Building Consultants		
Development Indirects		
Building Permits/Impact Fees		
<i>Soft Costs</i>	\$59,598	\$8,820,521
Construction Costs		
Building Demo and Site Work	\$7,308	\$1,081,605
Townhome Development	\$208,314	\$30,830,535
Mixed-Use Building	\$385,167	\$57,004,757
Retail Building and Parking Lot	\$6,178	\$914,335
General Conditions, Fee, Bonds, Insurance	\$42,353	\$6,268,273
<i>Construction Costs</i>	\$649,321	\$96,099,505
Sales and Customer Care Costs		
Sales Center Model Décor		
Monthly Marketing & Advertising		
Sales Operations		
Customer Care		
<i>Sales & CS Costs</i>	\$9,308	\$1,377,510
SUB-TOTAL COSTS	\$718,227	\$106,297,536
NET PROFIT	(\$718,227)	(\$106,297,536)

CITY COUNCIL STAFF REPORT

ATTACHMENT 5



30727 RUE Rancho Palos Verdes	CA	90275	980000	3	1.75	1788	11141	1960	2	Garage	1/16/2013	1,070,000	http://www.r-california.com/Real-Estate/1312159551	RE/MAX Estate Properties
7025 VLT Rancho Palos Verdes	CA	90275	1268000	4	3.5	2547	49503	1987	2	Garage	11/16/2012	1,180,000	http://www.r-california.com/Real-Estate/1312075822	Cobwell Banker P.V./South Bay
30105 Rancho Palos Verdes	CA	90275	1890000	4	4	3880	80330	1960	2	Garage	12/16/2012	1,740,000	http://www.r-california.com/Real-Estate/1312075822	Shorewood Realtors, Inc
31003 RUE Rancho Palos Verdes	CA	90275	11999000	4	2	2389	18930	1960	2	Garage	12/16/2012	1,240,000	http://www.r-california.com/Real-Estate/1312075822	Shorewood Realtors, Inc
65 VIA DEL Rancho Palos Verdes	CA	90275	4955000	6	6.75	8240	25667	2001	3	Garage	12/17/2012	4,800,000	http://www.r-california.com/Real-Estate/1312075822	Cobwell Banker P.V./South Bay
30237 VIA Rancho Palos Verdes	CA	90275	9182000	4	3	2349	10115	1961	2	Garage	1/8/2013	1,030,000	http://www.r-california.com/Real-Estate/1312075822	Cobwell Banker P.V./South Bay
3054 VIA Rch Palos Vid	CA	90275	18155	4	4	2791	15189	1972	3	Garage	12/17/2012	1,375,000	http://www.r-california.com/Real-Estate/1312075822	C2-L-E-H Ashberry Realty
2326A WEE Rancho Palos Verdes	CA	90275	1390000	5	3	2650	44059	1972	4	Garage	1/10/2013	1,975,000	http://www.r-california.com/Real-Estate/1312075822	Peninsula Sotheby's Int'l Rly
50 VIA DEL Rancho Palos Verdes	CA	90275	4690000	6	8	6730	24929	2004	4	Garage	1/7/2013	4,500,000	http://www.r-california.com/Real-Estate/1312075822	Sunnyside Realty & Investment
7025 VIA DEL Rancho Palos Verdes	CA	90275	11950000	5	1.5	2420	8668	1963	2	Garage	3/7/2013	1,950,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
7115 CARM Rancho Palos Verdes	CA	90275	1050000	4	3	2630	9660	1974	3	Garage	3/7/2013	1,175,000	http://www.r-california.com/Real-Estate/1312075822	New West Real Estate
257 Rancho Palos Verdes	CA	90275	780000	4	3	2167	9660	1974	3	Garage	3/7/2013	1,175,000	http://www.r-california.com/Real-Estate/1312075822	New West Real Estate
30405 PALM	CA	90275	780000	3	2.5	1458	10275	1977	2	Garage	4/12/2013	800,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
30518 VIA Rancho Palos Verdes	CA	90275	999000	4	2	1926	9660	1956	2	Garage	4/12/2013	995,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
1554 WEST Rancho Palos Verdes	CA	90275	589000	3	1.75	1378	7906	1956	2	Garage	9/10/2012	525,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Exec RPV
28700 Nor Rancho Palos Verdes	CA	90275	709900	3	1.75	1799	5968	1957	1	Garage	9/12/2012	426,000	http://www.r-california.com/Real-Estate/1312075822	California Realty Network
Unclodere Rancho Palos Verdes	CA	90275	429800	2	1	741	6424	1958	1	Garage	9/12/2012	426,000	http://www.r-california.com/Real-Estate/1312075822	Golfen West Realty
2033 West Rancho Palos Verdes	CA	90275	549000	2	1	1409	7074	1955	1	Garage	9/12/2012	550,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
123 West Rancho Palos Verdes	CA	90275	718000	3	2	1605	7800	1956	2	Garage	9/12/2012	818,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
123 West Rancho Palos Verdes	CA	90275	718000	3	1.75	1458	10275	1977	2	Garage	9/12/2012	818,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
2815 W. Rancho Palos Verdes	CA	90275	699000	3	1.75	1458	10275	1977	2	Garage	11/8/2013	655,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
2845 W.O Rancho Palos Verdes	CA	90275	699000	4	2	1403	6025	1973	2	Garage	11/8/2013	781,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
2044 RLDC Rancho Palos Verdes	CA	90275	755000	4	2	1790	10161	1962	2	Garage	9/17/2012	811,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
6426 VLA L Rancho Palos Verdes	CA	90275	8139000	3	1.75	1705	7382	1951	2	Garage	9/17/2012	970,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
30011 GR Rancho Palos Verdes	CA	90275	8950000	4	3	2855	11490	1969	3	Garage	9/17/2012	1,850,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Beach Cities
30655 VIA Rancho Palos Verdes	CA	90275	1899000	5	3	3500	5940	1968	3	Garage	1/26/2013	1,700,000	http://www.r-california.com/Real-Estate/1312075822	Shorewood Realtors, Inc
9 PACKET Rancho Palos Verdes	CA	90275	1799900	4	3.5	3828	10293	2037	2	Garage	1/26/2013	1,850,000	http://www.r-california.com/Real-Estate/1312075822	Shorewood Realtors, Inc
2815 W. Rancho Palos Verdes	CA	90275	1069000	4	3	2465	9483	1967	2	Garage	7/9/2012	1,065,000	http://www.r-california.com/Real-Estate/1312075822	The Redinger Group
2830 ALTO Rancho Palos Verdes	CA	90275	1245000	4	3	2465	9483	1967	2	Garage	7/9/2012	1,065,000	http://www.r-california.com/Real-Estate/1312075822	The Redinger Group
6302 ALTO Rancho Palos Verdes	CA	90275	1245000	4	3	2465	9483	1967	2	Garage	7/9/2012	1,065,000	http://www.r-california.com/Real-Estate/1312075822	The Redinger Group
68 SEA BN Rancho Palos Verdes	CA	90275	1959000	4	3.5	3727	13568	1999	3	Garage	8/30/2012	1,598,000	http://www.r-california.com/Real-Estate/1312075822	South Bay Brokers, Inc
108 SFAH Rancho Palos Verdes	CA	90275	1395000	2	2	1669	3228	1953	1	Garage	8/30/2012	1,300,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5520 SUNN Rancho Palos Verdes	CA	90275	810000	4	2.5	2846	3625	1963	3	Garage	8/31/2012	775,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
21 COWRI Rancho Palos Verdes	CA	90275	1495000	4	3	2839	9370	1965	3	Garage	9/12/2012	1,400,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
88 WACHT Rancho Palos Verdes	CA	90275	1586000	2	2	1413	7882	1951	2	Garage	9/12/2012	1,400,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
2859 COO Rancho Palos Verdes	CA	90275	1100000	4	2.5	2212	8607	1972	2	Garage	9/12/2012	1,178,965	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
11 MEAL A Rancho Palos Verdes	CA	90275	910000	4	3.5	3024	4630	1990	2	Garage	9/25/2012	910,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
50 VMA AAA Rancho Palos Verdes	CA	90275	1985000	5	4.5	4479	10330	1990	3	Garage	9/25/2012	1,530,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5640 WINT Rancho Palos Verdes	CA	90275	1135000	4	4.5	2866	8888	1966	2	Garage	3/7/2013	1,100,000	http://www.r-california.com/Real-Estate/1312075822	Cobwell Banker P.V./South Bay
563 SCOR Rancho Palos Verdes	CA	90275	1135000	4	4.5	2866	8888	1966	2	Garage	3/7/2013	1,100,000	http://www.r-california.com/Real-Estate/1312075822	Cobwell Banker P.V./South Bay
19 JEWELL Rancho Palos Verdes	CA	90275	1590000	3	4	397	10364	1956	3	Garage	10/27/2012	1,100,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5643 PAC Rancho Palos Verdes	CA	90275	1590000	3	4	397	10364	1956	3	Garage	10/27/2012	1,100,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5643 PAC Rancho Palos Verdes	CA	90275	1590000	3	4	397	10364	1956	3	Garage	10/27/2012	1,100,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
2 PEPPIE Rancho Palos Verdes	CA	90275	1099900	3	2	2000	27866	1939	2	Garage	10/27/2012	1,079,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
9 FRUIT R Rancho Palos Verdes	CA	90275	1100000	3	2.25	2167	25953	1952	2	Garage	10/27/2012	1,045,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
4 PACKET Rancho Palos Verdes	CA	90275	835000	3	1.75	1490	8134	1956	4	Garage	11/7/2012	825,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
29238 Joe Rancho Palos Verdes	CA	90275	1295000	4	2.5	2190	9609	1959	2	Garage	12/7/2012	1,300,000	http://www.r-california.com/Real-Estate/1312075822	C-2 Amber Realty
46 SEAMA Rancho Palos Verdes	CA	90275	1875000	4	3	2858	46901	1985	3	Garage	12/7/2012	1,900,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
20 DINMA Rancho Palos Verdes	CA	90275	1465000	4	2	1848	4163	1951	2	Garage	2/7/2013	1,550,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
2773 VAN Rancho Palos Verdes	CA	90275	7200000	3	1.75	1442	13104	1954	2	Garage	2/7/2013	1,453,750	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Palos Verdes
4384 ADM Rancho Palos Verdes	CA	90275	1679000	4	4	4000	13177	1956	2	Garage	3/7/2013	1,650,000	http://www.r-california.com/Real-Estate/1312075822	Keller Williams Realty
6523 VERE Rancho Palos Verdes	CA	90275	8499000	5	2.75	3576	9590	1987	3	Garage	3/7/2013	8,600,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5116 SCOT Rancho Palos Verdes	CA	90275	1250000	5	2.75	3576	9590	1987	3	Garage	3/7/2013	1,200,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
27118 SAC Rancho Palos Verdes	CA	90275	1249000	4	2.5	3233	9128	1958	2	Garage	4/11/2013	1,075,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
5382 WAU Rancho Palos Verdes	CA	90275	1000000	3	1.75	2059	7912	1958	6	Garage	4/11/2013	1,075,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
4110 PALO Rancho Palos Verdes	CA	90275	900000	3	3	1941	5109	1955	2	Garage	1/17/2013	745,000	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
4030 ADM Rancho Palos Verdes	CA	90275	1140000	4	3	2302	10451	1959	2	Garage	2/7/2013	1,098,888	http://www.r-california.com/Real-Estate/1312075822	RE/MAX Estate Properties
32317 7919 Rancho Palos Verdes	CA	90275	1165000	4	1.75	2061	12468	1963	3	Garage	3/19/2013	1,140,000	http://www.r-california.com/Real-Estate/1312075822	Griffin Real Estate, INC
32746 DELU Rancho Palos Verdes	CA													

9/28/2012	\$	1,287,500	http://www.cadrem.com/California-Real-Estate-V1110425	RE/MAX Estate Properties
10/17/2013	\$	1,287,500	http://www.cadrem.com/California-Real-Estate-V1110425	RE/MAX Estate Properties
10/17/2013	\$	990,000	http://www.cadrem.com/California-Real-Estate-V1208919	Colwell Banker P.V./South Bay
10/17/2013	\$	990,000	http://www.cadrem.com/California-Real-Estate-V1208919	Colwell Banker P.V./South Bay
11/16/2013	\$	970,000	http://www.cadrem.com/California-Real-Estate-V1211767	Prudential California Realty
12/18/2013	\$	951,000	http://www.cadrem.com/California-Real-Estate-V12138994	Pennaco Solihby's Int'l Realty
12/18/2013	\$	910,000	http://www.cadrem.com/California-Real-Estate-V12127493	Colwell Banker P.V./South Bay
12/18/2013	\$	910,000	http://www.cadrem.com/California-Real-Estate-V12127493	Colwell Banker P.V./South Bay
12/31/2013	\$	1,149,000	http://www.cadrem.com/California-Real-Estate-V12151042	RE/MAX Estate Properties
1/17/2013	\$	933,000	http://www.cadrem.com/California-Real-Estate-V12141193	Keller Williams Palms Verdes
1/16/2013	\$	1,097,500	http://www.cadrem.com/California-Real-Estate-V12124702	Colwell Banker P.V./South Bay
1/17/2013	\$	965,000	http://www.cadrem.com/California-Real-Estate-V12124702	Colwell Banker P.V./South Bay
1/17/2013	\$	965,000	http://www.cadrem.com/California-Real-Estate-V12124702	RE/MAX Estate Properties
1/15/2013	\$	1,025,000	http://www.cadrem.com/California-Real-Estate-V12069388	RE/MAX Estate Properties
1/15/2013	\$	1,184,000	http://www.cadrem.com/California-Real-Estate-V121265784	RE/MAX Estate Properties
1/15/2013	\$	970,000	http://www.cadrem.com/California-Real-Estate-V12097344	RE/MAX Estes Redondo Beach
1/15/2013	\$	775,000	http://www.cadrem.com/California-Real-Estate-V12097344	RE/MAX Estate Properties
2/16/2013	\$	1,000,000	http://www.cadrem.com/California-Real-Estate-V12128712	Shorewood Realtors
7/10/2013	\$	1,800,000	http://www.cadrem.com/California-Real-Estate-V1208919	RE/MAX Estate Properties
9/16/2013	\$	1,375,500	http://www.cadrem.com/California-Real-Estate-V12089247	RE/MAX Estate Properties
10/16/2013	\$	692,000	http://www.cadrem.com/California-Real-Estate-V12106835	Karl A. Glover, Realtor
11/19/2013	\$	1,075,000	http://www.cadrem.com/California-Real-Estate-V12135700	RE/MAX Estate Properties
10/29/2013	\$	1,146,500	http://www.cadrem.com/California-Real-Estate-V1208932	Mauripn Realtors
10/29/2013	\$	989,000	http://www.cadrem.com/California-Real-Estate-V1208932	RE/MAX Estate Properties
4/7/2013	\$	970,000	http://www.cadrem.com/California-Real-Estate-V13092547	RE/MAX Estate Properties
4/7/2013	\$	863,000	http://www.cadrem.com/California-Real-Estate-V13092547	Prudential California Realty
1/10/2013	\$	750,000	http://www.cadrem.com/California-Real-Estate-V1211256	Colwell Banker Real Realty
2/26/2013	\$	710,000	http://www.cadrem.com/California-Real-Estate-V12120426	The Real Estate Group
2/27/2013	\$	1,138,000	http://www.cadrem.com/California-Real-Estate-V12120735	Keller Williams Palms Verdes
3/6/2013	\$	891,000	http://www.cadrem.com/California-Real-Estate-V13092547	Keller Williams Palms Verdes
3/13/2013	\$	735,000	http://www.cadrem.com/California-Real-Estate-V13010790	RE/MAX Estate Properties
3/13/2013	\$	810,000	http://www.cadrem.com/California-Real-Estate-V13024923	RE/MAX Estate Properties
4/8/2013	\$	720,000	http://www.cadrem.com/California-Real-Estate-V13020951	Keller Williams Palms Verdes
4/27/2013	\$	955,000	http://www.cadrem.com/California-Real-Estate-V13020951	RE/MAX Estate Properties
4/15/2013	\$	710,000	http://www.cadrem.com/California-Real-Estate-V12021230	Rehman Estes South Bay
4/15/2013	\$	690,000	http://www.cadrem.com/California-Real-Estate-V12021230	Prudential California Realty
5/16/2013	\$	675,000	http://www.cadrem.com/California-Real-Estate-V12004779	RE/MAX Estate Properties
6/29/2013	\$	1,000,000	http://www.cadrem.com/California-Real-Estate-V12036482	Prudential California Realty
6/29/2013	\$	1,088,000	http://www.cadrem.com/California-Real-Estate-V12036482	RE/MAX Estate Properties
6/14/2013	\$	960,000	http://www.cadrem.com/California-Real-Estate-V12158438	Rehman Estes South Bay
6/14/2013	\$	1,100,000	http://www.cadrem.com/California-Real-Estate-V12064778	RE/MAX Estate Properties
5/11/2013	\$	735,000	http://www.cadrem.com/California-Real-Estate-V12039455	Paul Hebert
5/17/2013	\$	699,000	http://www.cadrem.com/California-Real-Estate-V12039455	RE/MAX Estate Properties
6/14/2013	\$	665,000	http://www.cadrem.com/California-Real-Estate-V12044683	Colwell Banker P.V./South Bay
6/21/2013	\$	1,285,000	http://www.cadrem.com/California-Real-Estate-V12044683	RE/MAX Estate Properties
6/21/2013	\$	1,180,000	http://www.cadrem.com/California-Real-Estate-V12044683	RE/MAX Estate Properties
6/21/2013	\$	1,145,000	http://www.cadrem.com/California-Real-Estate-V12044683	RE/MAX Estate Properties
6/22/2013	\$	1,150,000	http://www.cadrem.com/California-Real-Estate-V11186773	RE/MAX Estate Properties
6/22/2013	\$	1,050,000	http://www.cadrem.com/California-Real-Estate-V11186773	RE/MAX Estate Properties
6/29/2013	\$	1,879,000	http://www.cadrem.com/California-Real-Estate-V12057773	RE/MAX Estate Properties
8/1/2013	\$	1,200,000	http://www.cadrem.com/California-Real-Estate-V12003837	RE/MAX Estate Properties
8/1/2013	\$	1,160,000	http://www.cadrem.com/California-Real-Estate-V12003837	RE/MAX Estate Properties
8/20/2013	\$	950,000	http://www.cadrem.com/California-Real-Estate-V12062110	Keller Williams Palms Verdes
8/20/2013	\$	985,000	http://www.cadrem.com/California-Real-Estate-V12062110	RE/MAX Estate Properties
6/17/2013	\$	698,000	http://www.cadrem.com/California-Real-Estate-V12023535	Rehman Estes South Bay
7/16/2013	\$	865,000	http://www.cadrem.com/California-Real-Estate-V12023535	Prudential California Realty
5/16/2013	\$	900,000	http://www.cadrem.com/California-Real-Estate-V12049739	Keller Williams Realty
5/16/2013	\$	778,000	http://www.cadrem.com/California-Real-Estate-V12049739	General Realty Group, Inc.
5/27/2013	\$	985,000	http://www.cadrem.com/California-Real-Estate-V12004039	Prudential California Realty
6/15/2013	\$	1,150,000	http://www.cadrem.com/California-Real-Estate-V12004039	RE/MAX Estate Properties
7/12/2013	\$	900,000	http://www.cadrem.com/California-Real-Estate-V12004039	RE/MAX Estate Properties
6/10/2013	\$	981,000	http://www.cadrem.com/California-Real-Estate-V12073409	Colwell Banker P.V./South Bay
6/13/2013	\$	700,000	http://www.cadrem.com/California-Real-Estate-V1201412	Keller Williams Realty
5/15/2013	\$	1,340,000	http://www.cadrem.com/California-Real-Estate-V12014601	RE/MAX Estate Properties
5/15/2013	\$	1,750,000	http://www.cadrem.com/California-Real-Estate-V12006777	Shorewood Realtors
10/21/2013	\$	1,115,110	http://www.cadrem.com/California-Real-Estate-V12048740	RE/MAX Estate Properties
7/9/2013	\$	1,050,000	http://www.cadrem.com/California-Real-Estate-V12048740	RE/MAX Estate Properties
7/27/2013	\$	855,000	http://www.cadrem.com/California-Real-Estate-V12068183	Keller Williams Beach Cities
8/23/2013	\$	1,150,000	http://www.cadrem.com/California-Real-Estate-V12071983	RE/MAX Estate Properties

90275	1195000	4	2.25	2485	12280	1983	3	Garage	12/29/2012	5	12750000	RE/MAX Estate Properties
90274	1680000	4	3.25	4036	14121	1979	2	Garage	12/24/2012	5	19400000	RE/MAX Estate Properties
90273	680000	4	2.75	1788	9277	1959	2	Garage	12/29/2012	5	7000000	RE/MAX Estate Properties
90272	890000	4	2.75	1788	9277	1959	2	Garage	12/29/2012	5	7000000	RE/MAX Estate Properties
90271	719000	5	3	2522	7342	1952	2	Garage	12/31/2012	5	7030000	RE/MAX Estate Properties
90270	850000	4	2.5	2212	6842	1972	2	Garage	12/31/2012	5	9500000	RE/MAX Estate Properties
90269	990000	4	3	2639	9548	1966	3	Garage	12/28/2012	5	9960000	RE/MAX Estate Properties
90268	1830000	4	3.25	3670	19338	1963	3	Garage	11/29/2012	5	18500000	RE/MAX Estate Properties
90267	950000	4	3	2477	9022	1962	2	Garage	11/29/2012	5	10080000	RE/MAX Estate Properties
90266	1035000	4	2.75	2166	8983	1987	3	Garage	11/27/2012	5	10200000	RE/MAX Estate Properties
90265	2189000	5	4	3841	14814	1981	3	Garage	11/27/2012	5	22000000	RE/MAX Estate Properties
90264	1299000	4	3	2760	11984	1962	3	Garage	11/18/2012	5	12300000	RE/MAX Estate Properties
90263	999999	3	3	2311	10387	1962	2	Garage	11/17/2012	5	10200000	RE/MAX Estate Properties
90262	710000	3	2.25	1776	11647	1964	2	Garage	11/17/2012	5	7000000	RE/MAX Estate Properties
90261	900000	3	2.5	2176	4453	1990	2	Garage	9/11/2012	5	9150000	RE/MAX Estate Properties
90260	1050000	2	1.5	1980	23721	1962	2	Garage	6/29/2012	5	10500000	RE/MAX Estate Properties
90259	1050000	2	1.5	1980	23721	1962	2	Garage	6/29/2012	5	10500000	RE/MAX Estate Properties
90258	1450000	3	1.5	3513	21129	1975	3	Garage	9/17/2012	5	14500000	RE/MAX Estate Properties
90257	737200	3	3.25	2788	1071	1955	2	Garage	9/28/2012	5	7500000	RE/MAX Estate Properties
90256	1185000	5	3.25	2788	1071	1955	2	Garage	9/17/2012	5	11050000	RE/MAX Estate Properties
90255	989000	4	3	2478	7536	1963	4	Garage	9/16/2012	5	9500000	RE/MAX Estate Properties
90254	590000	4	4.5	6994	2837	1999	4	Garage	9/16/2012	5	2900000	RE/MAX Estate Properties
90253	2990000	3	1.5	3581	74520	1973	3	Garage	9/20/2012	5	28500000	RE/MAX Estate Properties
90252	2950000	4	2	2269	15794	1961	2	Garage	9/19/2012	5	31500000	RE/MAX Estate Properties
90251	910000	6	3	2111	12600	1966	3	Garage	10/18/2012	5	8600000	RE/MAX Estate Properties
90250	855500	4	2	2142	12850	1966	2	Garage	10/18/2012	5	8200000	RE/MAX Estate Properties
90249	889500	4	1.75	1834	11153	1965	2	Garage	10/18/2012	5	8390000	RE/MAX Estate Properties
90248	935000	4	2	1701	8044	1966	2	Garage	1/24/2013	5	9250000	RE/MAX Estate Properties
90247	875000	4	3	2564	24916	1966	2	Garage	1/24/2013	5	8750000	RE/MAX Estate Properties
90246	899000	5	2.5	1886	13475	1967	2	Garage	4/27/2012	5	8650000	RE/MAX Estate Properties
90245	1049000	5	2.5	2386	9653	1965	2	Garage	8/27/2012	5	10500000	RE/MAX Estate Properties
90244	799000	4	1.75	1640	7138	1967	2	Garage	12/19/2012	5	7900000	RE/MAX Estate Properties
90243	949900	4	2.5	2447	8136	1967	2	Garage	11/16/2012	5	9000000	RE/MAX Estate Properties
90242	779000	4	1.75	1834	7349	1965	2	Garage	11/30/2012	5	7800000	RE/MAX Estate Properties
90241	925000	5	3	2225	12764	1965	2	Garage	11/29/2012	5	9100000	RE/MAX Estate Properties
90240	319000	3	1.5	1784	22935	1967	2	Garage	8/29/2012	5	11500000	RE/MAX Estate Properties
90239	329000	3	1.5	1324	6786	1925	2	Garage	6/26/2012	5	3200000	RE/MAX Estate Properties
90238	460000	2	1.5	1152	4681	1979	2	Garage	5/2/2012	5	4500000	RE/MAX Estate Properties
90237	774000	2	3	2112	4681	1979	2	Garage	5/2/2012	5	7500000	RE/MAX Estate Properties
90236	699000	3	1.5	2319	1971	1971	2	Garage	7/20/2012	5	6600000	RE/MAX Estate Properties
90235	425000	3	1.5	1140	1973	1973	2	Garage	10/15/2012	5	4200000	RE/MAX Estate Properties
90234	650000	3	1.5	2712	1986	1986	2	Garage	4/15/2012	5	7500000	RE/MAX Estate Properties
90233	469000	2	1.5	1152	3445	1973	2	Garage	4/17/2012	5	4780000	RE/MAX Estate Properties
90232	559000	2	2	1465	52034	1975	2	Garage	4/10/2012	5	5725000	RE/MAX Estate Properties
90231	495000	1	1	1313	26494	1989	1	Garage	9/18/2012	5	4750000	RE/MAX Estate Properties
90230	390000	4	2.75	2809	5314	1989	2	Garage	11/24/2012	5	3900000	RE/MAX Estate Properties
90229	779000	2	1.5	1152	43781	1974	2	Garage	8/27/2012	5	7750000	RE/MAX Estate Properties
90228	665000	3	1.5	2219	73326	1977	2	Garage	4/26/2012	5	6700000	RE/MAX Estate Properties
90227	625000	2	2.25	1784	6581	1973	2	Garage	9/20/2012	5	6100000	RE/MAX Estate Properties
90226	948888	3	3	2943	13334	1989	2	Garage	10/15/2012	5	8900000	RE/MAX Estate Properties
90225	399000	2	2.25	1572	1976	1976	2	Garage	4/18/2012	5	3900000	RE/MAX Estate Properties
90224	690000	2	2.25	1507	16703	1976	2	Garage	4/18/2012	5	3900000	RE/MAX Estate Properties
90223	690000	2	2.25	1507	16703	1976	2	Garage	4/18/2012	5	3900000	RE/MAX Estate Properties
90222	1150000	2	3	2474	3915	1988	2	Garage	5/12/2012	5	10600000	RE/MAX Estate Properties
90221	569000	4	3	2005	52034	1975	2	Garage	5/12/2012	5	5400000	RE/MAX Estate Properties
90220	649000	4	3	2005	52034	1975	2	Garage	6/12/2012	5	6520000	RE/MAX Estate Properties
90219	799000	2	2	1859	7759	1979	2	Garage	6/29/2012	5	7990000	RE/MAX Estate Properties
90218	390000	3	3	1489	27851	1973	2	Garage	7/29/2012	5	3750000	RE/MAX Estate Properties
90217	540000	2	2	2029	52094	1976	2	Garage	8/10/2012	5	5400000	RE/MAX Estate Properties
90216	525900	3	3	1874	52034	1976	2	Garage	7/19/2012	5	5100000	RE/MAX Estate Properties
90215	715000	3	2.25	1947	73376	1977	2	Garage	1/25/2013	5	6900000	RE/MAX Estate Properties
90214	649000	4	2.25	1948	1989	1989	2	Garage	2/12/2013	5	7000000	RE/MAX Estate Properties
90213	429000	2	2	1132	41781	1974	2	Garage	7/16/2012	5	4000000	RE/MAX Estate Properties
90212	575000	3	1.5	1817	50094	1975	2	Garage	5/31/2012	5	5750000	RE/MAX Estate Properties
90211	399900	3	3	1428	36755	1975	2	Garage	11/17/2012	5	3750000	RE/MAX Estate Properties
90210	415000	3	3	1465	23819	1975	2	Garage	9/16/2012	5	4150000	RE/MAX Estate Properties
90209	825000	3	2.25	2405	1981	1981	2	Garage	9/16/2012	5	8250000	RE/MAX Estate Properties
90208	574000	3	2.25	2189	3497	1965	2	Garage	5/24/2012	5	5700000	RE/MAX Estate Properties
MEDIAN											890,500	

SALE TYPE	HOMETYPE	ADDRESS	CITY	STATE	ZIP	LIST PRICE	REDS	BATHS	SQFT	QTR	YEAR BUILT	PARKING	LAST SALE PRICE	USE	FIN SOURCE	LISTING ID	ORIGINAL SOURCE	
Part Sale	Condo/Coop	77 DOWNVIEW Ln	Rolling Hills Estates	CA	90274	679500	3	2,5	7148	7171	2	Garage	7/25/2017	\$ 914,000	https://www.redfin.com/CA/Rolling-Hills-Estates/77-Downview-Ln-90274/home/7750640	Dona Properties, Inc.		
Part Sale	Condo/Coop	90 DEEP VALLEY DR #103	Rolling Hills Estates	CA	90274	475000	2	1,25	987	91078	2004	1	Garage	3/5/2013	\$ 480,000	https://www.redfin.com/CA/Rolling-Hills-Estates/90-Deep-Valley-Dr-90274/home/7746293	RE/MAX Estate Properties	
Part Sale	Condo/Coop	27 Hillcrest, Mable R31	Rolling Hills Estates	CA	90274	475000	2	4	2676	91078	2004	1	Garage	12/01/2012	\$ 579,500	https://www.redfin.com/CA/Rolling-Hills-Estates/27-Hillcrest-Mable-R31-90274/home/7746293	RE/MAX Estate Properties	
Part Sale	Condo/Coop	901 DEEP VALLEY DR #203	Rolling Hills Estates	CA	90274	579900	2	2	1277	91078	2008	1	Garage	6/27/2012	\$ 579,500	https://www.redfin.com/CA/Rolling-Hills-Estates/901-Deep-Valley-Dr-90274/home/7746293	RE/MAX Estate Properties	
Part Sale	Condo/Coop	901 DEEP VALLEY DR #210	Rolling Hills Estates	CA	90274	465000	2	2	970	91078	2008	1	Garage	3/5/2013	\$ 465,000	https://www.redfin.com/CA/Rolling-Hills-Estates/901-Deep-Valley-Dr-90274/home/7746293	RE/MAX Estate Properties	
Part Sale	Condo/Coop	901 DEEP VALLEY DR Size 213	Rolling Hills Estates	CA	90274	549000	2	1	670	91078	2008	1	Garage	9/18/2012	\$ 540,000	https://www.redfin.com/CA/Rolling-Hills-Estates/901-Deep-Valley-Dr-90274/home/7746293	RE/MAX Estate Properties	
Part Sale	Condo/Coop	377 SILVER SPRING RD	Rolling Hills Estates	CA	90274	549000	2	2	1501	2008	1974	2	Garage	6/17/2017	\$ 630,000	https://www.redfin.com/CA/Rolling-Hills-Estates/377-Silver-Spring-Rd-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Condo/Coop	17 Avenida Ln	Rolling Hills Estates	CA	90274	899000	3	2	2184	13372	1960	3	Garage	5/7/2015	\$ 875,000	https://www.redfin.com/CA/Rolling-Hills-Estates/17-Avenida-Ln-90274/home/7750068	Colwell Banker Residential	
Part Sale	Single Family Residential	5 SPINNING WHEEL Ln	Rolling Hills Estates	CA	90274	899000	3	2,75	2624	18679	1981	3	Garage	10/27/2015	\$ 1,310,000	https://www.redfin.com/CA/Rolling-Hills-Estates/5-Spinning-Wheel-Ln-90274/home/7750068	A.E. Investments	
Part Sale	Single Family Residential	10 PEPPER TREE Ln	Rolling Hills Estates	CA	90274	1310000	3	2,75	2624	18679	1981	3	Garage	10/27/2015	\$ 1,310,000	https://www.redfin.com/CA/Rolling-Hills-Estates/10-Pepper-Tree-Ln-90274/home/7750068	A.E. Investments	
Part Sale	Single Family Residential	10 PEPPER TREE Ln	Rolling Hills Estates	CA	90274	980000	3	3	1105	9857	2002	2	Garage	10/27/2015	\$ 1,310,000	https://www.redfin.com/CA/Rolling-Hills-Estates/10-Pepper-Tree-Ln-90274/home/7750068	A.E. Investments	
Part Sale	Single Family Residential	47 SHERBORN DR	Rolling Hills Estates	CA	90274	785000	3	2	1105	9842	1997	2	Garage	8/14/2013	\$ 785,000	https://www.redfin.com/CA/Rolling-Hills-Estates/47-Sherborn-Dr-90274/home/7750068	Prudential California Realty	
Part Sale	Single Family Residential	562 WILLOW WOOD RD	Rolling Hills Estates	CA	90274	895000	3	2	1476	10012	1962	2	Garage	3/1/2013	\$ 895,000	https://www.redfin.com/CA/Rolling-Hills-Estates/562-Willow-Wood-Rd-90274/home/7750068	Prudential California Realty	
Part Sale	Single Family Residential	21 PONY Ln	Rolling Hills Estates	CA	90274	959000	3	2,5	1901	19733	1964	2	Garage	6/7/2012	\$ 959,000	https://www.redfin.com/CA/Rolling-Hills-Estates/21-Pony-Ln-90274/home/7750068	Keller Williams Realty	
Part Sale	Single Family Residential	5031 WILLOW WOOD RD	Rolling Hills Estates	CA	90274	899000	3	4,75	1536	14201	1956	2	Garage	10/15/2012	\$ 888,888	https://www.redfin.com/CA/Rolling-Hills-Estates/5031-Willow-Wood-Rd-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	4636 SUGARHILL DR	Rolling Hills Estates	CA	90274	3959000	4	3,5	3092	21140	1959	3	Garage	10/15/2012	\$ 1,290,000	https://www.redfin.com/CA/Rolling-Hills-Estates/4636-Sugarhill-Dr-90274/home/7750068	Palmer Realty Center, Inc	
Part Sale	Single Family Residential	2563 PALOS VERDES DR	Rolling Hills Estates	CA	90274	1295000	3	2,5	2350	28240	1959	3	Garage	6/27/2012	\$ 1,200,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2563-Palos-Verdes-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	9 HARBOR LIGHT DR	Rolling Hills Estates	CA	90274	1295000	3	3	2842	20520	1957	3	Garage	6/27/2012	\$ 1,200,000	https://www.redfin.com/CA/Rolling-Hills-Estates/9-Harbor-Light-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	25 COUNTRY LN	Rolling Hills Estates	CA	90274	1150000	3	5,1	3029	20240	1954	2	Garage	11/18/2013	\$ 1,350,000	https://www.redfin.com/CA/Rolling-Hills-Estates/25-Country-Ln-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	20 COUNTRY Ln	Rolling Hills Estates	CA	90274	1575000	3	2	2010	13485	1983	3	Garage	8/24/2012	\$ 1,550,000	https://www.redfin.com/CA/Rolling-Hills-Estates/20-Country-Ln-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	35 ROLLINGWOOD DR	Rolling Hills Estates	CA	90274	890000	3	2	1832	9055	1956	2	Garage	4/18/2013	\$ 865,000	https://www.redfin.com/CA/Rolling-Hills-Estates/35-Rollingwood-Dr-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	57 DANLEIGHWAY Ln	Rolling Hills Estates	CA	90274	1589000	4	2,75	4894	44159	1947	2	Garage	12/11/2012	\$ 1,499,000	https://www.redfin.com/CA/Rolling-Hills-Estates/57-Danleightway-Ln-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	28 ALPHEORA Dr	Rolling Hills Estates	CA	90274	1295000	4	2,75	3092	15836	1967	3	Garage	6/14/2013	\$ 1,267,500	https://www.redfin.com/CA/Rolling-Hills-Estates/28-Alpheora-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2355 PALOS VERDES Dr	Rolling Hills Estates	CA	90274	795000	2	1,75	1714	23839	1953	3	Garage	17/4/2012	\$ 780,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2355-Palos-Verdes-Dr-90274/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	49 COUNTRY MEADOW Rd	Rolling Hills Estates	CA	90274	1295000	4	3	2021	24883	1981	3	Garage	10/4/2015	\$ 1,300,000	https://www.redfin.com/CA/Rolling-Hills-Estates/49-Country-Meadow-Rd-90274/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	45 COUNTRY MEADOW Rd	Rolling Hills Estates	CA	90274	2295000	5	4,5	4024	14125	1998	3	Garage	7/19/2012	\$ 2,400,000	https://www.redfin.com/CA/Rolling-Hills-Estates/45-Country-Meadow-Rd-90274/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	25 PEPPER TREE Ln	Rolling Hills Estates	CA	90274	1048000	3	2,5	2475	23204	2003	2	Garage	3/29/2013	\$ 1,050,000	https://www.redfin.com/CA/Rolling-Hills-Estates/25-Pepper-Tree-Ln-90274/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	21 HILLCREST Ln	Rolling Hills Estates	CA	90274	2380000	3	5	4647	19789	1994	3	Garage	4/17/2013	\$ 2,102,500	https://www.redfin.com/CA/Rolling-Hills-Estates/21-Hillcrest-Ln-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	27823 COMESTOGA Dr	Rolling Hills Estates	CA	90274	869000	3	1,75	1602	12672	1957	2	Garage	10/16/2012	\$ 815,000	https://www.redfin.com/CA/Rolling-Hills-Estates/27823-Comestoga-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2112 POTRILLO Rd	Rolling Hills Estates	CA	90274	1240000	4	1,75	2828	14008	1977	2	Garage	1/16/2013	\$ 1,201,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2112-Potrillo-Rd-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	4933 ROLLING MEADOWS Rd	Rolling Hills Estates	CA	90274	899999	3	2	2200	10977	1954	2	Garage	6/15/2012	\$ 900,000	https://www.redfin.com/CA/Rolling-Hills-Estates/4933-Rolling-Meadows-Rd-90274/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	2950 STONEMENEST Rd	Rolling Hills Estates	CA	90275	1000000	4	3	2865	9493	1967	2	Garage	7/19/2012	\$ 1,060,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2950-Stonemenest-Rd-90275/home/7750068	WYRE Brokers	
Part Sale	Single Family Residential	3228 VUARDIAN	Rolling Hills Estates	CA	90274	950000	4	2	2074	8721	1965	3	Garage	7/27/2012	\$ 830,000	https://www.redfin.com/CA/Rolling-Hills-Estates/3228-Vuardian-90274/home/7750068	Edt Realty Experts	
Part Sale	Single Family Residential	32 COUNTRY MEADOW Rd	Rolling Hills Estates	CA	90274	1899000	5	4,5	4082	19179	1979	3	Garage	10/17/2013	\$ 1,800,000	https://www.redfin.com/CA/Rolling-Hills-Estates/32-Country-Meadow-Rd-90274/home/7750068	Colwell Banker P.V./South Bay	
Part Sale	Single Family Residential	4640 PALOMA Dr	Rolling Hills Estates	CA	90274	1599000	4	3,5	2590	13843	2012	2	Garage	10/4/2012	\$ 1,560,000	https://www.redfin.com/CA/Rolling-Hills-Estates/4640-Paloma-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	28 QUARTERHORSE	Rolling Hills Estates	CA	90274	1495000	5	3,25	4149	17811	1981	2	Garage	10/4/2012	\$ 1,400,000	https://www.redfin.com/CA/Rolling-Hills-Estates/28-Quarterhorse-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	40 MISTY ACRES Rd	Rolling Hills Estates	CA	90274	1899000	4	4	4000	18831	1979	4	Garage	10/16/2012	\$ 1,840,000	https://www.redfin.com/CA/Rolling-Hills-Estates/40-Misty-Acres-Rd-90274/home/7750068	Colwell Banker P.V./South Bay	
Part Sale	Single Family Residential	4 MISTY ACRES Rd	Rolling Hills Estates	CA	90274	1500000	4	3,25	2889	20852	1979	4	Garage	10/19/2012	\$ 1,500,000	https://www.redfin.com/CA/Rolling-Hills-Estates/4-Misty-Acres-Rd-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	26511 DUNWOOD Dr	Rolling Hills Estates	CA	90274	1310000	4	3,5	2889	10427	1956	2	Garage	11/27/2012	\$ 1,140,000	https://www.redfin.com/CA/Rolling-Hills-Estates/26511-Dunwood-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	42 HILLCREST Meadows	Rolling Hills Estates	CA	90274	1420000	4	3,5	2700	5580	1991	3	Garage	9/29/2013	\$ 1,310,000	https://www.redfin.com/CA/Rolling-Hills-Estates/42-Hillcrest-Meadows-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	3033 North PALOS VERDES Dr North	Rolling Hills Estates	CA	90274	1599000	4	3,25	3477	21501	1990	3	Garage	3/28/2013	\$ 1,440,000	https://www.redfin.com/CA/Rolling-Hills-Estates/3033-North-Palos-Verdes-Dr-North-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	3 SUNNIFIELD Dr	Rolling Hills Estates	CA	90274	2690000	4	3,5	3632	20150	2010	6	Garage	4/9/2013	\$ 2,400,000	https://www.redfin.com/CA/Rolling-Hills-Estates/3-Sunnifield-Dr-90274/home/7750068	Shorewood Realtors	
Part Sale	Single Family Residential	8 ROANWOOD Dr	Rolling Hills Estates	CA	90274	1479000	4	3	2203	2719	23933	1968	4	Garage	8/18/2012	\$ 1,450,000	https://www.redfin.com/CA/Rolling-Hills-Estates/8-Roanwood-Dr-90274/home/7750068	Keller Williams Palms Verdes
Part Sale	Single Family Residential	36 EMPTV SADDLE Ln	Rolling Hills Estates	CA	90274	829000	4	2,5	2719	23933	1968	3	Garage	9/16/2012	\$ 1,050,000	https://www.redfin.com/CA/Rolling-Hills-Estates/36-Empty-Saddle-Ln-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	27160 PALOS VERDES Dr	Rolling Hills Estates	CA	90274	829000	4	2	2582	24241	1979	3	Garage	9/16/2012	\$ 1,050,000	https://www.redfin.com/CA/Rolling-Hills-Estates/27160-Palos-Verdes-Dr-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	3971 Lant Ln	Rolling Hills Estates	CA	90274	1500000	4	2	2582	17869	1956	3	Garage	9/18/2012	\$ 1,000,000	https://www.redfin.com/CA/Rolling-Hills-Estates/3971-Lant-Ln-90274/home/7750068	Keller Williams Palms Verdes	
Part Sale	Single Family Residential	48 COUNTRY MEADOW Rd	Rolling Hills Estates	CA	90274	1038000	4	2,25	2861	26577	1958	2	Garage	1/16/2013	\$ 1,020,000	https://www.redfin.com/CA/Rolling-Hills-Estates/48-Country-Meadow-Rd-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	18 Silver Saddle Ln	Rolling Hills Estates	CA	90274	1875000	4	3	2311	16544	1954	2	Garage	9/12/2012	\$ 1,000,000	https://www.redfin.com/CA/Rolling-Hills-Estates/18-Silver-Saddle-Ln-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	23 SORRELL Ln	Rolling Hills Estates	CA	90274	1875000	4	6	4136	19648	1952	2	Garage	5/7/2012	\$ 1,875,000	https://www.redfin.com/CA/Rolling-Hills-Estates/23-Sorrell-Ln-90274/home/7750068	Colwell Banker P.V./South Bay	
Part Sale	Single Family Residential	10 Silverhill Ln	Rolling Hills Estates	CA	90274	989000	5	3	3066	13148	1956	2	Garage	4/4/2013	\$ 1,000,000	https://www.redfin.com/CA/Rolling-Hills-Estates/10-Silverhill-Ln-90274/home/7750068	Colwell Banker P.V./South Bay	
Part Sale	Single Family Residential	2739 COMESTOGA Dr	Rolling Hills Estates	CA	90274	1150000	3	2,75	2693	13000	1955	2	Garage	3/6/2013	\$ 990,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2739-Comestoga-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2352 CARIBBEAN Dr	Rolling Hills Estates	CA	90274	1150000	3	2,75	2693	13000	1955	2	Garage	4/18/2013	\$ 1,210,000	https://www.redfin.com/CA/Rolling-Hills-Estates/2352-Caribbean-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	4 ENCOMITO Dr	Rolling Hills Estates	CA	90274	650000	4	2	1658	1068	1956	2	Garage	3/4/2013	\$ 790,000	https://www.redfin.com/CA/Rolling-Hills-Estates/4-Encomito-Dr-90274/home/7750068	RE/MAX Estate Properties	
Part Sale	Single Family Residential	3200 HILLCREST	Rolling Hills Estates	CA	90274	899000	4	2,25	2165	14693	1950	2	Garage	3/4/2013	\$ 900,000	https://www.redfin.com/CA/Rolling-Hills-Estates/3200-Hillcrest-90274/home/7750068		

