July 31, 2018

California Coastal Commission
South Coast District Office
200 Oceangate, 10th floor
Long Beach, CA 90802-4416

SUBJECT: SANTA MONICA CIVIC MULTIPURPOSE SPORTS FIELD PROJECT
APPLICATION FOR COASTAL DEVELOPMENT PERMIT

The City of Santa Monica is planning to build a new multipurpose sports field on a portion of the existing Civic Center parking lot at 4th Street and Pico Boulevard. The Application for Development Permit for this project is enclosed along with the following required documents:

- Permit Application Checklist
- Application for Development Permit
- Appendix A – Declaration of Campaign Contributions
- Appendix B – Local Agency Review Form
- Appendix C – List of property owners names and addresses within 100 feet
- Appendix D – Declaration of Posting
- Assessor’s Parcel Map
- Stamped and Addressed Envelopes addressed to property owners listed in Appendix C including parties interested in project
- Vicinity Map
- Two sets of stamped and signed project plans
- Copy of 7th Addendum to the Civic Center Specific Plan and EIR
- Verification of other permits and approvals
- Photos of Notice of Pending Permits postings

Also included, in response to the Coastal Commission’s request, is a detailed parking study memorandum of the proposed project. If you have questions, please contact our senior project manager, Amelia Feichtner, at (310) 351-4159.

Sincerely,

[Signature]

Rebecca M. Abano, AIA
City Architect
PERMIT APPLICATION INSTRUCTIONS

A completed application includes the APPLICATION FOR COASTAL DEVELOPMENT PERMIT, the appendices to the application, and Required Attachments.

- Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- Refer to pages 7–8 of the APPLICATION for a list of Required Attachments.
- Incomplete applications will not be accepted for filing.
- All exhibits must be legible.

The following checklist is provided for the convenience of applicants in gathering necessary application materials; it is not a complete statement of filing requirements.

<table>
<thead>
<tr>
<th>Item</th>
<th>Page</th>
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<tr>
<td>1</td>
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<td>10</td>
<td>8</td>
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<tr>
<td>11</td>
<td>8</td>
</tr>
</tbody>
</table>

*Proof of applicant's interest in the property.

Assessor's parcel map(s) showing the proposed development site and all adjacent properties within 100 feet of the property boundary.

Stamped envelopes (no postage meter please) addressed to neighboring property owners and occupants and other interested parties and a list of the same.

Vicinity map.

Two sets of each: project plan(s), site plan(s), and applicable other plans. (All plans must be stamped and signed "Approved in Concept" by the applicable local government. Please note the size which plans are required to be submitted.)

Copy of any environmental documents (DRAFT AND FINAL EIRs, EISs, NEGATIVE DECLARATION) if prepared for the project and any comments and responses.

Verification of all other permits, permissions or approvals applied for or granted by public agencies.

Copy of geology or soils report (if necessary).

Local approval of the project.

Has the Notice of Pending Permit been posted in a conspicuous place?

Filing fee.

Have you and the agent (if appropriate) signed the application at the appropriate lines on pages 9, 10, and 13?
APPLICATION FOR COASTAL DEVELOPMENT PERMIT

SECTION I. APPLICANT

1. Name, mailing address, and telephone number of all applicants.
City of Santa Monica, Rebecca Abano, City Architect
1437 4th Street Suite 300
Santa Monica, CA 90401

(310) 458-2205
(Area code/daytime phone number)

Note: All applicants for the development must complete Appendix A, the declaration of campaign contributions.

2. Name, mailing address and telephone number of applicant’s representatives, if any. Please include all representatives who will communicate on behalf of the applicant or the applicant’s business partners, for compensation, with the Commission or the staff. (It is the applicant’s responsibility to update this list, as appropriate, including after the application is accepted for filing. Failure to provide this information prior to communication with the Commission or staff may result in denial of the permit or criminal penalties.)

City of Santa Monica, Amelia Feichtner, Sr. Project Manager
1437 4th Street Suite 300
Santa Monica, CA 90401

(310) 351-4159
(Area code/daytime phone number)

SECTION II. PROPOSED DEVELOPMENT

Please answer all questions. Where questions do not apply to your project (for instance, project height for a land division), indicate Not Applicable or N.A.

1. Project Location. Include street address, city, and/or county. If there is no street address, include other description such as nearest cross streets.

<table>
<thead>
<tr>
<th>1840 4th Street number</th>
<th>street</th>
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<tbody>
<tr>
<td>Santa Monica, CA 90401</td>
<td>Los Angeles</td>
</tr>
<tr>
<td>city</td>
<td>county</td>
</tr>
</tbody>
</table>

Assessor’s Parcel Number(s) (obtainable from tax bill or County Assessor):
4290013901 and 4290013902

FOR OFFICE USE ONLY

RECEIVED
FILED
FEE
DATE PAID

APPLICATION NUMBER
2. Describe the proposed development in detail. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.)

The project is the construction of an 81,000 sq. ft. multipurpose sports field, public restroom building, and landscape site improvements on 153,900 sq. ft. (3.533 acres) of the existing Civic Center parking lot located at the corner of 4th Street and Pico Boulevard. Once complete, the facility address will be 1840 4th Street in Santa Monica CA.

The project scope requires the demolition of a portion of existing parking lot, including but not limited to, asphalt concrete paving, parking lights, existing trench drains, portions of concrete sidewalk and (2) Ficus trees. The project requires minimum grading with no import or fill required.

The planned improvements include the construction of a 360' x 225' (81,000 sq. ft.) multipurpose sports field with artificial turf, sport lighting, 515 sq. ft restroom building, containment fence (8 ft.) and netting (16ft. above fence). The plan also includes landscape buffers along the project edges with decomposed granite pathways, concrete sidewalks, and pedestrian lighting. A new curb cut is planned along 4th Street to provide access to a fire lane for the adjacent Early Childhood Lab School which is currently under construction.

a. If multi-family residential, state:

<table>
<thead>
<tr>
<th>Number of units</th>
<th>Number of bedrooms per unit (both existing and proposed)</th>
<th>Type of ownership proposed</th>
</tr>
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<tbody>
<tr>
<td>Existing units</td>
<td>Proposed new units net number of units on completion of project</td>
<td>rental</td>
</tr>
<tr>
<td></td>
<td></td>
<td>condo</td>
</tr>
<tr>
<td></td>
<td></td>
<td>stock cooperative</td>
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<tr>
<td></td>
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<td>time share</td>
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<tr>
<td></td>
<td></td>
<td>other,</td>
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</tbody>
</table>

b. If land division or lot line adjustment, indicate:

<table>
<thead>
<tr>
<th>Number of lots</th>
<th>Size of lots to be created (indicate net or gross acreage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Lots</td>
<td>Proposed new lots net number of lots on completion of project</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. Estimated cost of development (not including cost of land) $6,000,000.00

4. Project height: Maximum height of structure (ft.)
   - above existing (natural) grade 12
   - above finished grade 12
   - as measured from centerline of frontage road 11

5. Total number of floors in structure, including subterranean floors, lofts, and mezzanines 1

6. Gross floor area excluding parking (sq.ft.) 515

7. Gross floor area including covered parking and accessory buildings (sq.ft.) 515

8. Lot area (within property lines) (sq.ft. or acre) 153,900

<table>
<thead>
<tr>
<th>Lot coverage</th>
<th>Existing (sq ft. or acre)</th>
<th>New proposed (sq ft. or acre)</th>
<th>Total (sq ft. or acre)</th>
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<tr>
<td>Building</td>
<td>0</td>
<td>515</td>
<td>515</td>
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<tr>
<td>Paved area</td>
<td>143,320</td>
<td>0</td>
<td>4,785</td>
</tr>
<tr>
<td>Landscaped area</td>
<td>10,580</td>
<td>138,020</td>
<td>148,600</td>
</tr>
<tr>
<td>Unimproved area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>359,380</strong></td>
<td></td>
<td><strong>153,900</strong></td>
</tr>
</tbody>
</table>

8. Is any grading proposed? □ Yes □ No

   If yes, complete the following.

   a) Amount of cut 1,200 cu. yds.
   b) Amount of fill 1,200 cu. yds.
   c) Amount of **import** or **export** (circle which) 0 cu. yds.
   d) Maximum height of cut slope 2 ft.
   e) Maximum height of fill slope 2 ft.
   f) Location of borrow or disposal site N/A

Grading, drainage, and erosion control plans must be included with this application, if applicable. In certain areas, an engineering geology report must also be included. See page 7, items #7 and 11.

Please list any geologic or other technical reports of which you are aware that apply to this property:

N/A
9. Parking:

<table>
<thead>
<tr>
<th>Number of parking spaces (indicate whether standard or compact)</th>
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</thead>
<tbody>
<tr>
<td>Existing Spaces</td>
</tr>
<tr>
<td>644</td>
</tr>
</tbody>
</table>

Is any existing parking being removed? ................................................................. [☐ Yes ☐ No]
If yes, how many spaces? 644 _______ size Standard & Compact
Is tandem parking existing and/or proposed? ......................................................... [☐ Yes ☐ No]
If yes, how many tandem sets? _______ size __________

10. Are utility extensions for the following needed to serve the project? (Please check yes or no)

<table>
<thead>
<tr>
<th>a) water</th>
<th>b) gas</th>
<th>c) sewer</th>
<th>d) electric</th>
<th>e) telephone</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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<tr>
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<td>☐ Yes</td>
<td>☐ Yes</td>
<td>☐ Yes</td>
<td>☐ Yes</td>
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<tr>
<td>☐ No</td>
<td>☐ No</td>
<td>☐ No</td>
<td>☐ No</td>
<td>☐ No</td>
</tr>
</tbody>
</table>

Will electric or telephone extensions be above-ground? ........................................... [☐ Yes ☐ No]

11. Does project include removal of trees or other vegetation? .......................... [☐ Yes ☐ No]

If yes, indicate number, type and size of trees
Two (2) Ficus Rubiginosa (8" and 16")

or type and area of other vegetation
10,580 sq. ft. of miscellaneous shrubs and ground cover to be replaced and expanded with new landscaping plants.