Prop. No.	Prop. Type	Address	City	County	Legal Description	Acres	Year Bld	Rooms	Garage	Price	URL
90274	Single Family Residential	40 SANCANTO Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.650	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/40-Sancanto-Dr-90274/
90275	Single Family Residential	4568 BROADVIEW Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1985	3	2	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4568-Broadview-Ln-90275/
90276	Single Family Residential	13 ENCANTO Pl	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/13-Encanto-Pl-90276/
90277	Single Family Residential	46 ENCANTO Pl	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/46-Encanto-Pl-90277/
90278	Single Family Residential	5 ENCANTO Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/5-Encanto-Dr-90278/
90279	Single Family Residential	4 SANTA CRUZ	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4-Santa-Cruz-90279/
90280	Single Family Residential	7 SERRA LOMA	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/7-Serra-Loma-90280/
90281	Single Family Residential	10 SILVER SANDS	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/10-Silver-Sands-90281/
90282	Single Family Residential	51 SANTA CRUZ	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/51-Santa-Cruz-90282/
90283	Single Family Residential	16 MISTY ACRES Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/16-Misty-Acres-Rd-90283/
90284	Single Family Residential	74 BUCKSON Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/74-Buckson-Ln-90284/
90285	Single Family Residential	52 EMERY GARDEN Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/52-Emery-Garden-Dr-90285/
90286	Single Family Residential	4686 MARLOWA Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4686-Marlowa-Dr-90286/
90287	Single Family Residential	38 WOODCROFT Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/38-Woodcroft-Ln-90287/
90288	Single Family Residential	4681 MARLOWA Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4681-Marlowa-Dr-90288/
90289	Single Family Residential	37 ROLLINGWOOD Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/37-Rollingwood-Dr-90289/
90290	Single Family Residential	9 PLEASANT HILL Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/9-Pleasant-Hill-Dr-90290/
90291	Single Family Residential	5128 ELWOOD Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/5128-Elwood-Dr-90291/
90292	Single Family Residential	52 WILLOW WOOD Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/52-Willow-Wood-Rd-90292/
90293	Single Family Residential	4826 ROCKBUFF Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4826-Rockbuff-Dr-90293/
90294	Single Family Residential	10 HILLCREST Wdws	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/10-Hillcrest-Wdws-90294/
90295	Single Family Residential	15 COVERED WAGON Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/15-Covered-Wagon-Ln-90295/
90296	Single Family Residential	10 WILDHORSE Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/10-Wildhorse-Ln-90296/
90297	Single Family Residential	50 SANCANTO Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/50-Sancanto-Dr-90297/
90298	Single Family Residential	28 ENCANTO Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/28-Encanto-Dr-90298/
90299	Single Family Residential	17 CANTONMENT Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/17-Cantonment-Dr-90299/
90300	Single Family Residential	17 CANTONMENT Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/17-Cantonment-Dr-90300/
90301	Single Family Residential	38 HARBOR LIGHT Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/38-Harbor-Light-Dr-90301/
90302	Single Family Residential	3540 LARAT Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/3540-Larat-Ln-90302/
90303	Single Family Residential	11 RANCHVIEW Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/11-Ranchview-Rd-90303/
90304	Single Family Residential	27 HORSBOW Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/27-Horsbow-Ln-90304/
90305	Single Family Residential	40 SANTA BELLA Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/40-Santa-Bella-Rd-90305/
90306	Single Family Residential	4 SILVER DANGLE Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/4-Silver-Dangle-Rd-90306/
90307	Single Family Residential	500 ROCKBUFF Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/500-Rockbuff-Dr-90307/
90308	Single Family Residential	44 SHADY WOOD Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/44-Shady-Wood-Dr-90308/
90309	Single Family Residential	10 MASONGATE Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/10-Masongate-Dr-90309/
90310	Single Family Residential	41 Santa Bella Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	4	1,799,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/41-Santa-Bella-Rd-90310/
90311	Townhouse	7 VIA GRANADA	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,792,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/7-Via-Granada-90311/
90312	Townhouse	25 VIA GRANADA	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,792,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/25-Via-Granada-90312/
90313	Townhouse	21 COTTONWOOD Cir	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	3	1,994,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/21-Cottonwood-Cir-90313/
90314	Townhouse	20 Santa Seaview Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,794,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/20-Santa-Seaview-Dr-90314/
90315	Townhouse	39 SYCAMORE Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,5	1,590,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/39-Sycamore-Ln-90315/
90316	Townhouse	59 OLYMPIA Way	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	3	2,184,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/59-Olympia-Way-90316/
90317	Townhouse	5 PEACHTREE Ln #1	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	2,028,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/5-Peachtree-Ln-1-90317/
90318	Townhouse	30 ASPEN Way	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,75	2,184,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/30-Aspen-Way-90318/
90319	Townhouse	137 COTTONWOOD Cir	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,988,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/137-Cottonwood-Cir-90319/
90320	Townhouse	70 COTTONWOOD Cir	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,996,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/70-Cottonwood-Cir-90320/
90321	Townhouse	11 SYCAMORE Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	1,75	1,590,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/11-Sycamore-Ln-90321/
90322	Townhouse	80 Cresta Verde Dr	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	3	2,094,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/80-Cresta-Verde-Dr-90322/
90323	Townhouse	102 COTTONWOOD Cir	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	3	2,5	1,888,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/102-Cottonwood-Cir-90323/
90324	Townhouse	108 ASPEN Way	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,25	1,994,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/108-Aspen-Way-90324/
90325	Townhouse	29 CRESTA VERDE	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,75	2,184,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/29-Cresta-Verde-90325/
90326	Townhouse	156 SERRA LOMA Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,5	1,400,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/156-Serra-Loma-Rd-90326/
90327	Townhouse	156 SERRA LOMA Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	3	2,177,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/156-Serra-Loma-Rd-90327/
90328	Townhouse	55 OLYMPIA Way	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	3	2,184,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/55-Olympia-Way-90328/
90329	Townhouse	90 Silver Spur Rd	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	3	1,893,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/90-Silver-Spur-Rd-90329/
90330	Townhouse	961 SILVER SPUR Rd #1	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,5	1,590,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/961-Silver-Spur-Rd-1-90330/
90331	Townhouse	33 SYCAMORE Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,5	1,590,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/33-Sycamore-Ln-90331/

Prop. No.	Prop. Type	Address	City	County	Legal Description	Acres	Year Bld	Rooms	Garage	Price	URL
90332	Townhouse	33 SYCAMORE Ln	Rolling Hills Estates	CA	Rolling Hills Estates	1.826	1986	2	2,5	1,590,000	http://www.rollinghills.com/CA/Rolling-Hills-Estates/33-Sycamore-Ln-90332/

SALE TYPE	HOME TYPE	ADDRESS	CITY	ESTABL	ZIP	LIST PRICE	BEDS	BATHS	SOFT	LOT SIZE	YEAR BUILT	PARKING	FURNISH	LAST SOLD	PRICE	URL	LISTING SOURCE	ORIGINAL SOURCE
Part Sale	Single Family Residential	2124 VIA CARMESINA DR G	Palos Verdes Estates	CA	90274	450000	2	2	133	11656	1964	1	Garage	9/10/2012	\$ 400,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2124-Via-Carmesina-Dr-W-90274/unit-2/home/8127187	Shorewood Realtors, Inc	
Part Sale	Condo/Coop	2334 Palos Verdes Dr W #2	Palos Verdes Estates	CA	90274	450000	2	4	5	3481	1964	1	Garage	9/10/2012	\$ 400,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2334-Palos-Verdes-Dr-W-90274/unit-2/home/8127187	Shorewood Realtors, Inc	
Part Sale	Condo/Coop	2334 Palos Verdes Dr W #1	Palos Verdes Estates	CA	90274	390000	2	4	5	3488	1974	1	Garage	9/10/2012	\$ 390,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2334-Palos-Verdes-Dr-W-90274/unit-1/home/8127187	Shorewood Realtors, Inc	
Part Sale	Condo/Coop	2336 Palos Verdes Dr W #201	Palos Verdes Estates	CA	90274	370000	3	2	1609	20653	1981	2	Garage	3/7/2013	\$ 540,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2336-Palos-Verdes-Dr-W-90274/unit-201/home/8127187	RE/MAX Estate Properties	
Part Sale	Condo/Coop	2332 West Palos Verdes Dr #102	Palos Verdes Estates	CA	90274	499000	1	2	1147	21239	1973	2	Garage	3/8/2013	\$ 490,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2332-West-Palos-Verdes-Dr-90274/unit-102/home/8127187	Prudential California Realty	
Part Sale	Condo/Coop	2306 Palos Verdes Dr #204	Palos Verdes Estates	CA	90274	269000	1	1	671	20653	1981	2	Garage	7/7/2012	\$ 290,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2306-Palos-Verdes-Dr-90274/unit-204/home/8127187	RE/MAX Estate Properties	
Part Sale	Condo/Coop	2316 Palos Verdes Dr #7	Palos Verdes Estates	CA	90274	399000	2	2	1140	10713	1963	1	Garage	11/15/2012	\$ 406,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2316-Palos-Verdes-Dr-90274/unit-7/home/8127187	Scott American Realty	
Part Sale	Condo/Coop	2386 Palos Verdes Dr #303	Palos Verdes Estates	CA	90274	250000	1	1.5	1059	20853	1981	2	Garage	12/14/2012	\$ 300,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2386-Palos-Verdes-Dr-90274/unit-303/home/8127187	Boardwalk Properties	
Part Sale	Condo/Coop	2386 Palos Verdes Dr #302	Palos Verdes Estates	CA	90274	315000	3	4	270	11464	2027	2	Garage	11/20/2012	\$ 350,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2386-Palos-Verdes-Dr-90274/unit-302/home/8127187	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2000 PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	6/8/2012	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2000-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2109 PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2750000	5	2.75	3658	19171	1956	3	Garage	11/9/2012	\$ 2,725,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2109-Passeo-Del-Mar-90274/home/7726847	Shorewood Realtors, Inc	
Part Sale	Single Family Residential	1271 VIA LANIETA	Palos Verdes Estates	CA	90274	2580000	5	6.5	6828	15000	1982	3	Garage	3/28/2013	\$ 2,550,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1271-Via-Lanietta-90274/home/7726847	Peninsula Sotheby's, Inc	
Part Sale	Single Family Residential	2137 VIA ALAMIDA	Palos Verdes Estates	CA	90274	1250000	3	4	2789	32488	1994	2	Garage	10/19/2012	\$ 1,265,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2137-Via-Alamida-90274/home/7726847	The Real Estate Group	
Part Sale	Single Family Residential	2938 VIA LA SELVA	Palos Verdes Estates	CA	90274	2495000	3	4	4700	9345	1991	2	Garage	8/10/2012	\$ 2,499,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2938-Via-La-Selva-90274/home/7726847	Peninsula Sotheby's, Inc	
Part Sale	Single Family Residential	1000 VIA LA SELVA	Palos Verdes Estates	CA	90274	1650000	3	2.5	2683	9460	1955	2	Garage	6/10/2012	\$ 1,625,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-La-Selva-90274/home/7726847	Peninsula Sotheby's, Inc	
Part Sale	Single Family Residential	1000 VIA LA SELVA	Palos Verdes Estates	CA	90274	1650000	3	2.5	2683	9460	1955	2	Garage	6/10/2012	\$ 1,625,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-La-Selva-90274/home/7726847	Peninsula Sotheby's, Inc	
Part Sale	Single Family Residential	564 VIA MEDIA	Palos Verdes Estates	CA	90274	2295000	3	3	3293	6707	1956	2	Garage	3/10/2013	\$ 2,260,000	http://www.redfin.com/CA/Palos-Verdes-Estates/564-Via-Media-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	2600 VIA SEGUNDA	Palos Verdes Estates	CA	90274	2395000	5	4	4600	13077	1978	3	Garage	3/10/2013	\$ 2,375,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2600-Via-Segunda-90274/home/7726847	Shorewood Realtors, Inc	
Part Sale	Single Family Residential	1601 VIA BARCELONA	Palos Verdes Estates	CA	90274	2580000	5	4.25	6628	15710	1981	3	Garage	2/15/2013	\$ 2,575,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1601-Via-Barcelona-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	Unidentified	Palos Verdes Estates	CA	90274	2099000	5	3	3520	21559	1972	3	Garage	2/28/2013	\$ 1,976,075	http://www.redfin.com/CA/Palos-Verdes-Estates/Unidentified-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	10616 RICE PI	Palos Verdes Estates	CA	90274	3995000	5	6	6839	4387	1969	3	Garage	5/15/2012	\$ 3,975,000	http://www.redfin.com/CA/Palos-Verdes-Estates/10616-Rice-Pi-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1704 PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2990000	5	6.5	5128	11340	1975	3	Garage	3/15/2012	\$ 2,910,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1704-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1015 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	1750000	4	3	2384	9493	1957	2	Garage	4/15/2013	\$ 1,830,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1015-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1648 VIA ARRIBA	Palos Verdes Estates	CA	90274	1695000	3	2.5	3004	7511	1953	2	Garage	4/19/2013	\$ 1,665,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1648-Via-Arriba-90274/home/7726847	Coldwell Banker-PV/Boh, Chies	
Part Sale	Single Family Residential	3165 VUETA PI	Palos Verdes Estates	CA	90274	2395000	4	3.5	2860	15841	2013	2	Garage	4/12/2013	\$ 2,275,000	http://www.redfin.com/CA/Palos-Verdes-Estates/3165-Vueta-Pi-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	29 MONTMALLAGA	Palos Verdes Estates	CA	90274	1295000	4	2.5	2488	6519	1960	2	Garage	4/24/2013	\$ 1,275,000	http://www.redfin.com/CA/Palos-Verdes-Estates/29-Montmallaga-90274/home/7726847	Coldwell Banker-PV/Boh, Chies	
Part Sale	Single Family Residential	2210 VIA CALONES	Palos Verdes Estates	CA	90274	2095000	5	6	3959	9006	2009	2	Garage	12/28/2012	\$ 2,000,000	http://www.redfin.com/CA/Palos-Verdes-Estates/2210-Via-Calones-90274/home/7726847	Peninsula Sotheby's, Inc	
Part Sale	Single Family Residential	3030 CALLE DE ARBOLES	Redondo Beach	CA	90277	859000	3	1.75	1392	6650	1954	2	Garage	3/17/2013	\$ 850,000	http://www.redfin.com/CA/Redondo-Beach/3030-Calle-De-Arboles-90277/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale	Single Family Residential	1000 VIA PASSEO DEL MAR	Palos Verdes Estates	CA	90274	2795000	5	4.25	5716	15884	2017	3	Garage	3/10/2013	\$ 2,790,000	http://www.redfin.com/CA/Palos-Verdes-Estates/1000-Via-Passeo-Del-Mar-90274/home/7726847	RE/MAX Estate Properties	
Part Sale																		

Part Sale	Single Family Residential	1608 DALTON RD	CA	90274	1189000	4	3	2070	8106	1974	2 Garage	6/11/2012	\$ 1,190,000	https://www.california-re.com/properties/V1201841	RE/MAX Estate Properties
Part Sale	Single Family Residential	2808 PASEO DEL MAR	CA	90274	1665000	5	6,25	7528	20884	2000	3 Garage	6/13/2012	\$ 2,220,000	https://www.california-re.com/properties/V1201822	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	3022 VIA BORICA	CA	90274	1665000	3	3	2663	20604	1968	3 Garage	8/10/2012	\$ 1,500,000	https://www.california-re.com/properties/V1201828	Call Realty
Part Sale	Single Family Residential	1012 VIA ROMERO	CA	90274	1100000	3	1,75	2111	8667	1963	2 Garage	10/31/2012	\$ 1,022,000	https://www.california-re.com/properties/V1201800	Prudential California Realty
Part Sale	Single Family Residential	2338 CHELSEA RD	CA	90274	1695000	4	2,25	2112	11369	1983	2 Garage	10/31/2012	\$ 1,695,000	https://www.california-re.com/properties/V12112513	Care Realty Co.
Part Sale	Single Family Residential	2863 VIA VICTORIA	CA	90274	2099000	5	4,5	5406	18663	1981	3 Garage	11/7/2012	\$ 1,800,000	https://www.california-re.com/properties/V12054537	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	1732 DALTON RD	CA	90274	1449000	4	3	2514	6658	1971	2 Garage	11/9/2012	\$ 1,300,000	https://www.california-re.com/properties/V12066239	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	145 ROCKY POINT RD	CA	90274	5300000	5	5,5	5178	18417	2002	3 Garage	11/16/2012	\$ 1,400,000	https://www.california-re.com/properties/V12118385	Shorewood Realtors INC
Part Sale	Single Family Residential	1119 VIA ZUMAYA	CA	90274	1499000	4	3,5	3469	11868	1979	3 Garage	11/16/2012	\$ 1,400,000	https://www.california-re.com/properties/V12118385	Shorewood Realtors INC
Part Sale	Single Family Residential	2005 VIA MARIPOSA	CA	90274	1398000	4	4	2880	8466	1972	8 Garage	12/14/2012	\$ 1,375,000	https://www.california-re.com/properties/V12139824	RE/MAX Estate Properties
Part Sale	Single Family Residential	2009 VIA MIROLA	CA	90274	1099000	4	2,25	1924	5680	1916	2 Garage	12/17/2012	\$ 1,085,000	https://www.california-re.com/properties/V12037924	Coldwell Banker P.V./South Bay
Part Sale	Single Family Residential	939 PASEO LA CRESTA	CA	90274	2800000	5	4	4642	27164	1976	3 Garage	12/19/2012	\$ 2,750,000	https://www.california-re.com/properties/V12138228	RE/MAX Estate Properties
Part Sale	Single Family Residential	2839 PALOS VERDES DR WEST	CA	90274	1099000	4	1,75	2381	8881	1963	2 Garage	12/21/2012	\$ 1,050,000	https://www.california-re.com/properties/V12104808	Shorewood Realtors, Inc.
Part Sale	Single Family Residential	2032 VIA PACHECO	CA	90274	1488000	4	3,5	3841	10321	1976	2 Garage	12/27/2012	\$ 1,475,000	https://www.california-re.com/properties/V12126544	RE/MAX Estate Properties
Part Sale	Single Family Residential	4812 VIA ADALIA	CA	90274	1099000	4	2,5	2580	14778	1973	2 Garage	1/6/2013	\$ 1,290,000	https://www.california-re.com/properties/V11135978	RE/MAX Estate Properties
Part Sale	Single Family Residential	2508 VIA VALMONTE	CA	90274	895000	3	1,75	1626	6911	1972	2 Garage	1/16/2013	\$ 890,000	https://www.california-re.com/properties/V12135978	RE/MAX Estate Properties
Part Sale	Single Family Residential	1455 VIA CORONEL	CA	90274	1750000	4	2,5	3028	15756	1977	3 Garage	11/30/2012	\$ 1,735,000	https://www.california-re.com/properties/V12139271	RE/MAX Estate Properties
Part Sale	Single Family Residential	1305 VIA ZUMAYA	CA	90274	1250000	4	2,25	3106	6583	1976	2 Garage	11/30/2012	\$ 1,735,000	https://www.california-re.com/properties/V12056644	RE/MAX Estate Properties
Part Sale	Single Family Residential	1448 Via Coronel	CA	90274	1250000	4	6	5013	6583	1978	3 Garage	11/30/2012	\$ 1,700,000	https://www.refin.com/CA/Palos-Verdes-Estates/1448-Via-Coronel-90274/home/7726296	Home Focus Realty
Part Sale	Single Family Residential	524 Via Alhambra	CA	90274	1290000	3	3	2740	6707	1982	3 Garage	11/29/2012	\$ 1,640,500	https://www.refin.com/CA/Palos-Verdes-Estates/524-Via-Alhambra-90274/home/7723775	Home Focus Realty
Part Sale	Single Family Residential	2653 VIA LA SELVA	CA	90274	3490000	4	3	3001	15468	2009	3 Garage	6/17/2012	\$ 3,171,018	https://www.california-re.com/properties/V12038225	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	2625 VIA LA SELVA	CA	90274	3490000	5	1,75	6565	15468	1989	3 Garage	6/17/2012	\$ 3,171,018	https://www.california-re.com/properties/V12038225	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	2812 PASEO DEL MAR	CA	90274	4780000	6	7,25	7188	20785	2005	3 Garage	9/19/2012	\$ 4,200,000	https://www.california-re.com/properties/V12131123	Shorewood Realtors INC
Part Sale	Single Family Residential	415 AVENIDA MIROLA	CA	90274	4780000	3	2,5	2445	4745	1976	3 Garage	9/7/2012	\$ 1,370,587	https://www.california-re.com/properties/V12134970	Keller Williams Realty
Part Sale	Single Family Residential	2047 VIA VISALIA	CA	90274	2795000	4	4,75	3529	15695	2011	3 Garage	9/14/2012	\$ 2,370,500	https://www.california-re.com/properties/V12082448	Peninsula Sotheby's Int'l Rty
Part Sale	Single Family Residential	2760 VIA CAMPESINA	CA	90274	1775000	3	2,5	3801	10820	1979	2 Garage	5/15/2012	\$ 1,650,000	https://www.california-re.com/properties/V11017645	Coldwell Banker/PV/Reh. Chie
Part Sale	Single Family Residential	933 VIA IRIDCON	CA	90274	1775000	4	3	2609	13380	2002	3 Garage	9/31/2012	\$ 1,650,000	https://www.california-re.com/properties/V11139496	Coldwell Banker/PV/Reh. Chie
Part Sale	Townhouse	2124 WEST PALOS VERDES DR	CA	90274	1129000	3	4,25	3311	5000	2002	2 Garage	8/10/2012	\$ 1,125,000	https://www.california-re.com/properties/V12091544	RE/MAX Estate Properties
Part Sale	Townhouse	2324 WEST PALOS VERDES DR #2	CA	90274	465000	2	2,5	2636	1362	1962	2 Garage	12/17/2012	\$ 1,400,000	https://www.california-re.com/properties/V12090904	Keller Williams Real Estate
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90275	1459000	3	3	2632	4378	1972	2 Garage	1/4/2013	\$ 1,490,900	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	785000	3	2,5	2062	2034	1961	2 Garage	11/20/2012	\$ 780,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	799000	3	1,75	1452	4731	1962	2 Garage	11/30/2012	\$ 791,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	890000	3	2,75	2106	2131	1984	2 Garage	11/30/2012	\$ 860,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	889000	4	3	2878	6813	1956	2 Garage	10/12/2012	\$ 860,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	890000	3	3,5	3329	3652	1960	2 Garage	10/12/2012	\$ 860,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	889000	3	3,5	3329	3652	1967	2 Garage	12/17/2012	\$ 1,050,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	749000	3	3	3429	4478	1956	2 Garage	11/01/2013	\$ 855,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	749000	3	3	3429	4478	1956	2 Garage	11/01/2013	\$ 855,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1165000	3	3,25	4064	5200	1979	2 Garage	6/6/2012	\$ 1,105,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1609000	4	4,25	4394	13109	2005	3 Garage	9/20/2012	\$ 1,545,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2990000	4	4,25	4394	13109	2006	3 Garage	9/20/2012	\$ 2,700,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	650000	4	3	3866	5969	1936	3 Garage	6/29/2012	\$ 1,400,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1890000	4	3	3866	5969	1936	3 Garage	9/10/2012	\$ 1,400,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	975000	4	1,3	2191	3380	1980	2 Garage	9/29/2012	\$ 950,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2450000	6	7	12841	65969	1992	2 Garage	9/27/2013	\$ 2,828,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	785000	4	3	1876	6513	1962	2 Garage	6/1/2012	\$ 765,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	820000	4	1,75	1816	7833	1961	2 Garage	10/25/2012	\$ 800,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1790000	4	1,75	1890	7393	1958	3 Garage	12/11/2012	\$ 1,912,500	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2190000	4	3,25	3238	13903	1962	3 Garage	10/11/2012	\$ 1,750,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2190000	5	4,5	4037	18623	1999	3 Garage	6/9/2012	\$ 2,100,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2590000	5	3,35	5319	21257	1995	3 Garage	8/16/2012	\$ 2,500,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1525000	4	4	2780	21742	1962	3 Garage	9/27/2012	\$ 1,475,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1175000	4	3	3312	9840	1961	3 Garage	10/27/2012	\$ 1,135,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2179000	5	5,5	4637	16245	1999	3 Garage	3/1/2013	\$ 1,158,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1100000	5	3	2128	11799	1963	2 Garage	3/1/2013	\$ 1,150,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1350000	4	4	3036	4494	1987	2 Garage	11/20/2012	\$ 1,050,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1350000	4	2,75	2400	3439	1951	2 Garage	11/20/2012	\$ 1,400,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1190000	5	2,25	2265	10000	1972	7 Garage	8/22/2012	\$ 1,120,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1090000	5	3	2468	8327	1963	2 Garage	9/7/2012	\$ 970,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	775000	4	2,75	2521	8424	1970	3 Garage	9/14/2012	\$ 1,090,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1090000	4	1,75	1806	9210	1963	2 Garage	1/1/2013	\$ 815,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1090000	5	4	3496	8643	1971	2 Garage	10/24/2012	\$ 765,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1450000	4	2	3010	4494	1987	2 Garage	4/17/2013	\$ 1,600,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	980000	4	3,5	3610	6438	1987	2 Garage	4/22/2013	\$ 1,110,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	980000	4	3	2135	9493	1972	2 Garage	4/23/2013	\$ 980,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	3950000	5	6	7895	24413	2005	3 Garage	4/24/2013	\$ 3,900,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	879000	4	4,5	4645	5900	1984	3 Garage	4/24/2013	\$ 1,550,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	879000	3	1,75	2076	7247	1963	4 Garage	1/7/2013	\$ 900,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1080000	4	2,5	2110	10144	1959	2 Garage	1/7/2013	\$ 815,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1080000	4	2,5	2110	10144	1959	2 Garage	1/7/2013	\$ 815,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1080000	4	2,5	2110	10144	1959	2 Garage	1/7/2013	\$ 815,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1080000	4	2,5	2110	10144	1959	2 Garage	1/7/2013	\$ 815,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	640000	3	3	2029	3199	1963	2 Garage	5/74/2012	\$ 770,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	479000	3	1,75	1468	7090	1950	2 Garage	10/31/2012	\$ 640,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	690000	3	2,5	1768	6026	1973	6 Garage	11/6/2012	\$ 545,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	950000	3	2	2395	3084	1986	2 Garage	11/19/2012	\$ 1,010,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	895000	3	2	1938	3119	1956	2 Garage	3/8/2013	\$ 630,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	840000	4	3	2704	31549	1961	2 Garage	3/22/2013	\$ 810,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	840000	4	3,5	2850	12995	1989	2 Garage	3/22/2013	\$ 760,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	649000	4	2,5	1816	6845	1960	2 Garage	3/29/2013	\$ 649,900	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	2350000	6	5	4883	22375	1981	3 Garage	9/6/2012	\$ 2,300,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1560000	4	3,25	3777	14932	1976	6 Garage	10/31/2012	\$ 1,300,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	1659000	4	2,5	3152	12959	1975	2 Garage	11/9/2012	\$ 1,550,000	http://www.r-california.com/CA/Rancho-Palos-Verdes/2033-Van-Kayle-Dd-90275/home/7738011	RE/MAX Estate Properties
90275	939000	3	2,5	2436	1721	1981	2 Garage	11/9/2012	\$ 930,000	http://www.r-california.com/CA/Ran	

90275	988000	3	1.75	1783	11411	1820	2 Garage	11/16/2012	\$	1,020,000	https://www.cadl.com/real-estate/12118551	RE/MAX Estate Properties
90275	1246000	3	3.5	3547	4850	1987	2 Garage	11/16/2012	\$	1,180,000	https://www.cadl.com/real-estate/12121853	Cobwell Banker P.V./South Bay
90275	2850000	4	5	4533	11996	2003	3 Garage	11/19/2012	\$	2,710,000	https://www.cadl.com/real-estate/131203890	Keller Williams Palms Verdes
90275	4950000	4	7	2389	10033	1960	2 Garage	12/21/2012	\$	4,800,000	https://www.cadl.com/real-estate/131203908	Cobwell Banker P.V./South Bay
90275	978000	4	6.75	8340	10517	2061	3 Garage	1/4/2013	\$	1,030,000	https://www.cadl.com/real-estate/131203989	C-21 E.N. Acherens Realty
90275	1399000	4	4	2791	1989	1962	3 Garage	1/10/2013	\$	1,690,000	https://www.cadl.com/real-estate/131203225	Peninsula Sotheby's Int'l Rty
90275	4690000	6	8	9730	14919	2004	4 Garage	1/27/2013	\$	5,400,000	https://www.cadl.com/real-estate/131203540	Suncoast Realty & Investment
90275	1030000	4	3	2600	8963	1974	3 Garage	3/18/2013	\$	1,175,000	https://www.cadl.com/real-estate/131204020	RE/MAX Estate Properties
90275	2500000	6	4.5	6237	10622	1969	3 Garage	4/7/2013	\$	3,235,000	https://www.cadl.com/real-estate/131208503	Keller Williams Palms Verdes
90275	795000	3	2.5	2157	3050	1963	2 Garage	4/16/2013	\$	995,000	https://www.cadl.com/real-estate/131208168	Prudential California Realty
90275	599000	4	2	1376	7906	1965	2 Garage	8/1/2013	\$	525,000	https://www.cadl.com/real-estate/131208635	Keller Williams Rty/Marina/LA
90275	709900	3	1.75	1739	5968	1937	4 Garage	9/10/2012	\$	680,000	https://www.cadl.com/real-estate/131209159	RE/MAX Estate Rty
90275	549000	4	2	1405	7474	1955	4 Garage	9/18/2012	\$	550,000	https://www.cadl.com/real-estate/131209295	California Realty Network
90275	678000	3	2	1403	5748	1974	2 Garage	10/17/2012	\$	678,000	https://www.cadl.com/real-estate/131209689	Golden West Realty
90274	869000	3	1.75	1602	12672	1973	2 Garage	10/26/2012	\$	815,000	https://www.cadl.com/real-estate/131209276	Keller Williams Palms Verdes
90275	659000	4	2	1403	6573	1962	2 Garage	1/18/2013	\$	655,000	https://www.cadl.com/real-estate/131209276	Keller Williams Palms Verdes
90275	819900	4	3	2705	7152	1951	2 Garage	9/27/2013	\$	815,000	https://www.cadl.com/real-estate/1312085417	Keller Williams Palms Verdes
90275	395000	4	3	255	11840	1989	2 Garage	11/1/2012	\$	370,000	https://www.cadl.com/real-estate/1312085417	Keller Williams Palms Verdes
90275	1799900	4	3.5	3828	10023	2007	2 Garage	3/20/2013	\$	1,700,000	https://www.cadl.com/real-estate/1312084939	Shorewood Realtors Inc
90275	1137500	3	2	2461	11194	1968	2 Garage	7/16/2012	\$	1,060,000	https://www.cadl.com/real-estate/1312084304	RE/MAX Estate Properties
90275	1060000	4	3	2865	9492	1987	2 Garage	7/20/2012	\$	1,060,000	https://www.cadl.com/real-estate/131207402	The Real Estate Group
90275	1245000	4	3.5	3727	10568	1999	3 Garage	8/30/2012	\$	1,205,000	https://www.cadl.com/real-estate/1312083167	South Bay Brokers, Inc
90275	1599000	2	2	1669	3228	1953	1 Garage	8/31/2012	\$	1,300,000	https://www.cadl.com/real-estate/1312079405	Real Estate West
90275	499000	4	2.5	2446	10025	1965	3 Garage	8/16/2012	\$	1,400,000	https://www.cadl.com/real-estate/131208109	RE/MAX Estate Properties
90275	869000	4	2.25	2162	16633	1959	2 Garage	9/7/2012	\$	880,000	https://www.cadl.com/real-estate/1312089125	RE/MAX Estate Properties
90275	1549000	2	2	2413	7882	1951	2 Garage	9/14/2012	\$	1,470,000	https://www.cadl.com/real-estate/1312073947	Keller Williams Realty
90275	1100000	4	2.5	2212	8667	1972	2 Garage	9/17/2012	\$	1,080,000	https://www.cadl.com/real-estate/1312074175	Shorewood Realtors Inc
90275	910000	4	3.5	3074	4630	1990	3 Garage	9/25/2012	\$	910,000	https://www.cadl.com/real-estate/1312081452	RE/MAX Estate Properties
90275	1950000	5	4.5	4479	10330	1979	3 Garage	9/26/2012	\$	1,530,000	https://www.cadl.com/real-estate/1311558451	Cobwell Banker P.V./South Bay
90275	1135000	4	4	2885	8888	1965	2 Garage	10/2/2012	\$	1,180,000	https://www.cadl.com/real-estate/131207539	RE/MAX Estate Properties
90275	2399700	3	3	2397	1999	1956	3 Garage	10/9/2012	\$	1,000,000	https://www.cadl.com/real-estate/1312085417	RE/MAX Estate Properties
90275	1599000	4	4.5	4632	10094	1970	3 Garage	10/22/2012	\$	1,578,000	https://www.cadl.com/real-estate/1312089171	RE/MAX Estate Properties
90275	1099900	4	2	2000	27866	1995	2 Garage	10/22/2012	\$	1,079,000	https://www.cadl.com/real-estate/1312080110	Keller Williams Palms Verdes
90275	1100000	3	2.25	2167	59933	1952	2 Garage	10/26/2012	\$	1,045,000	https://www.cadl.com/real-estate/131207989	RE/MAX Estate Properties
90275	825000	4	2	1500	9134	1956	4 Garage	1/5/2013	\$	825,000	https://www.cadl.com/real-estate/1312030137	C-21 Amber Realty
90275	1250000	4	2	2150	11500	1962	2 Garage	12/17/2012	\$	1,300,000	https://www.cadl.com/real-estate/1312030137	C-21 Amber Realty
90275	1300000	2	2	1569	49993	1965	2 Garage	2/5/2013	\$	1,300,000	https://www.cadl.com/real-estate/13120300136	Team South Bay Realty
90275	1675000	4	2	1848	4163	1991	2 Garage	2/22/2013	\$	1,550,000	https://www.cadl.com/real-estate/1312125473	Keller Williams Palms Verdes
90275	1460000	4	2.25	2459	31304	1954	2 Garage	2/22/2013	\$	1,453,750	https://www.cadl.com/real-estate/1312154758	Keller Williams Palms Verdes
90275	790000	3	1.75	1442	7377	1959	2 Garage	2/24/2013	\$	700,000	https://www.cadl.com/real-estate/1312057236	Keller Williams Realty
90275	1679000	4	4	4000	12177	1996	2 Garage	3/5/2013	\$	1,650,000	https://www.cadl.com/real-estate/1312096099	Pacific Land Corporation
90275	1250000	4	2.25	2576	9250	1967	3 Garage	3/24/2013	\$	1,200,000	https://www.cadl.com/real-estate/1312030468	Prudential California Realty
90275	1250000	4	2.5	2292	12727	1967	2 Garage	4/7/2013	\$	900,000	https://www.cadl.com/real-estate/1312089531	Cobwell Banker Best Realty
90275	1249000	5	4	3233	9129	1958	2 Garage	4/11/2013	\$	1,359,000	https://www.cadl.com/real-estate/1312039830	RE/MAX Estate Properties
90275	1000000	3	3	1941	5109	1995	2 Garage	4/11/2013	\$	1,075,000	https://www.cadl.com/real-estate/1312030151	Griffin Real Estate, INC
90275	1140000	4	3	2502	10451	1999	2 Garage	2/26/2013	\$	1,098,888	https://www.cadl.com/real-estate/1312030151	Griffin Real Estate, INC
90275	1800000	4	1.75	1511	10452	1962	2 Garage	3/27/2013	\$	1,800,000	https://www.cadl.com/real-estate/1312031452	RE/MAX Estate Properties
90275	1999000	4	1.75	2011	16219	1962	2 Garage	3/27/2013	\$	1,900,000	https://www.cadl.com/real-estate/1312030936	Shorewood Realtors Inc
90275	1050000	4	3.25	3313	13416	1962	2 Garage	3/28/2013	\$	1,050,000	https://www.cadl.com/real-estate/1312030936	Shorewood Realtors Inc
90275	1690000	3	1.5	1832	12445	1961	2 Garage	4/12/2013	\$	1,690,000	https://www.cadl.com/real-estate/1312030936	Shorewood Realtors Inc
90275	999000	3	1.75	2059	7912	1958	2 Garage	4/12/2013	\$	991,000	https://www.cadl.com/real-estate/131203024	The Real Estate Group
90275	1249000	3	3	3225	8706	1967	3 Garage	4/11/2013	\$	1,310,000	https://www.cadl.com/real-estate/1312040703	Peninsula Sotheby's Int'l Rty
90275	1075000	3	2.25	1889	10598	1959	3 Garage	10/17/2012	\$	800,000	https://www.cadl.com/real-estate/1312086897	Barrett Realty
90275	890000	4	2.5	2533	10000	1963	3 Garage	7/17/2012	\$	1,085,000	https://www.cadl.com/real-estate/131208109	Main Street Realtors
90275	2850000	6	6.25	2988	19899	1984	4 Garage	7/17/2012	\$	3,200,000	https://www.cadl.com/real-estate/131208109	Peninsula Sotheby's Int'l Rty
90275	769000	3	2	2042	24950	1997	2 Garage	7/17/2012	\$	810,000	https://www.cadl.com/real-estate/131208109	McGraw Realty
90275	879000	4	1.75	2074	13307	1969	1 Garage	7/19/2012	\$	835,000	https://www.cadl.com/real-estate/1312072832	Shorewood Realtors
90275	1050000	3	3	2531	13420	1969	1 Garage	7/19/2012	\$	950,000	https://www.cadl.com/real-estate/1312081048	Keller Williams Realty
90275	259000	4	0.5	663	1312	1956	0 Garage	7/19/2012	\$	200,000	https://www.cadl.com/real-estate/1312062545	C-21 Amber Realty
90275	1376000	4	2.5	2822	20038	1996	2 Garage	8/29/2012	\$	1,250,000	https://www.cadl.com/real-estate/1312081745	McGraw Realty
90275	1376000	4	2.5	2822	20038	1996	2 Garage	8/29/2012	\$	1,250,000	https://www.cadl.com/real-estate/1312081745	McGraw Realty
90275	1870000	4	2	2405	13069	1956	3 Garage	9/13/2012	\$	1,875,000	https://www.cadl.com/real-estate/131204661	Keller Williams Realty
90275	1599000	4	3.5	3362	25960	1979	2 Garage	9/19/2012	\$	1,510,000	https://www.cadl.com/real-estate/1312049872	RE/MAX Estate Properties
90275	818000	4	4	3160	24241	1959	6 Garage	9/21/2012	\$	828,000	https://www.cadl.com/real-estate/1312098815	Keller Williams Palms Verdes
90275	2575000	6	5.5	6725	20431	2003	3 Garage	9/25/2012	\$	2,335,000	https://www.cadl.com/real-estate/1312027886	Cobwell Banker P.V./South Bay
90275	1130000	4	2.5	2244	24890	1970	3 Garage	9/20/2012	\$	1,190,000	https://www.cadl.com/real-estate/1312056000	Sotheby's International Realty
90275	738000	4	3	2244	11174	1969	5 Garage	9/26/2012	\$	735,500	https://www.cadl.com/real-estate/1312021802	Keller Williams Beach Cities