SECTION III. ADDITIONAL INFORMATION

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. Present use of property.
   a. Are there existing structures on the property? ........................................ [☐ Yes ☐ No]

   If yes, describe

   __________________________________________________________
   __________________________________________________________
b. Will any existing structures be demolished? .................................................. □ Yes □ No

Will any existing structures be removed? .............................................................. □ Yes □ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

2. Is the proposed development to be governed by any Development Agreement? ................................................................. □ Yes □ No

3. Has any application for development on this site including any subdivision been submitted previously to the California Coastal Zone Conservation Commission or the Coastal Commission? .......................................................... □ Yes □ No

If yes, state previous application number(s) 5-16-1033

4. a. Is the development between the first public road and the sea (including lagoons, bays, and other bodies of water connected to the sea) ............ □ Yes □ No

b. If yes, is public access to the shoreline and along the coast currently available on the site or near the site? .......................................................... □ Yes □ No

If yes, indicate the location and nature of the access, including the distance from the project site, if applicable.

c. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g., removing parking used for access to the beach)? .......................................................... □ Yes □ No

If yes, describe the effect
5. Does the development involve diking, filling, draining, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes? (Please check yes or no)

   a) diking  
   b) filling  
   c) dredging  
   d) placement of structures  
   [ ] Yes  [ ] Yes  [ ] Yes  [ ] Yes  [ ] No  [ ] No  [ ] No  [ ] No  [ ] No

Amount of material to be dredged or filled (indicate which) __________________________ cu. yds

Location of dredged material disposal site __________________________

Has a U.S. Army Corps of Engineers' permit been applied for? .................  [ ] Yes  [ ] No

6. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? .................................................................  [ ] Yes  [ ] No

For projects on State-owned lands, additional information may be required as set forth in Section IV, paragraph 10.

7. Will the development protect existing lower-cost visitor and recreational facilities? .................................................................  [ ] Yes  [ ] No

Will the development provide public or private recreational opportunities? ..  [ ] Yes  [ ] No

   If yes, explain.  
   The project will provide a new multipurpose sports field and pedestrian walk paths.

8. Will the proposed development convert land currently or previously used for agriculture to another use?  .................................................................  [ ] Yes  [ ] No

   If yes, how many acres will be converted? __________________________

9. Is the proposed development in or near:
   a. Sensitive habitat areas (Biological survey may be required)  .................................................................  [ ] Yes  [ ] No
   b. Areas of state or federally listed rare, threatened, or endangered species  .................................................................  [ ] Yes  [ ] No
   c. 100-year floodplain (Hydrologic mapping may be required)  .................................................................  [ ] Yes  [ ] No
   d. Park or recreation area  .................................................................  [ ] Yes  [ ] No

10. Is the proposed development visible from:
   a. State Highway 1 or other scenic route  .................................................................  [ ] Yes  [ ] No
b. Park, beach, or recreation area ........................................... □ Yes □ No

c. Harbor area ................................................................. □ Yes □ No

11. Does the site contain any: (If yes to any of the following, please explain on an attached sheet.)
   a. Historic resources .................................................. □ Yes □ No
   b. Archaeological resources ........................................... □ Yes □ No
   c. Paleontological resources ......................................... □ Yes □ No

12. Where a stream or spring is to be diverted, provide the following information:
   Estimated streamflow or spring yield (gpm) ______________________________
   If well is to be used, existing yield (gpm) ______________________________
   If water source is on adjacent property, attach Division of Water Rights approval and property owner's approval.

SECTION IV. REQUIRED ATTACHMENTS

The following items must be submitted with this form as part of the application.

1. **Proof of the applicant's legal interest in the property.** A copy of any of the following will be acceptable: current tax bill, recorded deed, lease, easement, or current policy of title insurance. Preliminary title reports will not be accepted for this purpose. Documentation reflecting intent to purchase such as a signed Offer to Purchase along with a receipt of deposit or signed final escrow document is also acceptable, but in such a case, issuance of the permit may be contingent on submission of evidence satisfactory to the Executive Director that the sale has been completed.

   The identity of all persons or entities which have an ownership interest in the property superior to that of the applicant must be provided.

2. **Assessor's parcel map(s)** showing the page number, the applicant's property, and all other properties within 100 feet (excluding roads) of the property lines of the project site. (Available from the County Assessor.)

3. Copies of required **local approvals** for the proposed project, including zoning variances, use permits, etc., as noted on Local Agency Review Form, Appendix B. Appendix B must be completed and signed by the local government in whose jurisdiction the project site is located.

4. **Stamped envelopes addressed to each property owner and occupant of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same.** The envelopes must be plain (i.e., no return address), and regular business size (9 1/2" x 4 1/8"). Include first class postage on each one. **Metered postage is not acceptable.** Use Appendix C, attached, for the listing of names and addresses. (Alternate notice provisions may be employed at the discretion of the District Director under extraordinary circumstances.)
5. Stamped, addressed envelopes (no metered postage, please) and a list of names and addresses of all other parties known to the applicant to be interested in the proposed development (such as persons expressing interest at a local government hearing, etc.).

6. A vicinity or location map (copy of Thomas Bros. or other road map or USGS quad map) with the project site clearly marked.

7. Copy(s) of plans drawn to scale, including (as applicable):
   - site plans
   - floor plans
   - building elevations
   - grading, drainage, and erosion control plans
   - landscape plans
   - septic system plans

Trees to be removed must be marked on the site plan. In addition, a reduced site plan, 8 1/2" x 11" in size, must be submitted. Reduced copies of complete project plans will be required for large projects. NOTE: See Instruction page for number of sets of plans required.

8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.

9. A copy of any Draft or Final Negative Declaration, Environmental Impact Report (EIR) or Environmental Impact Statement (EIS) prepared for the project. If available, comments of all reviewing agencies and responses to comments must be included.

10. Verification of all other permits, permissions or approvals applied for or granted by public agencies such as:
    - Department of Fish and Game
    - State Lands Commission
    - Army Corps of Engineers
    - U.S. Coast Guard

For projects such as seawalls located on or near state tidelands or public trust lands, the Coastal Commission must have a written determination from the State Lands Commission whether the project would encroach onto such lands and, if so, whether the State Lands Commission has approved such encroachment.

11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific geology and soils report (including maps) prepared in accordance with the Coastal Commission’s Interpretive Guidelines. Copies of the guidelines are available from the District Office.

SECTION V. NOTICE TO APPLICANTS

Under certain circumstances, additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication are required,
preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements will be required prior to issuance of the permit.

In addition, the Commission may adopt or amend regulations affecting the issuance of coastal development permits. If you would like notice of such proposals during the pendency of this application, if such proposals are reasonably related to this application, indicate that desire................................. Yes ☐ No ☐

SECTION VI. COMMUNICATION WITH COMMISSIONERS

Decisions of the Coastal Commission must be made on the basis of information in the public record available to all commissioners and the public. Permit applicants and interested parties and their representatives may contact individual commissioners to discuss permit matters outside the public hearing (an “ex parte” communication). However, the commissioner must provide a complete description of the communication either in writing prior to the hearing or at the public hearing, to assure that such communication does not jeopardize the fairness of the hearing or potentially result in invalidation of the Commission’s decision by a court. Any written material sent to a commissioner should also be sent to the commission’s office in San Francisco and the appropriate district office for inclusion in the public record and distribution to other commissioners.

SECTION VII. CERTIFICATION

1. I hereby certify that I, or my authorized representative, have completed and posted or will post the Notice of Pending Permit stock card in a conspicuous place on the property within three days of submitting the application to the Commission office.

2. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the Commission.

3. I hereby authorize representatives of the California Coastal Commission to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 A.M. and 5:00 P.M.

Signature of Authorized Agent(s) or if no agent, signature of Applicant

NOTE: IF SIGNED ABOVE BY AGENT, APPLICANT MUST SIGN BELOW.

SECTION VIII. AUTHORIZATION OF AGENT

I hereby authorize ___________________________ to act as my representative

and to bind me in all matters concerning this application.

Signature of Applicant(s)

(Only the applicant(s) may sign here to authorize an agent)
APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

Government Code Section 84308 prohibits any Commissioner from voting on a project if he or she has received campaign contributions in excess of $250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify himself or herself from voting on the project.

Each applicant must declare below whether any such contributions have been made to any of the listed Commissioners or Alternates (see last page).

CHECK ONE

☐ The applicants, their agents, employees, family and/or any person with a financial interest in the project have not contributed over $250 to any Commissioner(s) or Alternate(s) within the past year.

☐ The applicants, their agents, employees, family, and/or any person with a financial interest in the project have contributed over $250 to the Commissioner(s) or Alternate(s) listed below within the past year.

Commissioner or Alternate __________________________________________

Commissioner or Alternate __________________________________________

Commissioner or Alternate __________________________________________

Signature of Applicant or Authorized Agent ________________________________

Date 7/31/18

Please type or print your name Rebecca M. Abano
APPENDIX B
LOCAL AGENCY REVIEW FORM

SECTION A (TO BE COMPLETED BY APPLICANT)

Applicant  City of Santa Monica

Project Description  Construction of a multipurpose sports field on the site of an existing parking lot. Project scope includes artificial turf field, chain link containment fence, sport field lighting, restroom building and landscaped buffer with pedestrian lighting at projects edges.

Location  1840 4th Street, Santa Monica, CA 90401

Assessor's Parcel Number  4290013901 and 4290013902

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>CCSP - Civic Center Specific Plan Area</th>
<th>N/A</th>
<th>du/ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>General or Community Plan Designation</td>
<td>Institutional/Public Lands</td>
<td>du/ac</td>
<td></td>
</tr>
</tbody>
</table>

Local Discretionary Approvals

☐ Proposed development meets all zoning requirements and needs no local permits other than building permits.

☒ Proposed development needs local discretionary approvals noted below.

<table>
<thead>
<tr>
<th>Needed</th>
<th>Received</th>
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<tbody>
<tr>
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Design/Architectural review
Variance for
Rezone from
Tentative Subdivision/Parcel Map No.
Grading/Land Development Permit No.
Planned Residential/Commercial Development Approval
Site Plan Review
Condominium Conversion Permit
Conditional, Special, or Major Use Permit No.
Other  CCSP Amendment for minor inconsistencies; adopted by Council on 5/22/2018

CEQA Status

☐ Categorically Exempt  Class  Item

☐ Negative Declaration Granted (Date)

☐ Environmental Impact Report Required, Final Report Certified (Date)

☒ Other  Analyzed in the CCSP EIR; Addendum prepared and adopted 5/22/2018

Prepared for the City/County of  Santa Monica by  Elizabeth Bar-EI, AICP

Date  7/16/2018  Title  Senior Planner
<table>
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<th>CURRENT GOV OFFICE</th>
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<tr>
<td>1707 4TH ST</td>
<td>1717 4TH ST SUITE 100</td>
<td>1717 4TH ST SUITE 150</td>
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<tr>
<td>SANTA MONICA, CA 90401</td>
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<td>SANTA MONICA, CA 90401</td>
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<td>CURRENT GOV OFFICE</td>
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<tr>
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</tr>
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<td>BUSINESS OWNER</td>
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<tr>
<td>333 OLYMPIC DR 2ND FLOOR</td>
<td>312 PICO BLVD</td>
<td>316 PICO BLVD</td>
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<tr>
<td>BUSINESS OWNER</td>
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<td>332 PICO BLVD</td>
<td>1855 MAIN ST</td>
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<tr>
<td>Current Gov Office</td>
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<td>Current Gov Office</td>
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<tr>
<td>-------------------</td>
<td>-------------------</td>
<td>-------------------</td>
</tr>
</tbody>
</table>
| 1901 Main St Suite A
SANTA MONICA, CA 90405 | 1901 Main St Suite B
SANTA MONICA, CA 90405 | 1901 Main St Suite C
SANTA MONICA, CA 90405 |
| Current Gov Office | Current Gov Office | Current Gov Office |
| 1901 Main St Suite D
SANTA MONICA, CA 90405 | 1901 Main St Suite E
SANTA MONICA, CA 90405 | 1901 Main St Suite F
SANTA MONICA, CA 90405 |
| Current Gov Office | Business Owner | Business Owner |
| 1901 Main St Suite G
SANTA MONICA, CA 90405 | 1819 Ocean Ave
SANTA MONICA, CA 90401 | 216 Pico Blvd
SANTA MONICA, CA 90405 |
| Business Owner | Business Owner | Business Owner |
| 216 Pico Blvd #1
SANTA MONICA, CA 90405 | 216 Pico Blvd #10
SANTA MONICA, CA 90405 | 216 Pico Blvd #11
SANTA MONICA, CA 90405 |
| Business Owner | Business Owner | Business Owner |
| 216 Pico Blvd #16
SANTA MONICA, CA 90405 | 216 Pico Blvd #17
SANTA MONICA, CA 90405 | 216 Pico Blvd #9
SANTA MONICA, CA 90405 |
| Business Owner | Business Owner | Business Owner |
| 234 Pico Blvd
SANTA MONICA, CA 90405 | 300 Pico Blvd
SANTA MONICA, CA 90405 | 302 Pico Blvd
SANTA MONICA, CA 90405 |
| Maxser and Co C/O Alex Gorby | Ikp Pico Holdings LLC C/O Dennis L Pringle
2314 Ashland Ave
SANTA MONICA, CA 90405 | State of California
455 Golden Gate Ave
SAN FRANCISCO, CA 94102 |
| Santa Monica City | Santa Monica Unified School Dist
1707 4th St
SANTA MONICA, CA 90401 | GRT Portfolio Properties Santa Monica LLC C/O Tooley Investment Company
501 Santa Monica Blvd STE 701 |
| Amda LLC | Santa Monica City | GRT Santa Monica Two LLC C/O Patrick B Tooley |
| 5185 Garrett Ct
HIDDEN HILLS, CA 91302 | 1819 Ocean Ave
SANTA MONICA, CA 90401 | 501 Santa Monica Blvd STE 701
SANTA MONICA, CA 90401 |
APPENDIX D
(Permit Application)

DECLARATION OF POSTING

Prior to or at the time the application is submitted for filing, the applicant must post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted to the Commission. Such notice shall contain a general description of the nature of the proposed development. The Commission furnishes the applicant with a standardized form to be used for such posting. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Executive Director of the Commission shall refuse to file the application. 14 Cal. Code Regs. Section 13054(d).

Please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to our office with the application.

Pursuant to the requirements of California Administrative Code Section 13054(d), I hereby certify that on, 7/30/2018 _______________ I or my authorized representative posted the Notice of Pending Permit for application to obtain a coastal development permit for the development of The Civic Center Multipurpose Sports field including the construction of a 360' x 225' (81,000 sq. ft.) multipurpose sports field (artificial turf) with sport lighting, restroom building, containment fencing and netting, and a decomposed granite path and landscaping along the project boundaries.

Located at 1840 4th Street, Santa Monica, CA 90401

290013901 and 290013902

The public notice was posted at the two main entrances to the existing parking lot, on a the access gate located on Pico Blvd. and on (2) light poles within the site boundary.

(description of development)

(address of development or assessor’s parcel number)

(a conspicuous place, easily seen by the public and as close as possible to the site of the proposed development)

(signature)

7/31/2018

(date)

NOTE: Your application cannot be processed until this Declaration of Posting is signed and returned to this office.

FOR OFFICE USE ONLY

PERMIT NUMBER ....................
RECEIVED .......................
DECLARATION COMPLETE .....
APPENDIX E
FILING FEE SCHEDULE
(EFFECTIVE JULY 1, 2018)
FEES WILL BE ADJUSTED EACH YEAR ON JULY 1, ACCORDING TO THE CALIFORNIA CONSUMER PRICE INDEX

➢ Pursuant to Government Code section 6103, public entities are exempt from the fees set forth in this schedule.

➢ Permits shall not be issued without full payment for all applicable fees. If overpayment of a fee occurs, a refund will be issued. Fees are assessed at the time of application, based on the project as proposed initially. If the size or scope of a proposed development is amended during the application review process, the fee may be changed. If a permit application is withdrawn, a refund will be due only if no significant staff review time has been expended (e.g., the staff report has not yet been prepared). Denial of a permit application by the Commission is not grounds for a refund.

➢ If different types of development are included on one site under one application, the fee is based on the sum of each fee that would apply if each development were applied for separately, not to exceed $120,900 for residential development and $302,250 for all other types of development.

➢ Fees for after-the-fact (ATF) permit applications shall be five times the regular permit application fee unless the Executive Director reduces the fee to no less than two times the regular permit application fee. The Executive Director may reduce the fee if it is determined that either: (1) the ATF application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or (2) the owner did not undertake the development for which the owner is seeking the ATF permit.

➢ In addition to the above fees, the Commission may require the applicant to reimburse it for any additional reasonable expenses incurred in its consideration of the permit application, including the costs of providing public notice.

➢ The Executive Director shall waive the application fee where requested by resolution of the Commission. Fees for green buildings or affordable housing projects may be reduced, pursuant to Section 13055(h) of the Commission’s regulations.

SEE SECTION 13055 OF THE COMMISSION’S REGULATIONS
(CALIFORNIA CODE OF REGULATIONS, TITLE 14)
FOR FULL TEXT OF THE REQUIREMENTS
I. RESIDENTIAL DEVELOPMENT

De minimis waiver................................................................. $ 605
Administrative permit ........................................................... $ 3,023

A. Detached residential development

Regular calendar for up to 4 detached, single-family dwelling(s)\(^3,\!4\)

<table>
<thead>
<tr>
<th>Square Feet</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,500 square feet or less</td>
<td>$ 3,627/ea</td>
</tr>
<tr>
<td>1,501 to 5,000 square feet</td>
<td>$ 5,441/ea</td>
</tr>
<tr>
<td>5,001 to 10,000 square feet</td>
<td>$ 7,254/ea</td>
</tr>
<tr>
<td>10,001 or more square feet</td>
<td>$ 9,068/ea</td>
</tr>
</tbody>
</table>

Regular calendar for more than 4 detached, single-family dwellings\(^3,\!4\)

<table>
<thead>
<tr>
<th>Square Feet</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,500 square feet or less</td>
<td>$ 18,135 or $1,209/ea(^5), whichever is greater</td>
</tr>
<tr>
<td>1,501 to 5,000 square feet</td>
<td>$ 27,203 or $1,814/ea(^5), whichever is greater</td>
</tr>
<tr>
<td>5,001 to 10,000 square feet</td>
<td>$ 36,270 or $2,418/ea(^5), whichever is greater</td>
</tr>
<tr>
<td>10,001 or more square feet</td>
<td>$ 45,338 or $3,023/ea(^5), whichever is greater</td>
</tr>
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</table>

B. Attached residential development

<table>
<thead>
<tr>
<th>Units</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>2–4 units</td>
<td>$ 9,068</td>
</tr>
<tr>
<td>More than 4 units</td>
<td>$ 12,090 or $907/ea(^6), whichever is greater</td>
</tr>
</tbody>
</table>

C. Additions or improvements

---

\(^1\) Additional fee for grading applies. (See Section III.A of this fee schedule.)
\(^2\) Additional fee will apply if the project is removed from the Administrative Calendar and rescheduled on the Regular Calendar.
\(^3\) "Square footage" includes gross internal floor space of main house and attached garage(s), plus any detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings).
\(^4\) For developments that include residences of different sizes, the fee shall be based upon the average square footage of all the residences.
\(^5\) Not to exceed $120,900.
\(^6\) Not to exceed $60,450.
If **not** a waiver or an amendment to a previous coastal development permit, the fee is assessed according to the schedule in A. above (i.e., based on the calendar and/or size of the addition, plus the grading fee, if applicable).

If handled as an amendment to a previous coastal development permit, see Amendments (in Section III.F).