CITY COUNCIL STAFF REPORT

ATTACHMENT 6



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
SUMMARY
MAY 2, 2013

I.	DEMOLITION OF (E) BUILDINGS & SITE	384,331 SF @	\$ 2.81 /sf	\$ 1,081,605
II.	LOT 1 - TOWNHOME DEVELOPMENT			
	Buildings & Basic Site Improvements	129,341 SF @	149.81 /sf	19,376,956
	Building Upgrades due to Slope Conditions/Location	129,341 SF @	32.50 /sf	4,203,579
	Slope Repair / Remediation Premium			7,250,000
III.	LOT 1 - MIXED USE BUILDING WITH GARAGE			
	Buildings & Basic Site Improvements	374,523 SF @	128.84 /sf	48,254,757
	Slope Repair / Remediation Premium			8,750,000
IV.	LOT 2 - (E) RETAIL BUILDING & PARKING LOT	46,512 SF @	19.66 /sf	914,335
	GENERAL CONDITIONS	2.5 MOS @	32,500.00	1,353,750
		9 MOS @	65,000.00	
		12.5 MOS @	55,000.00	
	SUBTOTAL			\$ 91,184,982
	Overhead & Profit	3.25%		2,963,512
	Insurance	1.00%		941,485
	Professional Liability Insurance	0.00%		-
	Gross Receipts Tax	0.19%		180,671
	Bond	0.87%		828,855
	Sub Failure ALLOWANCE	0.00%		-
	Inflation ALLOWANCE	4.00%		3,843,980
	Contingency - Construction	2.50%		INCLUDED
	Contingency - Design / Owner	5.00%		INCLUDED
	PROJECT TOTAL			\$ 99,943,485

NOTES:

1

This proposal is based on DAC's Standard Exclusions and General Conditions (Basis of Estimate)



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
SITE & BUILDING DEMOLITION
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
SITE WORK						
1	1.001 Plans & Engineering	NIC	LS	\$ -	\$ -	\$ -
2	1.060 Permits & Fees	NIC	LS	-	-	-
3	1.400 Testing & Inspection	NIC	LS	-	-	-
4	2.015 Protection - Fence	3,200	LF	5.00	16,000	16,000
5	Barricade at Deep Valley Drive	NIC	LF	-	-	-
6	Safety Administrator	NIC	MOS	-	-	-
7	2.070 Salvage	1	LS	2,500.00	2,500	2,500
8	2.045 Demo Assist	1	LS	5,000.00	5,000	5,000
9	2.199 Erosion Control	384,331	SF	0.25	96,083	96,083
10	2.198 SVPPP	1	LS	35,000.00	35,000	50,000
11	2011 Management Requirements; QSP 3rd Party ALLOWANCE	1	LS	15,000.00	15,000	-
12	2.050 Demolition - Upper Office Buildings (2 story buildings)	30,764	SF	5.00	153,818	703,692
13	Remaining Building Foundations	7,273	SF	2.50	18,183	-
14	Parking Lot / Site Area	66,469	SF	2.00	132,937	-
15	Lower Office Building on Deep Valley Drive (over Parking)	34,098	SF	9.00	306,878	-
16	Parking Lot / Site Area	33,438	SF	2.00	66,875	-
17	Misc.	1	LS	25,000.00	25,000	-
18	2.200 Earthwork - Clear & Grub	245,728	SF	0.33	81,090	190,623
19	Tree Removal	75	EA	1,000.00	75,000	-
20	Spills Management	1	LS	12,500.00	12,500	-
21	Water	1	LS	12,500.00	12,500	-
22	Survey	2	MOS	4,766.30	9,533	-
23	2.001 General Labor	2.5	MOS	4,333.00	10,833	10,833
24	2.002 Misc. Rentals	2.5	MOS	2,500.00	6,250	6,250
25	2.003 Small Tools	2.5	MOS	250.00	625	625
SUBTOTAL					\$ 1,081,605	\$ 1,081,605

384,331 SF @ \$ 2.81 /sf
8.82 Acres total
0.77 Acres actually on Lot 2
8.05 Acres Lot 1



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - MIXED USE BUILDING WITH GARAGE
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
SITE WORK						
1	1.001 Plans & Engineering	NIC	LS	\$ -	\$ -	\$ -
2	1.060 Permits & Fees	NIC	LS	-	-	-
3	1.400 Testing & Inspection	NIC	LS	-	-	-
4	2.015 Protection - Fence	INCLUDED	LF	-	-	59,365
5	Barricade	420	LF	75.00	31,500	
6	Safety Administrator	19	MOS	1,466.68	27,665	
7	2.070 Salvage	NIC	LS	-	-	-
8	2.045 Demo Assist	NIC	LS	-	-	-
9	2.199 Erosion Control	1	LS	15,000.00	15,000	15,000
10	2.198 SWPPP	1	LS	7,500.00	7,500	52,500
11	2011 Management Requirements; QSP 3rd Party ALLOWANCE	1	LS	45,000.00	45,000	
12	2.050 Demolition	NIC	LS	-	-	-
13	2.200 Earthwork - Clear&Grub	NIC	SF	-	-	4,164,664
14	Mass Excavation / Textile Layers	127,801	SF	8.00	1,022,406	
15	Bench for Shoring North Line of Caissons	14,400	SF	3.00	43,200	
16	Bench for Shoring South Line of Caissons	14,400	SF	3.00	43,200	
17	OXR 18' at Garage	51,294	CY	3.25	166,706	
18	OXR 48' Between Shored Retaining Walls	28,302	CY	3.25	91,982	
19	OXR 20' at East Side of Garage	6,634	CY	3.25	21,559	
20	OXR 15' at Top of Slope / Benched Area	11,334	CY	3.25	36,835	
21	Export	94,667	CY	25.50	2,414,013	
22	Backfill	31,852	CY	6.00	191,111	
23	Fill Planters	7	CY	250.00	1,852	
24	Spoils Management	1	LS	35,000.00	35,000	
25	Finegrade 1	127,801	SF	0.15	19,170	
26	Finegrade 2	50,860	SF	0.15	7,629	
27	Water	1	LS	5,000.00	5,000	
28	Survey	1	LS	65,000.00	65,000	
29	2.160 Drilled Shoring w/ Caissons & Tiebacks (Ret Wall C)	43,200	SF	65.00	2,808,000	4,917,750
30	Drilled Shoring at Upper South Wall (Ret Wall B)	26,100	SF	50.00	1,305,000	
31	Upper West Wall (South part of Ret Wall A)	1,050	SF	50.00	52,500	
32	Drilled Shoring at Indian Peak Road	6,100	SF	45.00	274,500	
33	Drilled Shoring at Garage 1 North Wall	4,560	SF	35.00	159,600	
34	Garage 1 West Wall (North part of Ret Wall A)	2,340	SF	35.00	81,900	
35	Garage 2 West Wall (Part of Ret Wall A)	675	SF	35.00	23,625	
36	Rakers	NIC	SF	-	-	-
37	Safety Cabling	1,867	LF	50.00	93,350	
38	Monitoring	33	WKS	2,200.00	72,600	
39	Remove top 2'0"	1,867	LF	25.00	46,675	
40	7.101 Methane Barrier	NIC	SF	-	-	-
41	2.610 A/C Paving	NIC	SF	-	-	-
42	2.520 Site Concrete - Large Foundations at Retaining Walls	NIC	LF	-	-	259,596
43	Medium Foundations at Stair Walls	245	LF	90.00	22,050	
44	Large Foundations - Wall A	70	LF	150.00	10,500	
45	Wall B	in Building	LF	-	-	-
46	Flatwork	250	SF	6.00	1,500	
47	Curbwork	NIC	LF	-	-	-
48	V-Gutter at Retaining Walls	1,494	LF	24.00	35,846	
49	Stairs-on-grade	700	LF	30.00	21,000	
50	PIP Walls at Stairs	1,715	SF	40.00	68,600	
51	Shotcrete Retaining Wall A - South Part	1,050	SF	14.00	14,700	
52	Shotcrete Retaining Wall at Indian Peak Road	6,100	SF	14.00	85,400	
53	3.355 Rebar	1	LS	38,939.46	38,939	38,939
54	2.530 Masonry - Retaining / Planter Walls	NIC	SF	-	-	-
55	5.620 Railing - Stair Walls	490	LF	85.00	41,650	247,020
56	Guard at Retaining Walls	1,867	LF	110.00	205,370	
57	2.835 W/ Fence / Gates	NIC	LF	-	-	-
58	Auto Gates	NIC	EA	-	-	-
59	Offsite Work at Deep Valley Road - Demo/Remove Sidewalk	3,800	SF	5.00	19,000	181,040
60	Indian Peak	NIC	SF	-	-	-
61	Earthwork - Finegrade	3,800	SF	3.00	11,400	
62	Site Concrete - Drive Approach	400	SF	8.00	3,200	
63	Curb & Gutter	380	LF	20.00	7,600	
64	City Sidewalk (brick) / Base	3,400	SF	24.00	81,600	
65	A/C Paving - 1' Slot Patch	380	LF	8.00	3,040	
66	Landscape & Irrigation - 24" Box Trees	8	EA	650.00	5,200	
67	Site Utilities - Water / Sewer / Fire / Etc.	1	LS	50,000.00	50,000	
68	7.100 Waterproofing - Stair Walls	1,715	SF	7.00	12,005	54,705
69	Indian Peak Road Wall	6,100	SF	7.00	42,700	
70	9.200 Plaster at Stair Walls	191	SY	60.00	11,433	11,433
71	9.900 Painting	1,715	SF	0.80	1,372	13,157
72	Railings	2,357	LF	5.00	11,785	
73	2.900 Landscaping & Irrigation	50,860	SF	4.00	203,438	228,438
74	Topsoil / Amendments	1	LS	25,000.00	25,000	
75	2.700 Site Utilities - Water	20	LF	90.00	1,800	292,532
76	Fire	20	LF	125.00	2,500	
77	FDC/PIV/BFP/DDC	1	LS	30,000.00	30,000	
78	Hydrants	NIC	EA	-	-	-
79	Sewer	20	LF	80.00	1,600	
80	Storm Drain	500	LF	90.00	45,000	
81	Storm Drain Retention & Filtration	NIC	LS	-	-	-
82	Modular Wetland Systems	1	LS	75,000.00	75,000	
83	Inlets	9	EA	450.00	4,050	
84	French Drain	1,327	LF	12.50	16,582	



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - MIXED USE BUILDING WITH GARAGE
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
85	Pipe Roof Drains	1	LS	10,000.00	10,000	
86	Sump Pit/Pump	2	EA	7,500.00	15,000	
87	Gas	20	LF	50.00	1,000	
88	Elect Service/Vault	1	LS	80,000.00	80,000	
89	UG of OH Lines	NIC	LS	-	-	
90	Site Lighting	NIC	EA	-	-	
91	Low Level Lighting	NIC	LS	-	-	
92	Misc. Connections	1	LS	10,000.00	10,000	
					10,536,141	10,536,141
BUILDING WORK						
93	3.000 Concrete - Pad Foundations	110	EA	300.00	33,000	6,877,990
94	Continuous Foundations - Large at Garage 1 Perimeter Walls	1,187	LF	180.00	213,586	
95	Grade Beams at Garage 1	2,115	LF	150.00	317,250	
96	Large at Garage 2	140	LF	180.00	25,200	
97	Slab - Garage 1	74,180	SF	5.00	370,898	
98	Garage 2	2,761	SF	5.00	13,807	
99	Topping Slab at Podium Level	27,298	SF	6.00	163,787	
100	Curbs at Garage 2 (Retail / Lobby)	720	LF	14.00	10,080	
101	Podium Level	3,030	LF	14.00	42,418	
102	Stairs on Grade	200	LF	30.00	6,000	
103	Shotcrete at Garage 1 - Perimeter Walls	14,239	SF	14.00	199,347	
104	Interior Walls	1,975	SF	14.00	27,654	
105	Elevator Walls	767	SF	14.00	10,740	
106	Ramp Walls	363	SF	14.00	5,081	
107	Shotcrete at Garage 2 - Perimeter Walls	19,160	SF	14.00	268,240	
108	Interior Walls	1,854	SF	14.00	25,958	
109	Elevator Walls	1,046	SF	14.00	14,645	
110	Ramp Walls	367	SF	14.00	5,144	
111	PIP Stairs-on-Grade Walls	337	SF	40.00	13,494	
112	PIP Planter Walls at Garage 2 Terrace	90	SF	40.00	3,600	
113	Shotcrete at Podium Level - South Perimeter Wall	6,480	SF	14.00	90,720	
114	East Perimeter Wall	1,130	SF	14.00	15,820	
115	West Perimeter Wall	1,450	SF	14.00	20,300	
116	Upper South Retaining Wall (Ret Wall B)	20,880	SF	14.00	292,320	
117	Backforming	25,723	SF	6.00	154,338	
118	Floor Prep	374,523	SF	0.10	37,452	
119	Columns	212	EA	1,750.00	371,000	
120	Column Caps	212	EA	800.00	169,600	
121	PIP Deck w/ Beams - Garage 2	76,941	SF	25.00	1,923,528	
122	Podium Deck	74,829	SF	25.00	1,870,731	
123	Pool at Podium Level - Bottom	1,250	SF	50.00	62,500	
124	Walls	750	SF	50.00	37,500	
125	Deck Infill	NIC	SF	-	-	
126	Elevator Pits	2	EA	5,500.00	11,000	
127	Stair Infill	25	FLTS	1,750.00	43,750	
128	Grout Steel	1	LS	7,500.00	7,500	
129	Rebar	1	LS	825,358.81	825,359	825,359
130	4.100 Masonry - CMU Walls at Garage 1 Mech Rooms / Stairwells	2,043	SF	18.00	36,780	223,812
131	Garage 2 Walls	5,573	SF	18.00	100,305	
132	Walls at Back of Retail	3,152	SF	18.00	56,727	
133	Pilasters	NIC	LF	-	-	
134	Lintels/Bracing	1	LS	20,000.00	20,000	
135	Layout	1	LS	10,000.00	10,000	
136	4.150 Stone Veneer at Garage Walls	2,866	SF	26.00	74,524	171,097
137	Residential Walls	3,714	SF	26.00	96,573	
138	3.400 Precast Trims - Window Trims	2,814	LF	32.00	90,048	787,382
139	Door Trims	4,968	LF	32.00	158,976	
140	Deck Edging	1,455	LF	32.00	46,560	
141	Wall Caps	1,340	LF	80.00	107,173	
142	Veneer Caps	473	LF	32.00	15,125	
143	Columns	76	EA	4,500.00	342,000	
144	Clock Feature at Retail Entrance	1	LS	7,500.00	7,500	
145	2.830 Fencing - WI	215	LF	150.00	32,250	69,000
146	WI Gates - Man	5	EA	2,850.00	14,250	
147	Auto	1	EA	10,000.00	10,000	
148	Security Auto Gate at Deep Valley Drive Entrance	1	EA	12,500.00	12,500	
149	5.100 Structural Steel (6.5lbs/sf)	654	TONS	4,000.00	2,616,496	3,377,866
150	Stairs	25	FLTS	17,500.00	437,500	
151	Railings - Wall	730	LF	50.00	36,500	
152	Railings - Guard	580	LF	110.00	63,800	
153	Balcony Guardrails	1,778	LF	110.00	195,570	
154	Corridor Guardrails	150	LF	110.00	16,500	
155	Trash Gates	4	EA	2,250.00	9,000	
156	OH Door Support at Garage Entrance	1	LS	2,500.00	2,500	
157	Misc. Metals	1	LS	405,343.97	405,344	405,344
158	5.300 Metal Deck	NIC	SF	-	-	
159	6.100 Wall Framing Exterior - Garage 2 Walls (Retail / Lobby)	13,933	SF	5.00	69,664	6,270,358
160	Podium Level	33,328	SF	3.50	116,650	
161	2nd Floor	35,292	SF	3.50	123,521	
162	3rd Floor	30,363	SF	3.50	106,271	
163	4th Floor	24,806	SF	3.50	86,820	
164	Roof Parapets	8,686	SF	5.00	43,430	
165	Balcony Walls	1,295	SF	5.00	6,473	
166	Interior Walls - Garage 2 Walls (Retail / Lobby)	900	SF	6.00	5,400	
167	Residential Units	153,440	SF	3.00	460,320	



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - MIXED USE BUILDING WITH GARAGE
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
168	Demising Walls	36,403	SF	9.00	327,626	
169	Entry Columns	1,200	SF	5.00	6,000	
170	Furring at Garage 2 Walls (Retail / Lobby)	2,100	SF	3.00	6,300	
171	Soffits - Exterior Above Balconies & Open Corridors	26,770	SF	8.00	214,161	
172	Eaves	11,917	SF	8.00	95,334	
173	Interior	NIC	SF	-	-	
174	Ceilings - Retail / Lobby	15,411	SF	8.00	123,289	
175	Podium Level	47,531	SF	8.00	380,251	
176	2nd Floor	46,624	SF	8.00	372,989	
177	3rd Floor	44,361	SF	8.00	354,885	
178	4th Floor	35,983	SF	8.00	287,866	
179	Floor Framing - 2nd Floor	53,884	SF	14.00	754,375	
180	3rd Floor	50,538	SF	14.00	707,526	
181	4th Floor	41,391	SF	14.00	579,468	
182	Roof Framing - Podium Level	800	SF	16.00	12,800	
183	2nd Floor Sloped	4,667	SF	16.00	74,670	
184	3rd Floor - Sloped	8,471	SF	16.00	135,537	
185	Flat	2,007	SF	15.00	30,106	
186	4th Floor - Sloped	27,694	SF	16.00	443,104	
187	Flat	20,368	SF	15.00	305,523	
188	Backing	INCLUDED	LS	-	-	
189	Misc.	1	LS	40,000.00	40,000	
190	6.410 Cabinetry - Lowers	2,961	LF	220.00	651,420	1,677,400
191	Uppers	1,716	LF	190.00	326,040	
192	Tops - Stone Counters	2,961	LF	180.00	532,980	
193	Closet Shelf & Pole	4,174	LF	40.00	166,960	
194	Benches	NIC	LF	-	-	
195	6.200 Finish Carpentry - Wood Base	23,302	LF	8.00	186,416	369,438
196	Trellises	360	SF	50.00	18,000	
197	Eaves	11,917	SF	8.00	95,334	
198	Corbels	298	EA	150.00	44,688	
199	Misc.	1	LS	25,000.00	25,000	
200	7.200 Insulation - Wall	364,867	SF	0.40	145,947	331,786
201	Ceiling	189,910	SF	0.45	85,460	
202	Floor	145,812	SF	0.45	65,615	
203	Roof - Batt	63,207	SF	0.55	34,764	
204	7.110 Deck Coating at Exterior Corridors	19,645	SF	8.00	157,163	157,163
205	7.600 Sheet Metal	15,796	LF	20.00	315,919	547,030
206	Deck to Wall	7,117	LF	16.00	113,872	
207	Roof Specialties	1	LS	15,000.00	15,000	
208	Gutters & Downspouts	1,490	LF	25.00	37,240	
209	Finials	NIC	EA	-	-	
210	Entry Canopy	1	LS	25,000.00	25,000	
211	Standing Seam	NIC	SF	-	-	
212	Louvers	1	LS	15,000.00	15,000	
213	Equipment Pads	1	LS	25,000.00	25,000	
214	Skylights	NIC	EA	-	-	
215	Equipment Screen	NIC	LF	-	-	
216	7.300 Roofing - Tile	40,832	SF	13.50	551,231	696,671
217	BUR	22,375	SF	6.50	145,439	
218	Roof - Rigid / Densdeck	NIC	SF	-	-	
219	7.100 Waterproofing - Below Grade	60,473	SF	8.00	483,782	1,068,574
220	Pilis	2	EA	2,500.00	5,000	
221	Between Slab at Podium	27,288	SF	6.00	163,787	
222	Planters / Pool on Deck	2,100	SF	6.00	12,600	
223	Concrete Sealer at Garage Levels	153,882	SF	1.00	153,882	
224	Under Tile	19,824	SF	5.00	99,122	
225	Balconies / Exterior Corridors	21,486	SF	7.00	150,401	
226	7.900 Caulking & Sealants	1	LS	20,000.00	20,000	20,000
227	Firestopping	1	LS	60,000.00	60,000	60,000
228	7.260 Fireproofing	NIC	SF	-	-	
229	8.330 OH Shutter Doors	NIC	EA	-	-	
230	10.650 Operable Partition	NIC	LS	-	-	
231	8.100 Doors / Frames / HW	700	EA	1,100.00	770,000	2,348,800
232	Closet Doors	704	EA	750.00	528,000	
233	Balcony / Patio Doors	366	EA	1,550.00	567,300	
234	Doors at Guardrails (No Balconies)	74	EA	1,550.00	114,700	
235	Installation	1,844	EA	200.00	368,800	
236	8.810 Glass - Exterior Storefront at Retail Level	218	SF	40.00	8,720	487,435
237	Residential Windows	4,135	SF	65.00	268,775	
238	Interior	NIC	SF	-	-	
239	Sliding Doors	66	EA	1,750.00	115,500	
240	Shower Enclosures	1,836	SF	40.00	73,440	
241	Rated Wire Glass / HM Frames	NIC	LS	-	-	
242	Glass Door Adder	6	EA	3,500.00	21,000	
243	8.110 OH Doors	NIC	EA	-	-	
244	8.305 Access Panels	1	LS	5,000.00	5,000	5,000
245	8.300 Smokeguards	12	EA	5,500.00	66,000	66,000
246	9.100 Drywall - Walls	519,207	SF	2.20	1,142,256	2,515,851
247	Cement Board at Shower Walls	13,632	SF	3.00	40,896	
248	Exterior Underlayment	158,685	SF	3.00	475,994	
249	Soffits - Exterior	26,770	SF	2.80	74,956	
250	Ceiling	189,910	SF	2.80	531,748	
251	1 Hour Shaft Work	1	LS	150,000.00	150,000	
252	Misc.	1	LS	100,000.00	100,000	



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - MIXED USE BUILDING WITH GARAGE
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
253	9.200 Plaster Walls	17,629	SY	60.00	1,057,765	1,265,977
254	Ceiling	NIC	SY	-	-	-
255	Soffit	2,974	SY	70.00	208,212	-
256	Shower Walls	NIC	SF	-	-	-
257	Foam Shapes	NIC	LS	-	-	-
258	9.225 Scrap Blins	19	MOS	5,849.55	111,141	111,141
259	9.680 Flooring - Retail / Lobby	15,411	SF	3.50	53,939	596,693
260	Base	929	LF	1.50	1,393	-
261	Exterior Corridors	NIC	SF	-	-	-
262	Residential Units	154,674	SF	3.50	541,361	-
263	9.310 Ceramic Tile - Floor	19,824	SF	14.00	277,541	595,238
264	Base	4,413	LF	12.00	52,956	-
265	Balconies	6,322	SF	16.00	101,156	-
266	Shower Walls	13,632	SF	12.00	163,584	-
267	Shower Ceiling	NIC	SF	-	-	-
268	9.530 Acoustical Treatment @ Demising Walls	36,403	SF	4.00	145,611	145,611
269	9.900 Painting - Drywall	709,117	SF	0.50	354,559	799,319
270	Plaster	185,435	SF	1.00	185,435	-
271	Masonry Sealer	18,383	SF	0.80	14,707	-
272	Doors	1,844	EA	75.00	138,300	-
273	VI & Railings	3,088	LF	15.00	46,319	-
274	Misc.	1	LS	60,000.00	60,000	-
275	2.510 Striping & Signs at Garage	135,710	SF	0.20	27,142	27,142
276	10.150 Toilet Accessories	239	RMS	1,500.00	358,500	388,000
277	Showers	59	EA	500.00	29,500	-
278	Fireplaces	66	EA	1,700.00	112,200	112,200
279	12.600 Window Treatment	NIC	SF	-	-	-
280	10.522 Fire Extinguishers	30	EA	325.00	9,750	9,750
281	10.400 Directories / Building Signage	NIC	LS	-	-	-
282	14.200 Elevator	13	STOPS	28,000.00	364,000	379,000
283	Code Requirements/Coordination	1	LS	15,000.00	15,000	-
284	15.300 Fire Sprinklers	374,523	SF	2.85	1,067,392	1,067,392
285	15.500 HVAC	374,523	SF	5.50	2,059,879	2,135,440
286	Carbon Monoxide Detection System	151,121	SF	0.50	75,560	-
287	15.400 Plumbing	374,523	SF	7.00	2,621,664	3,016,092
288	Redundant Subslab Drainage System	76,941	SF	2.00	153,882	-
289	Vert / Horizontal Drainage Coord Piping	48,109	SF	5.00	240,545	-
290	16.050 Electrical	374,523	SF	10.00	3,745,235	5,763,483
291	Fire Alarm	374,523	SF	1.60	599,238	-
292	Area of Refuge Communication System	8	EA	6,500.00	52,000	-
293	Fire Alarm Conduit	374,523	SF	1.20	449,428	-
294	Low Voltage Systems	NIC	LS	-	-	-
295	Conduits	374,523	LS	1.20	449,428	-
296	HVAC Control Conduits	374,523	LS	1.25	468,154	-
297	2.051 Scaffolding	161,531	SF	2.50	403,828	403,828
298	2.001 General Labor	19.0	MOS	7,500.00	142,500	142,500
299	2.002 Misc. Rentals	19.0	MOS	5,000.00	95,000	95,000
300	2.003 Small Tools	19.0	MOS	2,000.00	38,000	38,000
301	2.004 Final Clean	374,523	SF	0.10	37,452	37,452
					\$ 46,468,616	\$ 46,468,616
SUBTOTAL					\$ 57,004,757	\$ 57,004,757

374,523 SF @ \$ 152.21 /sf

Site Premium	1	LS	\$ 7,000,000.00	\$ 7,000,000
Garage/Retail	153,882	SF	125.00	19,235,275
Residential	201,269	SF	145.00	29,183,998
TOTAL	355,151	SF		\$ 55,419,273
Residential Only	201,269		283.23	\$ 57,004,757
Site Premium	1	LS	\$ 7,000,000.00	\$ 7,000,000
Garage	310	STALLS	60,000.00	18,600,000
Retail	14,200	SF	125.00	1,775,000
Residential	201,269	SF	145.00	29,183,998
TOTAL				\$ 56,558,998
Site Premium	1	LS	\$ 7,000,000.00	\$ 7,000,000
Residential	201,269		245.00	49,310,893
Retail	14,200		125.00	1,775,000
TOTAL	215,469	SF		\$ 58,085,893
Average of 4 cost comparisons				\$ 56,767,230
Average of 4 plus detailed estimate				\$ 56,814,736



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - UPHILL & DOWNHILL TOWNHOMES
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
SITE WORK						
1	1.001 Plans & Engineering	NIC	LS	\$ -	\$ -	\$ -
2	1.060 Permits & Fees	NIC	LS	-	-	-
3	1.400 Testing & Inspection	NIC	LS	-	-	-
4	2.015 Protection - Fence	INCLUDED	LF	-	-	-
5	Barricade	NIC	LF	-	-	-
6	Safety Administrator	NIC	MOS	-	-	-
7	2.070 Salvage	NIC	LS	-	-	-
8	2.045 Demo Assist	NIC	LS	-	-	-
9	2.199 Erosion Control	1	LS	25,000.00	25,000	25,000
10	2.198 SWPPP	1	LS	7,500.00	7,500	22,500
11	2011 Management Requirements; QSP 3rd Party ALLOWANCE	1	LS	15,000.00	15,000	-
12	2.050 Demolition	NIC	SF	-	-	-
13	2.200 Earthwork - Clear&Grub	NIC	SF	-	-	4,307,219
14	Mass Excavation / Textile Layers	223,374	SF	8.00	1,786,991	-
15	OXR / Scarify at Building Pads	2,395	CY	3.25	7,784	-
16	Sitework / Flatwork / Street A	46,527	CY	3.25	151,212	-
17	Landscaped Slopes	NIC	CY	-	-	-
18	Area over Retail Parking for SD Pit					
19	Export/Import	82,731	CY	25.50	2,109,643	-
20	Backfill	16,546	CY	6.00	99,277	-
21	Fill Planters	NIC	CY	-	-	-
22	Spoils Management	1	LS	35,000.00	35,000	-
23	Finegrade 1	223,374	SF	0.15	33,506	-
24	Finegrade 2	158,703	SF	0.15	23,806	-
25	Water	1	LS	5,000.00	5,000	-
26	Survey	1	LS	55,000.00	55,000	-
27	2.150 Drilled Shoring at Retaining Wall H	24,360	SF	65.00	1,583,400	1,998,275
28	East Property Line Wall	3,200	SF	65.00	208,000	-
29	Rakers	NIC	SF	-	-	-
30	Safety Cabling	1,190	LF	50.00	59,500	-
31	Monitoring	28	WKS	2,200.00	61,600	-
32	Remove top 2'0"	3,431	LF	25.00	85,775	-
33	Drilled Shoring w/Tie Backs	NIC	SF	-	-	-
34	7.101 Methane Barrier	NIC	SF	-	-	-
35	2.510 A/C Paving - Street A	50,249	SF	3.20	160,796	173,358
36	Striping & Signs	50,249	SF	0.25	12,562	-
37	2.520 Site Concrete - Large Foundations at Retaining Walls	3,431	LF	150.00	514,650	1,213,255
38	Medium Foundations at Street A Turns	340	LF	135.00	45,900	-
39	Stair Walls	194.81	LF	90.00	17,533	-
40	Flatwork / Driveways	5,243	SF	6.00	31,461	-
41	Curbwork	1,825	LF	16.00	29,200	-
42	Curb & Gutter	1,825	LF	22.00	40,150	-
43	V-Gutter at Retaining Walls	3,431	LF	24.00	82,344	-
44	Stairs-on-grade	200	LF	30.00	6,000	-
45	PIP Walls - Low Wall at Street A Turns	2,040	SF	40.00	81,600	-
46	Stair Walls	584	SF	40.00	23,377	-
47	Shotcrete Retaining Wall H	24,360	SF	14.00	341,040	-
48	3.355 Rebar	1	LS	181,988.27	181,988	181,988
49	2.530 Masonry - CMU Retaining Wall D	5,760	SF	20.00	115,200	512,200
50	Wall E	5,850	SF	20.00	117,000	-
51	Wall F	5,800	SF	20.00	116,000	-
52	Wall G	8,200	SF	20.00	164,000	-
53	Planters	NIC	SF	-	-	-
54	5.520 Railing - Guard at Street A	320	LF	110.00	35,200	420,260
55	Retaining Walls	3,431	LF	110.00	377,410	-
56	Walls at Stairs	90	LF	85.00	7,650	-
57	2.835 WI Fence / Gates	NIC	LF	-	-	-
58	Auto Gates	NIC	EA	-	-	-
59	Offsite Work at Indian Peak Road - Sawcut/Remove Drive Approach	553	SF	5.00	2,763	49,853
60	Earthwork - Finegrade	553	SF	3.00	1,658	-
61	Site Concrete - Drive Approach	553	SF	8.00	4,421	-
62	Curb & Gutter Patch-back	10	LF	20.00	200	-
63	City Sidewalk	NIC	SF	-	-	-
64	A/C Paving - 1' Slot Patch	70	LF	8.00	560	-
65	Landscape & Irrigation	NIC	SF	-	-	-
66	Utility Work - Storm Drain	NIC	EA	-	-	-
67	Water / Sewer / Gas / Fire	NIC	LS	-	-	-
68	Street / Traffic Lights	NIC	EA	-	-	-
69	Deep Valley Drive - Sawcut/Remove Drive Approach & Sidewalk	1,320	SF	5.00	6,600	-
70	Sawcut/Remove Curb & Gutter	55	LF	5.00	275	-
71	Earthwork - Finegrade	1,320	SF	3.00	3,960	-
72	Site Concrete - Drive Approach	448	SF	8.00	3,583	-
73	Curb & Gutter Patch-back	55	LF	20.00	1,100	-
74	City Sidewalk	872	SF	8.00	6,977	-
75	Parkway Drain	15	LF	125.00	1,875	-
76	A/C Paving - 1' Slot Patch	110	LF	8.00	880	-
77	Landscape & Irrigation	NIC	SF	-	-	-
78	Site Utilities - Water / Sewer / Gas / Fire	1	LS	15,000.00	15,000	-
79	7.100 Waterproofing - Retaining Walls	49,970	SF	7.00	349,790	349,790
80	9.200 Plaster at Retaining Walls	499	SY	60.00	29,933	29,933
81	9.900 Painting	499	SF	0.80	399	19,604



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - UPHILL & DOWNHILL TOWNHOMES
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
82	Railings	3,841	LF	5.00	19,205	
83	2.900 Landscaping & Irrigation	108,455	SF	4.00	433,819	458,819
84	Topsoil / Amendments	1	LS	25,000.00	25,000	
85	2.700 Site Utilities - Water	1,825	LF	90.00	164,250	1,578,551
86	Fire	2,400	LF	125.00	300,000	
87	FDC/PIV/BFP/DDC	1	LS	30,000.00	30,000	
88	Hydrants	12	EA	4,500.00	54,750	
89	Sewer	1,825	LF	80.00	146,000	
90	Storm Drain	3,098	LF	90.00	278,862	
91	Storm Drain Retention & Filtration (7500cu)	1	LS	100,000.00	100,000	
92	Modular Wetland Systems	2	EA	25,000.00	50,000	
93	Inlets	39	EA	450.00	17,550	
94	French Drain	3,431	LF	12.50	42,888	
95	Pipe Roof Drains	1	LS	50,000.00	50,000	
96	Sump Pit/Pump	NIC	EA	-	-	
97	Gas	1,825	LF	50.00	91,250	
98	Elect Service/Vault	1	LS	150,000.00	150,000	
99	UG of OH Lines	NIC	LS	-	-	
100	Site Lighting	16	EA	5,000.00	78,000	
101	Low Level Lighting	NIC	LS	-	-	
102	Misc. Connections	1	LS	25,000.00	25,000	
					11,340,606	11,340,606
BUILDING WORK						
103	3.000 Concrete - Uphill - Medium Continuous Foundations	1,362	LF	110.00	149,860	1,072,048
104	Slab	34,373	SF	6.00	206,238	
105	Curbs	1,362	LF	16.00	21,798	
106	Stairs on Grade	NIC	LF	-	-	
107	PIP Deck	NIC	SF	-	-	
108	Floor Prep	68,746	SF	0.10	6,875	
109	Columns	NIC	EA	-	-	
110	Lt Wt Topping	34,373	SF	5.00	171,865	
111	Elevator Pit	NIC	LS	-	-	
112	Stair Infill	NIC	FLTS	-	-	
113	Grout Steel	1	LS	3,500.00	3,500	
114	Downhill - Medium Continuous Foundations	1,196	LF	110.00	131,516	
115	Slab	30,298	SF	6.00	181,785	
116	Patio Slab	2,156	SF	6.00	12,936	
117	Curbs	1,196	LF	16.00	19,130	
118	Stairs on Grade	NIC	LF	-	-	
119	PIP Deck	NIC	SF	-	-	
120	Floor Prep	60,595	SF	0.10	6,060	
121	Columns	NIC	EA	-	-	
122	Deck Infill	30,298	SF	5.00	151,488	
123	Elevator Pit	NIC	LS	-	-	
124	Stair Infill	NIC	FLTS	-	-	
125	Grout Steel	1	LS	9,000.00	9,000	
126	Rebar	1	LS	160,807.20	160,807	160,807
127	4.100 Masonry	NIC	SF	-	-	
128	4.150 Stone Veneer at Uphill	1,260	SF	26.00	32,760	32,760
129	Downhill	NIC	SF	-	-	
130	3.400 Precast Trims at Uphill - Window Trims	4,560	LF	25.00	114,000	464,900
131	Door Trims	1,968	LF	25.00	49,200	
132	Garage Door Trims	864	LF	25.00	21,600	
133	Entry Wall Surrounds	72	LF	25.00	1,800	
134	OH Trim at Covered Patio	77	LF	25.00	1,925	
135	Wall Caps at Veneer	556	LF	25.00	13,900	
136	Balcony Walls	84	LF	25.00	2,100	
137	Bands	1,149	LF	25.00	28,725	
138	Chimney Caps	25	EA	750.00	18,750	
139	Downhill - Window Trims	3,960	LF	25.00	99,000	
140	Door Trims	1,760	LF	25.00	44,000	
141	Garage Door Trims	792	LF	25.00	19,800	
142	Entry Wall Surrounds	672	LF	25.00	16,800	
143	OH Trim at Covered Patio	48	LF	25.00	1,200	
144	Wall Caps at Veneer	NIC	LF	-	-	
145	Balcony Walls	200	LF	25.00	5,000	
146	Bands	1,224	LF	25.00	30,600	
147	Chimney Caps	22	EA	750.00	16,500	
148	2.830 WI Fencing	NIC	LF	-	-	
149	Gates	NIC	EA	-	-	
150	5.100 Structural Steel - Uphill (1.0lbs/sf)	17.2	TONS	3,200.00	54,997	646,787
151	Stairs	NIC	FLTS	-	-	
152	Railings - Wall	NIC	LF	-	-	
153	Railings - Balcony / Patio Guardrails	530	LF	110.00	58,300	
154	WI Window Grilles	11	EA	110.00	1,210	
155	Downhill (8lbs/sf)	121.2	TONS	4,000.00	484,760	
156	Stairs	NIC	FLTS	-	-	
157	Railings - Wall	NIC	LF	-	-	
158	Railings - Balcony / Patio Guardrails	432	LF	110.00	47,520	
159	WI Window Grilles	NIC	EA	-	-	
160	Misc. Metals	1	LS	77,614.41	77,614	77,614
161	5.300 Metal Deck - Uphill	NIC	SF	-	-	158,690



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - UPHILL & DOWNHILL TOWNHOMES
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
162	Downhill	30,298	SF	4.00	121,190	
163	Hoist/Clean	1	LS	7,500.00	7,500	
164	Closure Flashings	1	LS	30,000.00	30,000	
165	6.100 Wall Framing - Uphill - Exterior Walls	38,594	SF	3.50	135,080	3,508,158
166	Balcony Walls	476	SF	3.50	1,666	
167	Full-Height at Roofed Balconies	1,260	SF	3.50	4,410	
168	Entry Columns	4,040	SF	3.50	14,140	
169	Interior Walls	50,112	SF	3.00	150,336	
170	Demising Walls	5,405	SF	6.00	32,428	
171	Furring at Retaining Walls	11,347	SF	2.50	28,368	
172	Soffits - Interior	NIC	SF	-	-	
173	Exterior	4,080	SF	6.50	26,520	
174	Eaves	5,044	SF	2.50	12,610	
175	Ceiling	68,746	SF	8.00	549,967	
176	Floor Framing - 2nd Floor	34,373	SF	14.00	481,221	
177	Roof Framing	34,373	SF	16.00	549,967	
178	Backing	INCLUDED	LS	17,500.00	-	
179	Downhill - Exterior Walls	34,394	SF	3.50	120,378	
180	Balcony Walls	1,100	SF	3.50	3,850	
181	Full-Height at Roofed Balconies	1,440	SF	3.50	5,040	
182	Entry Columns	3,696	SF	3.50	12,936	
183	Interior Walls	58,014	SF	3.00	174,042	
184	Demising Walls	4,829	SF	6.00	28,975	
185	Furring at Retaining Walls	10,482	SF	2.50	26,205	
186	Soffits - Interior	NIC	SF	-	-	
187	Exterior	2,772	SF	6.50	18,018	
188	Eaves	4,992	SF	2.50	12,480	
189	Ceiling	60,595	SF	8.00	484,760	
190	Floor Framing - 2nd Floor	NIC	SF	-	-	
191	Roof Framing	30,298	SF	16.00	484,760	
192	Backing	INCLUDED	LS	-	-	
193	Misc.	1	LS	150,000.00	150,000	
194	6.410 Cabinetry - Uphill - Lowers	696	LF	220.00	153,120	978,860
195	Uppers	480	LF	190.00	91,200	
196	Closet Shelf & Pole	1,080	LF	40.00	43,200	
197	Tops	696	LF	180.00	125,280	
198	Downhill - Lowers	1,012	LF	220.00	222,640	
199	Uppers	506	LF	190.00	96,140	
200	Closet Shelf & Pole	1,628	LF	40.00	65,120	
201	Tops	1,012	LF	180.00	182,160	
202	6.200 Finish Carpentry - Uphill - Wood Base	6,264	LF	8.00	50,112	499,948
203	Trellises	18	EA	3,500.00	63,000	
204	Facia	2,602	LF	22.00	57,244	
205	Eaves	5,044	SF	8.00	40,352	
206	Corbels at Eaves	79	EA	150.00	11,850	
207	Under Decks	125	EA	450.00	56,250	
208	Downhill - Wood Base	8,074	LF	8.00	64,592	
209	Trellises	10	EA	3,500.00	35,000	
210	Facia	2,496	LF	22.00	54,912	
211	Eaves	4,992	SF	8.00	39,936	
212	Corbels at Eaves	178	EA	150.00	26,700	
213	Under Decks	NIC	EA	-	-	
214	7.200 Insulation - Uphill Homes - Wall	100,054	SF	0.40	40,021	190,417
215	Ceiling	68,746	SF	0.45	30,936	
216	Floor	34,373	SF	0.45	15,468	
217	Roof - Batt	34,373	SF	0.55	18,905	
218	Uphill Homes - Wall	102,890	SF	0.40	41,156	
219	Ceiling	60,595	SF	0.45	27,268	
220	Floor	NIC	SF	-	-	
221	Roof - Batt	30,298	SF	0.55	16,664	
222	7.110 Deck Coating - Uphill	NIC	SF	-	-	
223	Downhill	NIC	SF	-	-	
224	7.600 Sheet Metal - Uphill - General Flashings	12,485	LF	16.00	199,766	555,795
225	Deck to Wall	1,104	LF	14.00	15,456	
226	Roof Specialties	1	LS	12,500.00	12,500	
227	Finials	NIC	EA	-	-	
228	Gutters & Downspouts	2,364	LF	25.00	59,100	
229	Canopies	NIC	LS	-	-	
230	Louvers	NIC	LS	-	-	
231	Attic Screens	1	LS	5,000.00	5,000	
232	Equipment Pads	NIC	LS	-	-	
233	Skylights	NIC	EA	-	-	
234	Expansion Joint at Retaining Walls	NIC	LF	-	-	
235	Downhill - General Flashings	11,219	LF	16.00	179,502	
236	Deck to Wall	880	LF	14.00	12,320	
237	Roof Specialties	1	LS	12,500.00	12,500	
238	Finials	10	EA	500.00	5,000	
239	Gutters & Downspouts	2,086	LF	25.00	52,150	
240	Canopies	NIC	LS	-	-	
241	Louvers	1	LS	-	-	
242	Attic Screens	1	LS	2,500.00	2,500	
243	Equipment Pads	NIC	LS	-	-	