### II. OFFICE, COMMERCIAL, CONVENTION, INDUSTRIAL (INCLUDING ENERGY FACILITIES), AND OTHER DEVELOPMENT NOT OTHERWISE IDENTIFIED IN THIS SECTION

#### A. Based on Gross Square Footage

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>1,000 square feet (gross) or less</td>
<td>$6,045</td>
</tr>
<tr>
<td>1,001 to 10,000 square feet (gross)</td>
<td>$12,090</td>
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<tr>
<td>10,001 to 25,000 square feet (gross)</td>
<td>$18,135</td>
</tr>
<tr>
<td>25,001 to 50,000 square feet (gross)</td>
<td>$24,180</td>
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<tr>
<td>50,001 to 100,000 square feet (gross)</td>
<td>$36,270</td>
</tr>
<tr>
<td>100,001 or more square feet (gross)</td>
<td>$60,450</td>
</tr>
</tbody>
</table>

#### B. Based on Development Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development cost up to and including $100,000</td>
<td>$3,627</td>
</tr>
<tr>
<td>$100,001 to $500,000</td>
<td>$7,254</td>
</tr>
<tr>
<td>$500,001 to $2,000,000</td>
<td>$12,090</td>
</tr>
<tr>
<td>$2,000,001 to $5,000,000</td>
<td>$24,180</td>
</tr>
<tr>
<td>$5,000,001 to $10,000,000</td>
<td>$30,225</td>
</tr>
<tr>
<td>$10,000,001 to $25,000,000</td>
<td>$36,270</td>
</tr>
<tr>
<td>$25,000,001 to $50,000,000</td>
<td>$60,450</td>
</tr>
<tr>
<td>$50,000,001 to $100,000,000</td>
<td>$120,000</td>
</tr>
<tr>
<td>$100,000,001 or more</td>
<td>$302,250</td>
</tr>
</tbody>
</table>

### III. OTHER FEES

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7 The fee shall be based on either the gross square footage or the development cost, whichever is greater.
8 Additional fee for grading applies. (See section III.A of this schedule).
9 Pursuant to section 13055(a)(5) of the Commission's regulations, this category includes all development not otherwise identified in this section, such as seawalls, docks and water wells.
10 Development cost includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.
A. Grading

50 cubic yards or less ................................................................. □ $ 0
51 to 100 cubic yards ................................................................. □ $ 605
101 to 1,000 cubic yards ............................................................. □ $ 1,209
1,001 to 10,000 cubic yards ......................................................... □ $ 2,418
10,001 to 100,000 cubic yards ....................................................... □ $ 3,627
100,001 to 200,000 cubic yards .................................................... □ $ 6,045
200,001 or more cubic yards ....................................................... □ $ 12,090

B. Lot line adjustment

□ $ 3,627

C. Subdivision

Up to 4 new lots ........................................................................ □ $ 3,627/ea
More than 4 new lots ................................................................... □ $ 14,508 plus $1,209 for each lot above 4

D. Administrative permit ............................................................... □ $ 3,023

E. Emergency permit ................................................................. □ $ 1,209

F. Amendment

Immaterial amendment .................................................................. □ $ 1,209
Material amendment .................................................................... □ $ (calculate fee)

[50% of fee applicable to underlying permit if it were submitted today]

G. Temporary event which requires a permit pursuant to Public Resources Code section 30610(i)

If scheduled on administrative calendar ........................................ □ $ 1,209
If not scheduled on administrative calendar ................................. □ $ 3,023

H. Extension and Reconsideration

Single-family residence ............................................................... □ $ 605
All other development ............................................................... □ $ 1,209

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11 The fee for grading is based on the cubic yards of cut, plus the cubic yards of fill.
12 A lot line adjustment is between adjoining parcels where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.
13 The fee is charged for each parcel created in addition to the parcels that originally existed.
14 Additional fee will apply if the project is removed from the Administrative Calendar and rescheduled on the Regular Calendar.
15 The emergency application fee is credited toward the follow-up permit application fee.
16 If permit extension is objected to by the Commission and the application is set for a new hearing, then a new application fee is required, based on type of development and/or applicable calendar.
I. Request for continuance
   1st request ........................................................................................................... □ No charge
   Each subsequent request
   (where Commission approves the continuance) .................................................. □ $ 1,209
J. De minimis or other waivers .................................................................................. □ $ 605
K. Federal Consistency Certification\(^\text{17}\)
   [The fee is assessed according to sections I, II, and III, above] .............................. □ $ ___
L. Appeal of a denial of a permit by a local government\(^\text{18}\)
   [The fee is assessed according to sections I, II, and III, above] .............................. □ $ ___
M. Written Permit Exemption .................................................................................... □ $ 302
N. Written Boundary Determination ........................................................................ □ $ 302
O. Coastal Zone Boundary Adjustment ..................................................................... □ $ 6,045

**TOTAL SUBMITTED**

\(^{17}\) Fees for federal consistency items will be assessed now that the Commission has received approval from NOAA to amend the California Coastal Management Program.

\(^{18}\) Pursuant to Public Resources Code section 30602 or 30603(a)(5).
## TO BE COMPLETED BY STAFF

<table>
<thead>
<tr>
<th>Submitted Fee Verified By:</th>
<th>Date:</th>
</tr>
</thead>
</table>

### Is Submitted Amount Correct?

- **☐ Yes.** Applicant has correctly characterized the development, and payment is appropriate.
- **☐ No.** Applicant did not fill out form, thus staff has marked the form to compute the fee, and applicant has paid fee.
- **☐ No.** Why?

### Refund or Additional Fee Required? (State Reason)

- **☐ Refund amount**
  
- **☐ Additional fee amount**

### Reminder: Record Fee Payment in Permit Log

<table>
<thead>
<tr>
<th>Final Fee Verified By: (To be completed after Commission action)</th>
<th>Date:</th>
</tr>
</thead>
</table>
NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Civic Center Multipurpose Sports Field including a 81,000 sq. ft sports field, containment fence and netting, sports lighting, restroom building and landscaping with pedestrian path and lighting.

LOCATION: 1840 4th Street Santa Monica, CA 90401

APPLICANT: City of Santa Monica

APPLICATION NUMBER:

DATE NOTICE POSTED: Monday July 30, 2018

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10th FLOOR
LONG BEACH, CA 90802-4402
(562) 590-5071

PRINT ON YELLOW STOCK CARD
City of Santa Monica  
1685 Main St #113  
Santa Monica, CA 90401  

Attn: Erika Cavicante  

Your Reference No: 4290-013-901  

Property Address: 1855 MAIN ST, Santa Monica, California  

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PRELIMINARY REPORT  

Dated as of January 26, 2015 at 7:30 a.m.  

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms. The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner’s Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.  

The policy(s) of title insurance to be issued hereunder will be policy(s) of Commonwealth Land Title Insurance Company.  

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.  

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.
SCHEDULE A

The form of policy of title insurance contemplated by this report is:

Preliminary Report

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

City of Santa Monica, a municipal corporation

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF
EXHIBIT “A”

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel A:

Lots 16 through 23 inclusive and Lots 27 through 29 inclusive, in Block 3 of Bandini Tract, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded in Book 55, Page 56 of Miscellaneous Records, in the Office of the County Recorder of said County.

Together with that portion of vacated 3rd Street lying adjacent and Southwesterly of said Lots 17 through 23 inclusive and Lot 29, title to which would pass with the conveyance of said land.

Parcel B:

Lot 15 in Block 3 of Bandini Tract, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded in Book 55, Page 56 of Miscellaneous Records, in the Office of the County Recorder of said County.

Except therefrom that portion of said Lot 15 deeded to the County of Los Angeles, by deed recorded December 14, 1962, as Instrument No. 5186, Official Records.

Parcel C:

Lots 1 through 10 inclusive in Block 4 of Bandini Tract, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded in Book 55, Page 56 of Miscellaneous Records, in the Office of the County Recorder of said County.

Together with that portion of vacated 3rd Street lying adjacent and Northeasterly of said Lots 1 through 7 inclusive and Lot 8 and that portion of the vacated alley lying adjacent and Southwesterly of said Lots 1 through 7 inclusive and Lot 10, title to which would pass with a conveyance of said land.

Parcel D:

Lots 1 through 13 inclusive of the Jepson Tract, in the City of Santa Monica, County of Los Angeles, State of California, as per map recorded in Book 7, Page 119, of Maps, in the Office of the County Recorder of said County.
Together with that portion of the vacated alley lying adjacent and Northeasterly of said Lots 1 through 5 and Lot 6 and that portion of vacated Belmar Place lying adjacent and Southwesterly of said Lots 1 through 5 inclusive and Lot 7 and lying Northeasterly of Lots 11 through 13 inclusive and Lot 8, title to which would pass with a conveyance of said land.

Assessor’s Parcel Number: 4290-013-901
SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor of material not shown by the Public Records.
SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.

B. There were no taxes levied for the fiscal year 2014-2015 as the property was vested in a public entity.

C. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

D. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Matters contained in that certain document

   Entitled: Covenant and Affidavit Regarding Maintenance of Yards for Building Area Limitations
   Executed by: County of Los Angeles, John A. Lamble, County Engineer
   In favor of: City of Santa Monica
   Recording Date: May 28, 1962
   Recording No: as Instrument No. 5393, Official Records

   Reference is hereby made to said document for full particulars.

3. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

4. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
5. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

7. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

  The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

  The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION
REQUIREMENTS SECTION:

NONE
INFORMATIONAL NOTES SECTION

NOTE NO. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE NO. 2: For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

NOTE NO. 3: Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.

NOTE NO. 4: The Company requires current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

a) If the Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be in addition to the verbal hold the lender may have stipulated.

b) If the Company cannot obtain a verbal update on the demand, we will either pay off the expired demand or wait for the amended demand, at our discretion.

c) All payoff figures are verified at closing. If the customer’s last payment was made within 15 days of closing, our Payoff Department may hold one month’s payment to insure the check has cleared the bank (unless a copy of the cancelled check is provided, in which case there will be no hold).

Typist: 2sm
Date Typed: February 6, 2015
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE–SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be ascertained by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER’S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER’S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys’ fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;

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b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors’ rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner’s Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<table>
<thead>
<tr>
<th>Covered Risk</th>
<th>Your Deductible Amount</th>
<th>Our Maximum Dollar Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>18</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>19</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>21</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys’ fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees or expenses, that arise by reason of:

**PART I**

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R’s, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.
Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer’s right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company  FNF Underwriter
LTC – Lawyers Title Company  CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

DISASTER LOANS (CLTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

EMPLOYEE RATE (LTC and CLTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

• Applications or other forms we receive from you or your authorized representative;
• Information we receive from you through the Website;
• Information about your transactions with or services performed by us, our affiliates, or others; and
• Information from consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

• To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you.
• To improve our products and services that we perform for you or for Third Parties.
• To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a “cookie” to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.
You can opt-out via the Network Advertising Initiative industry opt-out at http://www.networkadvertising.org/
You can opt-out via the Consumer Choice Page at www.youronlinechoices.com
You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser.
Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party’s own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.

Parents should be aware that FNF’s Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers
whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

**European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

**Choices with Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances (“opt out”). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section “Additional Ways That Information Is Collected Through the Website,” subsection “Third Party Opt Out.”

**Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

**Your California Privacy Rights**

Under California’s “Shine the Light” law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with “Request for California Privacy Information” in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the “Shine the Light” requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California’s Online Privacy Protection Act requires us to disclose how we respond to “do not track” requests and other similar mechanisms. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

**Your Consent to This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: JANUARY 24, 2014
LAST UPDATED: JANUARY 24, 2014
**Preliminary Report**

**Dated as of January 26, 2015 at 7:30 a.m.**

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner’s Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Commonwealth Land Title Insurance Company.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.
SCHEDULE A

The form of policy of title insurance contemplated by this report is:

Preliminary Report

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

City of Santa Monica, a municipal corporation

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF
EXHIBIT “A”

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lots 1 through 14 and Lots 24 through 26, inclusive, in Block 3 of Bandini Tract, in the City of Santa Monica, County of Los Angeles, State of California, as per Map recorded in Book 55, Page 56 of Miscellaneous Records, in the Office of the County Recorder of said County.

Assessor’s Parcel Number: 4290-013-902
SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor of material not shown by the Public Records.
SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.

B. There were no taxes levied for the fiscal year 2014-2015 as the property was vested in a public entity.

C. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

D. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Matters contained in that certain document

   Entitled: Covenant and Affidavit Regarding Maintenance of Yards for Building Area Limitations
   Executed by: County of Los Angeles, John A. Lamble, County Engineer
   In favor of: City of Santa Monica
   Recording Date: May 28, 1962
   Recording No: as Instrument No. 5393, Official Records

   Reference is hereby made to said document for full particulars.

   Matters contained in that certain document

   Entitled: Amendment to the Covenant and Affidavit Regarding Maintenance of Yards for Building Area Limitations
   Dated: November 15, 2004
   Executed by: County of Los Angeles and the City of Santa Monica
   Recording Date: March 10, 2005
   Recording No: as Instrument No. 05-0553404, Official Records

   Reference is hereby made to said document for full particulars.
3. Matters contained in that certain document

Entitled: Ground Lease
Executed by: City of Santa Monica, a municipal corporation and charter city, and The Santa Monica Public Financing Authority, a joint exercise of powers entity
Recording Date: December 10, 2004
Recording No: as Instrument No. 04-3188735, Official Records

Reference is hereby made to said document for full particulars.
Affects: Lots 1, 2 and 3

4. Matters contained in that certain document

Entitled: Memorandum of Lease Agreement
Executed by: City of Santa Monica, a municipal corporation and charter city, and Santa Monica Public Financing Authority, a joint exercise of powers entity
Recording Date: December 10, 2004
Recording No: as Instrument No. 04-3188736, Official Records

Reference is hereby made to said document for full particulars.
Affects: Lots 1, 2 and 3

5. Matters contained in that certain document

Entitled: Assignment Agreement
Executed by: Santa Monica Public Financing Authority, a joint exercise of powers entity, and Union Bank of California, N.A., a national banking association
Recording Date: December 10, 2004
Recording No: as Instrument No. 04-3188737, Official Records

Reference is hereby made to said document for full particulars.
Affects: Lots 1, 2 and 3

6. Matters contained in that certain document

Entitled: Amendment to the Covenant and Affidavit Regarding Maintenance of Yards for Building Area Limitations
Executed by: County of Los Angeles, and City of Santa Monica
Recording Date: March 10, 2005
Recording No: as Instrument No. 05-0553404, Official Records

Reference is hereby made to said document for full particulars.
Affects: Lots 1, 2 and 3
7. Matters contained in that certain document

Entitled: Amended and Restated Off-Site Parking Easement and Permit Agreement
By and between: City of Santa Monica, a municipal corporation, and Macerich Santa Monica LLC, a Delaware limited liability company
Recording Date: August 5, 2010
Recording No: as Instrument No. 20101087259. Official Records

Reference is hereby made to said document for full particulars.

Affects: Lots 1, 2 and 3

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

9. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

10. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

12. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE “NOTES AND REQUIREMENTS SECTION” WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION
REQUIREMENTS SECTION:

NONE
INFORMATIONAL NOTES SECTION

NOTE NO. 1: The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE NO. 2: For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

NOTE NO. 3: Lawyers Title is a division of Commonwealth Land Title Insurance Company. The insurer in policies of title insurance, when issued in this transaction, will be Commonwealth Land Title Insurance Company.

Typist: 2sm
Date Typed: February 13, 2015
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors’ rights laws.

EXCEPTIONS FROM COVERAGE—SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER’S POLICY OF TITLE INSURANCE (12-02-13)  
ALTA HOMEOWNER’S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys’ fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

c. that result in no loss to You; or

d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:

   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and

   b. in streets, alleys, or waterways that touch the Land.  

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors’ rights laws.

8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner’s Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<table>
<thead>
<tr>
<th>Covered Risk</th>
<th>Your Deductible Amount</th>
<th>Our Maximum Dollar Limit of Liability</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>18</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>19</td>
<td>1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>21</td>
<td>1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)</td>
<td>$5,000.00</td>
</tr>
</tbody>
</table>

**2006 ALTA LOAN POLICY (06-17-06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys’ fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;

   (ii) the character, dimensions, or location of any improvement erected on the Land;

   (iii) the subdivision of land; or

   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting in no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is

   (a) a fraudulent conveyance or fraudulent transfer, or

   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees or expenses, that arise by reason of:

**PART I**

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. Any lien or right to a lien for services, labor or material not shown by the Public Records.
2. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).
3. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
4. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

**PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER’S POLICY (06-17-06)

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys’ fees, or expenses that arise by reason of:

1. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

2. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. Any liens on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

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2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be ascertained by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R’s, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys’ fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.
Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer’s right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

**FNF Underwritten Title Company**

LTC – Lawyers Title Company

**FNF Underwriter**

CLTIC – Commonwealth Land Title Insurance Co.

Available Discounts

**DISASTER LOANS (CLTIC)**

The charge for a Lender’s Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

**EMPLOYEE RATE (LTC and CLTIC)**

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary or affiliated title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Notice of Available Discounts  M  
Mod. 10/21/2011
FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a “cookie” to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.
You can opt-out via the Network Advertising Initiative industry opt-out at http://www.networkadvertising.org/.
You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

• To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
• To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
• To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
• To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party’s own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.

Parents should be aware that FNF’s Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers
whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

**European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

**Choices with Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section “Additional Ways That Information Is Collected Through the Website,” subsection “Third Party Opt Out.”

**Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

**Your California Privacy Rights**

Under California’s “Shine the Light” law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with “Request for California Privacy Information” in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the “Shine the Light” requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California’s Online Privacy Protection Act requires us to disclose how we respond to “do not track” requests and other similar mechanisms. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

**Your Consent to This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: JANUARY 24, 2014
LAST UPDATED: JANUARY 24, 2014
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PROJECT LOCATION: CITY OF SANTA MONICA, LOS ANGELES COUNTY

CIVIC CENTER SPECIFIC PLAN AREA (CCSP AREA)
SEVENTH ADDENDUM TO THE CIVIC CENTER SPECIFIC PLAN EIR
APRIL 2018

CITY OF SANTA MONICA
PLANNING AND COMMUNITY DEVELOPMENT
1685 MAIN STREET
SANTA MONICA, CA 90401
INTRODUCTION

This document is the Seventh Addendum to the City of Santa Monica Civic Center Specific Plan Environmental Impact Report (EIR) [SCH #2003011074]. This Addendum has been prepared in accordance with the relevant provisions of the California Environmental Quality Act (CEQA) of 1970 (as amended) and the State CEQA Guidelines as implemented by the City of Santa Monica. According to Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR is the appropriate environmental document in instances when project changes and additions are necessary, but there would be no new or substantially more severe significant environmental effects beyond those identified in the EIR.

As discussed below, the City proposes minor text clarifications to the Civic Center Specific Plan associated with the Civic Center Multipurpose Sports Field, which is included as an element of the Civic Center Specific Plan. Specifically, text references to the Civic Center Multipurpose Sports Field are proposed in addition to eliminating annotations on illustrations for a field setback of 100 feet from Pico Boulevard. Minor clarifications to Parking Policy C-5 are proposed for consistency with the City’s overall parking approach to emphasize that parking for Civic Center uses is shared and managed as part of a whole system. Additionally other minor changes to the Sports Field include relocation of the field entry to the northeast corner of the field, use of synthetic turf for the field, and addition of bleacher seating. As supported by the analysis in this addendum, with the implementation of applicable mitigation measures, the proposed revisions associated with the Civic Center Multipurpose Sports Field (“Sports Field”) would not result in new or substantially more severe significant environmental effects. As such, the addendum is the appropriate environmental document under CEQA. All mitigation measures identified in the previously certified CCSP EIR shall also apply to the Sports Field. In addition, the adopted Mitigation Monitoring Plan from the previous CCSP EIR shall remain effective for the proposed Sports Field.

This Addendum includes a description of the Sports Field as it is currently proposed and a comparison of its impacts to those identified in the CCSP EIR previously certified/adopted by the City of Santa Monica on June 28, 2005, and as amended in 2008, 2010, 2011, and 2016.