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - UPHILL & DOWNHILL TOWNHOMES
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
244	Skylights	NIC	EA	-	-	-
245	Expansion Joint at Retaining Walls	NIC	LF	-	-	-
246	7.300 Roofing - Uphill - Tile	34,373	SF	10.00	343,730	646,705
247	BUR	NIC	SF	-	-	-
248	Roof - Rigid / Densdeck	NIC	SF	-	-	-
249	Downhill - Tile	30,298	SF	10.00	302,975	-
250	BUR	NIC	SF	-	-	-
251	Roof - Rigid / Densdeck	NIC	SF	-	-	-
252	7.100 Waterproofing - Uphill - Below Grade	11,347	SF	8.00	90,778	320,155
253	Pits	NIC	LS	-	-	-
254	Concrete Sealer	11,492	SF	1.00	11,492	-
255	Under Tile	12,074	SF	5.00	60,372	-
256	Downhill - Below Grade	10,482	SF	8.00	83,854	-
257	Pits	NIC	LS	-	-	-
258	Concrete Sealer	8,812	SF	1.00	8,812	-
259	Under Tile	12,969	SF	5.00	64,847	-
260	7.900 Caulking & Sealants	1	LS	19,500.00	19,500	19,500
261	Firestopping	1	LS	46,000.00	46,000	46,000
262	7.250 Fireproofing	NIC	SF	-	-	-
263	8.100 Doors / Frames / HW - Uphill - Standard Doors	240	EA	950.00	228,000	1,082,700
264	Closet Doors	192	EA	750.00	144,000	-
265	Balcony / Patio Doors	72	EA	1,550.00	111,600	-
266	Installation	504	EA	200.00	100,800	-
267	Downhill - Standard Doors	330	EA	950.00	313,500	-
268	Closet Doors	44	EA	750.00	33,000	-
269	Balcony / Patio Doors	44	EA	1,550.00	68,200	-
270	Installation	418	EA	200.00	83,600	-
271	8.810 Glass - Uphill - Exterior Windows	3,744	SF	65.00	243,360	794,000
272	Interior	NIC	SF	-	-	-
273	Shower Enclosures	192	SF	40.00	7,680	-
274	Operable Sliders (Sliding Doors)	NIC	SF	-	-	-
275	Rated Wire Glass / HM Frames	NIC	LS	-	-	-
276	Glass Door Adder	NIC	SF	-	-	-
277	Downhill - Exterior Windows	5,104	SF	65.00	331,760	-
278	Interior	NIC	SF	-	-	-
279	Shower Enclosures	1,980	SF	40.00	79,200	-
280	Operable Sliders (Sliding Doors)	44	EA	3,000.00	132,000	-
281	Rated Wire Glass / HM Frames	NIC	LS	-	-	-
282	Glass Door Adder	NIC	SF	-	-	-
283	8.110 Garage Doors - Uphill	24	EA	1,500.00	36,000	69,000
284	Downhill	22	EA	1,500.00	33,000	-
285	8.305 Access Panels	1	LS	45,500.00	45,500	45,500
286	9.100 Drywall - Uphill - Walls	150,166	SF	2.20	330,364	1,492,191
287	Cement Board at Showers	6,336	SF	3.00	19,008	-
288	Exterior Underlayment	46,106	SF	3.00	138,319	-
289	Soffits - Interior	NIC	SF	-	-	-
290	Exterior	4,080	SF	2.80	11,424	-
291	Ceiling	68,746	SF	2.80	192,489	-
292	1 Hour Shaft Work	NIC	LS	-	-	-
293	Misc.	1	LS	70,000.00	70,000	-
294	Downhill - Walls	160,904	SF	2.20	353,988	-
295	Cement Board at Showers	5,808	SF	3.00	17,424	-
296	Exterior Underlayment	43,170	SF	3.00	129,509	-
297	Soffits - Interior	NIC	SF	-	-	-
298	Exterior	2,772	SF	-	-	-
299	Ceiling	60,595	SF	2.80	169,666	-
300	1 Hour Shaft Work	NIC	LS	-	-	-
301	Misc.	1	LS	60,000.00	60,000	-
302	9.200 Plaster - Uphill - Walls	5,123	SY	60.00	307,376	648,468
303	Ceiling	NIC	SY	-	-	-
304	Soffit - Exterior	453	SY	70.00	31,733	-
305	Shower Walls	NIC	SF	-	-	-
306	Foam Shapes	NIC	LS	-	-	-
307	Downhill Walls	4,797	SY	60.00	287,799	-
308	Ceiling	NIC	SY	-	-	-
309	Soffit - Exterior	308	SY	70.00	21,560	-
310	Shower Walls	NIC	SF	-	-	-
311	Foam Shapes	NIC	LS	-	-	-
312	9.225 Scrap Bins	15	MOS	1,950	29,248	29,248
313	9.680 Flooring - Uphill	50,687	SF	3.00	152,000	274,630
314	Downhill	40,877	SF	3.00	122,630	-
315	9.310 Ceramic Tile - Uphill - Floor	3,581	SF	12.00	42,972	303,430
316	Base	1,056	LF	12.00	12,672	-
317	Shower Walls	6,336	SF	10.00	63,360	-
318	Balconies	2,157	SF	12.00	25,888	-
319	Patios / Entry Steps	NIC	SF	-	-	-
320	Downhill - Floor	4,494	SF	12.00	53,927	-
321	Base	1,210	LF	12.00	14,520	-
322	Shower Walls	5,808	SF	10.00	58,080	-
323	Balconies	2,668	SF	12.00	32,010	-
324	Patios	NIC	SF	-	-	-
325	9.530 Acoustical Treatment @ Neighbor Walls	10,234	SF	10.00	102,338	102,338



BRICKWALK, LLC
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LOT 2 - UPHILL & DOWNHILL TOWNHOMES
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
326	9.900 Painting - Uphill - Drywall	218,912	SF	0.40	87,565	346,165
327	Plaster	46,106	SF	0.80	36,885	
328	Masonry Sealer	NIC	SF	-	-	
329	Doors	504	EA	75.00	37,800	
330	WI & Railings	530	LF	15.00	7,950	
331	Misc.	1	LS	7,500.00	7,500	
332	Downhill - Drywall	221,499	SF	0.40	88,599	
333	Plaster	43,170	SF	0.80	34,536	
334	Masonry Sealer	NIC	SF	-	-	
335	Doors	418	EA	75.00	31,350	
336	WI & Railings	432	LF	15.00	6,480	
337	Misc.	1	LS	7,500.00	7,500	
338	10.150 Toilet Accessories - Uphill	72	RMS	400.00	28,800	113,200
339	Showers	72	EA	500.00	36,000	
340	Downhill	66	RMS	400.00	26,400	
341	Showers	44	EA	500.00	22,000	
342	Fireplaces - Uphill	24	EA	1,700.00	40,800	78,200
343	Downhill	22	EA	1,700.00	37,400	
344	10.536 Window Awnings - Uphill	7	EA	1,500.00	10,500	67,500
345	Downhill	38	EA	1,500.00	57,000	
346	12.500 Window Treatment	NIC	SF	-	-	
347	10.522 Fire Extinguishers	46	EA	260.00	12,880	12,880
348	10.400 Directories / Building Signage	NIC	LS	-	-	
349	14.200 Elevator	NIC	STOPS	-	-	
350	15.300 Fire Sprinklers - Uphill	68,746	SF	1.80	123,743	232,814
351	Downhill	60,595	SF	1.80	109,071	
352	15.500 HVAC - Uphill	68,746	SF	8.50	584,340	1,099,398
353	Downhill	60,595	SF	8.50	515,058	
354	15.400 Plumbing - Uphill	68,746	SF	8.30	570,591	1,073,529
355	Downhill	60,595	SF	8.30	502,939	
356	16.050 Electrical - Uphill	68,746	SF	9.00	618,713	1,771,970
357	Downhill	60,595	SF	9.00	545,355	
358	Fire Alarm - Uphill	68,746	SF	1.80	123,743	
359	Downhill	60,595	SF	1.80	109,071	
360	Fire Alarm Conduit	129,341	SF	1.20	155,209	
361	Low Voltage Systems	NIC	LS	-	-	
362	Conduits	129,341	SF	1.00	129,341	
363	HVAC Control Conduits	129,341	SF	0.70	90,539	
364	2.051 Scaffolding	89,276	SF	2.50	223,191	223,191
365	2.001 General Labor	15.0	MOS	7,500.00	112,500	112,500
366	2.002 Misc. Rentals	15.0	MOS	5,000.00	75,000	75,000
367	2.003 Small Tools	15.0	MOS	2,000.00	30,000	30,000
368	2.004 Final Clean	129,341	SF	0.10	12,934	12,934
					\$ 19,489,930	\$ 19,489,930
SUBTOTAL					\$ 30,830,536	\$ 30,830,536

129,341 SF @ \$ 238.37 /sf
 Site 158,703 SF @ \$ 71.46 /sf
 Buildings 129,341 SF @ \$ 150.69 /sf



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - RENOVATED PARKING LOT AT RETAIL CENTER
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
SITE WORK						
1	1.001 Plans & Engineering	NIC	LS	\$ -	\$ -	\$ -
2	1.060 Permits & Fees	NIC	LS	-	-	-
3	1.400 Testing & Inspection	NIC	LS	-	-	-
4	2.015 Protection - Fence	720	LF	5.00	3,600	3,600
5	Barricade	NIC	LF	-	-	-
6	Safety Administrator	NIC	MOS	-	-	-
7	2.070 Salvage	NIC	LS	-	-	-
8	2.045 Demo Assist	NIC	LS	-	-	-
9	2.199 Erosion Control	1	LS	5,000.00	5,000	5,000
10	2.198 SWPPP	INCLUDED	LS	-	-	5,000
11	2011 Management Requirements; QSP 3rd Party ALLOWANCE	1	LS	5,000.00	5,000	-
12	2.050 Demolition - Retaining Wall	4,200	SF	10.00	42,000	66,208
13	Small Buildings at Retail Strip (Buildings at Street to Remain)	2,842	SF	5.00	14,208	-
14	Misc.	1	LS	10,000.00	10,000	-
15	2.200 Earthwork - Mass Excavation	15,116	SF	1.50	22,675	151,889
16	OXR 10'0" - Retaining Walls	350	CY	10.00	3,500	-
17	OXR 3'0" - Extended Parking Lot	1,548	CY	6.00	9,290	-
18	OXR 3'0" - Balance of Site	131	CY	6.00	787	-
19	Export	2,781	CY	25.50	70,904	-
20	Backfill at Retaining Wall	1,313	CY	6.00	7,875	-
21	Fill Planters	NIC	CY	-	-	-
22	Spills Management	1	LS	12,500.00	12,500	-
23	Finegrade 1	15,116	SF	0.15	2,267	-
24	Finegrade 2	13,936	SF	0.15	2,090	-
25	Water	1	LS	2,500.00	2,500	-
26	Survey	1	LS	17,500.00	17,500	-
27	2.510 A/C Paving - Extended Parking Lot / Tie-in to (E)	13,936	SF	3.00	41,807	80,381
28	Overlay at (E) Parking on Grade	14,047	SF	1.75	24,583	-
29	Striping & Signs	27,983	SF	0.50	13,992	-
30	2.520 Site Concrete - Large Foundations at Retaining Wall	315	LF	150.00	47,250	106,451
31	Medium Foundations at ADA Ramp Walls	136	LF	135.00	18,297	-
32	Flatwork	40	SF	6.00	242	-
33	Ramps	379	SF	6.00	2,272	-
34	Curbwork	477	LF	16.00	7,630	-
35	Curb & Gutter	NIC	LF	-	-	-
36	V-Gutter at Retaining Wall	315	LF	24.00	7,560	-
37	Stairs-on-grade	NIC	LF	-	-	-
38	PIP Walls at Ramps	580	SF	40.00	23,200	-
39	3.355 Rebar	1	LS	10,645.08	10,645	10,645
40	2.530 Masonry - CMU Retaining Walls	5,040	SF	20.00	100,800	111,642
41	CMU Ramp Walls	542	SF	20.00	10,842	-
42	5.520 Railing - Wall at Ramps	160	LF	110.00	17,600	52,250
43	Guard at Retaining Wall	315	LF	110.00	34,650	-
44	2.835 W/ Fence / Gates	NIC	LF	-	-	-
45	Auto Gates	NIC	EA	-	-	-
46	Offsite Work ALLOWANCE	1	LS	5,000.00	5,000	5,000
47	7.100 Waterproofing - Retaining Walls	5,040	SF	8.00	40,320	40,320
48	9.200 Plaster at CMU Walls	680	SY	60.00	40,828	40,828
49	9.900 Painting	6,124	SF	0.50	3,062	10,187
50	Railings	475	LF	15.00	7,125	-
51	2.900 Landscaping & Irrigation	1,181	SF	5.00	5,904	5,904
52	Topsail	NIC	LS	-	-	-
53	2.700 Site Utilities - Water	NIC	LF	-	-	41,438
54	Fire	NIC	LF	-	-	-
55	FDC/PIV/BFP/DDC	NIC	LS	-	-	-
56	Hydrants	NIC	EA	-	-	-
57	Hot Tap	NIC	EA	-	-	-
58	Sewer	NIC	LF	-	-	-
59	Storm Drain	1	LS	2,500.00	2,500	-
60	Storm Drain Retention & Filtration - SEE TOWNHOMES	NIC	LS	-	-	-
61	Inlets	INCLUDED	EA	-	-	-
62	French Drain	315	LF	12.50	3,938	-
63	Pipe Roof Drains	NIC	LS	-	-	-
64	Sump Pit/Pump	NIC	EA	-	-	-
65	Gas	NIC	LF	-	-	-
66	Elect Service/Vault	NIC	LS	-	-	-
67	UG of OH Lines	NIC	LS	-	-	-
68	Site Lighting	5	EA	5,000.00	25,000	-
69	Low Level Lighting	NIC	LS	-	-	-
70	Misc. Connections	1	LS	10,000.00	10,000	-
					736,744	736,744
BUILDING WORK						
71	3.000 Concrete	NIC	EA	-	-	-
72	5.100 Structural Steel - Canopies at 2nd Floor Stairway - ALLOWANCE	1	LS	25,000.00	25,000	25,000
73	Stairs / Railings	NIC	FLTS	-	-	-
74	7.600 Sheet Metal	NIC	LF	-	-	-
75	7.100 Waterproofing Patch ALLOWANCE	1	LS	1,500.00	1,500	1,500
76	9.200 Plaster Walls Patch ALLOWANCE	1	LS	1,500.00	1,500	1,500
77	9.225 Scrap Bins	1	LS	3,000.00	3,000	3,000



BRICKWALK, LLC
655 - 683 DEEP VALLEY DRIVE
LOT 2 - RENOVATED PARKING LOT AT RETAIL CENTER
MAY 2, 2013

NO.	DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SECTION TOTAL
78	9.900 Painting - (E) Building Surfaces	28,764	SF	1.50	43,146	55,146
79	Doors	INCLUDED	EA	-	-	-
80	W/ & Railings	INCLUDED	LF	-	-	-
81	Stairway Canopies	3	EA	1,500.00	4,500	-
82	Misc.	1	LS	7,500.00	7,500	-
83	10.400 Directories / Building Signage	NIC	LS	-	-	5,000
84	Signage at Stairway Canopies ALLOWANCE	1	LS	5,000.00	5,000	-
85	15.300 Fire Sprinklers	NIC	SF	-	-	-
86	15.500 HVAC	NIC	SF	-	-	-
87	15.400 Plumbing	NIC	SF	-	-	-
88	16.050 Electrical - Canopy Lighting ALLOWANCE	1	LS	10,000.00	10,000	10,000
89	Fire Alarm / Conduit	NIC	SF	-	-	-
90	LV Systems / Conduits	NIC	LS	-	-	-
91	2.051 Scaffolding / Lift Rental	28,764	SF	2.00	57,529	57,529
92	2.001 General Labor	2.0	MOS	4,333.00	8,666	8,666
93	2.002 Misc. Rentals	2.0	MOS	2,500.00	5,000	5,000
94	2.003 Small Tools	2.0	MOS	125.00	250	250
95	2.004 Final Clean	1	LS	5,000.00	5,000	5,000
					\$ 177,591	\$ 177,591
SUBTOTAL					\$ 914,335	\$ 914,335
SITE & BUILDING		46,512	SF @	\$ 19.66	/sf	
SITE / PARKING LOT		15,116	SF @	\$ 48.74	/sf	
(E) RETAIL BUILDINGS		31,395	SF @	\$ 5.66	/sf	

Daily Breeze and *PV News* articles
regarding the Brickwalk, LLC project

Developers revive plans for new homes near Brick Walk in Rolling Hills Estates

By Nick Green, Staff Writer Daily Breeze

Posted:

DailyBreeze.com

Six years and one crippling recession after Rolling Hills Estates abandoned a vision to remake its flagging commercial core with hundreds of homes, a resurgent economy has revived interest in development proposals for the area.

A mere 59 condominiums in two projects were built in the Deep Valley Drive area before the recession extinguished the demand for new homes.

But two previously approved developments at 627 and 927 Deep Valley Drive, totaling 133 units between them, are likely to begin in quick succession this summer. Homes could begin to hit the housing market starting in 2015.

And the largest single project of them all, a mixed-use project on about 8 acres essentially surrounding the existing Brick Walk retail development that includes 148 condos and town houses, will come before the City Council on Tuesday night.

Review of the project is in the early stages - the developer made an initial presentation to the City Council in February - and no decision on whether to approve it is expected this week. The meeting begins at 7 p.m. at City Hall, 4045 Palos Verdes Drive North.

But the flurry of activity has reignited long-held fears by some residents over a lack of parking and traffic congestion.

"There's no traffic on Deep Valley Drive, period. But that's not the traffic they're worried about," Mayor Frank Zerunyan said. "It's the ingress and egress of vehicles coming on and off The Hill. "

Several crowded roads and intersections surrounding the commercial corridor - which includes the struggling Promenade on the Peninsula mall, on the topographically challenged Palos Verdes Peninsula - are not "doing very well," he said.

The development surrounding the Brick Walk is attractive, in part, because the developer proposes to stabilize a 1997 landslide that remains covered in black plastic to this day, an ugly civic embarrassment overlooking the "relatively deserted and rundown" street, Zerunyan said.

"It's my greatest disappointment to see the slide area the way it is," he said. "It's really an eyesore. We obviously need to take a look at what kind of project can go in there and if it can benefit the community.

"We're moving cautiously," he added. "We've been burned by that hillside before. We just want to make sure the hillside is safe. "

There's no doubt there's plenty of pent-up demand for smaller homes on The Hill, said local real estate company owner Scott Anastasi.

His firm will handle the sales of the two projects expected to get underway this summer - his father's locally well-known development company is building them - and also sold the 41 units for seniors in Rolling Hills Villas on the same street.

"I saw thousands and thousands of people who came through our sales office who wanted to buy and live in Palos Verdes," he said. "The problem is there's no product available. They loved (Rolling Hills Villas), but it was age-restricted. "

More homes are seen as one way to shore up the area's economic viability.

http://www.dailybreeze.com/news/ci_23223367/developers-revive-plans-new-homes-near-brick-walk

Deep Valley Drive is largely home to a collection of struggling restaurants and service businesses - hair and nail salons and the like - that do little to encourage the pedestrian-oriented ambiance the city has long wanted to cultivate.

The outdoor mall has reverted to leasing space to medical professionals and other nonretail uses. On the same evening, the City Council will again discuss a plan to loosen planning regulations for those kinds of mall uses in exchange for up to \$50,000 a year.

Councilwoman Suzie Seamans believes experience has shown that concerns about traffic are overblown. The bigger threat, she said, is to a struggling business community that contributes crucial sales taxes that the city has traditionally relied on for around a third of its operating revenue.

"The two condominium projects we've allowed to be built so far - there's no increase in traffic," she said. "The number of condominiums we're allowing to be built are just not a big enough number to make a real difference (to traffic). "

Discussion about Brickwalk development focuses on landslide, economic viability

By Mary Scott, Peninsula News | Posted: Friday, May 17, 2013 10:43 am

RHE — The \$100-million mixed-use development proposed for the open hillside on Deep Valley Drive, just underneath Indian Peak Road, has been well reviewed, according to the team assembled by the property's owner, Brickwalk LLC. Even the city of Rolling Hills Estates' engineering consultant, Willdan Engineering, has looked it over. Yet there are still unanswered questions and potential risks that the City Council wants an independent reviewer to explore.

The Brickwalk development, built on two lots, encompasses more than 10 acres on a hillside, which residents call "trash bag hill," at 655-683 Deep Valley Drive and 924-950 Indian Peak Road in RHE. The project includes 148 condominium and townhome units and 14,200 square feet of commercial space. The mixed-use development is proposed for a piece of land that gave way in 1997, destroying the offices of several businesses — including the Palos Verdes Peninsula News. Nothing has been built on the lot since, as the hillside remains unstable. Today, large sheets of black plastic tarps and sandbags cover the hillside in an attempt to prevent more water from seeping into the ground, a factor that contributed to land movement in the late 1990s.

With the cost of the project and mitigating the landslide, the question for council is: Is this a viable site?

Land mitigation

"I'd like to know how we can be assured ... that if we allow you to go forward with this project that it will actually work and stay up on the side of the hill," Councilwoman Susan Seamans asked of the project team.

Before construction begins on the townhomes on the hillside and the residential and commercial mixed-use building on the street level in front of it, the landslide must be stabilized.

Brickwalk LLC's engineering, geotechnical and construction team estimate the cost of the repair alone to be approximately \$20 million.

There is a slide plane that consists of loose soil about 80 to 90 feet down, according to one of the city's engineering consultants. The plane extends from Crenshaw Boulevard to the boundary of the Brickwalk project. A portion of the hillside, located under a parking lot at the corner of Crenshaw and Indian Peak, slid in 1997, and is continuing to slide. To stop that from happening again, the consultant said the construction team has to remove the wet and loose soil down to the

bedrock and construct a retaining wall with tiebacks into the bedrock, and replace the soil with compacted fill.

“Rather than take out Indian Peak, because I don’t think anyone is interested in that, we have to do the tieback wall so that, while it’s not fully stabilized, it’s not going to be subject to sliding,” the consulting engineer said.

The 1997 landslide was caused by faulty construction techniques used in the 1950s and late 1960s, said Ted Wolfe, geotechnical engineer from Petra Geotechnical. When grading was done during that time, contractors placed fill on top of the loose soil, on a steep slope. Rainwater from a wet winter season in 1997 seeped beneath the fill and into the loose soil, causing it to move.

The work done to stabilize the hillside will also stabilize Indian Peak, according to the engineers and geotechnicians looking at the project.

“The slope that is there now is unstable. It is showing movement and will continue to show movement because, once again, it was constructed under previous grading codes,” Wolfe said.

Wolfe added that because Indian Peak is on the border of RHE and Rancho Palos Verdes, RPV’s consultants have reviewed the project.

Whether or not the project is approved, the city will have to at some point stabilize the hillside, according to both the city’s and the project’s engineers. And regardless, it’s going to come at a steep price.

Council must weigh the project’s neighborhood impacts — such as construction noise, density and traffic — with the benefit of stabilizing the landslide. And they must review the potential risks of allowing the development.

“To me, there are two types of failures,” Councilman Steve Zuckerman said. “If we don’t do the project and the hillside fails, that could be a very, very bad thing. But if we build the project and it fails, that is orders of magnitude worse.”

Hillside projects are scrutinized by applicants, who will carry the chain of liability, and by lenders and insurers, said Dennis Hargrove, a representative for Brickwalk. Projects like this one, he added, are required to have a “wrap policy,” which insures against any potential or identified defects or faults that occur as a result of the project. The customary wrap policy covers a 10-year period.

The commercial area wiped out in the 1997 landslide was built in the 1970s. It took 20-some years for the land to give way and destroy what was in front of it. A concern expressed by council members and residents is what happens if the project fails after the warranty runs out. Who will protect the future property and business owners?

Failure not only includes destruction but damage done to the properties over time because of land movement.

“The failure in these types of projects is not that the homes slide down the hillside, but that the streets start to crack, doors don’t close, you start to get cracks in the drywall, windows start to crack, interior stucco,” Zuckerman said. “The place doesn’t fall down the hill, but you’ve got a mess.”

Homeowner’s insurance policies don’t cover this type of damage, he added.

“So who is here to look out for the people who are going to be buying and living in those homes? That’s us,” he said. “We have to really understand this insurance against land movement. That’s the only thing that’s going to protect the homeowner.”

There has been some discussion between the project team and city staff about extending the length of time of the wrap policy.

“There is insurance available to extend that; it can’t be done indefinitely,” Hargrove said.

Absent satisfactory insurance, Zuckerman said he could not support the project.

Cost viability

This project is an expensive one and there are no revenue figures to show the project will be financially viable, Zuckerman said.

The cost of the project is currently estimated at \$106 million, including the cost of repairing the landslide. The townhome development is roughly \$30.8 million, an estimated \$208,000 per unit to build, and the mixed-use building, just more than \$57 million. Demolition, parking, fees, bonds, insurance and other soft costs make up the rest.

“I see these per-unit costs — I don’t know what the market is, but I don’t see a lot of daylight between these per-unit costs and construction costs,” Zuckerman said. And the costs, he added, don’t include financing or permit fees. “There’s not enough information here to really evaluate financial viability.”

The condos should sell between \$700,000 and \$900,000, and the townhomes between \$950,000 and \$1.3 million, according to Craig Stevens of Colliers International, a commercial property brokerage. The market for condominiums has been in a six-year slump, but Stevens said that it has recently picked up. With decreasing unemployment expected, more buyers should be entering the market.

Council has made no decisions on the project and has instead directed city staff to prepare an RFP to seek independent reviews of the project, wanting more information about its liability, safety and the environmental impact report.

The project will be back in front of council at a later date.

Information about the project is available at City Hall, 4045 Palos Verdes Drive North, or online at www.rollinghillsestatesca.org.

mscott@pvnews.com

@PVNewsEditor on Twitter

E-mail from Staff to EPA regarding Rancho LPG
response to EPA notice of March 14, 2013

Kit Fox

From: Kit Fox
Sent: Monday, May 06, 2013 10:23 AM
To: 'Wesling.mary@Epa.gov'
Subject: Rancho LPG Response to March 14th "Show Cause" Letter

Dear Ms. Wesling:

Is there any information that you can report on the status of Rancho LPG's response to the EPA's "show cause" letter of March 14th? We understood that Rancho LPG had a deadline to respond by April 15th, and that the EPA might be filing a complaint in this matter on or about May 15th. Any information that you are able to share publicly would be greatly appreciated.

Sincerely,

Kit Fox, AICP
Senior Administrative Analyst
City Manager's Office
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
T: (310) 544-5226
F: (310) 544-5291
E: kitf@rpv.com

E-mails from San Pedro Peninsula Homeowners United regarding requests for nuisance abatement at Rancho LPG facility

Kit Fox

From: San Pedro Peninsula Homeowners United <sphomeunited@gmail.com>
Sent: Tuesday, May 14, 2013 11:36 AM
To: aleta.james@lacity.org; michael.logrande@lacity.org; mary.wesling; meer.daniel@epa.gov; hamilton.cloud; lisa.pinto@mail.house.gov; elise.swanson@mail.house.gov; helmlinger.andrew@epa.gov; mrenvirlaw@sbc.global.net; Kit Fox; aaron.wilensky@mail.house.gov
Cc: dan.weikel@latimes.com; paul.rosenberg@hotmail.com; bea@ce.berkeley.edu
Subject: Fwd: LIQUID PETROLEUM GAS FACILITY - 2110 GAFFEY STREET

Dear Ms. James-

Your response to our second request for a nuisance abatement complaint to be filed against Rancho LPG denying action is lacking any real definition.

In your previous response to our initial request for nuisance abatement, your answer was:

"At this time, please be advised that the Department does not find a basis for processing under Los Angeles Municipal Code Section 12.27.1."

Below we have provided a section of that municipal code (LAMCS 12.27.1 section B #1) which legally responds directly to the complaint against Rancho LPG.

B. Authority. Notwithstanding any other provision of this Code to the contrary, the Director may require the modification, discontinuance or revocation of any land use or discretionary zoning approval if it is found that the land use or discretionary zoning approval as operated or maintained:

1. Jeopardizes or adversely affects the public health, peace, or safety of persons residing or working on the premises or in the surrounding area;

The City of LA is well aware of the deficient process by which this LPG operation was introduced over 40 years ago. The circumvention of proper review process, its significant geologic vulnerabilities and its exemption from LA City Fire regulations from the start make the facility's very existence **extraordinarily** precarious.

The EPA's recent legal demand to Rancho LPG to "Show Cause" in March of this year underscores the company's indifference to safety. The EPA's original violations against Rancho LPG were issued over 2 years ago and were never complied with. Moreover, the rail accident of March 8, 2012 and the reported leaks of later last year and again early this year, are also major red flags that demand protective action immediately from the City of LA.

Please let us remind you of such recent tragedies as Fukushima, San Bruno, the Gulf, and the latest just weeks ago in West, Texas. All of these disasters could have been avoided had the powers that be held their duty to protect the innocent in higher regard. In the case of Rancho LPG, the warning signs have been written on the wall ... in "neon".. for many, many years. Those who can prevent the impending disaster simply appear to be donning blindfolds, as to respond to those warnings requires far more energy and commitment than they wish to devote. Meanwhile, thousands of lives weigh in the balance. Time to remove the blindfolds.

A fair scenario for all those with oversight and jurisdiction to contemplate:

It is 2:15pm on a weekday in November with a 12-knot breeze. Children are preparing to leave school for the day and the traffic is backed up all along adjacent streets with parents and busses lined up to pick up their children. Suddenly a 7.2 earthquake erupts on the Palos Verdes Fault, compromising one of the large butane tanks, resulting in a massive leak. The second butane tank has developed a leak also. Rail cars at the loading dock have derailed, rolled over and are leaking. Fire erupts at the loading dock resulting in an explosion at the containment basin, which had already overflowed into the flood control channel, leading to the Port. How would the first responders react to this situation?

We respectfully resubmit our request for the City of LA to file a Nuisance Abatement Complaint against Rancho LPG until a comprehensive risk analysis has been performed that assures safety to residents, and proof of insurance commensurate with actual loss has been provided.

Thank you,
Chuck Hart
President

From: Aleta James <aleta.james@lacity.org>
To: det310@juno.com
Subject: LIQUID PETROLEUM GAS FACILITY - 2110 GAFFEY STREET
Date: Thu, 9 May 2013 15:40:42 -0700

Mr. Hart,
This e-mail is in response to your letter of April 29, 2013 on behalf of the San Pedro Peninsula Homeowners United, Inc. requesting City Planning to process a nuisance abatement case against Rancho LPG.

Report of the Chief Legislative Analyst dated February 19, 2013 (Council Files 11-1813, 11-1813-S1) addresses safety regulations and precautions at Liquefied Petroleum Gas (LPG) Facilities. The report identifies City Departments as well as Non-City agencies with some level of over-site at the facility related to permitting and safety requirements for liquid bulk storage facilities.

As the Los Angeles Fire Department (LAFD) and Department of Building and Safety (LADBS) are already involved in some level of over-site efforts to address permitting and safety, we respectfully encourage San Pedro Peninsula Homeowners United to continue working with LAFD and LADBS to address and resolve safety issues related to the operation of the facility.

--
Aleta James, City Planner
Office of Zoning Administration
Nuisance Abatement/Revocation
[213.978.1368](tel:213.978.1368)

1 Odd spice that FIGHTS diabetes

Can this unusual "super spice" control your blood sugar and fight diabetes?
diabetesreversed.com

Kit Fox

From: det310@juno.com
Sent: Thursday, May 09, 2013 5:33 PM
To: arriane5@aol.com; connie@rutter.us; jody.james@sbcglobal.net; MrEnvirlaw@sbcglobal.net; noelweiss@ca.rr.com; Kit Fox
Subject: Fw: LIQUID PETROLEUM GAS FACILITY - 2110 GAFFEY STREET

----- Forwarded Message -----

From: Aleta James <aleta.james@lacity.org>
To: det310@juno.com
Subject: LIQUID PETROLEUM GAS FACILITY - 2110 GAFFEY STREET
Date: Thu, 9 May 2013 15:40:42 -0700

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Aleta James, City Planner
Office of Zoning Administration
Nuisance Abatement/Revocation
213.978.1368

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Kit Fox

From: San Pedro Peninsula Homeowners United <sphomeunited@gmail.com>
Sent: Monday, April 29, 2013 5:24 PM
To: aleta.james@lacity.org
Cc: michael.logrande@lacity.org; mrenvirlaw@sbc.global.net; Ricardo Hong;
wgreuel@gmail.com; jacob.haik@lacity.org; eric.garcetti@lacity.org; marisol espinoza;
william.carter@lacity.org; rkim@lacbos.org
Subject: RE: RESPONSE TO LA REFUSAL TO FILE NUSAINCE ON RANCHO LPG
Attachments: spphu letter of response to nusaince apr.29, 2013.doc



San Pedro Peninsula Homeowners United, Inc.

Post Office Box 6455, San Pedro, CA 90734

Email: sphomeunited@gmail.com - Fax (310) 548-4255

April 29, 2013

Ms. Aleta James
City Planner
L.A. City Planning Dept., Room 525
200 Spring Street
Los Angeles, CA 90012

RE: NUISANCE ABATEMENT: RANCHO LPG, SAN PEDRO

Dear Ms. James:

SPPHU disagrees with the Planning Department's decision to proceed because it 'does not find a basis for processing nuisance abatement against Rancho LPG under Municipal Code Section 12.27.1.'

My letter of March 25th, 2013, went into extensive detail as to why SPPHU believes nuisance abatement proceedings should be initiated.

The Planning Department's over-simplistic response is cold and demonstrates the lack of concern for the more than 2,000 tax paying homeowners SPPHU represents.

The extreme hazard that this facility represents to us, as well as to the thousands of others who live in the surrounding area, has been scientifically legitimized and makes this refusal by the Planning Department hard to comprehend.

SPPHU respectfully requests and deserves a more defined basis that includes the specifics of the logical or legal reasoning for the refusal to proceed with this filing. It is hoped that your anticipated response will give us a better understanding of the issues involved.

Sincerely,

Chuck Hart, President
San Pedro Peninsula Homeowners United
(310) 833-0959

Cc: Michael LoGrande, L.A. Planning Director

Kit Fox

From: det310@juno.com
Sent: Tuesday, April 30, 2013 5:28 PM
To: Kit Fox
Subject: Response e-mail letter of April 24th from L.A. Planning Department

Mr. Hart,

We have reviewed your request for the Planning Department to commence nuisance abatement proceedings with respect to Rancho LPG facility. At this time, please be advised that the Department does not find a basis for processing under Los Angeles Municipal Code Section 12.27.1.

--

Aleta James, City Planner
Office of Zoning Administration
Nuisance Abatement/Revocation
213.978.1368

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...
ConsumerLifestyleMag.com

E-mails from Janet Gunter regarding Rancho LPG facility

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Tuesday, May 21, 2013 5:09 PM
To: Betwixt1@yahoo.com; pmwarren@cox.net; hanslaetz@gmail.com; dwgkaw@hotmail.com; burling102@aol.com; marciesmiller@sbcglobal.net; fbmjet@aol.com; det310@juno.com; connie@rutter.us; chateau4us@att.net; Kit Fox; asantich@yahoo.com; wesling.mary@epamail.epa.gov; meer.daniel@epa.com; helmlinger.andrew@epa.gov; don.holmstrom@csb.gov; dan.tillema@csb.gov; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; bea@ce.berkeley.edu; lpryor@usc.edu; carl.southwell@gmail.com; elise.swanson@mail.house.gov; jacob.haik@lacity.org; hamilton.cloud@mail.house.gov; lisa.pinto@mail.house.gov; aaron.wilensky@mail.house.gov; niki.tennant@asm.ca.gov; norman.fassler-katz@sen.ca.gov; sally.magnani@doj.ca.gov; brian.hembacher@doj.ca.gov; fbmjet@aol.com; horsefam1@q.com; adcanizales@yahoo.com
Subject: City Watch LA Article on Rancho Situation

Do so wish *something or someone* would make a difference.....submitted article below link:

<http://citywatchla.com/4box-left/5113-the-care-dare>

The “Care” Dare

Details Written by Janet Schaaf-Gunter 21 May 2013



Font Size **a a a**



VOICES - Japanese film maker Yoju Matsubayashe has created a film dedicated to the Fukushima disaster. Matsubayashe laments, “It was human arrogance that led to this disaster.

We shouldn’t be making excuses that we didn’t know.... we didn’t care.”

There doesn’t appear to be any singular reason for Tokyo Electric Power Co and the Nuclear Industry Safety Agency’s failure to follow best practices and standards in their nuclear operation. However, there are a number of underlying causes that can be identified. NISA lacked independence from both government agencies responsible for *promoting* nuclear power as well as from industry. This appears to be the common

thread that runs throughout our society in relationship to hazardous facilities associated with the chemical and energy trade.

In the end, the Fukushima event does not reveal any unknown fatal flaw associated with nuclear power itself, but it does underscore the critical importance of periodically reevaluating all hazardous facilities, upgrading them to the highest level of safety, and creating an effective means to regulate and oversee safety management.

Whether it is the catastrophe from Fukushima, San Bruno, Richmond, the Gulf, the recent West, Texas explosion or a pending disaster stemming from San Pedro’s own Rancho liquefied petroleum gas facility, all have a connection to deficient safety resulting from an obduracy to recognize real risk exposures, and a purposeful avoidance in employing the latest and best safety practices.

Recently the US Chemical Safety Board concluded their investigation of the Richmond Chevron refinery fire and publicly announced that the California State Regulations are “deficient” in ensuring public safety. At a CSB hearing on April 19th in Richmond, CA, CSB investigators also announced that “decisions made by Chevron both on Aug. 6 and in the **decade before** led to the **massive** – and **preventable** – fire.”

One has to seriously wonder just why it is that “we” are ***not paying attention*** to the kind of detail necessary to protect our public for an entire **DECADE!** And, in the case of Rancho LPG, you can multiply that **DECADE** times **FOUR!!** The consequences of ignorance have been clearly and repeatedly demonstrated *without any resolve whatsoever to amending that behavior.*

The Nationally acclaimed “Master of Disaster”, Professor Bob Bea from UC Berkeley has been the prominent choice of the US in the investigation of the “why” of disasters such as “Katrina”, “San Bruno”, “The Gulf” etc. In the March issue of The Men’s Journal, Bea (now in his late 70’s) acknowledges his fatigue in dealing with the aftermath of these horrific events and his frustration in the vivid realization that they have all been “preventable”.

In the last few paragraphs of the article, Bea identifies the San Pedro situation as one that is keeping him engaged. When the reporter presses him on what he sees, his reply is "it is risky, very risky."

This reference relates to Bea's review of the Rancho Liquefied Petroleum Gas facility's massive 25 Million gallon butane and propane storage and its potential of a "domino effect" upon other numerous ignition sources in the harbor with the capability of creating an inferno of *unimaginable* proportions.

While many have labeled those involved in the fight against this ultra hazardous Rancho facility "extremists", certainly Professor Bea's acknowledgement of this facility as a matter of grave concern should turn the political heads needed to deliver a removal of the threat. However, the situation remains stagnant while the EPA and local politicians jockey around in some political dance to avoid "provoking" the LPG facility's Fortune 500 owners, Plains All American Pipeline. "Plains" has threatened to "sue" anyone that attempts to restrict their business opportunity.

The immense 40 year old tank structures of this facility sit directly in the "rupture zone" of the active Palos Verdes Fault (mag. 7.3) in tanks built without building permits to a *supposed* seismic sub-standard of 5.5 – 6.0. The area is defined by USGS as "liquefaction and landslide" areas. Just the other day, there was a 4.0 mag. earthquake recorded 7 miles SW of San Pedro, and there has been a recent flurry of seismic events in the region.

This LPG facility was introduced without benefit of a comprehensive risk analysis and expedited through a fragmented permitting process. It was instituted against the advice of the LA Fire Marshall and exempted from LA City Fire regulations at the time.

This only scratches the surface of its corrupt initiation and lack of any true compliance to laws. Meanwhile, there were and are existing neighborhoods within 1,000 ft. of the facility along with multiple schools nearby.

Not unlike the fertilizer operation in Texas who reported to the EPA that its risk for explosion was "zero", Rancho LPG has submitted a worst case blast radius of ½ mile. A more accurate estimate of blast radius (using an EPA calculation) from only *one* of the two 12.5 million gallon tanks delivers a result of over 3 miles. This is a significant discrepancy but who is checking for the truth?

The ill-advised union, ILWU, has buttressed Rancho's resolve by supporting them due to a paltry 6 union rail jobs employed by the facility. As we all know, union support of anything these days has become the gorilla strong arm in the political realm.

This union support comes *despite* the tens of thousands of people (including their own union members both on the rail and on the adjacent docks) being jeopardized by this menacing operation under its extremely vulnerable conditions. This Union support has simply ratcheted up the *intensity* of the political dance.

Sen. Barbara Boxer recently decreed the need for "hearings" on safety at refineries and chemical facilities after the West, TX disaster. However, her office continues to ignore our citizen pleas for intervention on Rancho LPG and our interest in participating in *any* effort exercised by the Senator to reduce such dangerous exposures from these facilities.

Congresswoman Janice Hahn, who vowed 10 years ago to "fight" for relocation of the Rancho LPG facility as a City Councilwoman, continues to deliver hard rhetoric but stalls on any substantive action. Mayor Villaraigosa cautioned me personally as to the "expense" of trying to relocate the operation as simply "undoable".

Certainly that option would be far less expensive than the \$2.1 billion price tag realized from damages in San Bruno! And, it is obvious that damages from a catastrophe at Rancho, including potential decimation of the Port of LA, could far exceed that financial threshold.

LA City Attorney, Carmen Trutanich labeled Rancho as "no more hazardous than the local gas station." Enough said. No mayoral or other LA City candidates in this May's election were even willing to publicly discuss the significance of this risky situation. It is simply too "hot" for *any* of them to handle.

Perhaps, the most offensive of all is San Pedro's newest City Councilman, Joe Buscaino's circumvention of involvement. Buscaino ran his entire campaign on a promise of "Public Safety First"! Since taking office he has proposed toothless Council motions to address Rancho LPG that have remained lifeless for over a year. This perilous situation lingers while its potential for disaster increases daily. Those fearing the worst are left to wonder and ask, "why"?

The truth of Matsubayashi's wisdom in identifying "arrogance" as being ultimately responsible for Fukushima's catastrophe takes on great poignancy. The message that the arrogance brought with it, comes screaming back as the most apparent answer to our own question ... **"it isn't because we didn't know... we didn't care."**

(Janet Schaaf-Gunter is a community activists and member of the San Pedro Peninsula Homeowners United Inc. The SPPHU was one of the litigants in the successful China Shipping lawsuit that was represented by the NRDC in 2001-2003 on the issue of air pollution and aesthetics. Get more info: hazardsbegone.com)

-cw

CityWatch

Vol 11 Issue 41

Pub: May 21, 2013

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Kathleen Woodfield · Los Angeles, California

arrogant, self-preserving, ego-driven decision making...an epidemic.

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Facebook social plugin

Tags: [Janet Schaaf-Gunter](#) [Voices](#) [Care Dare](#) [La Port](#) [Richmond Chevron](#) [Master of Disaster](#)

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Wednesday, May 15, 2013 3:30 PM
To: wesling.mary@epamail.epa.gov; meer.daniel@epa.gov; MrEnvirlaw@sbcglobal.net; lisa.pinto@mail.house.gov; aaron.wilensky@mail.house.gov; hamilton.cloud@mail.house.gov; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; elise.swanson@mail.house.gov; jacob.haik@lacity.org; det310@juno.com; Kit Fox; jody.james@sbcglobal.net; connie@rutter.us; chateau4us@att.net; stanley.mosler@cox.net; bea@ce.berkeley.edu; lpryor@usc.edu; carl.southwell@gmail.com; pjwrome@yahoo.com
Subject: Flurry of seismic activity in the South Bay...largest today.. 4.0 mag. 7 mi. SW of San Pedro

Rancho LPG tanks await the rupture opportunity.....clearly, it is on the horizon....but, how far???

http://www.dailybreeze.com/latestnews/ci_23250157/3-9-magnitude-earthquake-centered-rancho-palos-verdes

4.0-magnitude earthquake centered in Rancho Palos Verdes jolts South Bay

By City News Service Daily Breeze
Posted:

DailyBreeze.com

RELATED LINKS:

- » Did you feel it?
- » U.S. Geological Survey Web site
- » Disaster prep guide
- » ARE YOU PREPARED?

A magnitude-4.0 earthquake rattled portions of the South Bay today, but there were no immediate reports of damage or injuries.

The quake, which was originally reported with a magnitude of 3.9 but was quickly upgraded, struck at 1 p.m. six miles south of Rancho Palos Verdes and seven miles southwest of San Pedro, according to the U.S. Geological Survey.

It was the latest in a series of temblors that have hit the Southland in recent weeks. Three quakes have struck in the Marina del Rey area -- a magnitude-3.0 on Thursday afternoon, a magnitude-2.8 around 8 p.m. April 28 and a magnitude-3.2 quake around 8 p.m. April 26.

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Tuesday, May 14, 2013 10:13 PM
To: aleta.james@lacity.org; michael.logrande@lacity.org; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; lisa.pinto@mail.house.gov; hamilton.cloud@mail.house.gov; elise.swanson@mail.house.gov; jacob.haik@lacity.org; richard.vladovic@lausd.net; MrEnvirlaw@sbcglobal.net; Kit Fox; michael.picker@gov.ca.gov; wesling.mary@epamail.epa.gov; meer.daniel@epa.gov; bea@ce.berkeley.edu
Cc: det310@juno.com; jody.james@sbcglobal.net; connie@rutter.us; noelweiss@ca.rr.com; marciesmiller@sbcglobal.net; burling102@aol.com; pmwarren@cox.net; fbmjet@aol.com; owsqueen@yahoo.com; hanslaetz@gmail.com; fmillarfoe@gmail.com; lpryor@usc.edu; carl.southwell@gmail.com
Subject: Chemical Safety Board results on Chevron Disaster. Note date of problem pipe & relevance to Rancho LPG

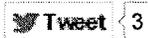
This is highly relevant to the issue at Rancho and the corrosive opportunity (1973) of their LPG pipelines...yet another red flag for officials and agencies to ignore??

<http://richmondconfidential.org/2013/04/22/feds-approve-results-of-chevron-fire-investigation/>

Janet Gunter

Feds approve results of Chevron fire investigation

By [Sean Greene](#)

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(<http://richmondconfidential.org/author/sean-greene/>)

Posted April 22, 2013 12:00 pm

On Aug. 6 of last year, an employee at the Chevron Richmond refinery noticed a puddle on the ground, the rough draft of a federal investigation says. The culprit: a five-foot carbon steel pipe leaking light gas oil 14 feet overhead.

A group of managers and firefighters gathered to assess the situation. With no way to isolate the leak, a firefighter attempted to clamp the leak and pull away the pipe's insulation using a pike pole. At that point, no one saw a need to shut down the unit, the investigating agency U.S. Chemical Safety Board found.

The firefighter's pike pole likely punctured the pipe, worsening the problem. After further attempts to fix the damaged pipe, installed in 1976 and now corroded to a dangerous thickness, failed, Chevron staff decided to shut down the unit. They were too late.

A dense hydrocarbon cloud streamed from the pipe and engulfed 19 workers. Two minutes later, the cloud ignited. A firefighter trapped in his truck radioed for help. Hearing no response, he thought everyone else was dead and he fled through a "wall of fire," according to an animated video from the U.S. Chemical Safety Board that recreates the incident.

Friday night, investigators from the CSB walked through the moments before the fire to show how, they said, decisions made by Chevron both on Aug. 6 and in the decade before led to the massive – and preventable – fire. In the long hearing in the Richmond Memorial Auditorium, the CSB approved a rough draft of conclusions and safety recommendations from their investigation. A final report will be released later this year.

The fire at the Richmond refinery burned for hours that evening and sent a plume of smoke over Richmond and El Cerrito that could be seen from San Francisco. Over the coming weeks, more than 15,000 people sought medical attention after being exposed to the smoke. No one at the refinery was seriously injured or killed in the incident.

The CSB determined the aged carbon steel pipe had thinned to the point of failure due to sulfidation corrosion. Carbon steel bears a particular risk of this kind of corrosion, and the low silicon-content in the pipe in the No. 4 crude unit at the refinery only accelerated the corrosion.

Chevron had already determined in its own investigation that sulfidation corrosion caused the fire, but the oil company disagreed with the CSB's depiction of the incident, saying it oversimplified and trivialized decisions made by employees. Chevron previewed the animation and urged the agency not to release it because it contained "several factual inaccuracies."

surely not intended, of demeaning the challenges faced by the responding personnel,” refinery spokeswoman Melissa Ritchie said in an emailed statement. “The reasons behind the incident are far more complex than depicted in the animation and we are disappointed with the CSB’s decision to go forward with this unfair depiction.”

The oil giant said it is cooperating with the CSB’s safety recommendations, the progress of which can be tracked on its website (<http://richmond.chevron.com/home/news/incidentresponse.aspx>).

The CSB said “permissive” requirements and the lack of a transparency allowed for the lapses in Chevron’s inspection process. In 2002, company inspectors failed to document thinning pipes in the crude unit and in 2011 the company inspected some, but not all, sections of the unit.

The CSB provided several safety recommendations, some urgent, to Chevron and to the State Legislature, Contra Costa County and the Richmond City Council.

To Chevron, the recommendations include employing “Inherently Safer Systems,” meaning the plant must use the best technology when repairing or replacing parts of the refinery.

The state Department of Industrial Relations will oversee a new data-sharing system between 1,600 refineries and chemical plants in California. The idea is that transparency will drive safety in such plants, presenters said Friday.

The CSB also recommended the county and city adopt more stringent regulations and require more transparency from Chevron.

“I think the most important conclusion in your report is that this accident is not about pipe corrosion, but it’s about corporate decision making,” County Supervisor John Gioia said to the board Friday. “It’s about the need to improve the safety culture and decision making at the refinery.”

A Chevron representative did not speak at the meeting, but refinery manager Nigel Hearne said recently the plant is taking steps to avoid future incidents.

“The causes of the incident were multi-faceted,” Hearne said in a statement last week. “The refinery’s management and our entire workforce are implementing actions to address the issues underlying the August incident and as part of our commitment to continuous improvement.”

Mayor Gayle McLaughlin, speaking to the CSB, said the fire damaged the health and image of the city. In her six-minute speech, McLaughlin compared Richmond’s relationship with Chevron to that of an abused spouse.

“The next day after the abuse, the spouse comes and says to him or her ‘I’m so sorry, it’ll never happen again.’ And it happens again and it happens again and it happens again,” she said. “But sometimes, abused spouses wake up and abused communities wake up and that is going to happen and is happening in the Richmond community.”

McLaughlin said she plans to introduce a revised industrial safety ordinance to the City Council on May 21.

accountability from corporations.

“You could have all of these recommendations which is all good, but ... they mean nothing if you don’t put them into practice,” he said. “And that’s the main thing that industry is not putting these things into practice. There’s no punishment behind it.”

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Thursday, May 09, 2013 6:06 PM
To: Meer.Daniel@epa.gov
Cc: Ryerson.Teddy@epa.gov; Helmlinger.Andrew@epa.gov; lisa.pinto@mail.house.gov; elise.swanson@mail.house.gov; hamilton.cloud@mail.house.gov; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; MrEnvirlaw@sbcglobal.net; bea@ce.berkeley.edu; Kit Fox; Diamond.Jane@epa.gov; ZITO.KELLY@EPA.GOV; Lawrence.Kathryn@epa.gov; Maier.Brent@epa.gov
Subject: Re: EPA ACTION "RANCHO LPG"

Hello Mr. Meer-

Thank you for your prompt reply. As you can probably guess, there has been incredible frustration endured by our homeowners in attempting to bring attention to this extremely hazardous site. Our quest to bring assurance of public safety to this particular facility has extended through four decades. Every decade has brought with it a significantly elevated opportunity of disaster from earthquake, terrorism, human error or infrastructure failure.

The adjacent citizens of San Bruno, Fukushima, Richmond, the Gulf, and now West, Texas were basically clueless about their risk potential. San Pedro homeowners have known the jeopardy of this massive LPG facility and have pleaded with government and regulators to intervene. We are extremely grateful to finally have the EPA act now in the interest of public safety.

We are hopeful that your investigation will provide the necessary action to remove the impending threat *before* disaster strikes.

Most sincerely,
Janet Gunter

PS. Just an fyi. * In reviewing the criteria under General Duty, there is discussion of change in operation. It is important to note that Petrolane/Amerigas/Rancho LPG as a business.. conducted over 68% of their commodity's transport by sea for 30 years. That ocean transport was the mainstay of their operation with the ability to move 7 million gallons of butane and/or propane gas in a single ship move. The Port of LA cancelled their pipeline lease to a wharf in the inner harbor in 2004. That produced a major shift in their LPG business operation to transportation of ALL gas... by rail and truck. It appears that this entirely new business should have required a new EIR process. This fact may impact their General Duty.

-----Original Message-----

From: Meer, Daniel <Meer.Daniel@epa.gov>
To: arriane5 <arriane5@aol.com>
Cc: Ryerson.Teddy <Ryerson.Teddy@epa.gov>; Helmlinger, Andrew <Helmlinger.Andrew@epa.gov>; lisa.pinto <lisa.pinto@mail.house.gov>; elise.swanson <elise.swanson@mail.house.gov>; hamilton.cloud <hamilton.cloud@mail.house.gov>; maurice_lyles <maurice_lyles@boxer.senate.gov>; michael_davies <michael_davies@feinstein.senate.gov>; michael.picker <michael.picker@gov.ca.gov>; MrEnvirlaw <MrEnvirlaw@sbcglobal.net>; bea <bea@ce.berkeley.edu>; kitf <kitf@rpv.com>; DIAMOND, JANE <Diamond.Jane@epa.gov>; Zito, Kelly <ZITO.KELLY@EPA.GOV>; Lawrence, Kathryn <Lawrence.Kathryn@epa.gov>; Maier, Brent <Maier.Brent@epa.gov>
Sent: Thu, May 9, 2013 3:42 pm
Subject: EPA ACTION "RANCHO LPG"

Dear Ms Gunter:

Thank you for your letter of May 8, 2013 and the attachments, regarding the Rancho LPG facility in San Pedro, California. As you know, U.S. EPA is currently engaged in an investigation of the Rancho LPG facility and consequently we are not in a position to discuss the details of that investigation beyond what has been made publically available.

U.S. EPA intends to use all appropriate tools to bring the Rancho LPG facility into regulatory compliance within applicable federal environmental laws.

Sincerely,

Daniel Meer
Assistant Director
Superfund Division
Pacific Southwest Region
U.S. Environmental Protection Agency
415.972.3132
meer.daniel@epa.gov

Kit Fox

From: Meer, Daniel <Meer.Daniel@epa.gov>
Sent: Thursday, May 09, 2013 3:38 PM
To: arriane5@aol.com
Cc: Ryerson.Teddy; Helmlinger, Andrew; lisa.pinto@mail.house.gov; elise.swanson@mail.house.gov; hamilton.cloud@mail.house.gov; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; MrEnvirlaw@sbcglobal.net; bea@ce.berkeley.edu; Kit Fox; DIAMOND, JANE; Zito, Kelly; Lawrence, Kathryn; Maier, Brent
Subject: EPA ACTION "RANCHO LPG"

Dear Ms Gunter:

Thank you for your letter of May 8, 2013 and the attachments, regarding the Rancho LPG facility in San Pedro, California. As you know, U.S. EPA is currently engaged in an investigation of the Rancho LPG facility and consequently we are not in a position to discuss the details of that investigation beyond what has been made publically available.

U.S. EPA intends to use all appropriate tools to bring the Rancho LPG facility into regulatory compliance within applicable federal environmental laws.

Sincerely,

Daniel Meer
Assistant Director
Superfund Division
Pacific Southwest Region
U.S. Environmental Protection Agency
415.972.3132
meer.daniel@epa.gov

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Wednesday, May 08, 2013 10:28 AM
To: wesling.mary@epamail.epa.gov
Cc: blumenfeld.jared@epa.gov; helmlinger.andrew@epa.gov; lisa.pinto@mail.house.gov; elise.swanson@mail.house.gov; hamilton.cloud@mail.house.gov; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; MrEnvirlaw@sbcglobal.net; bea@ce.berkeley.edu; Kit Fox
Subject: EPA ACTION "RANCHO LPG": AND INCLUSION OF CLEAN AIR ACT GENERAL DUTY CLAUSE
Attachments: Gen_Duty_clause_NEJAC_letter_Harnessing_the_Unused_Authority_Greenpeace_2011_2pp.htm; Gen_Duty_Clause_Rancho_LPG_EPA_Show_Cause_Letter_3_14_13.pdf; EPA_combined_guidance_Enforcement_Gen_Duty_Clause_etc_Sec_112_r_ceppo_06_20_2012_31pp.pdf; EPA_Gen_Duty_enforcement_use_Valero_meraux_cafo_June_2012.pdf; EPA_Gen_Duty_not_limited_to_covered_chems_p_4_Guidance_Involving_Workers_Inspections_caa_112r_2011.pdf; Gen_Duty_Clause_EPA_broad_authority_Admin_Judge_american_acryl_deny_dismissal_06_02_11.pdf; Gen_Duty_Clause_EPA_uses_of_see_my_emails_more_4_28_29_2013_after_West_disaster_4_29_13.doc; Gen_Duty_Clause_teeth_8pp_memo_appliehehs_com_2000_EPA_guidance.pdf; Gen_Duty_Clause_Using_it_OMB_watch_Center_for_Effective_Govt_2012_2pp.pdf

Hello Mary-

Our Homeowners recently received the above attached documents from a contact in Washington DC. They mentioned that **absent** in the EPA's March demand to Rancho LPG on violations, is the Clean Air Act General Duty Clause (Section 112 (r)(1),...which might be needed to do the best job in addressing the Rancho LPG risks. As seen in some of the attachments, the EPA appears to be using this clause effectively in other places where the safety of the facility is so clearly in question. We want to urge the EPA to do all that they can to ensure that our region, its residents, and the ports are protected.

Thank you,
Janet Gunter
San Pedro Peninsula Homeowners United INC

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Saturday, May 04, 2013 11:37 AM
To: Susan Brooks <Subrooks08@gmail.com>; Brian Campbell <b.camp@cox.net>; Jerry Duhovic; Jim Knight; Anthony Misetich; Carol Lynch <clynch@rwglaw.com>; Carolyn Lehr; Kit Fox; Mark Doddy; chateau4us@att.net; MrEnvirlaw@sbcglobal.net; noelweiss@ca.rr.com; det310@juno.com; pjwrome@yahoo.com
Subject: Rancho LPG liability exposure?

FYI...how extensive is the opportunity for damages from Rancho LPG? And, who and how will they pay? Questions that your RPV City Council has asked never answered.



Greg Mitchell
@GregMitch

Criminal: Owner of Texas fertilizer plant that exploded had only \$1 million in insurance--state may pay \$100 million.bit.ly/126w9We

04:19 AM - 04 May 13

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Thursday, May 02, 2013 11:00 PM
To: Jeri.Siegel@calema.ca.gov
Cc: aalva@fire.lacounty.gov; Brian.Abeel@calema.ca.gov; alexander.sanchez@nrgels.com; anna.olekszyk@lacity.org; Mona.Bontty@calema.ca.gov; bryank@bulk-dti.com; CDAubrey@chp.ca.gov; Annabelle.Dixon@calema.ca.gov; epupka@aqmd.gov; Gary.Shapiro@dtsc.ca.gov; Pastor.Guevara@calema.ca.gov; Douglas.Huls@calema.ca.gov; ktruong@carson.ca.us; lindaphillips@alum.calberkeley.org; LaNette.Long@calema.ca.gov; mlee@caps.usc.edu; mnagavedu@aqmd.gov; rlong@ochca.com; robertdistaso@ocfa.org; neverley.shoemake@calema.ca.gov; slichten@enviroservices.com; Sshrub@memorial.org; tania.bonfiglio@ladwp.com; vincent.sato@lacity.org; asalmen@responsegroupinc.com; rabrams@countyofsb.org; Jim.Acosta@calema.ca.gov; akira.yoshimura@bp.com; fisheral@epa.gov; allen_o'neil@longbeach.gov; Trevor.Anderson@calema.ca.gov; byu@fire.lacounty.gov; brunothehunter33@hotmail.com; bhanley@octa.net; cdeaton@fcc.gov; cdiep@dhs.ca.gov; ccarter@hazardreduction.net; Joseph.Crisologo@cdph.ca.gov; David.Rasmussen@dtsc.ca.gov; DanC@TCRINDUSTRIES.Com; Dan.Reed@linde.com; dguillory@mwdh2o.com; darrell_dennis@kindermorgan.com; DCheng@ochca.com; ethomas@nesglobal.net; earl.whitley@dot.ca.gov; emedgerton@earthlink.com; fernando_benavides@kindermorgan.com; George.Baker@dtsc.ca.gov; grivera@ocsd.com; gstaylor@socal.rr.com; Jack.Harrah@calema.ca.gov; jarzaga@memorialcare.org; jherberg@ocsd.com; jlane@semprautilities.com; jbushnel@bis.doc.gov; sampsonjj@verizon.net; jessica.falcon@hq.dhs.gov; jim.wada@ventura.org; jody.james@sbcglobal.net; Sherryl.Jones@calema.ca.gov; jagbc15@hotmail.com; justin.diedolf@losangeles.af.mil; klew@torranceca.gov; karen@kmhazmat-services.com; lwalters@fire.lacounty.gov; mkazarians@kazarians.com; markshemaria@yahoo.com; Bill.Martinez@calema.ca.gov; Diana.Melroe@calema.ca.gov; Ardito.Michael@epa.gov; mshort@fire.lacounty.gov; mike_albarran@longbeach.gov; Edward.Newman@calema.ca.gov; patricio.romero@sce.com; pbeswick@mwdh2o.com; phillip.langhus@edwards.af.mil; rlehmann@co.riverside.ca.us; Roy.Yeaman@dtsc.ca.gov; rltaylor2@paalp.com; P0107@lapd.lacity.org; rinton@simivalley.org; ronald.conrow@plainsmidstream.com; stephen.melvin@oursafetowns.com; stsumura@elsegundo.org; Steve.Baker@ventura.org; zach.streeter@linde.com; maurice_lyles@boxer.senate.gov; michael_davies@feinstein.senate.gov; Kit Fox; wesling.mary@epamail.epa.gov
Subject: Re: May 8, 2013 LEPC meeting agenda
Attachments: Rancho_LPG_-_EPA_Show_Cause_Letter.pdf; NY_Times_on_West,_TX_explosion.pdf

Thank you for the agenda. I noticed that I (Janet Gunter's email) is on the "old agenda items" for review....certainly seems appropriate! I am hoping that the group will not take such umbrage at my critique of the group that you lose sight of how you might be able to re-focus the group in a direction that might honor the goals of the LEPC better and serve the safety of all in a more effective way. I would like for you to read the article at the link attached paying close attention to the last few paragraphs:

<http://www.mensjournal.com/magazine/bob-bea-the-master-of-disaster-20130225?page=>

I also am attaching the EPA demand on Rancho LPG, the West Texas NY Times article and the link to the Chemical Safety Board's recent admission that California regulations are not strong enough to ensure public safety. These are all very important things for you to discuss.

<http://www.vcstar.com/news/2013/apr/05/feds-say-calif-should-bolster-refinery-oversight/>

The article on the West, Texas explosion vividly paints the picture of the situation at Rancho LPG. While the West, Texas refinery was in "total compliance" it clearly was not safe. That is certainly the situation at Rancho LPG. Over all these years of attending meetings of your committee, I have received the sense that not only Steve Tsumura, but also a number of other fire representatives have well understood the jeopardy that residents have been faced with due to the LPG facility. It was also felt that the same members have been wrestling with the issue of helplessness in moving toward any responsible action due to constraints of "compliance". That should not get in anyone's way...as the most critical issue is the *genuine safety* of our people. I hope that you will...regardless of your association to industry or government...do the "right" thing. That is all any of our residents have ever wanted. Profits do not trump "people". If your group cannot "protect" the people...then, at least "warn" them. There is no preparedness

for the explosion and combustion of 25 million gallons of butane. Please. You are not so powerless. Do something.

Janet Gunter

-----Original Message-----

From: Siegel, Jeri@CalEMA <Jeri.Siegel@calema.ca.gov>

To: Siegel, Jeri@CalEMA <Jeri.Siegel@calema.ca.gov>

Cc: A. Alva <aalva@fire.lacounty.gov>; Abeel, Brian@CalEMA <Brian.Abeel@calema.ca.gov>; Alexander Sanchez <alexander.sanchez@nrgels.com>; Anna Olekszyk <anna.olekszyk@lacity.org>; Bontty, Mona@CalEMA <Mona.Bontty@calema.ca.gov>; Bryan Keegan <bryank@bulk-dti.com>; Aubrey, Calvin D@CHP <CDAubrey@chp.ca.gov>; Dixon, Annabelle@CalEMA <Annabelle.Dixon@calema.ca.gov>; Ed Pupka <epupka@aqmd.gov>; Shapiro, Gary@DTSC <Gary.Shapiro@dtsc.ca.gov>; Guevara, Pastor@CalEMA <Pastor.Guevara@calema.ca.gov>; Huls, Douglas@CalEMA <Douglas.Huls@calema.ca.gov>; Ky Truong <ktuong@carson.ca.us>; Linda Phillips <lindaphillips@alum.calberkeley.org>; Long, LaNette@CalEMA <LaNette.Long@calema.ca.gov>; Michelle Lee <mlee@caps.usc.edu>; Mohan Nagavedu <mnagavedu@aqmd.gov>; rlong <rlong@ochca.com>; Robert Distaso <robertdistaso@ocfa.org>; Shoemake, Neverley@CalEMA <neverley.shoemake@calema.ca.gov>; Steve Lichten <slichten@enviroservices.com>; Steve Shrub <Sshrub@memorial.org>; Tania Bonfiglio <tania.bonfiglio@ladwp.com>; Vincent Sato <vincent.sato@lacity.org>; A. Salmen <asalmen@responsegroupinc.com>; Abrams, Richard <rabrams@countyofsb.org>; Acosta, Jim@CalEMA <Jim.Acosta@calema.ca.gov>; Akira Yoshimura <akira.yoshimura@bp.com>; Al Fisher (fisheral@epa.gov) <fisheral@epa.gov>; Allen O'Neil <allen_o'neil@longbeach.gov>; Anderson, Trevor@CalEMA <Trevor.Anderson@calema.ca.gov>; Dixon, Annabelle@CalEMA <Annabelle.Dixon@calema.ca.gov>; Arriane <Arriane5@aol.com>; Barbara C. Yu <byu@fire.lacounty.gov>; Bruno Loran <brunothelhunter33@hotmail.com>; Bryan Hanley (bhanley@octa.net) <bhanley@octa.net>; C. Deaton <cdeaton@fcc.gov>; C. Diep <cdiep@dhs.ca.gov>; Craig Carter <ccarter@hazardreduction.net>; 'Crisologo, Joseph (CDPH-DDWEM)' (CDPH-DDWEM) <Joseph.Crisologo@cdph.ca.gov>; Rasmussen, David@DTSC <David.Rasmussen@dtsc.ca.gov>; Dan Coots <DanC@TCRINDUSTRIES.Com>; Dan Reed <Dan.Reed@linde.com>; Daniel Guillory <dguillory@mwdh2o.com>; Darrell Dennis <darrell_dennis@kindermorgan.com>; Darwin Cheng <DCheng@ochca.com>; Huls, Douglas@CalEMA <Douglas.Huls@calema.ca.gov>; Earl Thomas <ethomas@nesglobal.net>; Earl Whitley <earl.whitley@dot.ca.gov>; Eileen Edgerton <emedgerton@earthlink.com>; Fernando Benavides <fernando_benavides@kindermorgan.com>; Baker, George@DTSC <George.Baker@dtsc.ca.gov>; G. Rivera <grivera@ocsd.com>; Glen Taylor <gstaylor@socal.rr.com>; Harrah, Jack@CalEMA <Jack.Harrah@calema.ca.gov>; J. C. Arzaga <jarzaga@memorialcare.org>; J. Herberg <jherberg@ocsd.com>; J. Lane <jlane@semprautilities.com>; J. Bushnel <jbushnel@bis.doc.gov>; Jennifer Sampson <sampsonjj@verizon.net>; Jessica Falcon <jessica.falcon@hq.dhs.gov>; Jim Wada <jim.wada@ventura.org>; Jody James <jody.james@sbcglobal.net>; Jones, Sherryl@CalEMA <Sherryl.Jones@calema.ca.gov>; Juan Gonzalez <jagbc15@hotmail.com>; Justin Diedolf <justin.diedolf@losangeles.af.mil>; K. Lew <klew@torranceca.gov>; Karen McKabney <karen@kmhazmatservices.com>; L. Walters <lwalters@fire.lacounty.gov>; M. Kazarians <mkazarians@kazarians.com>; Mark Shemaria <markshemaria@yahoo.com>; Martinez, Bill@CalEMA <Bill.Martinez@calema.ca.gov>; Melroe, Diana@CalEMA <Diana.Melroe@calema.ca.gov>; Michael Ardito (Ardito.Michael@epa.gov) <Ardito.Michael@epa.gov>; Mike Short <mshort@fire.lacounty.gov>; Mike ZAlbarran <mike_albarran@longbeach.gov>; Newman, Edward@CalEMA <Edward.Newman@calema.ca.gov>; Patricio Romero <patricio.romero@sce.com>; Paul Beswick <pbswick@mwdh2o.com>; Phil Langhus <phillip.langhus@edwards.af.mil>; R. Lehmann <rlehmann@co.riverside.ca.us>; Yeaman, Roy@DTSC <Roy.Yeaman@dtsc.ca.gov>; Rick Taylor <rltaylor2@paalp.com>; robert Payan (P0107@lapd.lacity.org) <P0107@lapd.lacity.org>; Ron Linton <rlinton@simivalley.org>; Ronald Conrow <ronald.conrow@plainsmidstream.com>; Stephen Melvin <stephen.melvin@oursafetowns.com>; Steve Tsumura <stsumura@elsegundo.org>; Steve Baker <Steve.Baker@ventura.org>; Zach Streeter <zach.streeter@linde.com>

Sent: Thu, May 2, 2013 12:02 pm

Subject: May 8, 2013 LEPC meeting agenda



Attached is the agenda for the May 8, 2013 LEPC meeting to be held at the Cal EMA Southern Region Office from 10:00 – 12:00. The location is:

Joint Forces Training Base
4671 Liberty Avenue
Los Alamitos

Jeri Siegel
Emergency Services Coordinator
California Emergency Management Agency
200 N. Halcyon Road
Arroyo Grande, CA 93420
Phone (805) 473-3035
Fax (805) 473-3036
Cell (805) 679-1998
24 Hour (916) 845-8911
Jeri.Siegel@calema.ca.gov

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Thursday, May 02, 2013 6:40 PM
To: maurice_lyles@boxer.senate.gov
Cc: michael_davies@feinstein.senate.gov; bea@ce.berkeley.edu; MrEnvirlaw@sbcglobal.net; Kit Fox; michael.picker@gov.ca.gov; don.holmstrom@csb.gov; dan.tillema@csb.gov; lpryor@usc.edu; wesling.mary@epamail.epa.gov
Subject: Rancho LPG Hazard ...the next West, Texas explosion...but, "worse"...and we are on the precipice!
Attachments: la_times_apr4_1977.pdf; la_times_jul16_1977.pdf; Rancho_LPG_-_EPA_Show_Cause_Letter.pdf

Hello Maurice-

Thank you for the conversation this morning. I hope that you will understand the urgency of this problem and the relevance it has to Sen. Boxer's most recent calling for "hearings" on the Texas explosion. As I told you, the Rancho LPG facility should be the "poster child" for the next imminent disaster due to deficiencies related to oversight and proper identification of worst case at these ultra hazardous sites. It is very, very clear that worst case scenarios, as submitted by operators, are escaping any real scrutiny and are being taken as "creed" by jurisdictional agencies. In the case of the succeeding owners of this facility, Petrolane/Amerigas/Rancho LPG (the last of which is owned by Plains All American Pipeline) the site has been ignored for years of its high risk exposure. It is disheartening to know that our meeting with Rafi Nazarians at your office never triggered any action. Nazarians was sent multiple documents prior to our meeting and more over the past few years by our homeowners organization. Some of those documents include the above LA Times stories from 1977, Governor Brown's subsequent report confirming inappropriate exemptions given the facility during development with *directives* that have never been followed, USGS maps and LA City documents identifying the site of the tanks and LPG facility as being in an "Earthquake Rupture Zone" (7.3 mag.) as well as "Liquefaction" and "Landslide" areas...etc. etc. Because this issue has such a LONG history....and, frankly...I'm sick to death of repeating the story....I have attached below a copy of my recent email to the Chemical Safety Board which has the link to Professor Bob Bea's latest article in the Men's Journal. Please have a look at it. It is an unbelievable asset to have the opinion on the Rancho LPG facility from the "premiere authority" on catastrophic risk available to us. This is verifiable proof that the risk of this facility is too extreme to continue to ignore. Since the Chemical Safety Board has also recently identified California regulations as being too deficient to properly protect public safety, Senator Boxer should be well equipped to take on a strong leadership role to protect not only the local population...but, moreover, the largest combined ports (LA & Long Beach) in our nation. Both of these ports fall within the 3.6 mile blast radius of a single (there are two) 12.5 Million Gallon Butane tank at Rancho LPG. If you cannot find the additional documents mentioned, or if you desire any further documentation, please let me know. We have so much documentation on this facility that it is cumbersome. Also, important to note is that the Port and City of LA are in control of a revocable, renewable.. monthly roll over rail permit that services this facility. Since the cancellation of their pipeline lease to a wharf at the port, this is the mainstay of their operation. It would be prudent for the City to revoke that permit until the facility has complied with a comprehensive risk analysis that proves the facility to be "safe" along with validation of proper "insurance" (commensurate with potential damages). I am also attaching a recent EPA complaint on Rancho that is to be complied with by the 15th of this month. Although we welcome that complaint...compliance to it will not even begin the kind of measures that would be necessary to ensure proper public safety.

We desperately need disclosure of the high risk of this facility and intervention immediately to prevent a disaster of historic proportions. We look forward to hearing from you as soon as possible.

Janet Gunter
Member, San Pedro Peninsula Homeowners United INC

-----Original Message-----

From: Janet Gunter <arriane5@aol.com>
To: don.holmstrom <don.holmstrom@csb.gov>; dan.tillema <dan.tillema@csb.gov>
Sent: Thu, May 2, 2013 9:02 am
Subject: West, TX and Rancho LPG...."Birds of a Feather"

Hello again-

I just returned from Italy a few days ago. While there, I learned from CNN of the West, Texas refinery explosion. The parallels of Rancho LPG and that facility are incredible. Basically, simply said...."They were in total compliance" with the EPA while their **real** disaster potential remained **conveniently...and purposely unidentified!** EXACTLY THE SAME AS RANCHO LPG! While this obfuscation of the truth seems to run rampant in the government system...it is far from acceptable. It is imperative that the obvious risk exposure to such catastrophe be identified "before" the disaster. These deadly omissions must be responded to and rectified immediately! The Chemical Safety Board should lead the way to that prudent disclosure.

Please tell me the status of your Board's discussion of the Rancho LPG situation and any other findings of the Richmond disaster from your hearing on Apr. 19th that might apply to our situation here in San Pedro. I can't remember if I have sent you the link to the article on Professor Bea in the Men's Journal from this March. However, in this national article, Bea clearly identifies San Pedro as a problem location due to Rancho LPG. See the last few paragraphs if nothing else.

<http://www.mensjournal.com/magazine/bob-bea-the-master-of-disaster-20130225?page=>

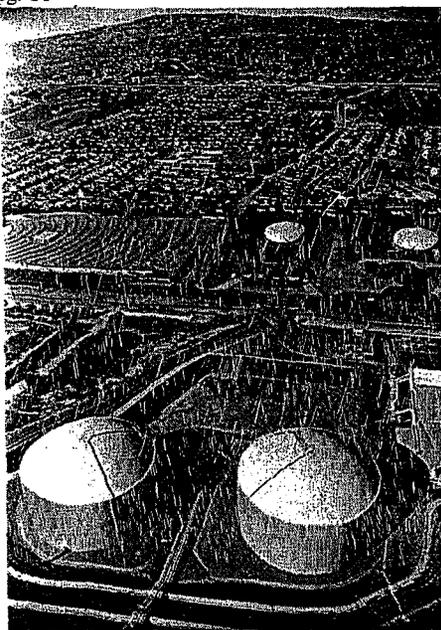
Please know that the concern and disclosure on deficient California state regulations that you and the CSB have expressed from the Richmond disaster is appreciated. We are also grateful for your communication and concern on our own matter with this ultra-hazardous LPG facility. The situation down here should have never happened....and the worst thing is that we all know it and are powerless in changing it thus far after 40 years. It doesn't seem to make a bit of difference that everyone (including government officials) understands the volatility and extreme potential for decimation that exists. Please.... use whatever influence that the CSB has in bringing sanity to a situation that is incredibly out of control. The safety of thousands of innocent people here is at stake.

Please advise us on any other steps that we might be able to take with your Board to move further on the Rancho situation. Did you receive the video that we sent? We look forward to hearing from you.

Thanks so much,

Janet Gunter

San Pedro Peninsula Homeowners INC



'ONE OF OUR GRAVEST CONCERNS' —The two LPG tanks in San Pedro and map showing their close proximity to the Palos Verdes Fault. Times photo by Steve Pantalian from KMPC helicopter Times map by John Snyder

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 See full page image or
 microfilm.

Two San Pedro LPG Tanks Worry Officials

Liquefied Petroleum Gas Facility Was Built Without Risk Analysis

BY LARRY PRYOR
 Times Staff Writer

Two storage tanks containing a highly hazardous substance, liquefied petroleum gas, are operating near a densely populated area in San Pedro, although the facility was built without a risk analysis or comprehensive safety review. The Times has learned.

The \$3 million fuel storage and distribution facility, built by Petrolane, Inc., of Long Beach in 1973, suddenly has come under official scrutiny as a result of increasing controversy over the safety of port operations.

"This facility is one of our gravest concerns," said Los Angeles Fire Marshal John C. Gerard. "LPG has some of the same properties as LNG (liquefied natural gas) and should be treated on the same level of discipline."

But in contrast with the intense review and planning now going into the location of proposed LNG terminals for California, the San Pedro LPG terminal went through a fragmented permit process and much of its operation is unregulated.

As a result, state and local officials now believe the Petrolane facility has serious safety problems. For example:

—The storage tanks, which have a capacity of 25 million gallons, are in the immediate vicinity of a potentially active geological fault, the Palos Verdes Fault. The tanks were built to

The nearest home is about 1,000 feet away from the tanks.

an earthquake design criteria far below that of a proposed LNG terminal for Los Angeles Harbor.

—The Los Angeles Fire Department believes the wooden offloading wharf, where Petrolane intends to bring in as many as 20 LPG tankers a year, is inadequate. The LPG wharf also is within 150 feet of other combustible materials—a lumber yard and an oil-storage area.

—The storage facility is unguarded, and its personnel are unlicensed. No standards are in effect to regulate the 8,000-foot pipeline from the wharf to the storage tanks or the operation of the LPG distribution facility.

The pipeline from the wharf to the storage tanks goes under the Harbor Freeway and along Gaffey St. The storage area at 2110 N. Gaffey is a complex of offices and equipment, including the large, white storage tanks, pressure vessels, compressors

and a loading area for trucks and railroad tank cars.

There is a drive-in movie theater across Gaffey about 500 feet away. The nearest residence is about 1,000 feet to the west. One school is about 2,000 feet from the facility and two others are slightly more than a mile away.

The site is zoned by the city of Los Angeles for heavy industrial use but is adjacent to residential zoning.

"This doesn't make any more sense than building an outhouse upstream," said one fire official. "There should be a general plan for the Harbor District that addresses itself to safety and isolates hazardous cargoes."

Part of Petrolane's predicament is both a growing awareness of hazardous materials and new information that has come to light since the project was conceived.

"We asked ourselves if this was a good safe place for the facility and we believed it was," said John May, an investment officer and spokesman for Petrolane. "We designed it and constructed it in excess of the requirements. That was a voluntary act . . . We complied with the law."

When it comes to hazards, safety experts class LPG—which in its commercially marketable form is mostly propane—in a category of its own. And its use is becoming more widespread.

Since the 1930s, propane has been used as a fuel in rural areas not served by natural gas lines. It is still a favored fuel for cabins and farms. But in recent years, it has been increasingly used in urban areas as a motor fuel and as a supplement for industries faced with natural gas curtailments.

When refrigerated to 44 degrees below zero or kept under pressure, the propane turns into a liquid, which makes it convenient to transport and store.

A state Energy Commission report on LPG estimated that about 570 million gallons were sold in California in 1974 and that demand for the efficient, clean-burning fuel is rising about 5% per year.

But the increased demand means LPG companies no longer can rely on domestic sources of LPG, which so far have met all but about 10% of demand. They are planning to import large quantities from Venezuela and the Middle East.

Some energy analysts predict there will be a worldwide surplus of LPG in 1980, which would tend to drive the price down and make it competitive with fuel oil. Imports would then increase substantially.

The trend toward large-scale im-

portation of LPG in specially designed tankers began on the East and Gulf coasts and has spread westward. Petrolane's San Pedro terminal, the only one in the state capable of storing LPG imports by ship, received its first delivery last November.

A second large distributor, California Liquid Gas Corp., is planning to build a similar facility in Contra Costa County in the Bay Area, although that project has been delayed because of adverse public opinion.

For the most part, Petrolane was able to build and operate its facility with remarkably little attention. Because of the peculiar regulatory status of LPG compared with other substances, the company had to seek a minimal number of permits.

One was from the regional Coastline Commission, which in October, 1973, unanimously voted to approve

LPG is so powerful that the military uses it in concussion bombs.

revisions to the berth and construction of the pipeline. (The storage tanks were outside the coastal zone.)

But the public notice of Petrolane's hearing made no mention of LPG, saying only that the permit involved "installation of a permanently mounted marine arm, with two connecting buried steel pipelines."

The commission's staff, relying on the analysis of the Los Angeles city Engineering Department, recommended approval of the permit. "We didn't have any idea of what that facility was all about," one staff member said.

Petrolane also needed, and received, the approval of the Los Angeles Harbor Commission to build the terminal. An environmental impact report filed with the commission as part of the permit process made no mention of the existence of the Palos Verdes Fault and avoided discussing hazardous aspects of LPG.

"Control measures are so stringent during ship unloading operations that a large-quantity spill is extremely unlikely," the EIR said. "If by chance liquid propane contacted harbor area water, intense boiling action would occur converting the propane into gaseous form which would then quickly disperse."

But interviews with safety specialists and a review of the literature on LPG accidents failed to confirm such a prediction.

LPG is such a powerful explosive

that it is used by the Defense Department in concussion bombs. These weapons were employed in Vietnam to create, among other things, instant helicopter pads in the jungle and are now being sought by the Israeli government because they are the only bomb that can penetrate Egypt's underground jet hangers.

So far, the largest events involving commercial LPG have been a result of accidents to 10,000-gallon tank trucks and railroad cars. The fires and explosions from these incidents are among the worst industrial accidents on record.