BACKGROUND

PROJECT LOCATION

The proposed project would be located on the existing Civic Center surface parking lot near the corner of Fourth Street and Pico Boulevard in the Civic Center Specific Plan area of the City of Santa Monica (see Figure 1). The Civic Center Specific Plan area consists of approximately 67 acres in downtown Santa Monica. The Civic Center Specific Plan Area is bound by Fourth Street to the east, Ocean Avenue to the west, Pico Boulevard to the south and Colorado Avenue to the north. Main Street bisects the Plan Area in a north to south direction (see Figure 2).

CIVIC CENTER SPECIFIC PLAN PROJECT AND EIR

An Environmental Impact Report (EIR) was prepared for the Civic Center Specific Plan (CCSP) project in accordance with Section 15087 of the State CEQA Guidelines. The CCSP EIR, certified on June 28, 2005, analyzed the development of a mix of future land uses as well as circulation improvements in the Civic Center Specific Plan area (see Figure 3). The various components of the CCSP project that were analyzed in the CCSP EIR are listed in Table 1.
Figure 1 - Project Location
FIGURE 2 - CIVIC CENTER SPECIFIC PLAN AREA
FIGURE 3 - CIVIC CENTER SPECIFIC PLAN (AS AMENDED)

**Illustrative Plan**

**PUBLIC OPEN SPACE PROGRAM**
1. Civic Auditorium Park (5.6 acres)
2. Courthouse Plaza (2.0 acres)
3. Town Square (1.0 acre)
4. Olympic Prowenade (3.0 acres)
5. Tongva Park (6.0 acres)
6. City Hall Courtyard (0.3 acres)
7. Gateway Triangle/Main Street Bridge (1.4 acres)

**PUBLIC/COMMUNITY FACILITIES PROGRAM**
8. Civic Auditorium Expansion (20,000 SF)
9. Child Development Center & Play Area (10,000 SF)
10. City Services Building (60,000 SF)
11. Park Related Uses (15,000 SF)
12. Expo UTA/Terminus Station

**HOUSING PROGRAM**
- A. Mixed-Use/Residential (66 units)
- B. Residential (226 units)
- C. Mixed-Use/Residential (58 units)

*Updated October 2015*

Sports Field
**Figure 4 – Open Space Plan in the CCSP**

- Civic Auditorium Park
- Courthouse Plaza
- The Living Street
- Olympic Drive Promenade
- Tongva Park
- Town Square
- City Hall Courtyard
 TABLE 1 - CIVIC CENTER SPECIFIC PLAN COMPONENTS ANALYZED IN CCSP EIR

<table>
<thead>
<tr>
<th>CCSP Improvement Program</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Open Space</td>
<td>• 5.6 acre Civic Auditorium Park, with playfield of suitable size for soccer and other sports&lt;br&gt;• Improvement of Courthouse Lawn and creation of 0.8 acre plaza along Main Street&lt;br&gt;• 2.5 acre Town Square in front of City Hall&lt;br&gt;• 4 acre Palisades Garden Walk north of Olympic Drive&lt;br&gt;• 0.7 acre Village Green south of Olympic Drive</td>
</tr>
<tr>
<td>Housing</td>
<td>• 325 units of housing within the Village across three sites (sites A, B, C)&lt;br&gt;• 450 units of housing on parking garage sites within Santa Monica Place</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>• Restoration of City Hall&lt;br&gt;• Development of a City Services Building up to 100,000 square feet and a height of 56 feet&lt;br&gt;• Replacement of existing East wing of Civic Auditorium with up to 20,000 net new square feet of community uses,&lt;br&gt;• Development of Early Childhood Center of up to 12,500 square feet with adjoining play area</td>
</tr>
<tr>
<td>Public Parking Facilities</td>
<td>• Replacement of the existing Santa Monica Place garages (Parking Structures 7 and 8) with subterranean parking&lt;br&gt;• Replacement of surface parking lots within the Civic Center with subterranean parking beneath the City Services Building, and beneath the auditorium expansion</td>
</tr>
<tr>
<td>Street Improvements</td>
<td>• Extension of Olympic Drive to Ocean Avenue&lt;br&gt;• Extension of 2nd Street to Olympic Drive&lt;br&gt;• Closure of Main Street between Colorado Avenue and Olympic Drive&lt;br&gt;• Extension of Civic Center Drive to Main Street&lt;br&gt;• Creation of a traffic circle at the intersection of Main Street with the extended Civic Center Drive</td>
</tr>
<tr>
<td>Commercial Redevelopment at Santa Monica Place</td>
<td>• 560,000 square feet of reconfigured or reconstructed commercial retail, 85,000 square feet of new office space, and 450 multifamily dwelling units (as listed above) on the Santa Monica Place site</td>
</tr>
</tbody>
</table>

The CCSP EIR addressed the potential environmental effects of the CCSP for the following impact areas:

- Aesthetics
- Air Quality
- Construction Effects
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
Hydrology and Water Quality
Land Use and Planning
Noise
Population and Housing
Public Services
Shadow Effects
Transportation and Circulation
Utilities
Neighborhood Effects

The CCSP EIR analyzed the issues referenced above and identified potentially significant environmental impacts, including site-specific and cumulative effects of the CCSP in accordance with the provisions set forth in the State CEQA Guidelines. The CCSP EIR also recommended feasible mitigation measures, where possible. Less than significant impacts or less than significant mitigable impacts were found in the areas of Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, and Utilities.

Significant and unavoidable impacts that could not be mitigated were identified in the CCSP EIR and addressed in the adopted CEQA findings and statement of overriding considerations as follows:

• Cultural Resources – significant and unavoidable impacts to cultural resources if a large Moreton Bay Fig is removed or unsuccessfully relocated;

• Traffic/Circulation – significant and unavoidable traffic impacts to nine intersections including PCH / California Incline, Ocean Avenue / Colorado Avenue, Fourth Street / Broadway, Fourth Street / Colorado Avenue, Fourth Street / I-10 Off-ramp, Fourth Street / I-10 On-ramp, Lincoln Boulevard / I-10 Off-ramp, Lincoln Boulevard / Pico Boulevard, and Fifth Street / Colorado Avenue; unmitigable significant traffic impacts at one CMP arterial monitoring intersection, Lincoln Boulevard / Pico Boulevard; unmitigable significant neighborhood traffic impacts on Fourth Street between Pico Boulevard and Ocean Park Boulevard and between Ocean Park Boulevard and the southern City limits;

• Air Quality – significant and unavoidable air quality impacts related to ROG, NOx and CO emissions from vehicle trips, natural gas use, and landscape maintenance equipment;

• Construction Effects – significant and unavoidable impacts to air quality from NOx emissions during demolition and construction and ROC emissions during application of architectural coatings; and

• Neighborhood Effects – significant and unavoidable impacts identified above related to Air Quality, Construction Effects and Transportation and Circulation.

The Final EIR for the Civic Center Specific Plan project was completed in October of 2004. The CCSP, CCSP EIR and related actions were reviewed by the Civic Center Working Group on May 3, 2005 and by the Planning Commission on May 18, 2005. On June 28, 2005, the City Council certified the CCSP EIR, adopted CEQA findings and a statement of overriding considerations, and adopted the Specific Plan amendments which ultimately excluded Santa Monica Place.
Subsequent Addendums

Subsequent to the CCSP EIR, addendums to the original CCSP EIR were prepared in April 2008, July 2008, May 2010, May 2011, June 2011, and October 2016. The addendums addressed modifications to the CCSP as follows:

First Addendum (April 2008): An addendum was prepared to address changes to the Village development envisioned under the CCSP that included:

- Modifying the allocation of the proposed uses across the three residential sites (Sites A, B, and C);
- Reducing setbacks, including building separations;
- Modifying building heights of between approximately 67 feet and 110 feet on Site C, generally becoming taller from west to east, as well as increasing maximum building heights on sites A and B, from 56 feet/five stories to six stories with varying heights with approximately 65 feet maximum height;
- Reducing the amount of private open space provided per unit on Site B from 80 square feet per unit to 48 square feet. Common open space would be increased on Site B to 300 square feet per unit, from 100 square feet per unit as called for in the CCSP;
- Changing vehicular circulation for all vehicles accessing residential Sites A and B to enter and exit the proposed parking garage beneath the residential site via First Court Alley to Ocean Avenue.

The addendum concluded that the above changes to the CCSP would not generate new significant environmental impacts or substantially increase impacts identified in the CCSP EIR.

Second Addendum (July 2008): An addendum was prepared to address modifications to the parking garages at Santa Monica Place (Parking Structures 7 and 8) that were analyzed in the CCSP EIR which included:

- Restriping and circulation adjustments;
- Converting the 4th Street driveway to Parking Structure 7 to right turn outbound only,
- Installing an attendant parking program;
- Installing ground level pedestrian oriented improvements including retail and bicycle parking facilities; and
- Implementing façade improvements including solar photovoltaic panels.

The addendum concluded that the above changes to the CCSP would not generate new significant environmental impacts or substantially increase impacts identified in the CCSP EIR.

Third Addendum (May 2010): An addendum was prepared to allow the City to temporarily use a 2.5 acre portion of the CCSP land (site of the future Palisades Garden Walk park) on an interim basis to absorb overflow parking for intermittent cultural and minor temporary events to be held in the nearby beach parking lot and/or the Santa Monica Pier deck. The interim parking use would cease prior to construction of the park. The addendum concluded that the interim parking use would not generate new significant environmental impacts or exacerbate impacts identified in the 2005 Civic Center Specific Plan Final EIR.

Fourth Addendum (May 2011)

In 2011, a Fourth Addendum to the CCSP EIR was prepared to remove the Main Street traffic circle as part of the CCSP project and to modify the building location of the City Services Building from the originally analyzed configuration and to increase the size of the City Services Building to 16,000 square feet, with no changes to childcare enrollment (remains at 100 children). The Addendum reviewed development of the ECEC along Civic Center Drive directly across from the Civic Center Parking Structure with the front entrance of the building to be oriented on Civic Center Drive.