What would happen if 25 million gallons of LPG were released to the atmosphere or were subjected to intense heat while still in their storage tanks is not known.

LPG is more easily stored and transported than LNG because it does not have to be kept as cold. But unlike LNG, which is mostly methane and tends to rise when it vaporizes, LPG is a heavy gas and hugs the ground, making it difficult to disperse.

LPG is highly flammable and there is evidence that an unconfined propane air cloud will explode. LPG tanks exposed to fire can detonate with enormous force, a phenomenon known as a "BLEVE," which is pronounced "blevey" and stands for "boiling liquid expanding vapor explosions."

One such explosion in Kingman, Ariz., in 1973, for example, involved the rupture of a railroad tank car that killed 33 persons and injured 95 others. The fireball rose several hundred feet in a mushroom cloud and was 800 to 1,000 feet in diameter.

One evaluation of fragments from 84 LPG tank car accidental explosions showed that at least 20% of the fragments traveled more than 1,000 feet. Another study showed that 41% of the tank car accidents involving a release of LPG resulted in an explosion and 25% in a fire.

Please Turn to Page 8, Col. 1

Gas Tanks Worry Officials

Continued from First Page

Data on the accident rate of fixed storage facilities is sparse because no federal agency has responsibility for these facilities, and accident reports are not required. One study done last year by the IIT Research Institute of Chicago concluded: "There are as many explosions and/or serious fires at fixed installations as there are LPG transportation accidents."

There also is evidence of an increase of accidents involving fixed facilities. An article in Fire Command pointed out that "in the five years since 1970 there has been a dramatic increase in the number of fatalities and injuries as the result of BLEVEs." Twelve incidents reported resulted in the death of 18 fire fighters and six civilians, with injuries to 300 persons.

The January issue of LP-Gas, a trade journal, said "several major accidents over the past two years, resulting in extraordinary claims, have left the insurance companies jittery and skeptical of the risks involved in issuing LPG dealers coverage."

As a result, the journal said, liability insurance costs have escalated sharply, amounting to 29.5% of one dealer's total 1977 projected costs and only two major insurance companies are now quoting a price for LPG liability.

Petrolane's spokesman, John May, said the company had been handling LPG for 50 years and "we can't see propane as an onerous material. It isn't unusually difficult to handle and we've been handling it safely."

The safety of the Petrolane facility in San Pedro has been questioned at the state and local level recently for a number of reasons, not the least being the explosion of the oil tanker Samsinena last fall, which reminded the public that the Port of Los Angeles was indeed there.

An application by Pacific Lighting Corp. to locate an LNG terminal in the harbor has stirred further interest in port safety, including an investigation by a multiagency Hazardous Cargo Task Force.

But Petrolane, itself, is forcing the issue by proposing to import about 120 million gallons per year of propane through its San Pedro facility, starting the third quarter of next year. The company expects to offload a large LPG tanker in the harbor every 19 to 23 days.

The main customer for this fuel would also be Pacific Lighting, which plans to take the propane to Wilmington by pipeline, put it in a proposed air-mixing plant and inject it into its gas system. This propane would be about 2% of Southern California's gas supply.

To do this, Pacific Lighting's subsidiary, Southern California Gas Co., applied to the state Public Utilities Commission for a certificate to build the mixing facility, a step that would ordinarily require an environmental impact report.

The examiner in the case, however, concluded that safety questions involved were "insignificant" and proposed issuing a "negative declaration," which would exempt the gas company from having to prepare an EIR and address questions of vessel safety or the operation of the storage facility.

However, on March 15, the state Coastline Commission filed an exception to the proposed PUC action, expressing "strong concerns" about the safety of the LPG terminal complex.

The Coastline Commission said the examiner's decision appeared to have been due "primarily to the unfamiliarity with the potential

hazards involved" and a reliance on other regulatory bodies to handle safety problems.

Among concerns raised by the coastal commission's staff:

—The increase in LPG vessel traffic that will result from the project.

—The suitability of the berth at the terminal.

—The potential land use conflicts and safety hazards presented by the project's "proximity to open flame sources, lumber storage yards, petroleum storage and residential activities."

Although the Los Angeles Fire Department initially approved the Petrolane project in 1973, an internal department memorandum dated January 26 raises a number of problems connected with the marine terminal and recommends that the wharf be rebuilt, this time out of concrete.

It also pointed out that all electrical installations in the terminal should be surveyed by the Department of Building and Safety's electrical division.

The Petrolane terminal, because of the way the city's building-safety and fire codes are written, received piecemeal inspection from the Department of Building and Safety. The two large storage tanks, for example, were built without a city building permit, according to public records.

The building code exempts a storage tank for flammable fluids from the permit and inspection

Published maps show the fault running adjacent to the San Pedro property.

process if the tank is built with a dike around it. The dike is supposed to contain the fluid if the tank ruptures.

The storage tanks at the Petrolane facility are not diked, but a section of the National Fire Protection Assn.'s (NFPA) LPG code says that a dike is not necessary "where spillage of hydrocarbons can be adequately contained by topography."

Therefore, the Petrolane tanks, if ruptured, would flow into a catchbasin built below them. But both the NFPA code and the city Fire Code state that the capacity of the basin need only be sufficient for the contents of one tank.

Although the Petrolane tanks can hold 25 million gallons of LPG, documents show that the basin below the tanks has a capacity of 13 million gallons. One fire official explained that it was considered highly unlikely that both tanks would rupture simultaneously.

Petrolane's May pointed out that the nature of the storage tanks provide a conservative measure of protection, since they are double-walled and have a layer of insulation between the two shells.

Storage tanks also are known for their ability to withstand destruction during severe earthquakes. This was proved during the Alaska quake of 1964 and the San Fernando earthquake of 1971.

Since no risk analysis was done on the Petrolane facility, there is no way to determine the likelihood of various events in addition to earthquakes, such as the effects on the storage tanks from a fire or "BLEVE" in a nearby tank truck or railroad tank car.

A seismic study was done for Petrolane in

1973 by Converse, Davis & Associates, but the study was not made part of the public record by the regional Coastline Commission, the Harbor Department or the PUC.

Robert A. Reid, manager of engineering services for Petrolane, said the consulting firm calculated that the Palos Verdes Fault was about a mile to the north of the facility. It was therefore built to withstand an earthquake of 6 magnitude on the Richter scale and a peak ground force acceleration of .35 of the force of gravity.

Reid said these values were considerably above what was required by the city's Uniform Building Code and the company had decided to use conservative assumptions on seismic activity.

Moreover, Reid said, the storage site, which is carved into a hill below a Union Oil Co. refinery, had "foundation conditions that are the best in the South Coast Basin. That is San Pedro sandstone, which is a very hard structure and had construction advantages."

But published maps by the U.S. Geological Survey, the state Division of Mines and Geology and the Los Angeles Planning Department indicate the fault is closer to the Petrolane facility than one mile. Although the scale of these maps is not precise enough to be site-specific, they show the fault running immediately adjacent to the property.

The fault does not break the surface at this point and slopes at an angle about 2,000 feet down. Geologists therefore refer to it as a fault zone and the Petrolane facility is shown on the city's seismic map as lying within that zone.

The Palos Verdes Fault is considered "potentially active," which means it has showed no sign of movement in recent times, or within about the last 11,000 years.

Geologists, nevertheless, treat it with respect. Pacific Lighting's proposed LNG plant also would lie within the Palos Verdes Fault zone, but Dames and Moore, the seismic consultants for the LNG project, have recommended anticipating a 6.5 magnitude earthquake on the Palos Verdes Fault and ground accelerations totaling .7 of the force of gravity, counting both vertical and horizontal movement.

One seismic consultant, Dr. Jim Slosson, former state geologist and now with Engineering Geology Consultants, Inc., of Van Nuys, considers the maximum credible earthquake for the Palos Verdes Fault to be 7 magnitude. On a project he worked on recently, Slosson estimated peak accelerations to be .6 Gs at three-fourths of a mile from the fault.

"This (Slosson's prediction), is a credible event," said Dr. Roger Sherburne, a seismologist with the state Division of Mines and Geology.

Because of the way state laws and regulations are written, an existing facility not subject to a seismic safety review and containment of hazardous materials has been given a low priority.

"The state is just getting into this whole business," said Peter Stromberg, a seismic safety specialist with the state Seismic Safety Commission. "For some reason, we just haven't gotten into the energy field."

Each local, state or federal agency contacted by The Times said it had either no jurisdiction over the Petrolane facility or jurisdiction over only a particular aspect of it.

An official with the federal Office of Pipeline Safety, for example, said the 6,000-foot pipeline from the wharf to the storage area did not fall under federal jurisdiction because it carried liquefied propane. If the propane were in its gaseous form, it would be covered by federal regulations, he said.

The U.S. Coast Guard has jurisdiction over the facility from the time the LPG tankers enter U.S. territorial waters to the point they are

unloaded. A Coast Guard spokesman said the agency does not now consider that it has jurisdiction over the inland storage facility.

The Coast Guard is circulating a draft of a permit procedure for marine terminals handling hazardous materials. This procedure would regulate all aspects of new LPG tidewater facilities, including inland storage areas. It also would apply retroactively to facilities such as Petrolane's if "reasonable improvements" were required "at the discretion of the commandant."

Under the proposed permit procedure, the Coast Guard would inspect the design, construction and operation of terminal facilities and require that operators and supervisory personnel be required to hold licenses.

A terminal applicant would have to supply a chart of all areas within 5,000 feet showing various structures such as schools, hospitals, buildings with more than 100 persons, recreation areas and other facilities handling flammable, explosive or toxic materials.

"No specific guidelines are implied in this listing of structures and zones of human activity," the Coast Guard said, "but the applicant would have the burden of proof using professional risk analysis techniques to show that the site and waterway route chosen presents no more risk than (the) population is exposed to in that area from such natural risks as hurricanes, earthquakes, fatal heart attack and death by cancer."

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Gas Facility Quake Safety Questioned in PUC Report

LARRY PRYOR

Los Angeles Times (1923-Current File); Jul 16, 1977;

ProQuest Historical Newspapers Los Angeles Times (1881 - 1987)

pg. A1

Gas Facility Quake Safety Questioned in PUC Report

BY LARRY PRYOR

Times Staff Writer

A liquefied petroleum gas (LPG) storage facility in San Pedro was not designed to withstand the maximum credible earthquake from two nearby fault zones, the staff of the Public Utilities Commission said in a draft safety report.

The facility, which can hold up to 25.2 million gallons of the hazardous fuel, was built on the assumption that the maximum earthquake on the Newport-Inglewood Fault would be 5.5 magnitude and the Palos Verdes Fault would be 6.0 magnitude.

Recent studies, the report said, indicate a maximum earthquake for the Newport-Inglewood of 7.0, and for the Palos Verdes, 7.0 to 7.2 on the Richter scale. Both are considered by geologists to be active faults.

The conclusion that could be drawn, the PUC draft report said, is:

"Within their lifetime, the LPG tanks may experience an earthquake of such magnitude as to severely

damage both tanks, spilling their contents.

"The actual effects of such an occurrence . . . depends on a number of factors, but mostly upon the amount of LPG actually in the tanks at the time of rupture and whether the escaping liquid vaporizes and is ignited.

"Certainly if the tanks were empty, little impact would result other than the loss of the tanks, but if both were full or nearly full and both ruptured, the impact could be disastrous, especially since the catch basin can only hold the contents of one tank."

The PUC staff recommended that the reservoir at the base of the LPG tanks be expanded to hold the volume of both tanks. If the impoundment were deepened, the report said, the chance of spillage of LPG onto nearby Gaffey St. "would be minimized in the event the dike cracked."

The report said that if the LPG

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Gas Facility Safety Questioned

Continued from First Page

tanks rupture while full, the propane-based liquid would flow into an adjacent drainage channel and exceed its capacity.

"The liquid would flow southward along Gaffey St. and would accumulate in a large pool around the intersection of Gaffey and Battery Sts.," the report said. "From there it would enter the storm sewers which flow into the harbor about 800 feet away."

Unlike liquefied natural gas (LNG), which is liquefied methane that is kept at minus 260 degrees, LPG is stored at minus 45 degrees, or even higher temperatures if it is under pressure. When it turns into a gas, however, LPG hugs the ground and is more volatile than LNG vapors which rise.

The PUC report declined to speculate on the possibility of ignition or explosion of an LPG spill at San Pedro, noting that results from experiments by federal agencies are not available.

A spokesman for the U.S. Coast Guard said further experiments with large-scale LPG spills would be carried out at China Lake in about four weeks, but he said a great deal of research on LPG spills already had been done.

"It's a matter of confirmation of the behavior (of propane vapor clouds) rather than going into a new area," he said.

Numerous reports by the National Transportation Safety Board (NTSB) document open-air detonations of LPG in transportation accidents, several with devastating results.

An explosion of unconfined vapor from a railroad tank car at Decatur, Ill., in 1974, for example, set off a

Some accidents have resulted in devastating LPG explosions.

shock wave that was felt 40 miles away, damaged 700 homes and 11 schools. Losses totaled \$18 million. Seven railroad employes were killed.

Another explosion in Franklin County, Mo., in 1970, caused by a ruptured LPG pipeline, "extensively damaged 13 homes within a 2-mile radius, sheared telephone poles, snapped tree trunks, smashed windows 12 miles away, and registered on a seismograph in St. Louis, 55 miles distant," the NTSB report said.

The fatality rate would have been high, the NTSB said, except the rural area had been swiftly evacuated.

The San Pedro LPG facility, operated by Petrolane, Inc., of Long Beach, is on industrially zoned land but is within 1,000 feet of a residential street. The adjacent area also has schools, apartment houses and a drive-in theater.

A spokesman for Petrolane said Chicago Bridge and Iron, Inc., which built the plant for Petrolane, is reviewing its specifications to see if the tanks can withstand greater shaking than anticipated.

"The preliminary numbers they are willing to stand by indicate the tanks will not fail even if a .7g force is exerted on them," said Frank Maple vice president of the LPG Gas Division of Petrolane.

The plant was designed to sustain a peak acceleration of .45g, or slightly less than half the force of gravity.

Maple said these studies would be turned over to the PUC. "If somebody said those tanks were not safe, we wouldn't want to operate them," he concluded.

The facility is coming under increasing scrutiny because the Southern California Gas Co. has proposed buying 5 to 6 million barrels per year of propane from Petrolane, mixing it with air in a facility in Wilmington and injecting the gas into its distribution system.

This requires approval of the PUC. An examiner in the case initially recommended that an environmental impact report, which would include a safety analysis, was not necessary. This ruling is being contested by a number of agencies, including the state Coastal Line Commission and the city of Los Angeles.

The city attorney's office has filed a petition with the PUC pointing out that compressors at the Petrolane facility are creating noise and vibration problems in the adjacent residential area in violation of the city noise ordinance.

Petrolane's Maple said the company had installed a muffler on one of three compressors and was evaluating the results.

Critics of the facility argue that noise, seismic and other problems—such as the adequacy of the design of a 6,000-foot pipeline from the harbor to the storage facility—should be evaluated.

The LPG demand created by the gas company project would require 21 to 23 shiploads of LPG into the inner Los Angeles Harbor per year, but the Coastline Commission staff has argued that a risk analysis and risk management plan for Petrolane's operations should be done "before another LPG tanker is permitted to berth at the LPG terminal."

"The existing unloading and transfer facility appears to be poorly sited and equipped for receiving LPG tankers," the Coastline Commission staff said in comments in the PUC study. It said the terminal is adjacent to petrochemical transport and storage facilities and to a large lumber yard.

"An LPG accident with major consequences could result not only from direct LPG operations, but also from accidents occurring at these nearby

facilities," the Coastline Commission staff said.

A recent report by the city's Hazardous Cargo Task Force commended the safety procedures at the facility as being "very adequate," but recommended that the offloading berth "be considered for relocation to the outer harbor."

The task force said the city's Building and Safety Department had "evaluated the seismic design of the storage facility and found design and construction to be adequate and is in the process of issuing permits approving the installation."

Although the storage tanks were put in operation in 1974, they were built without a building permit. Petrolane officials said they applied for permits but were told by the city the tanks were exempt.

The Building Department revised that ruling after a story appeared in the April 4 edition of *The Times*

City evaluations of facility found seismic design adequately safe.

pointing out that the tanks had been built without a building permit.

John Robb, a seismic safety specialist with the department, said the original consultants in the project, Converse Davis Dixon Assn., had been asked to reevaluate the Petrolane project on the basis of more complete seismic data.

Considerable study has been devoted to the Palos Verdes and Newport-Inglewood faults recently because of a proposal to put an LNG facility on Terminal Island, which is in the same area.

The PUC staff also said the seismic safety design of the storage tanks "should be reviewed in light of recent studies indicating the potential activity of the Palos Verdes Fault."

This leaves open the possibility that the \$9 million facility will be found to be obsolete only three years after it started operations.

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Tuesday, April 30, 2013 12:20 PM
To: hatran@dir.ca.gov
Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; connie@rutter.us; jody.james@sbcglobal.net; wesling.mary@epamail.epa.gov; michael.logrande@lacity.org; michael_davies@feinstein.senate.gov; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; Kit Fox; chateau4us@att.net; elise.swanson@mail.house.gov; jacob.haik@lacity.org; hamilton.cloud@mail.house.gov; niki.tennant@asm.ca.gov; norman.fassler-katz@sen.ca.gov; jcynthiaperry@aol.com; wgreuel@gmail.com; eric.garcetti@lacity.org
Subject: Rancho LPG and OSHA
Attachments: Rancho_LPG_-_EPA_Show_Cause_Letter.pdf; West,_TX_laws_(1).PDF

Hello again Harris-

Recent news coverage of the West, TX fertilizer facility disaster has indicated that OSHA is one of the two primary responsible agencies for oversight of these types of storage facilities. We have always assumed that your responsibilities were more ancillary, and not as primary as we are now learning.

In going back to our inspection of records on Rancho from your agency about a year ago now.....we remember that your most recent inspection showed no significant violations. I am wondering if you know that the EPA issued a complaint against Rancho a few months ago on 6 items. I am enclosing the complaint for your review. As we are getting more and more educated on the issue of these butane and propane gasses....we recognize now that the issue of the "containment pond" or "catch basin" truly serves no real purpose in the containment of a significantly ruptured butane tank as a safety measure. Since butane gas expands over 200 times, once the liquid is released into ambient air vaporizing it, the containment basin will retain less than 1% of the contents of a single tank. So, that the concept of this basin as any type of safeguard is a simple "illusion". Obviously, this "safety measure" was imposed without any clear understanding of the chemical properties of LPG and never questioned throughout the entire 40+ years of the facility's existence.

The failure of all jurisdictional agencies regarding the safety of chemical facilities has come to be largely recognized as of late. The loss of human lives due to this ambivalence to risk exposure is unacceptable. There are significant parallels in the Texas explosion to the Rancho LPG facility. I have attached an article for you to review. As witnessed, any scrutiny by government of an operation's submission of details on worst case scenario...or their own existing conditions... as "facts" is absent. That fact is allowing for incredibly high risk exposure from untrue submitted conditions to an unsuspecting population. This is absolutely the case with Rancho. We understand that Homeland Security has been evaluating the chemical facilities now to verify conditions. However, they have started with what has already been evaluated as "Tier I" category facilities...which has taken them now over 2 years with the review far behind schedule. Facilities such as West, TX and Rancho LPG have been erroneously labeled as "Tier II"! So that the "review" process of evaluation of these classified "tier II" category facilities is not even expected for another few years!! Meanwhile, under the present circumstances, this is highly reckless, further endangering a community that is, due to rising probabilities of terrorism, human error, failing infrastructure and earthquake, on the precipice of disaster. Professor Bob Bea from UC Berkeley, who is the government's own expert hired to find the "why" of catastrophic failures such as Katrina, the Gulf and San Bruno, has reviewed the circumstances of Rancho LPG and established the extreme potential for a disaster stemming from that facility of **extraordinary proportions!!**

It is time for CAL-OSHA along with other authorized agencies and government representatives to step in ...and step up on this issue. Please refer this email to your supervisors and move toward action to prevent the catastrophe that we all recognize is looming. Our citizens deserve protection before it is too late!

Thank you,
Janet Gunter
Member
San Pedro Peninsula Homeowners United Inc.
(310) 251-7075
Professor Bea article link (see last paragraph identifying San Pedro)

<http://www.mensjournal.com/magazine/bob-bea-the-master-of-disaster-20130225?page=4>

NYT 1/25/13

CHIP SOMORVILLA/GETTY IMAGES

ris littered a field near the West Fertilizer Company plant in West, Tex., where a blast last week killed 14 people. Investigators believe it may have been set off by ammonium nitrate stored there.

Texas Fertilizer Plant Fell Through Cracks of Regulatory Oversight

By MANNY FERNANDEZ and STEVEN GREENHOUSE

WEST, Tex. — In the moments after a fire broke out at a fertilizer plant here last week, some of the volunteer firefighters and other first responders who rushed to the scene appeared to have known that there were tops of dangerously combustible ammonium nitrate inside, but others did not.

Ammonium nitrate is the same chemical that Timothy McVeigh used in the Oklahoma City bombing in 1995. The nitrogen-rich chemical, a crystal-like substance that resembles coarse table salt, is popular with farmers as a fertilizer, but in the wrong hands or in the wrong conditions it can turn explosive. Investigators say that the ammonium nitrate stored at the plant appeared to have caused the subsequent explosion that killed 10 firefighters and at least 4 civilians.

The uncertainty over who was aware of the chemical at the plant and who was not, both at the site and in Washing-

Federal agencies were not notified that a plant was storing a volatile chemical.

ton, illustrates the patchwork regulatory world the plant operated in and the ways in which it slipped through bureaucratic cracks at the federal, state and local levels.

One week after the blast, investigators were still not sure how much ammonium nitrate was stored there, whether it had been stored properly and which agencies had been informed about it, even though a host of federal, state and local officials were responsible for regulating and monitoring the plant's operations and products.

Many safety decisions — including moves in recent years to build homes, schools and a nursing home not far from the decades-old plant — were left to lo-

cal officials who often did not have the expertise to assess the dangers. And the gaps in the oversight of the plant and a paper trail of records have left the essential question of how and why the ammonium nitrate ignited a mystery.

"The whole thing may have fallen through a number of regulatory cracks," said a federal official whose agency helped regulate the plant.

The explosion was so powerful it leveled homes and left a crater 93 feet wide and 10 feet deep. Judging by the size of the crater and the extent of the damage — pieces of twisted metal landed in distant pastures, and ceiling tiles and lights shook loose in buildings two miles away — the explosion was more powerful than the Oklahoma City bombing, experts said.

The blast occurred shortly before 8 p.m. on April 17, about 20 minutes after a fire was reported at the plant, the West Fertilizer Company, in this rural town north of Waco, in McLennan County. It

Continued on Page A19



KRISTEN LUCE FOR THE NEW YORK TIMES

were held Sunday outside a church damaged in the blast. Questions being raised about the proximity of buildings to the plant.

Texas Fertilizer Plant Fell Through Regulatory Cracks

From Page A12

appeared to have been set off by the accidental eruption of ammonium nitrate, an official familiar with the investigation said. The plant did not make ammonium nitrate, but was a retail distribution center; the chemical was brought in by train and stored and sold out of large bins.

When properly stored, ammonium nitrate is difficult to ignite. Investigators are exploring a number of theories, the official said, about what could have created the intense heat or other unusual conditions necessary to detonate the chemical: whether a fire that broke out earlier in the day flared up again and grew in intensity; the possibility that piles of seed nearby could have burst into flame; and whether the collapse of the roof of a wooden building damaged in the fire contributed to the conditions.

"These are just working theories," said the official, who spoke on the condition of anonymity because the person is not authorized to discuss the investigation. "None of these have enough substance for us to put forward as a scenario."

Experts had speculated that another chemical at the plant — anhydrous ammonia, a potentially flammable gas used as a commercial fertilizer — played a role in setting off the ammonium nitrate. But the official said the plant's two bullet-shaped anhydrous ammonia tanks were damaged but had not exploded. The blast crater is in the part of the plant where the ammonium nitrate was stored, the official said, though investigators do not yet know exactly how much of it was there at the time or how the storage bins were configured.

Manny Fernandez reported from West, and Steven Greenhouse from New York.

Under the Emergency Planning and Community Right-to-Know Act, the plant is required to send an annual report detailing the hazardous chemicals it keeps on site to three state and local groups — the Texas Department of State Health Services, the local fire department and a group of county emergency officials known as the Local Emergency Planning Committee.

Plant managers sent the report, called a Tier II report, to the state agency this year and said that in 2012 the facility had 540,000 pounds of ammonium nitrate stored, for sale to local farmers. That amount is more than 100 times that used in the Oklahoma City bombing. The report was also sent to the Local

A reliance on self-reporting is faulted.

Emergency Planning Committee, a county official said. It was unclear if the plant sent the report to the West Volunteer Fire Department, but it appeared likely.

A foreman at the plant who was killed in the explosion, Cody Drago, 50, was also a volunteer firefighter. Other firefighters who died worked in the local government or were knowledgeable about farming and agricultural chemicals. Dr. George N. Smith, the medical director of the West ambulance service, said he was not aware that the plant stored ammonium nitrate. He was not alone, however — neither the federal Environmental Protection Agency nor the Homeland Security Department knew, either.

After the Sept. 11 attacks, Congress passed a law requiring

plants that use or store explosives or high-risk chemicals to file reports with the Homeland Security Department so it can increase security at such facilities. That requirement includes any plant with more than 400 pounds of ammonium nitrate, but a Homeland Security official said that West Fertilizer had not filed such a report, even though it had 1,350 times that amount. The plant is not on the department's list of 4,000 facilities with high-risk chemicals, and one official said it might have been placed on that list if it had filed a report.

A tangle of agencies regulates plants like the one in West. Different agencies were assigned oversight for different chemicals there. Among the federal agencies responsible were the E.P.A., Homeland Security, the Occupational Safety and Health Administration and the Pipeline and Hazardous Materials Safety Administration. State agencies include the Texas Commission on Environmental Quality, the state chemist's office and the state health services department.

Under the Clean Air Act, the E.P.A. requires companies like West Fertilizer to file risk management plans when they use or store sizable quantities of anhydrous ammonia. In a 2011 filing, the plant said it had 54,000 pounds of that chemical. But the E.P.A. does not require those plans to include whether a facility uses or stores ammonium nitrate. In 2002, the federal Chemical Safety Board recommended to the E.P.A. that it broaden those risk management plans to include volatile hazardous chemicals similar to ammonium nitrate. That recommendation was never acted upon.

OSHA officials, meanwhile, acknowledged that they had last inspected the plant 28 years ago. Agency officials said the plant did not fall into its priority cate-

gories based on prior inspections, a lack of worker complaints and because it was not classified as high risk by the E.P.A.

Inspectors with the Texas Feed and Fertilizer Control Service, however, had made at least 35 visits to the plant since 2006, including one on April 5, 12 days before the blast. That agency regulates aspects of the fertilizer industry as part of the state chemist's office, and oversees the sale of ammonium nitrate in the state. The state chemist, Tim Herrman, said the law prohibits him from disclosing information about the 115 facilities that hold permits to sell ammonium nitrate in Texas.

Paul Orum, a consultant on chemical safety, said a major shortcoming in the system of regulating chemical plants is the reliance on self-reporting. If a company like West Fertilizer fails to file a required report or misreports the risks it faces, it is often hard for agencies, with their budgetary constraints and overstretched staffs, to catch such errors. In its 2011 Risk Management Plan filed with the E.P.A., West Fertilizer did not check the box saying the plant might face a risk of fire or explosion.

In addition, safety experts say these inspections and penalties do not address a fundamental problem — the proximity of houses, schools and a nursing home to the fertilizer plant.

"You don't build an apartment complex, an old folks home or a school that close to a facility that's storing 270 tons of ammonium nitrate — that doesn't make sense," said Al Armendariz, the former E.P.A. director for Texas, and who now works for the Sierra Club. "None of these agencies have or believe they have the authority — from the federal government or the state government — to require some kind of common-sense thing like a buffer zone."

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Monday, April 15, 2013 10:56 AM
To: chateau4us@att.net; Kit Fox
Subject: National article confirms Prof. Bea concerns about Rancho LPG...last page near bottom

<http://www.mensjournal.com/magazine/bob-bea-the-master-of-disaster-20130225?page=4>

MEN'S JOURNAL

The Magazine

Bob Bea, the Master of Disaster

By Alex Prud'homme Feb 2013

Bob Bea, the nation's foremost forensic engineer, is the guy to call when levees break or oil rigs explode – to sift through the wreckage, assign blame, and try to prevent the same mistakes again. (He's still working on that part.)

Robert Bea's large, beige, seemingly bland office in the engineering building at the University of California at Berkeley is revealed, upon close inspection, to be a cabinet of wonders. Perched on top of neat filing cabinets and tucked into corners are mysterious artifacts from around the world: a massive drill bit, a chunk of rusted metal, a model of an oil platform, a cluster of giant barnacles, strands of Mardi Gras beads, a beer bottle, and other totems. Each of them has a story to tell. That drill bit? It came from an oil rig that sank off the coast of Australia, causing a \$1 billion disaster. The rusted metal? It's a piece of an oil tanker that supposedly "could not rust." The clutch of barnacles? From the Arctic seabed, where the oil industry once claimed, "There is no life." Bea (pronounced "bee") keeps these mementos as teaching aids and to prompt discussion about the role of human fallibility in mishaps – a subject rarely discussed in engineering circles, yet one that he believes is just as important as mechanical failure or software glitches.

"Never let a good disaster go to waste" is Bea's mantra. "I'm in the prevention business," he says. "And you can't prevent what you don't understand."

Bea has compiled a database of more than 600 engineering failures – from perforated submarine hulls to crumpled airplanes, fallen bridges, exploded pipelines, and upended oil rigs. But he also studies why things go right and how high-reliability organizations – such as pediatric emergency teams and aircraft-carrier crews – work successfully under pressure.

A bald, saber-thin 76-year-old, with an erect bearing, a silver mustache, and a direct manner, Bea is co-founder of the Center for Catastrophic Risk Management, a nonprofit group based at Berkeley, and a pioneer in the emerging field of forensic engineering. When catastrophe strikes, it is usually Bea who is called in to make sense of the twisted wreckage and smoldering remains. Over the past few decades, he has appeared, Gump-like, at nearly every high-profile calamity – from the sinking of the Exxon Valdez in 1989 to the 2003 Columbia space-shuttle explosion to the sinking of the Deepwater Horizon in 2010.

Today, Bea's grim expertise is central to two of the biggest lawsuits in U.S. history: a class-action suit alleging that the federal government failed to protect New Orleans from Hurricane Katrina, which killed more than 1,800 people in 2005; and another suit charging that BP and its partners in the Deepwater Horizon were responsible for the explosion that sank the drill rig, killing 11 and causing

the largest oil spill in U.S. history. In November, BP, at least in part because of Bea's pointed testimony, settled, admitting to criminal liability for the spill and agreeing to pay a penalty of \$4.5 billion.

Bea's ability to explain complex data in layman's terms and his willingness to point out mistakes have made him a hero to disaster victims and a scourge to the targets of his criticism. He is unapologetic for his unvarnished opinions: "If we don't learn from our mistakes, then we are doomed to make them again and again," he says. "Unfortunately, that's what we've been doing."

The week after superstorm Sandy devastated New York, New Jersey, and the nation's most populous coastline, Bea has a ready example of lessons that have gone unlearned. "It's a sad tale of complacency," he says, "by all measures a true 'predictable surprise.'" He wonders what was done to prepare infrastructure or why hospitals weren't prepared with generator systems, particularly after what happened at New Orleans' Memorial Medical Center during Katrina, but he also sees our weakness as a product of good fortune. "I think a key part of our challenge is our generally bountiful blessings. Many of us have a lot of things that give us pleasure and comfort. Thinking about complex issues like global climate change and our out-of-date, decayed infrastructure systems is hard to do. It is much easier to 'hope' someone is taking care of us so that we can return to the enjoyments of our lives. Hope is no strategy for success." In 1967, Eric Brown, who taught failure analysis at Imperial College London, described structural engineering as "the art of molding materials we do not really understand into shapes we cannot really analyze, so as to withstand forces we cannot really assess, in such a way that the public does not really suspect." His observation can be applied to many modern engineering marvels.

It is one of the ironies of our time that while new technologies allow us to go ever-faster, deeper, and higher, they are increasingly laden with a "catastrophic complexity," which can overwhelm our ability to operate them safely. As the gap between man and his machines narrows – as computers become an extension of our nervous systems – the distinction between engineering and human problems has shrunk.

The cause of most large-scale calamities, notes Bea, is "the human factor." Too often, designers fall in love with their ideas and lose sight of practical, quotidian concerns. "We engineers tend to believe in the myth of perfection," he says. "We understand the logic of systems and machines. What we don't understand is all of you illogical humans. We aren't trained to take into account things like hubris, greed, sloth, office politics, and the rest of it. It's not part of our skill set. But it needs to be. Dealing with the human factor is almost always more complicated than the technology."

Indeed, Bea's database reveals that 20 percent of engineering disasters are the result of "intrinsic uncertainties" – i.e., natural events such as floods, tornadoes, and dust storms – while 80 percent are rooted in "extrinsic uncertainties" – i.e., human error.

Consider the Challenger disaster in 1986, which was ostensibly a technical problem but was really caused by organizational dysfunction at NASA. The space shuttle blew up after launching, when an O-ring seal failed, killing its seven crew members. Investigating the crash, Bea found that NASA had known that O-rings could be compromised by cold weather: The January launch day was cool, yet NASA controllers did not wait for the temperature to rise – a decision driven by inflexible managers and their schedules. The result was "an avoidable tragedy," says Bea. Similarly, when the space shuttle Columbia was destroyed during atmospheric reentry in 2003, killing all seven crew members, the given cause was broken foam insulation, but the root cause was NASA's broken culture. "We look back and say these accidents could have been prevented," Bea sighs. "NASA delivered incredibly high levels of individual performance, but they struggled to manage groups of people."

Looming behind such behavioral concerns is an intractable engineering problem: Much of America's critical infrastructure is aging and on the verge of failure. (A case in point: the 2007 collapse of an outmoded and improperly maintained highway bridge in Minneapolis, which killed 13 people.) Once the envy of the world, our power grids, bridges, tunnels, highways, dams, airports, drinking water, and wastewater-treatment plants are in desperate need of investment and updating.

In 2009, the American Society of Civil Engineers (ASCE) gave U.S. infrastructure an average grade of D, meaning it is nearing failure, and estimated that the cost to repair and modernize these building blocks of society will be at least \$2 trillion. But the cost of allowing them to fail is even greater, both in the short term (leading to expensive and inconvenient stopgap measures) and long term (limiting America's efficiency and global competitiveness). The longer we avoid the problem, the greater the risk. Or, as Bea puts it: "We wait, we're fucked."

It takes a person who thinks in a weird way to figure out how things fail," Bea admits cheerfully. His goal is to identify the many small mistakes that compound into large disasters, learn from them, try to predict them, and avoid repeating them. While the task of design, building, or maintenance engineers is self-explanatory, the work of a forensic engineer is more of a dark art, akin to being a detective. "You examine the dirt, the steel, the concrete, the water, to find out what really happened," Bea says. "And, crucially, you talk to the people. It's the only way to find out who did what, when. It's chillingly fascinating."

When Bea talks about risk, his eyes brighten. From the age of 14, when he worked construction jobs in Florida, he has been intimate with the subject. After training in the Army Corps of Engineers, where he built levees to drain the Okefenokee Swamp, Bea joined Shell Oil as a roughneck on an offshore rig. Months into the job, one of Bea's colleagues lost part of his face and another lost three fingers in accidents. When Bea was ordered to replace the man who had lost his fingers, he says, "They just sent me up the derrick, 100 feet in the air, and told me to keep my head out of my ass – or I'd probably lose it. Terror is a fine instructor."

Bea undertook his first forensic investigation in 1961, when Shell tasked him to investigate the sinking of Texas Tower 4 (TT4), a U.S. Navy radar platform that disappeared off New York with 28 crew members. Shell was moving its rigs deeper offshore in the Gulf of Mexico and wanted to know what had gone wrong. The answer: "TT4 was a terrible design," Bea recalls. "It had a big X-brace that caught both the wind and the waves. It was an accident waiting to happen." Bea's report was so thorough, he was asked to testify before Congress.

By the time Hurricane Betsy struck New Orleans in 1965, Bea had been promoted to manager of Shell's Offshore Technology Development Group, where he was in charge of the company's Gulf oil platforms. His rigs survived Betsy's 140 mph winds and tanker-size waves. But the levees ringing the city failed, and the nation suffered its first "billion-dollar hurricane." Bea's house in New Orleans, where he was then living, flooded, and he and his family "evacuated vertically" into his office building, before fleeing to Houston. It was a defining experience, one that seems to have instilled a righteous anger in him to "make damn sure this never happens again."

Bea stayed with Shell for 16 years, working from the Great Barrier Reef to Arctic ice floes and in executive suites from London to the Hague to Manhattan. In his spare time, he earned a master's degree in engineering from the University of Florida and an MBA from Harvard. Chafing in the corporate "velvet coffin," he quit Shell in 1976, founded and sold two engineering firms, and went to Tulane to learn how to construct buildings that could withstand a nuclear blast. In 1989, he applied to the engineering Ph.D. program at Berkeley on a whim. While Bea didn't have the required course work, the school was so impressed by his résumé that it hired him as a professor.

At Berkeley, Bea met Karlene Roberts, a research psychologist studying human factors and high-reliability organizations, essentially working on the same problems from different angles. By necessity, their work is interdisciplinary, combining engineering, business management, and social science. Ultimately, their goal is not only to improve the way airliners, oil refineries, nuclear plants, and other engineered structures are built and operated, but also to create a design process that takes human fallibility into account and allows us to safely operate complex systems over the long term. But they have encountered resistance from academics and engineers who prefer to maintain specialized "silos" rather than encourage cross-pollination among disciplines. "Learning to be multidisciplinary takes a long time and a lot of money," Roberts explains. "People from different specialties don't speak the same language at first. They have to be trained, and that's difficult."

In trying to nudge his conservative profession forward, Bea has helped to develop new risk-management strategies, particularly an interactive system that stresses the assessment and management of risk in real time. In studying the way pediatric emergency teams coordinate to keep babies alive, for example, they found that successful teams are fluid, shifting from highly structured to loosely structured groups during a crisis. Free-flowing communication is paramount. Hierarchies melt away, team members continually update their diagnoses, and everyone supports the people with the best skills for the task at hand. "They search for what answer is right, not who is right," Bea says admiringly.

Retirement looms on the horizon, vaguely, but first Bea has a few things to wrap up. Much on his mind is the potential flooding of his backyard.

The weakest point of American flood defense now is not New Orleans or Miami, but the Sacramento – San Joaquin River Delta, just up the road from Berkeley. The delta is a vast estuary, through which fresh water for more than 25 million Californians flows. The delta is ringed by 1,100 miles of levees, but some are nearly 150 years old and leaking. The region is vulnerable to Pacific storms or, worse, an earthquake. Seismologists have predicted a 40 percent chance of a "catastrophic" quake there in the next 30 years. If the delta levees fail, the result could be a megaflood that would cripple the state, now the ninth-largest economy in the world. Yet Californians have been bitterly divided over a response for decades. Every solution is expensive and politically fraught. Bea is working on a task force, and calls the delta a "ticking bomb," warning that a breach there would prove worse even than Hurricane Katrina.

"The Deepwater Horizon was trying to tell us something was wrong in the Gulf," he says. "Now the levees are trying to tell us something is wrong in the delta. If those levees go, we're all going to be drinking saltwater coffee," he jokes tragically. "My sailboat is rigged and ready to go!"

Bob Bea is genial, unfailingly polite, and has an uncanny ability to synthesize complex information. He is widely admired in engineering circles. But he admits to being "ornery," and seems haunted by the memory of Hurricane Betsy. He is in perpetual motion – teaching, writing technical papers, attending conferences, consulting hither and yon. He has missed Christmas with his wife and two sons. He eats and sleeps little. It's as if he's racing to plug all the holes in a giant, leaky dike before it bursts.

When I asked why he pushes himself so hard at an age when most people are focused on their golf game, he replies, "Make a living. Have some fun. Leave the world a better place." He shrugs, searching for answers. "I'm an engineer, but much like the corps, I don't always communicate well. Sometimes I don't have the words to explain myself. All I can say is 'I'm Bob. I'm here to help.'"

Bea has a lucrative international consulting career. But the work is exhausting, and he's growing tired. In the Katrina case, he is facing a vengeful Corps of Engineers, some of New Orleans' toughest

lawyers, the Department of Justice, and 30 experts determined to poke holes in his work. It keeps him up. But he recently popped awake at 3 am with an insight: "I suddenly realized they can say what they want, but I've got the data. Bingo! That's where I find my solace."

Bea's role in the lawsuit will soon end. He will then testify about his investigation of the 2010 San Bruno blast – in which a Pacific Gas & Electric gas pipeline exploded, killing eight and devastating a San Francisco suburb. "Then I'll be done," he smiles. Pausing a beat, he adds, "Well, there is one more thing."

San Pedro, near the port of L.A., has bloomed into a major petrochemical complex. Residents, worried about a San Bruno – type explosion, have asked him to investigate.

"Worn-out, tired old bastards are the only ones with the time and patience to look at this thing seriously," said Bea.

What does he see there? "It's risky. Very risky," he says, a gleam in his eye. "I'm going to have a look."

See also: [Bob Bea's List of America's Most Vulnerable Places](#)

Kit Fox

From: San Pedro Peninsula Homeowners United <sphomeunited@gmail.com>
Sent: Saturday, April 13, 2013 11:22 AM
To: lisa.pinto@mail.house.gov; hamilton.cloud@mail.house.gov; elise.swanson@mail.house.gov; niki.tennant@asm.ca.gov; bill.orton@sen.ca.gov; rkim@lcbos.org; jacob.haik@lacity.org; Ricardo.Hong@lacity.org; Jim.Bickhart@lacity.org; william.carter@lacity.org; Nick Trutanich; mark.ghilarducci@calema.ca.gov; bea@ce.berkeley.edu; wesling.mary@epamail.epa.gov; Kit Fox
Subject: COMMUNITY LETTER TO CHEMICAL SAFETY SAFETY BOARD ON RANCHO LPG
Attachments: spphu csb letter april 2013.doc

Supplemental documents available upon request.