The addendum concluded that the proposed removal of the Main Street traffic circle from the CCSP and the proposed changes to the ECEC are minor adjustments which would not generate new significant environmental impacts or increase the severity of impacts identified in the CCSP EIR.
Fifth Addendum (April 2015)

In 2015, a Fifth Addendum to the CCSP EIR was prepared to increase the size of the ECEC from 16,000 square feet to a size of 20,000 square feet and a height of 40 feet to accommodate a minimal increase in the number of children to be licensed from up to 100 to up to 110 along with increased teaching space for Santa Monica College’s early childhood education program.

The addendum concluded that the proposed revisions to the ECEC from the CCSP are minor adjustments to the previously approved ECEC which would not generate new significant environmental impacts or increase the severity of impacts identified in the CCSP EIR.

Sixth Addendum (October 2016)

In 2016, a Sixth Addendum to the CCSP EIR was prepared to make minor revisions to the proposed City Services Building that was included as an element of the Civic Center Specific Plan project. Specifically, the City Services Building within the Civic Center Specific Plan area was proposed to be relocated from its original contemplated location north of the existing Landmark City Hall building (on Fujinomiya Douri) to east of City Hall (over a portion of Avenida Mazatlan). Furthermore, the building was proposed to be up to 55,000 sf maximum and 45 feet as compared to the 100,000 sf and 56 feet analyzed in the CCSP EIR.

The addendum concluded that the proposed revisions to the CSB from the CCSP are minor adjustments to the previously approved ECEC which would not generate new significant environmental impacts or increase the severity of impacts identified in the CCSP EIR.

APPROVED CIVIC CENTER MULTIPURPOSE SPORTS FIELD

The CCSP EIR analyzed the development of a 5.6 acre Civic Auditorium Park situated between the Civic auditorium and proposed Early Childhood Education Center (see Figure 4). As described in the CCSP EIR, the Civic Auditorium Park would include “flexible recreational areas and a playfield suitable for organized and informal field sports, special events, festivals, and programmed activities associated with the Civic Auditorium. The playfield would be of a size suitable for competitive soccer and other field sports.” As shown in the CCSP EIR, the field would be located on the existing Civic surface parking lot near the corner of Fourth Street and Pico Boulevard. The CCSP originally contemplated that the Sports Field would be set back 100 feet from Pico Boulevard.1 As further described in the CCSP EIR, this field would have safety fencing, particularly along 4th Street. Additionally, night lighting was envisioned to be installed to extend the field’s usability into nighttime hours. However, sports activities would not occur after 11 PM. The CCSP. Lastly, the CCSP called for the replacement of the surface parking lots within the Civic Center with below-grade parking beneath the Civic Auditorium expansion.

CURRENTLY PROPOSED CIVIC CENTER MULTIPURPOSE SPORTS FIELD

In general, the currently proposed Sports Field would be consistent with what was analyzed in the CCSP EIR. The Sports Field would be located in the same general location of the Civic Center surface parking lot as contemplated. However, the City proposes to eliminate annotations on illustrations showing a setback of 100 feet from Pico Boulevard (see Figure 5).

Additionally, consistent with what was analyzed in the CCSP EIR, night time lighting would be installed for the field. Specifically, approximately 60 foot high LED athletic field lights would be installed on the sides of the field. Pedestrian safety/wayfinding lighting would also be installed. Furthermore, safety fencing consisting of a 8 foot tall chainlink fence with 16 foot high ball containment netting would be constructed around the perimeter of the Sports Field. To further screen views of the fence and netting, a landscape buffer with new plantings (including shrubs, trees) and pedestrian pathways (constructed with decomposed granite) would surround the Sports Field. An approximately 12’-4” foot tall restroom building would be constructed to serve users of the field.

1 The CCSP EIR did not specifically mention the original setback of 100 feet.
It is anticipated that parking for Civic Center visitors would continue be provided in the Civic Center Parking Structure and other surrounding public parking facilities. Bike parking would be provided for the Sports Field.
### TABLE 2: PROPOSED CHANGES TO CIVIC CENTER MULTIPURPOSE SPORTS FIELD

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
<td>North of existing Civic Auditorium; set back 100 feet from Pico Boulevard</td>
<td>North of existing Civic Auditorium; eliminate setback from Pico Boulevard</td>
</tr>
<tr>
<td><strong>Entry</strong></td>
<td>Primary pedestrian entry located at 4th and Pico Boulevard at the southeast corner of the field.</td>
<td>Primary pedestrian entry located mid-block on 4th Street at the northeast corner of the field.</td>
</tr>
<tr>
<td><strong>Design materials</strong></td>
<td>Natural turf (grass)</td>
<td>Synthetic turf</td>
</tr>
<tr>
<td><strong>Size</strong></td>
<td>“a size suitable for competitive soccer and other field sports”</td>
<td>Consistent with CCSP EIR, the field will be FIFA regulation size to allow for soccer and other activities</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>Replace existing surface parking spaces with subterranean parking beneath Civic Auditorium. Parking in Civic Center is shared and accommodated in existing Civic Center Parking Structure and surrounding public parking facilities.</td>
<td>Consistent with CCSP EIR, possibility for subterranean parking beneath Civic Auditorium remains unchanged. Parking in Civic Center is shared and will continue to be accommodated in existing Civic Center Parking Structure and surrounding public parking facilities.</td>
</tr>
<tr>
<td><strong>Perimeter Fencing and Hedge</strong></td>
<td>Safety fencing along 4th Street with landscaping and pedestrian pathways around the field.</td>
<td>Consistent with CCSP EIR, 8 foot tall chain link fencing with netting above it will be provided along 4th Street. Landscape buffer with pedestrian pathways will be provided around the field.</td>
</tr>
<tr>
<td><strong>Hours</strong></td>
<td>Operational Hours – Sports activities shall not occur after 11:00 PM</td>
<td>Consistent with CCSP EIR, sports activities will not occur after 11:00 PM</td>
</tr>
<tr>
<td><strong>Programming</strong></td>
<td>The Civic Auditorium Park would include flexible recreational areas and a playfield suitable for organized and informal field sports, special events, festivals, and programmed activities associated with the Civic Auditorium</td>
<td>Due to site constraints and the need for fire lanes, no flexible/passive recreation area will be provided. Special events/festivals will not be accommodated. The field will be used exclusively for field sports such as soccer, lacrosse, and rugby and by permit only.</td>
</tr>
<tr>
<td><strong>Other Attributes</strong></td>
<td>No bleachers</td>
<td>Bleachers would be provided.</td>
</tr>
</tbody>
</table>
FIGURE 5—PROPOSED CIVIC CENTER MULTIPURPOSE SPORTS FIELD
Regulatory Authority for Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation which is required when changes to a project occur after an EIR is certified. Section 15164(a) states that:

“The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred”.

Section 15162 of the CEQA Guidelines requires a Subsequent EIR where an EIR has already been prepared under the following circumstances:

1. **Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**

2. **Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;**

3. **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:**
   a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,
   b. Significant effects previously examined will be substantially more severe than shown in the previous EIR,
   c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
   d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The purpose of this Seventh Addendum is to address whether the proposed changes to the Sports Field of the original Civic Center Specific Plan could result in any new significant environmental impacts which were not identified in the CCSP EIR or whether previously identified significant impacts would be substantially more severe. As indicated in the analysis provided herein, the currently proposed Sports Field would not constitute a substantial change in the CCSP project that will involve “new significant environmental effects or a substantial increase in the severity of previously identified significant effects”. The environmental impacts associated with the Sports Field would be within the envelope of impacts analyzed in the CCSP EIR and/or do not constitute a new or greater significant impact.

On the basis of substantial evidence in the light of the whole record, the City has determined that an Addendum is the appropriate form of CEQA documentation to address the proposed Sports Field.
ENVIRONMENTAL IMPACT ANALYSIS OF THE REVISED CIVIC CENTER MULTIPURPOSE SPORTS FIELD

The following discussion analyzes the environmental impacts of the proposed changes to the Sports Field (text clarifications, eliminate setback from Pico Boulevard for sports field, and clarification to parking policy regarding parking approach) from what was analyzed in the CCSP EIR:

AESTHETICS

The CCSP EIR analyzed potential aesthetic impacts related to the CCSP project, including construction of the Sports Field, and determined that such impacts would be less than significant with mitigation. With regard to impacts on visual character and scale, page 4.1-24 of the CCSP EIR states the following:

“The [Civic Center Specific] Plan proposes low walls and fencing along Fourth Street for the athletic field. Chain link fencing along Fourth Street adjacent to the athletic field could create a visual eyesore. Mitigation is recommended below to reduce this impact.”

Eliminating the 100 foot setback annotations on the CCSP illustrations and associated change in setback of the Sports Field would not result in visual character effects that would be greater than what was originally analyzed in the CCSP EIR. The setback was originally contemplated to accommodate the pedestrian entry of the field at the southeast corner near 4th Street and Pico Boulevard. However, the pedestrian entry is now proposed to be mid-block at 4th Street near the northeast corner of the field. Changing the setback of the Sports Field from Pico Boulevard would not have a material effect on the visual character of the area. Additionally, clarifications to Parking Policy C-5 to emphasize that parking for Civic Center uses will be shared and managed as part of a whole system would not result in visual character effects that would be substantially different from what was originally analyzed in the CCSP EIR.

Mitigation measure AES-(e) of the CCSP EIR requires that the chain link fencing be screened with landscaping, which could include trailing vines or alternative fencing. Under the current proposal, the chain link fencing would not include vines. However, a landscape buffer with new plantings (including shrubs, tall trees) and pedestrian pathways (constructed with decomposed granite) would be provided and as such, would be consistent with the intent of this mitigation measure. Furthermore, as compared to the existing expansive surface parking lot, the aesthetic appearance of a sports field with green landscaped buffer would be considered an improvement. Visual character impacts would be less than significant. Therefore, Mitigation measure AES-1(e) is no longer required.

With regard to light/glare impacts, page 4.1-28 of the CCSP EIR states the following:

“Ball field night lighting can be particularly intense, depending upon the design of the night lighting. Stadium type filed lighting can create a nightglow in the sky and could potentially disturb guests of the Doubletree Hotel. Therefore, because the proposed athletic field could potentially generate excessive nighttime lighting that is out of character with the land uses surrounding the project site, this impact is considered potentially significant.”