San Pedro Peninsula Homeowners United, Inc.

Post Office Box 6455, San Pedro, CA 90734

Email: sphomeunited@gmail.com - Fax (310) 548-4255

April 12, 2013

Mr. Don Holmstrom, Supervisor
Chemical Safety Board
Western Region
PO Box 25465
Lakewood, CO 80205

RE: RANCHO LPG LLC, San Pedro, CA

Dear Mr. Holmstrom:

Our homeowners have been heartened to read that the US Chemical Safety Board has recently deemed existing regulations on hazardous facilities in California to be “deficient” in the protection of public safety. We have been very aware of that obvious problem in our community of San Pedro, CA (located in the City of LA, Port of Los Angeles region) for many, many years. We are hopeful that because your agency understands better now the serious and unnecessary jeopardy being posed to the public that you will take a proactive stance in restoring a safer environment. We urge the intervention of the Chemical Safety Board in the operation listed above, Rancho LPG LLC, a subsidiary of Plains Midstream Canada and Plains All American Pipeline. We request that you conduct a comprehensive risk analysis on this facility as soon as possible due to the very vulnerable conditions of the facility and the extraordinarily massive volume (25+ Million Gallons) of butane and propane gas stored at the site. It is critical to remember that only 1,000 ft. away are neighborhoods, schools and businesses. It is also imperative to understand that this facility is located less than ½ mile of the Port of Los Angeles with a blast radius that is estimated to be between 3 and 7 miles depending on circumstances. This radius involves not only the Port of Los Angeles but also the Port of Long Beach. The combined ports represent the largest in our nation and over \$200 Billion in annual trade.

The LPG facility was introduced in 1972/73, over 40 years ago, under the name “Petrolane” and was sold to Amerigas sometime in the 90’s and sold again between 2005-2008 to its current owners. In this packet (in addition to many other documents) you will find the LA Times news articles written in 1977 by Larry Pryor (Pulitzer Prize winner and now Journalism Professor at USC) that reveals the less than honorable process of permitting that took place to develop this facility. The permit approval was largely handled by the Port of LA, whose Commissioner Cho was a shareholder in the company at the time. The facility entered into development without a risk analysis, and was *exempted* from proper public hearings, adherence to LA City fire regulations & API standards, and expedited through the permitting process. The litany of offenses to the concept of public safety are extensive. The facility site is located in a LA City Planning Dept. documented “Earthquake Rupture Zone”. The active Palos Verdes Fault (mag. 7.3) is the primary fault with two or three smaller faults intersecting at that point causing even greater concerns geologically. USGS identifies that section of land as “liquefaction” and “landslide areas. On top of this land sits two 12.5 Million Gallon butane tanks built in 1973 “without” LA City permits and built to a seismic substandard of 5.5-6.0 magnitude.

The news articles published in 1977 also acted as the catalyst for Gov. Brown, in his first term, to initiate a study of the facility by the PUC. Unfortunately, the results of that study and the directives generated as a result of it, remained only to gather dust for over 30 years on a government shelf. The results of that study confirmed that the facility was deficient in safety of operation and given exemptions that it was not entitled to. (Study included)

Our Homeowner members would like to know the following:

1. Has the CSB been aware of this LPG operation? If so, for how long and what has the CSB known about it?
2. Has the CSB ever conducted an investigation of the facility in its 40 years of existence? If so, what were the results or actions taken?
3. Does the CSB ever look at the issue of liability insurance coverage?
4. The bulk of gas transport is handled by railcar. In March of 2012, there was a rail car collision just outside the gates of this facility (photo enclosed) on a rail spur under jurisdiction of the Port of LA. Had there been a rupture and subsequent fire and explosion, who would have assumed liability? How is the risk exposure of that rail line estimated and who is responsible?
5. How does the CSB evaluate a facility in which the “main safety feature”, the impound basin, has been designed to contain only the liquid contents of a single tank, when in actuality, the basin will hold less than 1 % of the contents of that tank as the leaking liquid escapes, evaporating and expanding over 200 times its volume? The larger question since this remedy is totally inadequate scientifically for the containment of butane is, does the CSB ever evaluate the standards, like API 2510, in regard to the impound basin?
6. What can be done to address the problem that the setbacks required under API 2510 are not present? (They are deficient to the south, east and northeast.)
7. The EPA letter cites Rancho for confusion on the part of Rancho staff about their emergency response responsibilities; what can be done to clarify first, what can be done in the event of an emergency, and then to assign responsibilities to Rancho staff and to the Fire and police departments?
8. In light of the previous question, has CSB evaluated the California laws (and their inadequacies) concerning hazardous releases? The Certified Unified Permit Program (CUPA) was intended to bring all the laws and regulations together under the local CUPA (usually the local Fire Department), but Fire Dept's typically lack the budget, knowledge, or manpower to understand and enforce the large volume of laws. This is certainly true in metropolitan areas, like the LA Harbor communities, where there are many industrial sources.
9. Has Fed OSHA ever inspected the Rancho facility? If so, what was their finding?

10. Since the Rancho facility lacks manpower (only 3 or 4 persons are on the 20 acre site at any one time) shouldn't there be some standard that requires, especially safety personnel or emergency responders to be on site at all times?
11. Has Rancho complied with the safety requirements associated with California's Injury and Illness Prevention Program?
12. The City of LA has acknowledged through its councilmembers and Port that this facility should have never been located in its current location and that it poses an elevated risk to residents. Yet, there has never been any disclosure to residents of the hazard in real estate transactions. There is currently a proposed housing development that is within ½ mile of the Rancho facility with will create 800-1,000 new homes. Can the CSB establish a regulation of disclosure to buyers and lenders on sites that suffer this kind of risk exposure?

In fighting this problem our homeowners have been very fortunate to have encountered some extraordinary people and professionals that have generously volunteered their valuable experience, advice and support. One of the most impressive of these is Professor Bob Bea from the University of California at Berkeley.

Professor Bea is the well respected expert hired by our government to investigate the “why” of catastrophes including Katrina, San Bruno and the Gulf. Professor Bea has reviewed details of the Rancho LPG facility and has warned of the extraordinary potential of a cascading, “domino effect” disaster at Rancho. The adjoining Conoco Phillips refinery, the Naval Fuel Depot across the street from Rancho and the multitude of other oil and chemical facilities located at the nearby port offer the opportunity for a catastrophic inferno never before witnessed. Professor Bea gave advice to BP that could have circumvented the tragedy in the Gulf. His expert opinion in this matter deserves to be treated with the utmost respect and responded to. Disregarding his opinion will likely lead to devastation and death, like that of the BP disaster, but it appears, far worse.

Included is a series of email exchanges between a representative of CAL-EMA, Mr. Vance Bennett and our Homeowner member, Janet Gunter. While Ms. Gunter, is clearly dissatisfied with the inaction of public officials and agencies in regard to this facility, the responses from Mr. Bennett exemplify the reasons why. Ms. Gunter forwarded the questions posed by Mr. Bennett to Professor Bea. The Professor then replied to those questions with his own answers that were referred back to CALEMA. The answers of Professor Bea should be adopted by your Board as the correct, prudent and responsible answers with following action applied to prevent the deadly potentials described by him.

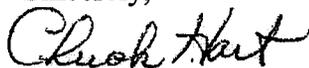
Just last month, the EPA made a legal demand on Rancho LPG for six violations. Please see letter enclosed. It is important to note the dates of inspections and issued violations (2010 & 2011) as they relate to the company's chronic delay in compliance. The extremely hazardous nature of this facility should prompt much more urgency in actions to correct any problems. This delay offers a clear view of the company's attitude.

Also, of particular interest on this issue is a **change** in *worst case scenario* criteria for RMP's on chemical facilities that occurred in the 90's. This change allowed a *new* calculation to be used in estimating radius of impact. The action was a concession by the EPA to the API. Details of that event are included and chronicled by one of our industry experts, Connie Rutter.

We sincerely hope that your Board will take everything submitted regarding this situation into serious consideration and ultimately agree that a complete review and risk analysis of the Rancho LPG facility is warranted. We are also enclosing a DVD produced by our homeowners that was created to educate others about the existing hazards of this operation. It is 13 minutes long and we hope that you will take the time to view it. Some people view it as "too scary". We, on the other hand, feel that it may not be scary enough in revealing the real and true potential of an incident at Rancho.

In closing, we applaud the work of the Chemical Safety Board and thank you for your efforts to promote good safety regulations and the protection of the innocent. We also hope that you can help us too, before it is too late.

Sincerely,



Chuck Hart
President

PS. We have an enormous library of records if you would like any further documentation on this facility.

Cc:Congressman Henry Waxman
Congresswoman Janice Hahn
Congresswoman Maxine Waters
Senator Rod Wright
Assemblywoman Bonnie Lowenthal
LA County Supervisor Don Knabe
LA Mayor Antonio Villaraigosa
LA City Atty Carmen Trutanich
LA City Councilman Joe Buscaino
Mark Ghilarducci, CALEMA
Professor Robert Bea
Rancho Palos Verdes City Council
Mary Wesling, EPA

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Thursday, April 11, 2013 10:38 AM
To: Dan.Tillema@csb.gov
Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; Kit Fox; bea@ce.berkeley.edu; wesling.mary@epamail.epa.gov
Subject: Re: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Hello Again Mr. Tillema-

I've been talking to our Homeowner members about the trip to Richmond. Not sure at this point who, if anyone, will be able to attend. What we wish to do in the meantime is submit a package of information to be distributed to your Board and CSB management on the LPG facility of concern. Hopefully, we will have that package out to you by tomorrow. Please let me know how you think the package should be addressed.

Again, please know that we are grateful that your agency and Board are taking such a hard look at safety issues related to these highly hazardous facilities. Certainly, it is time.

Janet Gunter
San Pedro Peninsula Homeowners United

-----Original Message-----

From: Tillema, Dan <Dan.Tillema@csb.gov>
To: Janet Gunter <arriane5@aol.com>
Cc: MrEnvirlaw <MrEnvirlaw@sbcglobal.net>; det310 <det310@juno.com>; aaron.wilensky <aaron.wilensky@mail.house.gov>; lisa.pinto <lisa.pinto@mail.house.gov>; michael_davies <michael_davies@feinstein.senate.gov>; michael.picker <michael.picker@gov.ca.gov>; noelweiss <noelweiss@ca.rr.com>; kitf <kitf@rpv.com>; bea <bea@ce.berkeley.edu>
Sent: Wed, Apr 10, 2013 7:26 am
Subject: RE: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Ms. Gunter,

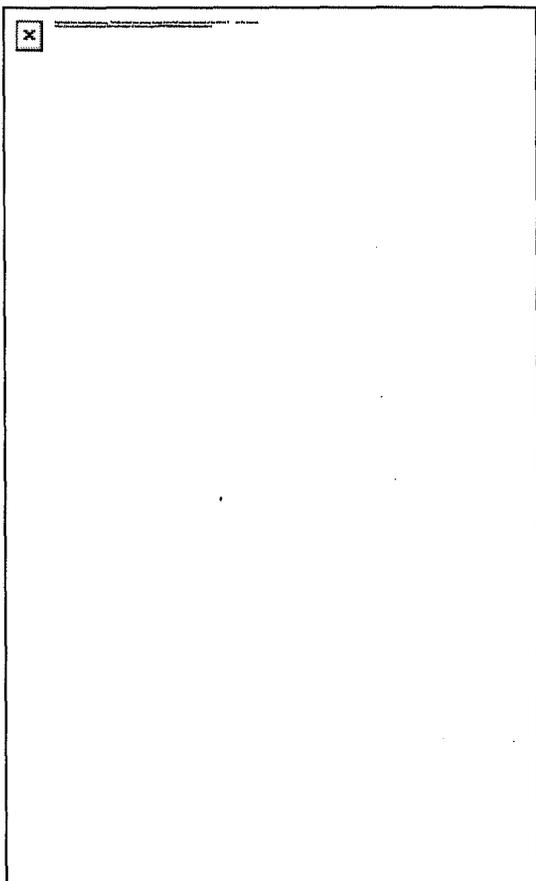
Thank you for your email yesterday. While I certainly appreciate the support of our regulatory analysis following the August 6, 2012 fire at the Chevron refinery in Richmond, I need to inform you that my investigation team is limited in our ability to expand the scope of our investigation to matters that are not causal to the incident we are investigating and certainly not without CSB management and Board member support.

I have forwarded your email to the two levels of management above me within the CSB, so they are aware of the situation. They suggested I inform you of an upcoming opportunity to directly speak to the Board in California. All of the Board members are going to be in Richmond on the evening of April 19th. That is the date of our public meeting on the Chevron Richmond Interim Report and is where the investigation team will present our findings to the Board; a panel of stakeholders will discuss their efforts, concerns, and or suggestions to the Board for consideration; members of the public will each be allowed a 2-3 minute public comment period; and finally the Board will vote on whether or not to approve the report and the recommendations it contains. The public comment period would be your opportunity to support the findings related to the regulatory analysis we identified from the Chevron incident and introduce your concerns related to the LPG facility in your community.

The meeting will begin at 6:30 p.m. PDT at the Richmond Memorial Auditorium and Convention Center located at 403 Civic Center Plaza, Richmond, CA.

Additional details can be found here: <http://www.csb.gov/csb-announces-public-meeting-in-richmond-california-to-release-interim-report-and-safety-recommendations-resulting-from-chevron-refinery-investigation/>

I have also copied below a relevant portion of CSB regulations which allows the Board to conduct safety studies. Safety studies have been done in the past, but are certainly not as common as accident investigations. Again, the Board members would need to fully support any proposed safety study. I mention safety studies because off the top of my head, that would seem to be the appropriate mechanism to address the concerns you are raising with respect to the LPG facility.



I hope this is helpful and if I can provide additional information, please let me know. Let me know if you are able to make the Richmond meeting and we can meet earlier that day or afterwards for additional discussion on this topic.

Regards,

Dan Tillema P.E.
Chemical Incident Investigator
U.S. Chemical Safety & Hazard Investigation Board
dan.tillema@csb.gov

202-407-5176

The opinions expressed in this message are those of the author only and do not represent official policies of the U.S. Chemical Safety and Hazard Investigation Board unless they are expressly identified as such. Because e-mail can be altered electronically, the integrity of this communication cannot be guaranteed. Visit us on the World Wide Web at <http://www.csb.gov>

From: Janet Gunter [<mailto:arriane5@aol.com>]

Sent: Tuesday, April 09, 2013 12:03 PM

To: Tillema, Dan

Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; kitf@rpv.com;

bea@ce.berkeley.edu

Subject: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Mr. Tillema-

Your recent admission and testimony regarding the insufficient regulations regarding California's chemical and fuel facilities is greatly appreciated. My name is Janet Gunter, and we have been fighting for over 40 years the presence of a massive LPG facility storing over 26 Million gallons of butane and propane within 1,000 ft. of homeowners, schools and businesses.

The facility was introduced over 40 years ago by the Port of LA (under the name, Petrolane) in order to realize the profitable opportunity of shipping this volatile commodity by sea.(that opportunity no longer exists with all transport being conducted by rail and truck) LA Harbor Commissioner Cho was a shareholder in the company at that time and the facility was introduced **without** a risk analysis, **exempted** from LA City Fire regulations, CEQA, and **also expedited** through the permitting process. The two largest 12.5 million gallon butane tanks were built **without** LA City building permits at the time (1973) and only "certified" by building and safety 5 years later while the facility was in operation. The facility sits in the middle of an active LA City Planning documented "Earthquake Rupture Zone". The fault is the Palos Verdes Fault and it has a 7.3 magnitude capability. The tanks are "said" to be built to a seismic sub-standard of 5.5-6.0. The land that the tanks are located on is also identified by USGS as "*landslide and liquefaction*" areas. I am attaching the recent demand to Rancho LPG by the EPA on deficiencies identified by them two and three years ago but not complied with by Rancho. The list of issues related to jeopardy at this facility is **extremely long**. I don't want to encumber you with the litany of details at this point. Much of this information can be viewed on our website at : www.hazardsbegone.com We believe that the pure **luck** that has been protecting our area for so many years cannot last forever. The 40+ year old antiquated infrastructure, increasing probability of the big earthquake to our region, and the elevated terrorism risk contribute **greatly** to a likelihood of disaster here. UC Berkeley Professor Bob Bea (the expert in San Bruno, Katrina and Gulf disasters) has reviewed the situation with Rancho LPG and has warned of the **extreme** potential of a "domino effect" of catastrophe at this facility. Because of the facility's close proximity to a "multitude" of refineries, fuel and chemical storage facilities and oil terminals at the Port of LA (within 1/2 mi.) the potential for a devastating cascading event are to be emphasized. An event at this facility could result in the overwhelming decimation of the area and its population. We have been fighting with government officials and regulatory agencies for YEARS on this issue. We need assistance....and we need it BEFORE the disaster. After reading the recent testimony of both you and Mr Holstrom we believe that finally....finally....the absence of logic it government as it relates to safety in these cases is beginning to resonate. Please help to bring sanity to this situation as soon as possible.

Sincerely,

Janet Gunter

Member, San Pedro Peninsula Homeowners United

ph: 310 251-7075

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Wednesday, April 10, 2013 9:54 AM
To: Dan.Tillema@csb.gov
Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; Kit Fox; bea@ce.berkeley.edu; niki.tennant@asm.ca.gov; hamilton.cloud@mail.house.gov; jacob.haik@lacity.org; elise.swanson@mail.house.gov; bill.orton@sen.ca.gov; norman.fassler-katz@sen.ca.gov
Subject: Re: VIVID ILLUSTRATION OF THE CSB'S CLAIM OF LAX REGS ON ENERGY FACILITIES IN CALIFORNIA

Hello Mr. Tillema-

Thank you so much for your prompt response. As I read through what seems like a "real" opportunity to finally affect "change" or "action" on such a long awaited issue...I was distraught to realize that I will be leaving the day before this meeting for a long awaited European vacation. Richmond is a significant distance from the LA Harbor area and it will not be a convenient opportunity for most folks. I will do my best to encourage attendance from other members of our Homeowners group. However, having said that....I am looking at the above government offices that have been cc'd on this email and believe that this is the "perfect" time for our government leaders to stand up for the protection of their constituents. The impact of a plea for a comprehensive risk analysis of this ultra hazardous facility by our Senate and Congressional representatives would be impactful and in the end more meaningful than a plea delivered by our Homeowners. Please don't misunderstand, I hope that our homeowners can attend. But, in instances like this, I am disheartened that our political leaders are not at the forefront and leading the way in promoting rational thought and assurances of public safety. This is particularly true now in light of the Chemical Safety Board's most recent acknowledgement of deficient regulatory safety standards of these facilities. My hope is that the government offices originally cc'd in this email and the others that I have now added will be stimulated to attend on behalf of the thousands of constituents whose lives may well be in jeopardy due to the presence of this Rancho LPG facility. The experiences of Richmond, San Bruno, and the Gulf have shined the spotlight on an industry's ability to **privatize the profits** while they **socialize the risks**. There has been far too great of a price to pay for that policy. **It is time for change now**...before it is too late....**again!**

Sincerely,
Janet Gunter

-----Original Message-----

From: Tillema, Dan <Dan.Tillema@csb.gov>
To: Janet Gunter <arriane5@aol.com>
Cc: MrEnvirlaw <MrEnvirlaw@sbcglobal.net>; det310 <det310@juno.com>; aaron.wilensky <aaron.wilensky@mail.house.gov>; lisa.pinto <lisa.pinto@mail.house.gov>; michael_davies <michael_davies@feinstein.senate.gov>; michael.picker <michael.picker@gov.ca.gov>; noelweiss <noelweiss@ca.rr.com>; kitf <kitf@rpv.com>; bea <bea@ce.berkeley.edu>
Sent: Wed, Apr 10, 2013 7:26 am
Subject: RE: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Ms. Gunter,

Thank you for your email yesterday. While I certainly appreciate the support of our regulatory analysis following the August 6, 2012 fire at the Chevron refinery in Richmond, I need to inform you that my investigation team is limited in our ability to expand the scope of our investigation to matters that are not causal to the incident we are investigating and certainly not without CSB management and Board member support.

I have forwarded your email to the two levels of management above me within the CSB, so they are aware of the situation. They suggested I inform you of an upcoming opportunity to directly speak to the Board in California. All of the Board members are going to be in Richmond on the evening of April 19th. That is the date of our public meeting on the Chevron Richmond Interim Report and is where the investigation team will present our findings to the Board; a panel of stakeholders will discuss their efforts, concerns, and or suggestions to the Board for consideration; members of the public will each be allowed a 2-3 minute public comment period; and finally the Board will vote on whether or not to approve the report and the recommendations it contains. The public comment period would be your opportunity to support the findings

related to the regulatory analysis we identified from the Chevron incident and introduce your concerns related to the LPG facility in your community.

The meeting will begin at 6:30 p.m. PDT at the Richmond Memorial Auditorium and Convention Center located at 403 Civic Center Plaza, Richmond, CA.

Additional details can be found here: <http://www.csb.gov/csb-announces-public-meeting-in-richmond-california-to-release-interim-report-and-safety-recommendations-resulting-from-chevron-refinery-investigation/>

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(b) The CSB makes safety recommendations to Federal, State, and local agencies, including the Environmental Protection Agency and the Occupational Safety and Health Administration and private organizations to reduce the likelihood of recurrences of chemical incidents. It initiates and conducts safety studies and special investigations on matters pertaining to chemical safety.

(c) The CSB issues reports pursuant to its duties to determine the cause or probable cause or causes of chemical incidents and to report the facts, conditions, and circumstances relating to such incidents; and issues and makes available to the public safety recommendations, safety studies, and reports of special investigations.

I hope this is helpful and if I can provide additional information, please let me know. Let me know if you are able to make the Richmond meeting and we can meet earlier that day or afterwards for additional discussion on this topic.

Regards,

Dan Tillema P.E.
Chemical Incident Investigator
U.S. Chemical Safety & Hazard Investigation Board
dan.tillema@csb.gov

202-407-5176

The opinions expressed in this message are those of the author only and do not represent official policies of the U.S. Chemical Safety and Hazard Investigation Board unless they are expressly identified as such. Because e-mail can be altered electronically, the integrity of this communication cannot be guaranteed. Visit us on the World Wide Web at <http://www.csb.gov>

From: Janet Gunter [mailto:arriane5@aol.com]

Sent: Tuesday, April 09, 2013 12:03 PM

To: Tillema, Dan

Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; kitf@rpv.com; bea@ce.berkeley.edu

Subject: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Mr. Tillema-

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Sincerely,

Janet Gunter

Member, San Pedro Peninsula Homeowners United

ph: 310 251-7075

Kit Fox

From: Marcie Miller <marciesmiller@sbcglobal.net>
Sent: Tuesday, April 09, 2013 4:17 PM
To: Janet Gunter
Cc: dan.tillema@csb.gov; MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; Kit Fox; bea@ce.berkeley.edu
Subject: Re: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA

Dear Janet,

Thank you for reaching out to Mr. Tillema of the CSB and for articulating the ongoing and very serious concerns this community has about the Rancho LPG Tank Farm.

All three of our San Pedro Neighborhood Councils have listened to the fears of our constituents and have passed numerous motions begging for government regulatory intervention and political will.

As Public Safety Committee Chair of the Coastal San Pedro Neighborhood Council, I can tell you how personally frustrating it has been to see the flow of political campaign contributions from the Rancho LPG corporate family deaden the will of our local elected officials - our City Attorney, our mayors, our councilmen and women.

This is all very sad and terrifying for me personally, too. I lived in Tokyo, Japan for 12 years and followed news reports about seismic and nuclear safety - oversight, public policy, protests, accidents, incidents, and warnings about the unthinkable.

Life went on, and to get away from it all, I'd pack an overnight bag and take my young children to the beach at Fukushima in Daiichi Prefecture because reminded me of home in California.

I hope, from the bottom of my heart, that Mr. Tillema can and will make an historic difference.

Marcie Miller

Sent from my iPhone

On Apr 9, 2013, at 11:03 AM, Janet Gunter <arriane5@aol.com> wrote:

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ph: 310 251-7075

<Rancho_LPG_-_EPA_Show_Cause_Letter.pdf>

Kit Fox

From: Tillema, Dan <Dan.Tillema@csb.gov>
Sent: Wednesday, April 10, 2013 7:22 AM
To: Janet Gunter
Cc: MrEnvirlaw@sbcglobal.net; det310@juno.com; aaron.wilensky@mail.house.gov; lisa.pinto@mail.house.gov; michael_davies@feinstein.senate.gov; michael.picker@gov.ca.gov; noelweiss@ca.rr.com; Kit Fox; bea@ce.berkeley.edu
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U.S. Chemical Safety & Hazard Investigation Board
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ph: 310 251-7075

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To: dan.tillema@csb.gov
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Subject: A VIVID ILLUSTRATION OF THE CSB'S ACKNOWLEDGEMENT OF LAX REGS IN CALIFORNIA
Attachments: Rancho_LPG_-_EPA_Show_Cause_Letter.pdf

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ph: 310 251-7075

Kit Fox

From: Marcie Miller <marciesmiller@sbcglobal.net>
Sent: Friday, April 05, 2013 7:32 PM
To: Janet Gunter
Cc: MrEnvirlaw@sbcglobal.net; noelweiss@ca.rr.com; det310@ca.rr.com; connie@rutter.us; jody.james@sbcglobal.net; chateau4us@att.net; Kit Fox; dan.weikel@latimes.com; louis.sahagun@latimes.com; ddbryan@cbs.com; hanslaetz@gmail.com; igornla@cox.net; dwgkaw@hotmail.com; Tena.Ezzeddine@nbcuni.com; bea@ce.berkeley.edu; lpryor@usc.edu; carl.southwell@gmail.com; overbid2002@yahoo.com; diananave@gmail.com; Vance.Bennett@calema.ca.gov; Lonna Calhoun <lonna@cope-preparedness.org>; STsumura@elsegundo.org; det310@juno.com; wesling.mary@epamail.epa.gov; michael_davies@feinstein.senate.gov; lisa.pinto@mail.house.gov; hamilton.cloud@mail.house.gov; richard.vladovic@lausd.net
Subject: Re: BOARD FAULTS CALIFORNIA SAFETY REGULATIONS IN CHEVRON BLAZE

Janet,

I will distribute this at Coastal's Public Safety Committee meeting tomorrow. Thank you for your leadership on this very issue - the failure of regulatory agencies to intelligently regulate. How many accidents do we need for the oversight system to really work? Dr. Seuss understood but too well.

"Oh, the jobs people work at! Out west near Hawtch-Hawtch there's a Hawtch-Hawtcher bee watcher, his job is to watch. Is to keep both his eyes on the lazy town bee, a bee that is watched will work harder you see. So he watched and he watched, but in spite of his watch that bee didn't work any harder not mawtch. So then somebody said "Our old bee-watching man just isn't bee watching as hard as he can, he ought to be watched by another Hawtch-Hawtcher! The thing that we need is a bee-watcher-watcher!". Well, the bee-watcher-watcher watched the bee-watcher. He didn't watch well so another Hawtch-Hawtcher had to come in as a watch-watcher-watcher! And now all the Hawtchers who live in Hawtch-Hawtch are watching on watch watcher watchering watch, watch watching the watcher who's watching that bee."

Seriously worried,

Marcie

On Apr 5, 2013, at 6:46 PM, Janet Gunter <arriane5@aol.com> wrote:

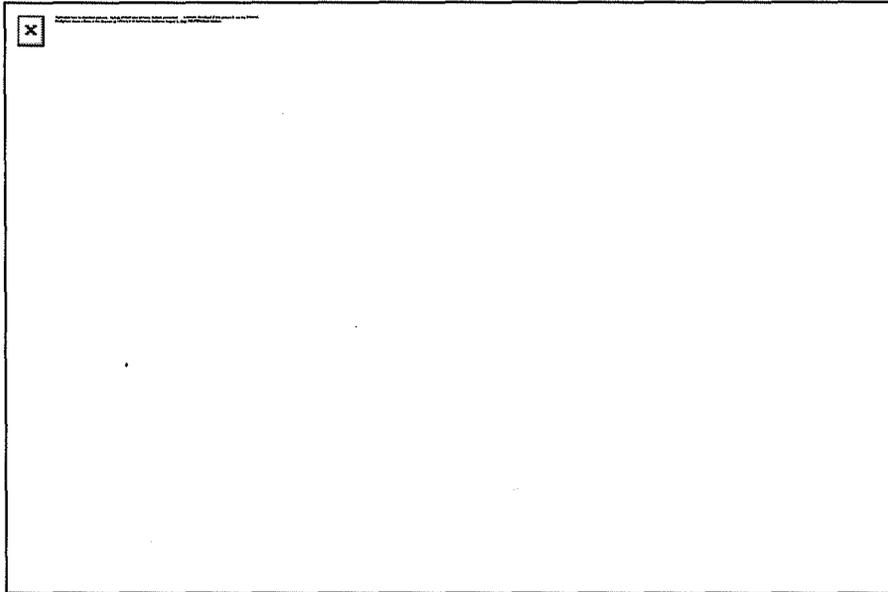
<http://news.yahoo.com/u-board-faults-california-safety-regulations-chevron-blaze-000352435.html>

U.S. board faults California safety regulations in Chevron blaze

By Braden Reddall | Reuters – 1 hr 25 mins ago

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Reuters/Reuters - Firefighters douse a flame at the Chevron oil refinery in in Richmond, California August 6, 2012. REUTERS/Josh Edelson

By Braden Reddall

RICHMOND, California (Reuters) - The federal agency investigating the fire that broke out in August at Chevron Corp's oil refinery in Richmond, California, faulted the state's regulatory system for not being proactive enough in preventing accidents.

"The California process safety regulatory system lacked sufficient well-trained, technically competent staff and also lacked more rigorous regulatory requirements to require Chevron to reduce safety risk," said the U.S. Chemical Safety Board's lead investigator Dan Tillema at a public hearing in Richmond on Friday.

CSB Western Regional Director Don Holmstrom called upon California to change its regulatory system to one called "safety case" in which high-hazard industrial plants such as crude oil refineries would not be allowed to begin operating until they have proven they have reduced all safety risks to as low as reasonably practicable.

"That is a pre-condition for operating," Holmstrom said in a prepared statement at a public hearing before California legislators on Friday.

"There's a need for step change (in safety regulation)," Holmstrom said while answering questions during the Friday afternoon hearing. "The whole system needs improvement."

Holmstrom said the change to a safety case system would be a reversal from the current system in which high-hazard facilities are allowed to operate and are punished when they have a mishap or found in violation of a regulation.

Chevron said it would look at proposed changes in safety regulations.

"We will engage in constructive dialogue regarding any proposed industry-wide regulations that will allow us to remain competitive and operate at the highest levels of safety," said Chevron spokeswoman Melissa Ritchie.

In preliminary other findings released in the weeks following the fire, the Chemical Safety Board has faulted Chevron's failure to replace a heavily corroded pipe on the 245,000 barrel-per-day crude distillation unit that ruptured setting off the fire, which caused only minor injuries at the second-largest refinery in California.

The board has also criticized the refinery for failing to shut the unit down when it sent firefighters on August 6 to try and find the leak.

California's worker safety regulator the California Occupational Safety & Health Division (Cal/OSHA) fined Chevron \$963,000 on January 30 for 25 violations of worker safety regulations.

Holmstrom praised Cal/OSHA as better than many state safety regulators, but said it was one of three agencies with regulatory authority over the plant.

Cal/OSHA Chief Ellen Widdess said the agency inspected Chevron's Los Angeles-area refinery in El Segundo, California, following the Richmond fire. The company was required to replace corroded pipe on a crude unit similar to the one in Richmond. The work was done in October.

Contra Costa County officials said they are ordering Chevron to pay for a full safety inspection of the refinery.

Refiners Exxon Mobil Corp, Royal Dutch Shell Plc and Valero Energy Corp, which operate plants in California, declined to discuss the recommended change in high-hazard facility regulation.

CSB is only an investigative agency, charged with seeking the root cause of chemical plant accidents and making recommendations to the industry. The board has no power to fine companies or issue regulations.

(Reporting by Braden Reddall and Erwin Seba. Editing by Andre Grenon and Lisa Shumaker)

Kit Fox

From: Janet Gunter <arriane5@aol.com>
Sent: Friday, April 05, 2013 6:47 PM
To: MrEnvirlaw@sbcglobal.net; noelweiss@ca.rr.com; det310@ca.rr.com; connie@rutter.us; jody.james@sbcglobal.net; chateau4us@att.net; Kit Fox; dan.weikel@latimes.com; louis.sahagun@latimes.com; ddbryan@cbs.com; hanslaetz@gmail.com; igornla@cox.net; dwgkaw@hotmail.com; marciesmiller@sbcglobal.net; Tena.Ezzeddine@nbcuni.com; bea@ce.berkeley.edu; lpryor@usc.edu; carl.southwell@gmail.com; overbid2002@yahoo.com; diananave@gmail.com; Vance.Bennett@calema.ca.gov; connie@rutter.us; MrEnvirlaw@sbcglobal.net; noelweiss@ca.rr.com; lpryor@usc.edu; bea@ce.berkeley.edu; Lonna Calhoun <lonna@cope-preparedness.org>; STsumura@elsegundo.org; igornla@cox.net; dwgkaw@hotmail.com; marciesmiller@sbcglobal.net; det310@juno.com; wesling.mary@epamail.epa.gov; michael_davies@feinstein.senate.gov; lisa.pinto@mail.house.gov; hamilton.cloud@mail.house.gov; richard.vladovic@lausd.net
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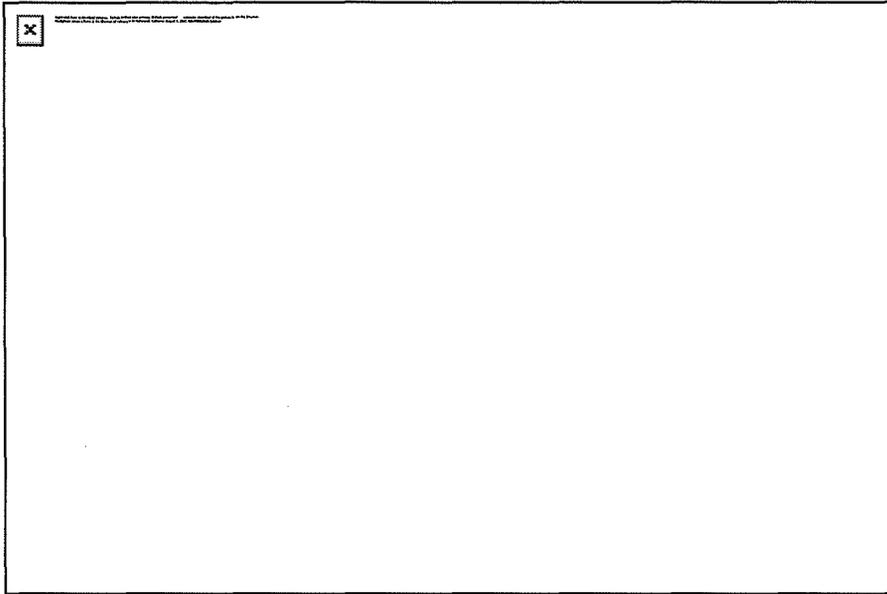
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Reuters/Reuters - Firefighters douse a flame at the Chevron oil refinery in in Richmond, California August 6, 2012. REUTERS/Josh Edelson

By Braden Reddall

RICHMOND, California (Reuters) - The federal agency investigating the fire that broke out in August at Chevron Corp's oil refinery in Richmond, California, faulted the state's regulatory system for not being proactive enough in preventing accidents.

"The California process safety regulatory system lacked sufficient well-trained, technically competent staff and also lacked more rigorous regulatory requirements to require Chevron to reduce safety risk," said the U.S. Chemical Safety Board's lead investigator Dan Tillema at a public hearing in Richmond on Friday.

CSB Western Regional Director Don Holmstrom called upon California to change its regulatory system to one called "safety case" in which high-hazard industrial plants such as crude oil refineries would not be allowed to begin operating until they have proven they have reduced all safety risks to as low as reasonably practicable.

"That is a pre-condition for operating," Holmstrom said in a prepared statement at a public hearing before California legislators on Friday.

"There's a need for step change (in safety regulation)," Holmstrom said while answering questions during the Friday afternoon hearing. "The whole system needs improvement."

Holmstrom said the change to a safety case system would be a reversal from the current system in which high-hazard facilities are allowed to operate and are punished when they have a mishap or found in violation of a regulation.

Chevron said it would look at proposed changes in safety regulations.

"We will engage in constructive dialogue regarding any proposed industry-wide regulations that will allow us to remain competitive and operate at the highest levels of safety," said Chevron spokeswoman Melissa Ritchie.

In preliminary other findings released in the weeks following the fire, the Chemical Safety Board has faulted Chevron's failure to replace a heavily corroded pipe on the 245,000 barrel-per-day crude distillation unit that ruptured setting off the fire, which caused only minor injuries at the second-largest refinery in California.

The board has also criticized the refinery for failing to shut the unit down when it sent firefighters on August 6 to try and find the leak.

California's worker safety regulator the California Occupational Safety & Health Division (Cal/OSHA) fined Chevron \$963,000 on January 30 for 25 violations of worker safety regulations.

Holmstrom praised Cal/OSHA as better than many state safety regulators, but said it was one of three agencies with regulatory authority over the plant.

Cal/OSHA Chief Ellen Widess said the agency inspected Chevron's Los Angeles-area refinery in El Segundo, California, following the Richmond fire. The company was required to replace corroded pipe on a crude unit similar to the one in Richmond. The work was done in October.

Contra Costa County officials said they are ordering Chevron to pay for a full safety inspection of the refinery.

Refiners Exxon Mobil Corp, Royal Dutch Shell Plc and Valero Energy Corp, which operate plants in California, declined to discuss the recommended change in high-hazard facility regulation.

CSB is only an investigative agency, charged with seeking the root cause of chemical plant accidents and making recommendations to the industry. The board has no power to fine companies or issue regulations.
(Reporting by Braden Reddall and Erwin Seba. Editing by Andre Grenon and Lisa Shumaker)

YAHOO! NEWS

U.S. board faults California safety regulation blaze

 **REUTERS** By Braden Reddall | Reuters – Fri, Apr 5, 2013

By Braden Reddall

RICHMOND, California (Reuters) - The federal agency investigating the fire that broke refinery in Richmond, California, faulted the state's regulatory system for not being pro accidents.

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"We will engage in constructive dialogue regarding any proposed industry-wide regulatory changes that are competitive and operate at the highest levels of safety," said Chevron spokeswoman Melissa

In preliminary other findings released in the weeks following the fire, the Chemical Safety and Hazard Investigation Board faulted Chevron's failure to replace distillation columns that were damaged in the fire, which caused the release of hydrocarbons.
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Daily Breeze article regarding Marymount College

Marymount College in Rancho Palos Verdes rebounds after period of struggle

By Rob Kuznia, Staff Writer Daily Breeze

Posted:

DailyBreeze.com

Marymount College in Rancho Palos Verdes honored 139 students at its graduation ceremony Saturday, the largest number in years and a reflection of the school's expanding mission and footprint.

The small Catholic college, which faced an existential threat just three years ago due to sagging enrollment, now serves a record-high 1,000 students. That's more than double the head count of the 2009-10 school year, when the decline led to a deep round of staff and faculty layoffs.

The rebound coincides with a slew of changes that have transformed the 45-year-old institution from a private junior college overlooking the Pacific Ocean to a school that offers bachelor's degree options, features more athletic programs and boasts a growing physical presence in San Pedro. Come fall, the private college will add another feather in its cap: graduate programs.

In recognition of these and other changes, the college as of Aug. 1 will officially be known as Marymount California University.

"While it's been a difficult four or five years for the university to find its footing and stability in the Great Recession, I can say this is the strongest the college - now university - has ever been on any number of levels," said Marymount President Michael Brophy.

Saturday marked the second graduation ceremony in which a sizable portion of the graduates - this year it was more than a third - picked up a bachelor's degree in one of four disciplines: business, liberal arts, media studies and psychology. The others earned associate degrees.

While Brophy ties the low times mostly to the economy, the recent rise in enrollment is also an indication that the college has been able to move on after a recent political blow. In 2010, voters in Rancho Palos Verdes rejected the college's bid to build dormitories on its 25-acre campus.

Since that contentious ordeal, the college has been received with enthusiasm by neighboring San Pedro, officially the southernmost community of Los Angeles.

In April, the Los Angeles City Planning Commission granted final approval of a plan allowing the college to add to a cluster of dormitories on Palos Verdes Drive North in northern San Pedro. The plan increases the cap on the number of students who can be housed there from the current 300 to 800. It also allows the college to build classrooms book stores, cafes and other student services on the property.

Marymount is also expanding its presence in downtown San Pedro. The development of what is known as the Waterfront Campus began in fall of 2011, when most of the upper-division courses for the bachelor degree programs moved into the first floor of the 11-story Pacific Place Office Building, formerly occupied by Northrop Grumman offices.

Around the same time, the college took up residence in three additional downtown structures in the historic district on Sixth Street: Warner Grand Theatre, the Arcade Gallery and the Grand Annex. Most recently, philanthropists Marylyn and Chuck Klaus donated a namesake building to the school in the same district.

Some are hoping to turn the area into something that resembles Westwood Village near UCLA, said Marymount College spokeswoman Kelly Curtis Intagliata.

"It brings economic development to an area that sorely needs it," she said.

Tuition at Marymount College runs about \$30,000 a year, and exceeds \$40,000 for students who live on campus. But school officials say just 30 percent of the students pay full tuition. Others receive scholarships and assistance under

http://www.dailybreeze.com/news/ci_23223779/marymount-college-rancho-palos-verdes-rebounds-after-period
the auspices of any number of foundations.

The student body is diverse. A third of the students are Latino, another third are white and 10 percent are black. A little less than half of the student body identifies as Catholic.

"We really look like L.A.," Brophy said.

Some 15 percent of the students are athletes who compete in on one of the college's five athletic sports, three of which - golf, cross-country and track and field - were added this year.

Marymount students are not required to take a theology course. But freshmen must sign up for a community service program in which students perform volunteer work for organizations such as the Boys and Girls Club of Los Angeles Harbor and the Toberman Neighborhood Center in San Pedro serving low-income families.

The college this fall is adding two graduate-degree programs: community psychology and leadership and community development. The school hopes to add an MBA program in the fall of 2014.

Marymount also will open a satellite campus in Northern California this fall that caters only to professionals - such as teachers and law enforcement officers - who are seeking additional training. That office will be in the tiny community of Lucerne in Lake County.

Los Angeles City Planning Commission agenda

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 11, 2013, after 8:30 a.m.
CITY HALL - PUBLIC WORKS BOARD ROOM 350
200 N. MAIN STREET, LOS ANGELES, CA 90012**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Dana Perlman, Commissioner
Barbara Romero, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 6

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. Click the **Meetings and Hearings** link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest:

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – March 28, 2013

3. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. **PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION.** The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. **CPC-2011-2157-ZC-HD-CU-ZV-SPR**
CEQA: ENV-2011-2158-MND
Plan Area: Hollywood

Council District: 13 – Garcetti
Expiration Date: 4-13-13
Appeal Status: Appealable to City Council; ZC appealable (by applicant only) if it is disapproved in whole or in part

PUBLIC HEARING – Completed on March 11, 2013

Location: 1600, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1616 ½, 1618, 1618 ½, 1620, 1622 HIGHLAND AVENUE; 1600, 1606, 1612, 1616, 1622 N. MCCADDEN PLACE; 1601, 1607, 1611, 1617 N. MCCADDEN PLACE; 6766, 6766 ½ W. HAWTHORN AVENUE; 6709, 6733, 6735, 6757, 6757 ½, 6759, 6759 ½, 6761, 6763, 6765, 6767, 6773, 6775, 6777 W. SELMA AVENUE

Proposed Project:

The proposed project will include the construction of two mixed-use commercial and residential buildings (“Building A and Building B”) that will include 248 residential units and 12,672 square feet of retail uses. Building A will consist of a total of 138,947 square feet - 12,203 square feet of retail uses and 134 residential units. Building B will consist of a total of 110,775 square feet - 469 square feet of retail uses and 114 residential units. Both buildings will be constructed to a height of 6 stories (Building A will be 82’ 6” in height and Building B will be 80’ 6” in height).

The existing Panavision building (24,266 square feet in size) and a commercial building (11,900 square feet in size) are located within the site boundary and, as part of this project, will be maintained as post production, trade school, and office facilities. Including these 36,166 square-foot existing structures (the Panavision and commercial buildings), the project will include a maximum of 285,888 square feet of floor area resulting in an approximate 2.42:1 floor area ratio (FAR) averaged across the site (285,888 square feet of floor area / 118,049.5 square feet of lot area).

A total of 538 parking spaces will be provided.

The site consists of 22 total parcels totaling 2.7 acres on two separate blocks (approximately 118,049.5 square feet). Existing uses on the site include the Panavision building, surface parking lots, and a commercial building at the corner of Highland and Hawthorn Avenue.

The applicant seeks a Zone/Height District Change and a Conditional Use Permit for the averaging of FAR for the entire site (2.42:1 FAR averaged over the entire site), parking variances to reduce required parking (requesting 538 parking spaces in lieu of the required 584 parking spaces), and a Site Plan Review.

Requested Actions:

1. Pursuant to LAMC Section 12.32 of the Municipal Code, a Zone/Height District Change from the existing C4-2D-SN and C4-2D zone to the C4-2-SN and C4-2 zone.
2. Pursuant to Section 12.24 W.19 of the Los Angeles Municipal Code (LAMC) a Conditional Use Approval to permit Floor Area Ratio (FAR) Averaging in a Unified Development totaling 2.42:1 FAR averaged across the site (285,888 square feet of floor area) / 118,049.5 square feet of lot area) where a 3:1 FAR is permitted.
3. Pursuant to Section 12.27 of the LAMC a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
4. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50 or more dwelling units.
5. Consideration of Mitigated Negative Declaration **ENV-2011-2158-MND** for the above referenced project.

Applicant: Robert Champion, Highland Selma Venture, LLC
Representative: Jerry Neuman - Sheppard, Mullin, Richter & Hampton, LLP

Recommended Actions:

1. Deny without Prejudice a Zone/Height District Change from the existing C4-2D-SN and C4-2D zone to the C4-2-SN and C4-2 zone.
2. Approve a Conditional Use Approval to permit Floor Area Ratio (FAR) Averaging in a Unified Development totaling 2.42:1 FAR averaged across the site (285,888 square feet of floor area / 118,049.5 square feet of lot area) where a 3:1 FAR is permitted.
3. Approve a Variance from Section 12.21 A.4 of the LAMC to permit 538 parking spaces in lieu of the required 584 parking spaces.
4. Approve the Site Plan Review Findings for a project which results in an increase of 50 or more dwelling units.
5. Adopt Mitigated Negative Declaration **ENV-2011-2158-MND**.

Staff: Blake Lamb (213) 978-1167

5. **CPC-2011-2480-CU**
CEQA: ENV-2011-2478-MND
Plan Area: Wilmington-Harbor City

Council District: 15 – Buscaino
Expiration Date: 4-11-13
Appeal Status: Appealable
to City Council

PUBLIC HEARING – Completed on January 24, 2013

Location: 1600 PALOS VERDES DRIVE NORTH

Proposed Project:

The subject site is currently developed with 86 dwelling units that provide off-campus housing for students attending the Marymount College Rancho Palos Verdes Campus. The stated goal of the College is to develop a five phase undergraduate and graduate campus, which at total build out would accommodate 1,500 students, with 847 students being housed on the site. The project proposes: to convert the garages of the existing dwellings into additional bedrooms, construct a surface parking lot along Palos Verdes Drive, construct new structures comprised of a 27,000 square foot dining facility, with classrooms and administrative offices, (called the Old Main), a 17,500 square foot building located south of Old Main containing classrooms, laboratories design studios and administrative offices and a 4,077 square foot maintenance building. The proposed buildings will be two to four stories 30-75 feet in height. The Old Main building will have an 87 foot 6 inches in height tower element which will serve as a focal point for the campus.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24U.6 of the Municipal Code, a Conditional Use authorizing the construction of a five phased college campus in the RD6 zone.
2. Pursuant to LAMC Section 12.24 F, modifications of the following height and area regulations are being requested:
 - a. From LAMC Section 12.21.1 to permit the proposed campus buildings to have a variable range of stories from three (3) to four (4) stories, and heights ranging from 36 feet to 75 feet (including elevator towers) for the required classroom buildings and residence halls, and 87 feet 6 inches for the administration building tower feature instead of the 30-feet permitted in the 1XL zone.
 - b. From LAMC Section 12.09.1 B 3 to maintain the existing rear yard setback of 10 feet instead of the 25 foot rear yard required in the RD6 zone.

- c. From LAMC Section 12.21C.3 (b) to allow a reduced side yard setback of 10 feet instead of the 50 feet required for institutional yards. In addition, a modification approval to allow the security guard building to be located within 10 foot the western side yard setback and a 6- feet in height pedestrian gate (with a 13 foot 4 inch arch) and wall to be located within the front yard setback.
3. Consideration of Mitigated Negative Declaration No. **ENV-2011-2478-MND** for the above referenced project.

Applicant: Marymount College
 Representative: James Krause

Recommended Actions:

1. Approve the Conditional Use authorizing the construction of a college campus in the RD6 zone, subject to the conditions of approval.
2. Approve the requested Modification to permit the proposed campus buildings to have a variable range of stories from three (3) to four (4) stories, and heights ranging from 36 feet to 75 feet (including elevator towers) for the required classroom buildings and residence halls, and 87 feet 6 inches for the administration building tower feature instead of the 30-feet permitted in the 1XL zone.
3. Approve the requested Modification of the area regulations to permit a reduction to maintain the existing rear yard setback of 10-feet instead of the 25-foot rear yard required in the RD6 zone.
4. Approve the requested Modification of the area regulations to allow the following: the maintaining of the existing reduced side yard setback of 10 feet instead of the 50 feet required for institutional yards, the security guard building to be located within the eastern side yard setback, and a 6-feet in height pedestrian gate (with a 13 foot 4 inch arch) and wall to be located within the front yard setback.
5. Adopt the Mitigated Negative Declaration, **ENV-2011-2478-MND-REC**.
6. Adopt the Findings.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Greg Shoop (213) 978-1243

<p>6. <u>CPC-2006-5567-CPU</u> CEQA: ENV-2008-478-EIR Plan Area: West Adams-Baldwin Hills-Leimert</p>	<p>Council District: 5 – Koretz, 8 – Parks, 10 – Wesson Expiration Date: N/A Appeal Status: Not appealable</p>
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LIMITED PUBLIC HEARING – Public hearing held on January 15, 2013

Location: GENERALLY BOUNDED BY PICO AND VENICE BOULEVARDS TO THE NORTH, CITY OF INGLEWOOD TO THE SOUTH, ARLINGTON AND VAN NESS AVENUES TO THE EAST, AND CULVER CITY TO THE WEST

Proposed Project:
 West Adams – Baldwin Hills - Leimert New Community Plan: The West Adams - Baldwin Hills - Leimert New Community Plan (Proposed Plan) revises and updates the current West Adams - Baldwin Hills – Leimert Community Plan Text and Land Use Diagram to reflect changes in existing conditions since the

last plan update in 1998, such as the opening of five Metro Expo Line stations and the planning of the Metro Crenshaw/LAX Transit Corridor. The Proposed Plan includes new goals, policies, and implementation programs; revisions to the Citywide General Plan Framework Element, General Plan Land Use Designations; creation of a Community Plan Implementation Overlay District as well as Specific Plan Amendments, Zone and Height District changes; and Street Reclassifications.

Requested Actions:

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the West Adams-Baldwin Hills-Leimert Community Plan as part of the General Plan of the City of Los Angeles, as modified in the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, the West Adams-Baldwin Hills-Leimert New Community Plan Text and Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes.
2. Pursuant to Sections 11.5.7.G., 16.50.D., 12.32. and 12.04 of the Municipal Code and City Charter Section 558, amend the Crenshaw Corridor Specific Plan, as shown in the proposed Crenshaw Corridor Specific Plan Amendments.
3. Pursuant to Section 13.14.C., 12.32, and 12.04 of the Municipal Code and City Charter Section 558, adopt the West Adams-Baldwin Hills-Leimert Community Plan Implementation Overlay (CPIO) District, as shown in the proposed CPIO Subdistrict Ordinances.
4. Pursuant to Section 12.32 of the Municipal Code, adopt rezoning actions to effect changes of zone as identified on the Land Use Change Map, Land Use Change Matrix and Proposed Zoning Map.
5. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as shown on the Street Redesignation Matrix.
6. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
7. Consideration of the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving the Proposed Plan and transmission of the EIR to the City Council for certification.

Applicant: City of Los Angeles

Recommended Actions:

1. Conduct a limited public hearing on the Proposed Plan, as modified in the staff report.
2. Approve the Staff Report as the Commission Report.
3. Approve and Recommend that the Mayor approve and the City Council adopt the West Adams-Baldwin Hills-Leimert New Community Plan Resolution, the West Adams-Baldwin Hills-Leimert New Community Plan Text, Change Maps and Additional Plan Map Symbol, Footnote, Corresponding Zone and Land Use Nomenclature Changes amending the West Adams-Baldwin Hills-Leimert New Community Plan as part of the General Plan of the City of Los Angeles, as modified.
4. Approve and Recommend that the City Council adopt the requested rezoning actions to effect changes of zone as identified in the Proposed Land Use and Zone Change Subarea Map, the Proposed Land Use and Zone Change Subarea Matrix, the Proposed Community Plan Implementation Overlay (CPIO) District, and the Proposed Crenshaw Corridor Specific Plan Amendments.
5. Approve and Recommend that the City Council adopt an ordinance amending the existing Crenshaw Corridor Specific Plan (Ordinance No. 176,230) pursuant to procedures set forth in

Section 11.5.7 (Specific Plan Procedures) and Section 16.50 (Design Review Board Procedures) of the Municipal Code.

6. Instruct the Department of City Planning to finalize the necessary zone change ordinances to be presented to City Council, and make other technical corrections as necessary.
7. Amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the West Adams-Baldwin Hills-Leimert New Community Plan as shown on the Street Redesignation Matrix.
8. Amend the Long-Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, regional centers, and mixed use boulevards as shown on the Proposed General Plan Framework Map.
9. Authorize the Director of Planning to present the resolution, Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
10. Find that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) District are consistent with, and necessary to implement the goals, policies, programs and design guidelines of the West Adams-Baldwin Hills-Leimert Community Plan.
11. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report **ENV-2008-478-EIR** (State Clearinghouse No. 2008021013) in its determination approving the Proposed Plan and transmit the EIR to the City Council for certification.
12. Recommend that the City Council consider a Statement of Overriding Considerations with the Final Environmental Impact Report.
13. Approve and Recommend that the City Council Adopt the Findings, and direct staff to prepare additional environmental findings for City Council consideration.

Staff: Reuben Caldwell (213) 978-1209

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 25, 2013**

**Van Nuys City Hall
Council Chamber 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401**

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.

Comments on the Port Master Plan Update and
Draft Program Environmental Impact Report

2 April 2013

VIA ELECTRONIC & U.S. MAIL

Port of Los Angeles
Planning & Economic Development Division
425 S. Palos Verdes St.
San Pedro, CA 90731

SUBJECT: City of Rancho Palos Verdes' Comments on Draft Port Master Plan

To Whom It May Concern:

The City of Rancho Palos Verdes—located just west of the San Pedro community of the City of Los Angeles—appreciates the opportunity to review the Port of Los Angeles' Draft Port Master Plan. We have reviewed the Plan and offer the following comments:

1. Section 5.0 of the Plan describes the five (5) planning areas of the Plan, including the designation and acreage of land uses therein. We understand that the Plan proposes to eliminate liquid bulk storage within Planning Area 1 (located nearest to densely-populated areas in San Pedro and Rancho Palos Verdes) and to designate at least one hundred sixty-six acres (166 ac.) within Planning Areas 2 and 3 for liquid bulk storage. The City of Rancho Palos Verdes is supportive of any plan that would reduce the risk of exposing residents to the hazards related to the storage and transport of liquid bulk cargoes. We further suggest that the Port should make additional provisions in the Plan to facilitate the relocation of liquid bulk storage facilities to the harbor area, including the future 200-acre Pier 500 project within Planning Area 3 (i.e., Terminal Island).
2. Section 8.0 of the Plan describes the Risk Management Plan (RMP) for the Port. We understand that the stated intent of the RMP "is to assess the potential risks of the storage and transfer of hazardous commodities occurring at liquid bulk terminals within the Port." To this end, we offer the following observations:
 - a. Although apparently not mandated by the California Coastal Commission, we believe that the RMP should also include a "good faith" effort to assess the risks associated with the storage and handling of hazardous liquid bulk cargoes on vessels, tanker trucks, rail tank cars and in pipelines, at least within the areas covered by the Plan. To do so would demonstrate the

Port's willingness to provide more than the minimum, statutorily-required protection and notification to "vulnerable resources."

- b. We note that the RMP identifies "[residents] living in the area around the Port [as] the largest and most vulnerable number of people exposed to risks." It also specifically identifies certain critical Port infrastructure (i.e., the Vincent Thomas and Badger Avenue bridges) as "vulnerable resources." The RMP discusses "hazard footprints" in terms of potential adverse impacts upon these "vulnerable resources," including radiant heat, toxic and/or flammable vapor cloud, blast overpressure and flying debris. However, the RMP provides no specifics or details regarding the location or extent of these "hazard footprints" for either existing or proposed liquid bulk facilities in the Port.
3. Section 9.0 of the Plan summarizes the Program Environmental Impact Report (PEIR) prepared for the Plan. The City of Rancho Palos Verdes will be commenting separately on the Draft PEIR, on or before the end of the public comment period on 8 April 2013.

Again, thank you very much for the opportunity to review and comment upon this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5226 or via e-mail at kitf@rpv.com

Sincerely,



Kit Fox, AICP
Senior Administrative Analyst

cc: Mayor Susan Brooks and City Council
Carolyn Lehr, City Manager
Carolynn Petru, Deputy City Manager
Border Issues file

8 April 2013

VIA ELECTRONIC & U.S. MAIL

Christopher Cannon, Director of Environmental Management
Los Angeles Harbor Department
425 S. Palos Verdes St.
San Pedro, CA 90731

SUBJECT: City of Rancho Palos Verdes' Comments on Draft Program Environmental Impact Report for the Port Master Plan Update

Dear Mr. Cannon:

The City of Rancho Palos Verdes appreciates the opportunity to review the draft Program Environmental Impact Report (PEIR) for the Port Master Plan Update (PMPU). We have reviewed the PEIR and offer the following comments:

1. Section 3.7 of the PEIR discusses the hazards and hazardous materials impacts of the PMPU. The two (2) relevant mitigation measures proposed in Section 3.7 are in response to "reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment" (i.e., Impact HAZ-2). However, the City of Rancho Palos Verdes respectfully suggests that Section 3.7 of the PEIR requires additional analysis in the following issue areas:
 - a. The analysis of Impact HAZ-1 (i.e., relating to "[hazards] to the public or the environment through the routine transport, use, or disposal of hazardous materials") concludes that impacts will be less-than-significant and that no mitigation is warranted because these activities are already "extensively regulated...to prevent releases and accidents, and ensure the capability to respond in the event of an accident." From our review of the draft PMPU document, we understand that the California Coastal Commission does not mandate the assessment of risks associated with the storage and handling of hazardous liquid bulk cargoes on vessels, tanker trucks, rail tank cars and in pipelines as a part of a port master plan. However, we believe that the PEIR should include a "good faith" effort to assess these risks as well. To do so would demonstrate the Port's willingness to provide more than the minimum, statutorily-required protection and notification to vulnerable resources and populations in the vicinity of the Port.

- b. The analysis of Impact HAZ-2 (i.e., relating to “reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment”) concludes that there are potentially-significant impacts related to the risk of hazardous materials releases into the waters of the Port, and suggests two (2) mitigation measures that would only apply to “projects involving hazardous liquid bulk facilities with in-water operations.” The PEIR briefly discusses the Port’s Risk Management Plan (RMP) as the means by which conflicts between liquid bulk facilities and vulnerable resources and populations are to be resolved. From our review of the draft PMPU document, we understand that this is to be done through the Port’s assessment and identification of any overlapping “hazard footprints” for liquid bulk facilities and nearby vulnerable resources and/or populations. However, neither the PEIR nor the PMPU provides any specifics or details regarding the location or extent of these “hazard footprints” for either existing or proposed liquid bulk facilities in the Port. As such, we respectfully suggest that the conclusion that such environmental impacts are less-than-significant is not adequately supported by evidence provided in the PEIR.
2. Section 5.0 of the PEIR discusses the program alternatives to the proposed PMPU. The PEIR notes that, although many key components of the program alternatives suggested by the Port Community Advisory Committee (PCAC) have been included in the PMPU, the PCAC recommendations related to liquid bulk storage facilities near the Wilmington community in the City of Los Angeles and on Terminal Island were rejected, respectively, as:
 - Not avoiding or reducing significant environmental impacts; and,
 - Being physically and financially infeasible.

The City of Rancho Palos Verdes offers the following comments with respect to the rejection of the PCAC alternative (Section 5.1.4.1) in the PEIR:

- a. With respect to the PCAC recommendations regarding liquid bulk storage near Wilmington, the PEIR (Page 5-4, Lines 32-39) again relies upon the Port’s RMP to ensure that there are no significant adverse impacts upon “vulnerable resources.” However, as we noted in our Comment 1.b above, we are concerned that the lack of details and specifics about the “hazard footprints” of existing or proposed liquid bulk facilities in the Port does not offer sufficient evidence to support this conclusion in the PEIR.
- b. With respect to the PCAC recommendations regarding the relocation of liquid bulk storage to Terminal Island, the PEIR (Page 5-5, Lines 1-16) asserts that there is a lack of available berthing capacity and that the cost of such relocation would be economically infeasible. It is not clear if these

Christopher Cannon
8 April 2013
Page 3

conclusions took into account the possible future expansion and development of the "Pier 500" project on Terminal Island, as described in the draft PMPU document. Would the berthing capacity for the relocation of liquid bulk facilities still be inadequate on Terminal Island with the addition of Pier 500? Would the relocation of such facilities to Pier 500 still be infeasible?

Again, thank you very much for the opportunity to review and comment upon this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5226 or via e-mail at *kitf@rpv.com*

Sincerely,



Kit Fox, AICP
Senior Administrative Analyst

cc: Mayor Susan Brooks and City Council
Carolyn Lehr, City Manager
Carolynn Petru, Deputy City Manager
Border Issues file

Comments on the Los Angeles County
Draft 2013 General Plan Housing Element



CITY OF RANCHO PALOS VERDES
CITY MANAGER'S OFFICE
ADMINISTRATION

22 May 2013

VIA E-MAIL AND U.S. MAIL

County of Los Angeles
Department of Regional Planning
ATTN: Housing Section
320 W. Temple St., Rm. 1356
Los Angeles, CA 90012

SUBJECT Comments on the Los Angeles County Draft 2013 General Plan Housing Element

To Whom It May Concern:

The City of Rancho Palos Verdes appreciates the opportunity to comment upon the draft of the County's 2013 General Plan Housing Element. We respectfully offer the following comments for your consideration:

- 1) There are two (2) unincorporated County "islands" on or near the Palos Verdes Peninsula about which the City is concerned. The first is the Westfield Planning Area near the intersection of Palos Verdes Drive North and Crenshaw Boulevard, and the second is the La Rambla Planning Area in central San Pedro. Substantial, new residential development in either of these areas has the potential to adversely affect the semi-rural quality of life for residents in Rancho Palos Verdes and the other cities on the Peninsula, primarily as a result of increased density/intensity of development and additional traffic.
- 2) We understand that the Regional Housing Needs Assessment (RHNA) assigned the County a total of 30,145 dwelling units as its share of the regional obligation for new housing in the upcoming reporting period. Table 3.12 (p. 114) suggests that the County's RHNA obligation for above moderate-affordability units will be largely satisfied by the build-out of the Newhall Ranch, Marina del Rey and Northlake specific plan areas, while opportunities for the development of very low-, low- and moderate-affordability units will most likely occur on vacant and/or underutilized sites within other unincorporated areas of the County.
- 3) At this point, has the County "allocated" a specific number of RHNA-designated units to Westfield and/or La Rambla? We note that the lists and maps in

Appendix 'A' show no vacant or underutilized sites in Westfield, but several of each in La Rambla. This being the case, we have the following concerns:

- a) Since there are no vacant or underutilized sites identified in Westfield, we presume that new second units on developed lots would be the main vehicle to provide additional housing in this planning area. Much of the Westfield area—like much of the Peninsula—is characterized by steep slopes, sensitive habitat areas and a lack of public sanitary sewers. We are concerned that these physical constraints may limit the ability of many properties in this area to support the development of second units without adverse impacts to surrounding properties and areas.

- b) Based upon the tables in Appendix 'A', the vacant and underutilized sites in La Rambla are proposed to be capable of supporting at least seventy-two (72) additional dwelling units. The County should be aware that major north-south access to and from La Rambla is provided by Western Avenue, which abuts the northwesterly corner of the planning area. Western Avenue serves as the boundary between Rancho Palos Verdes and San Pedro, and is also the location of a major commercial strip that serves both communities. Traffic on Western Avenue is already severely impacted during peak hours, and we are concerned that substantial new residential development in La Rambla—particularly higher-density development—will only serve to exacerbate this existing condition.

Again, thank you for the opportunity to provide comments on this important project. If you have any questions or need additional information, please feel free to contact me at (310) 544-5226 or via e-mail at *kitf@rpv.com*.

Sincerely,



Kit Fox, AICP
Senior Administrative Analyst

cc: Mayor Brooks and City Council
Carolyn Lehr, City Manager
Carolynn Petru, Deputy City Manager
Joel Rojas, Director of Community Development

RHE City Council Staff report regarding demolition of
the gas-to-energy facility at the former Palos Verdes landfill



Staff Report

City of Rolling Hills Estates

AGENDA

MAY 14 2013

ITEM NO. 7B

DATE: MAY 14, 2013
TO: MAYOR AND CITY COUNCIL
FROM: DAVID WAHBA, PLANNING DIRECTOR
SUBJECT: SANITATION DISTRICTS GAS-TO-ENERGY FACILITY
LOCATION: 25706 HAWTHORNE BLVD.

At the last City Council meeting on April 23rd, the City Council directed staff to obtain additional information with respect to the Sanitation Districts project to remove the existing Gas-to-Energy Facility at 25706 Hawthorne Blvd. The Sanitation Districts staff, including their legal counsel, will be making a PowerPoint presentation of the Gas-to-Energy removal project. Note that this project had previously been presented to the City Council and was approved by the Sanitation Districts in 2007.

The current Gas-to-Energy Facility collects methane gas from the Palos Verdes Landfill and converts it to electricity; however, since the methane from the site has decreased substantially in quality and quantity over the years, the facility has become obsolete and in recent years was being supplemented with natural gas. Other technologies were considered that could be used at the site, including but not limited to fuel cells, however, Sanitation Districts engineers determined that these alternatives are not feasible for a number of reasons. Therefore, the remaining gas extracted from the site will be flared into the atmosphere.

Staff recommends the City Council receive and file this report.

Attachments:

1. Letter from 3402 Tanglewood Lane, Rolling Hills Estates
2. Letter from 26842 Eastvale Road, Palos Verdes Peninsula

P:DW:gas to energy cm

3402 Tanglewood Lane,

Rolling Hills Estates,

CA 90274

Tel: 310 541 7196

April 28, 2013



Dear Rolling Hills Estates City Council Members,

We have recently been alerted to the fact that the LA County Sanitation District is about to start a one-year demolition project at the Palos Verdes Landfill to include the gas to energy center. In addition the project will be demolishing the site buildings that house the technician and engineer. We hope that you are not eliminating even more staff from the landfill. That is objectionable.

This one-year project is quite different than the one 'advertised' in 2007 that was to take only 4 weeks. This 2013 one-year project is demolishing buildings by public trails and a gas system module at the recycle center where we use public roads. The demolition of the heavy equipment and foundations at the power plant will unearth landfill wastes and former mining site wastes.

While we daily use the public trails and roads we need to be assured that every effort is taken to mitigate any dangerous problems created by demolition of the cement pads of the huge equipment at the gas center that could create dust and air pollution.

What studies have been publicly available on this latest project? We have not been informed of this plan and it is quite disturbing. Additionally, with the heavy winds we have recently experienced it is alarming to anticipate toxic waste dust blowing towards our homes.

The landfill property was annexed by Rolling Hills Estates to assure that the city concerns regarding the closed facility would be recognized. We are asking that the city council take the lead and ask the District to complete an EIR that would take the CA law regarding CEQA seriously. This is so very important to protect the entire community. We rely on you as our city leaders to protect us from any harm that may come from not following recommended studies.

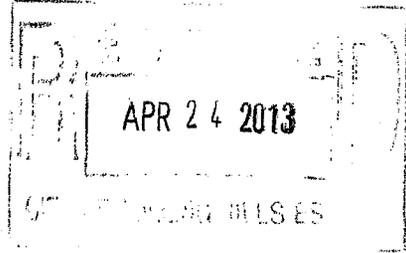
Yours truly,

Frances & Helmut Harder

26842, Eastvale Road, Palos Verdes Peninsula, CA 902784

April 24, 2013

Rolling Hill Estate City Council
4045, Palos Verdes Drive North
Rolling Hills Estates, CA 90274



Dear Sir/Madam,

We have carefully studied the specification of the works to be done on the landfill and we need to object in the strongest terms their execution.

The area in question is a Class 1 site – most toxic and to leave the work to a contractor is most irresponsible.

It is unexplainable how dangerous work of this kind can be executed as planned as we know in today's times the danger of unhealthy air.

A more detailed study needs to be undertaken and precise details to be reviled and explained to the entire neighborhood.

We expect this project to be postponed until all aspect of the situation is fully tested to the full agreement of all concerned.

Should a postponement and further proposals on a safe undertaking of the project not take place, higher authority needs to be involved. As the health of the close residents needs to be safeguarded as well as the property prices not influenced by such a project which in our opinion was not sufficiently examined.

Please confirm the receipt of this letter.

Sincerely,

AE Schmid George Schmid

Anne and George Schmid

PV News articles and "Letter to the Editor" regarding demolition of the gas-to-energy facility at the former Palos Verdes landfill

LACSD set to demolish gas-to-energy facility at Palos Verdes Landfill

By Mary Scott, Peninsula News | Posted: Thursday, May 9, 2013 9:42 am

The Los Angeles County Sanitation Districts will embark on a lengthy demolition project of the Palos Verdes Landfill gas-to-energy facility this summer, and some residents who say the LACSD failed to give public notice about the project are not happy. Concerns include safety, choice of contractor, length of project and whether the current project falls under an environmental impact review done for a proposed construction and demolition project proposed in 2007 — a project that did not come to fruition.

“The 2007 project, to install a flare, eight micro turbines and one fuel cell, that never happened,” said resident Joan Davidson. “They installed one new huge flare. They are now going to demolish, rip out if you will, the entire gas-to-energy center, which is quite huge.”

The demolition project, which will begin sometime between June and August and will last approximately 330 working days, includes the dismantling of the 12 MW power plant, cooling tower and two field office trailers. An existing 18-inch storm drain will be abandoned and a new 21-inch storm drain, which is approximately 180 feet in length, will be constructed. The project also includes the installation of new electric utility equipment that includes a 480 V substation and 800 kW stationary standby generator, renovation of the existing control room, placement of approximately 350 square yards of asphalt concrete, and potentially collection and transportation of contaminated water.

The initial demolition project of the old gas-to-energy facility in 2007 was to be done for the construction of a new renewable energy facility. This project is “significantly different” than that proposed in 2007, and therefore should require a new environmental study, Davidson told the Rolling Hills Estates City Council.

Davidson pointed out during an April 23 meeting that the 2007 project did not include a new storm drain, paving, a geology report explaining what soil contamination contractors may be exposed to, demolition of the office trailers, asbestos (in the office trailer ceiling tiles) or the collection of contaminated water.

“In 2007 there were one or two sentences mentioning a general demolition but they never outlined for the public any details, blueprints, any information,” Davidson said. “This power plant project would demolish the generators, the boilers, the cooling towers, the gas blowers, where public uses the trails and roads, where children play, where children run with their dogs, and people jog.”

Kristen Ruffell, section head of water quality at LACSD, told the *News* that the impacts of the demolition were fully addressed in the 2007 Mitigated Negative Declaration, and that the California Environmental Quality Act analysis is still applicable.

“The CEQA documentation for that project is included in the 2007 mitigated negative declaration,” Ruffell said. “That talked about not only installing the new flare but also removing the gas-to-energy facility.”

Ruffell further told the *News* that the LACSD’s original conditional use permit in 1985 stated that upon closure or abandonment of any of the facilities, the LACSD was required to remove them.

In 2007, LACSD announced that the PV Landfill gas-to-energy facility was near the end of its useful life as an energy producer. The landfill, which closed in December 1980, had been used as a gas-to-energy facility since 1974. By 2007, the LACSD said the levels of landfill gases were too low to convert to energy.

“The Sanitation Districts had proposed in 2007 to replace the facility with other equipment that could run on lower methane gas levels,” Ruffell said. She added that the proposed project was held up partially by community members and partially because of issues separate from the project, “such that it was no longer viable.”

The LACSD settled on the installation of a new flare, leaving the old gas-to-energy facility in place. On Oct. 24, 2011, after the completion of the new flare, LACSD staff was asked by the landfill’s Citizen’s Advisory Committee if the old facility would be demolished. LACSD staff did inform the CAC, according to the minutes from the Oct. 24, 2011, CAC meeting, that the demolition project would move forward in spring 2013.

Construction crews will renovate the control room, which will remain along with the new flare and the old flares (used as back-up flares), but the two field office trailers will be removed. Residents wonder whether this means staffing at the facility will be further reduced. Currently the landfill is staffed during the weekdays. At night and on weekends, there is no LACSD staff on hand. There is an emergency phone number that rings into the Whittier office – about 30 miles away.

Safety

“There is no one on the site anymore monitoring the landfill,” resident Christine Zimmerman said. “Several years ago, we had the fire department and the captain working on this project to have an emergency preparedness plan, because there are 25 different things on this site that can create an atmospheric explosive hazards.

“[Crews] need to be aware of it so they can protect themselves,” she continued, “so they can protect the community. This is not a benign site.”

Zimmerman implored the City Council to talk to the LACSD about a new environmental study.

“This site requires care because of the contaminants that are buried just a few feet under the surface — 3, 5 feet below the surface — and it is surrounded by schools, particularly the most vulnerable children — preschool kids,” she said.

The gas-to-energy facility is built on the main site of the landfill, which accepted hazardous waste, including waste from nearby oil refineries, solvents and chemicals. The waste was dumped on top of an old diatomaceous earth mine. Diatomaceous earth is a sedimentary rock that easily crumbles into a white powder. Miners who inhaled the powder were at risk for silicosis, a lung disease.

“Interesting enough, the districts likes to talk about having Class 1 and Class 2 waste buried there, but they always have a caveat that says as waste was defined at that time (when the landfill was in use),” Davidson said. “This is the year 2013. By the 1980s, anything that was buried in that landfill that was considered Class 2 became Class 1. It is a dangerous site. If it’s kept underground, it’s fine. The moment we start digging trenches, I get nervous. And they’re going to be doing a lot of digging.”

Part of the project is the construction of a new storm drain.

According to Ruffell, there is a storm drain underneath the control room that is damaged. Because of this, the catch basin on Hawthorne Boulevard doesn’t take as much flow off the street as it should.

“This project will reconnect that catch basin to the box storm drain that runs through the site. ... It is an excavation, an open trench,” Ruffell said. “It is not through any refuse or groundwater-bearing materials. It’s a shallow trench. And that work is covered under the CEQA documentation.”

Any water encountered or any liquid created by the contractor is to be managed by the contractor.

“It is not anticipated that the contractor will encounter groundwater or landfill-related liquids,” Ruffell said. “In any case, the contractor is not allowed to discharge any wastes to the storm drain.”

Contractor

The LACSD board of directors awarded the demolition project to Mehta Mechanical Co. Inc. on March 27.

While Mehta Mechanical does hold a current, valid contractor’s license with the state Contractors Board, what concerns Davidson is that Mehta was prohibited from bidding on, accepting or working on public works projects — as either a contractor or subcontractor — by the state Department of Industrial Relations for a period of three years.

According to the department's documents, Mehta was debarred from 2002 to 2005 for failing to pay employees prevailing wages during a pipe replacement project for the city of Los Angeles. Mehta executives, according to hearing papers, took approximately \$113,000 from workmen's wages for "personal use" and falsified certified payroll records.

Further, Mehta Mechanical appeared before the California Occupational Safety and Health Appeals Board in 2008 and 2011 for alleged health and safety violations. The *News* has not been able to confirm the alleged violations or the outcome of the Appeals Board.

The contractor, according to the LACSD, is required to submit acceptable bonds and proof of insurance, including workers compensation insurance. The contractor is required to pay prevailing wages. The LACSD have the ability to audit the contractor to ensure that requirements are being met.

"Allegations of OSHA violations are not legally sufficient to prevent contractors from bidding on or receiving public contracts; however, the Sanitation Districts will have inspectors on site at all times the contractor is working to monitor the contractor's work and ensure compliance with the contract documents," Ruffell said.

Still, "I don't have any level of confidence in this project," Davidson said.

mscott@pvnews.com

@PVNewsEditor on Twitter

Council addresses power plant demolition with LACSD

By Mary Scott, Peninsula News | Posted: Friday, May 17, 2013 10:41 am

RHE — Representatives from the Los Angeles County Sanitation Districts appeared before the Rolling Hills Estates City Council on Tuesday to discuss concerns raised by residents regarding LACSD's demolition of the gas-to-energy facility at the Palos Verdes Landfill. Resident Joan Davidson brought the project to the council's attention during a recent meeting.

The project, awarded to Mehta Mechanical Co. Inc. on March 27, includes the dismantling of the 12 MW power plant, cooling tower and two field office trailers, the construction of a 180-foot-long storm drain, the installation of new electric utility equipment that includes a 480 V substation and 800 kW stationary standby generator, renovation of the existing control room and placement of approximately 350 square yards of asphalt concrete. According to the project description, the contractor will need equipment to collect and transport any contaminated water that is created or exposed during the course of the work.

Residents' concerns include safety, choice of contractor, and length of the project and whether it falls under a Mitigated Negative Declaration done for a project proposed in 2007 that included the construction of a new energy facility that could operate with the landfill's lower methane levels.

LACSD representatives maintain that the project is addressed in the 2007 Mitigated Negative Declaration and, according to the California Environmental Quality Act, the declaration is still applicable to this project. Residents dispute this and continue to ask the Sanitation Districts for an updated environmental review.

Davidson said that based on her research into CEQA, if a substantial time has passed from the MND to the beginning of the project, there can be another evaluation.

"I think this certainly calls for a re-evaluation of this project," she said. "I see significant differences."

Many of the differences and concerns were re-addressed at Tuesday night's meeting, though no agreement to re-evaluate the project was made. The project has already been awarded and is set to begin sometime between June and August.

Some of the major concerns the council specifically asked LACSD representatives to address were asbestos, oversight of the project and the evaluation of the soil at the excavation site of the new storm drain.

As part of the demolition, LACSD has identified the presence of asbestos in the floor tile (not the ceiling tile, as was initially reported last week in the *News*) in the two trailers to be removed but not in any of the power plant components.

There is concern about whether there could be asbestos present in the other equipment.

“As for asbestos sampling, did you sample all of the equipment throughout the area, or just the trailers — the towers, the boilers, the control room?” asked Councilman Steve Zuckerman.

Kristen Ruffell, section head of water quality at LACSD, responded that she had not seen the sampling program; “however, we would have followed a normal environmental investigation that would have involved all of the equipment that would have asbestos in it,” she added.

By the time the power plant was built in the 1980s, the use of asbestos was being phased out, said Robert Ferrante, of the Sanitation Districts. Still asbestos reporting is done annually at the site.

Davidson commented that she’s seen the data, and “has no confidence” in it.

The longtime Peninsula resident also said she has no trust in their contractor’s ability to handle potentially contaminated soil and water during excavation for the storm drain.

“The contractor is given huge responsibilities,” she said.

For instance, if he encounters water, how is going to dispose of the water? If it’s contaminated, it can’t go down the storm drain.

LACSD maintains that the contractor will not encounter water while digging the 7-foot-deep trench. The groundwater is farther down at 100 feet below the surface.

The storm drain, which is the most-questioned part of the entire project, is part of a maintenance project the Sanitation Districts combined with the demolition — but they say it is addressed in the 2007 MND. Crews will dig a 7-foot trench, 180 feet in length, to install a new 21-inch diameter pipe that will reconnect a catch basin on Hawthorne Boulevard to the landfill’s storm drain system. This new storm drain is to replace a damaged pipe underneath the control room and keep water from running on to the street. LACSD representatives maintain the ground to be excavated for the project is native soil and contains no refuse.

But in a study done in the late 1980s by Dale Hinkle for LACSD, Hinkle determined that the power plant was not built on native soil but on compacted fill.

Councilman Steve Zuckerman asked multiple times why the soil couldn’t be tested before excavation.

“It was initially described as native soil, now we’re hearing it’s compacted fill. ... No one knows where it came from,” he said.

The Sanitation Districts doesn't see soil testing beforehand as necessary. LACSD feels there is sufficient data gathered over the years suggesting there is no soil contamination in this area. Representatives in turn asked, why test before excavation?

"Because when you take it out while you're putting the trench in, it's exposed. There is wind. There is fugitive dust," Zuckerman said. "And so the reason why is to create, like you said [earlier], absolute reassurance."

Who is doing the project is as much of a concern as the project itself.

Mehta Mechanical holds a current, valid contractor's license with the state Contractors Board, but Mehta was prohibited from bidding on, accepting or working on public works projects — as either a contractor or subcontractor — by the state Department of Industrial Relations between 2002 and 2005 for failing to pay its employees prevailing wages during a pipe replacement project for the city of Los Angeles. Mehta executives, according to hearing papers, took approximately \$113,000 from employees' wages for "personal use" and falsified certified payroll records.

Mehta also appeared before the California Occupational Safety and Health Appeals Board in 2008 and 2011 for alleged health and safety violations.

LACSD representatives maintained that Mehta has met the requirements to bid and work on public works projects, and assured the council that work will be monitored.

mscott@pvnews.com

[@PVNewsEditor](#) on Twitter

Environmental impact of landfill

LETTERS TO THE EDITOR | Posted: Thursday, May 23, 2013 7:00 am

The use of the California Environmental Quality Act by special interest groups to demand full environmental impact reports in place of the simpler Negative Declaration reports has either delayed or killed beneficial projects at great additional expense.

Assuredly, the issues raised by concerned citizens should be addressed. Hopefully, the outcome is in the best interest of the overall public, especially when the projects would be beneficial to the local area as well as the economy. However, it often seems as if no answer is ever good enough for some who claim to represent our best interests.

We have seen this happen here when the Los Angeles County Sanitation Districts (LACSD) was discouraged from upgrading the gas-to-energy generation project at the former dump site a couple of years ago by installing micro turbines and a fuel cell to generate power. Now they are being obstructed in their attempts to demolish the idled steam turbine plant.

Last year I conducted a side-by-side source test of a similar micro turbine generator and a flare in cooperation with the California Air Resources Board at a different site not associated with LACSD. Our objective was to assess the environmental benefits of generating power from stranded waste gas that would have otherwise been flared. The results demonstrated that the flare burned cleaner than had been expected, the generator was exceptionally clean, there was a reduction in in both criteria pollutants (such as CO, NOX, SOX) and greenhouse gas pollutants, and there was a net economic benefit for the plant operator, the utility and the end user.

Sadly, after spending millions of dollars in hearings, studies and reviews, the Sanitation Districts abandoned the gas-to-energy project improvement as uneconomic and is using the flare to burn the waste gas coming from the former dump site. Now we know that what we could have gotten instead was beneficial use of a stranded waste gas resource by generating electrical power, lower criteria and greenhouse gas emissions and an income stream to reduce our sanitation district assessments.

Chris Hall, Palos Verdes Estates