The Sports Field would not add new sources of light/glare that were not previously contemplated in the original project. The CCSP EIR had contemplated the installation of nighttime field lighting and analyzed light and glare effects associated with the proposed lighting. As currently proposed, approximately 60 foot high LED athletic field lights would be installed on the sides of the field. Field lighting would be turned off at the cessation of the sports event at the field. Safety/wayfinding lighting and lighting for the restroom would comply with applicable requirements of Section 9.21.080 of the Santa Monica Municipal Code. As such, lighting fixtures would be shielded so as not to produce obtrusive glare onto the public right-of-way or adjacent properties, and lighting would not be permitted to illuminate other properties in excess of a measurement of 0.5-foot candles of light. The proposed changes to the Sports Field would not result in light/glare effects that would be substantially different than what was analyzed in the CCSP EIR.
Overall, the changes to the Sports Field would not significantly visual character or quality of the area nor affect views or increase light/glare. Modified mitigation measure AES-1(d) as shown below, as well as mitigation measures AES-1(d), AES-3(b), and AES-3(c) adopted for the CCSP would apply. Mitigation measure AES-1(e) is recommended for deletion since the proposed landscape buffer along the field’s street frontages would ensure that impacts to visual character would be less than significant. Aesthetic impacts associated with the Sports Field would be less than significant with the mitigation measures and would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

**Modified AES-1(c)** All notable trees that must be removed from the project site shall be transplanted on-site or to a suitable nearby location unless approved by the City’s Community and Cultural Services Department Urban Forester as unsuitable for relocation. Any trees deemed unsuitable for relocation and removed shall be replaced on site or at a nearby location on a three to one basis, as approved by the City’s CCS Public Works Department. Tree transplantation shall be performed by a qualified arborist, landscape architecture, or tree expect, as approved by the CCS Public Works Department. All tree that are to be reused on-site shall be boxed in appropriately sized containers and temporarily relocated to protect them from physical injury. If tree relocation and replacement is not feasible, then fees shall be paid into the City’s Urban Forest Fund.

**AES-1(d)** A landscaping plan shall be prepared, including a street tree plan, by a licensed California landscape architect. All landscape areas shall be maintained in a first-class condition at all times. Any plants that die shall be replaced immediately on a one-to one basis.

**AES-1(e)** Component 4. Any chain link fencing adjacent to the proposed athletic field, shall be screened with landscaping, which could include training vines or alternative fencing shall be designed by an architect or artist as a creative and visually appealing element of the park.

**AES 3(b)** Shielded Landscape Illumination. Landscape illumination and exterior sign lighting shall be accomplished with low-level, unobtrusive fixtures. Such lighting shall be creatively shielded to direct light pools away from off-site viewers.

**AES 3(c)** Lighting for the athletic field shall only be the intensity of lighting necessary to adequately perform night sport-related activities on the field. Sports activities on the field shall not occur after 11:00 PM and the field lighting shall be turned off at 11:15 PM. Security lighting for pedestrian pathways and parking areas may remain on after this time.

**AIR QUALITY**

The CCSP EIR analyzed potential air quality (operational) impacts related to the CCSP, including construction of a Sports Field, and determined that significant and unavoidable air quality impacts related to ROG, NOx, and CO emissions would occur. The proposed changes to the Sports Field would not generate operational emissions over what was analyzed in the CCSP EIR. The proposed changes to the Sports Field would not generate increased vehicle trips or associated air quality emissions that would be substantially different than what was analyzed in the CCSP EIR. Therefore, the proposed changes to the Sports Field would not result in air pollutant, carbon dioxide, or odor impacts that would be greater than that analyzed in the CCSP EIR. Air quality impacts associated with the Sports Field would be within the envelope of impacts analyzed in the CCSP EIR.

**CONSTRUCTION EFFECTS**

The CCSP EIR analyzed potential construction impacts related to the CCSP, including construction of a Sports Field, and determined that construction traffic, noise, solid waste, and water quality would be less than significant with mitigation. However, construction air quality impacts would be significant and unavoidable for NOx and ROC emissions.
Construction activities for the proposed Sports Field would entail removal of the existing surface parking lot, grading/excavation of fill and dirt, and construction of the field. As analyzed in the CCSP EIR, these activities would result in construction effects related to air, noise, and construction waste. The proposed changes to the Sports Field would not have greater construction effects (air, noise, and construction waste) than what was analyzed in the CCSP EIR. The size of the field and construction activities for the field would remain consistent with that analyzed in the CCSP EIR. Therefore, construction effects would be similar to what was analyzed in the CCSP EIR.

The proposed changes to the Sports Field would not result in construction effects that would be greater than that analyzed in the CCSP EIR. Construction mitigation measures CON-1 through CON-4 adopted for the CCSP would apply. Construction impacts associated with the Sports Field would be within the envelope of impacts analyzed in the CCSP EIR.

Applicable CCSP EIR Mitigation Measure(s):

**CON-1** Construction Impact Mitigation Plan. The applicant shall prepare and implement a Construction Impact Mitigation Plan to provide for traffic and parking capacity management during construction. This plan shall be subject to review and approval by the City and, at a minimum, shall include the following:

- Phasing of construction activities for each project component to minimize disruption to the roadway network;
- A public information program to advise motorists of impending construction activities (e.g., media coverage, portable message signs, and information signs at the construction site);
- Approval from the City, or Caltrans if required, for any construction detours or construction work requiring encroachment into public rights-of-way, or any other street use activity (e.g., haul routes);
- Timely notification of construction schedules to all affected agencies (e.g., Police Department, Fire Department, Department of Public Works, Department of Planning and Community Development, Los Angeles County Superior Court, Los Angeles County Sheriff’s Department, and transit agencies);
- Coordination of construction work with affected agencies five to ten days prior to start of work;
- A traffic control plan for the streets surrounding the work area, which includes specific information regarding the project’s construction and activities that will disrupt normal traffic flow;
- Minimizing dirt and demolition material hauling and construction material delivery during the morning and afternoon peak traffic periods and cleaning of streets and equipment as necessary;
- Scheduling and expediting of work to cause the least amount of disruption and interference to the adjacent vehicular and pedestrian traffic flow.

Weekday daytime work on City streets shall primarily be performed between the hours of 9:00 AM and 3:00 PM:

- Limiting of queuing of trucks to on-site and prohibition of truck queuing on area roadways;
- Scheduling of preconstruction meetings with affected agencies to properly plan methods of controlling traffic through work areas;
- Designation of off-site construction staging areas;
• Storage of construction material and equipment within the designated work area and limitation of equipment and material visibility to the public;

• Provision of off-street parking for construction workers, which may include the use of a remote location and shuttle transport to the site, if determined necessary by the City of Santa Monica; and,

• Provision of off-street parking for employees of the Civic Center Specific Plan area, which may include the use of a remote location with shuttle transport to the site, if determined necessary by the City of Santa Monica

CON-2(a) Dust Minimization. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site through implementation of the following:

• During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to the extent necessary to prevent dust from leaving the site and to create a crust after each day's activities cease.

• During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, streets and sidewalks within 150 feet of the site perimeter shall be swept and cleaned a minimum of twice weekly.

• During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

• Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

CON-2(b) Construction Equipment Conditions. Construction equipment used on the site shall meet the following conditions in order to reduce NOx and ROC emissions:

• The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;

• Construction equipment must be maintained in tune per manufacturer's specifications;

• Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;

• Catalytic converters shall be installed, to the extent feasible;

• Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, the extent feasible; and,

• The operation of heavy duty construction equipment shall be limited to no more than 5 pieces of equipment at any one time.

CON-2(c) Low-VOC Coatings. Low VOC architectural coatings shall be used in construction whenever feasible and shall coordinate with the SCAQMD to determine which coatings would reduce VOC emissions to the maximum degree feasible.

CON-3(a) Diesel Equipment Mufflers. All diesel equipment shall be operated with closed engine doors and shall be equipped with factory recommended mufflers.
CON-3(b) Electrically-Powered Tools. Electrical power shall be used to run air compressors and similar power tools.

CON-3(c) Additional Noise Attenuation Techniques. For all noise generating construction activity on the project site, additional noise attenuation techniques shall be employed to reduce noise levels to City of Santa Monica noise standards. Such techniques may include, but are not limited to, the use of sound blankets on noise generating equipment and the construction of temporary sound barriers between construction sites and nearby sensitive receptors.

CON-3(d) Construction Sign Posting. In accordance with Municipal Code Section 4.12.210, the project applicant shall be required to post a sign informing all workers and subcontractors of the time restrictions for construction activities. The sign shall also include the City telephone numbers where violations can be reported and complaints associated with construction noise can be submitted.

CON-3(e) Construction Noise Hotline. Project applicants shall provide a telephone number for local residents to call to submit complaints associated with construction noise. The number shall be posted on the project site and shall be easily viewed from adjacent public areas.

CON-4(a) Demolition Plan. The applicant shall prepare and submit a demolition plan for review and approval by the City. The plan shall include methods to maximize salvage and recycling of building and landscape materials. The plan shall include a recovery rate for each material type in the demolition contract. The plan shall also include strategies for the salvage of reusable historic materials and reusable materials in good conditions.

CON-4(b) Separation of Recyclable of Construction Waste. During construction and demolition activities, the applicant shall separate for recycling all materials that are accepted for recycling in the Los Angeles region, including, but not limited to, metals, wood waste, and clean fill.

CON-4(c) Removal of Recyclable Materials. The applicant shall schedule the removal of reusable and recyclable materials prior to demolition to maximize recovery rate.

CON-4(d) Bins for Recyclable Construction Waste. The applicant shall provide separate bins for all recyclables on-site. Such bins shall be labeled clearly in several languages or with universal symbols. The applicant shall also provide orientation prior to the start of construction for workers to train them to use the recycle bins provided. If there is insufficient space on-site, the applicant shall contract with a recycling company to receive mixed loads for separation and recycling.

CON-4(e) The applicant shall use preengineered or factory cut material to the extent feasible. Examples of this type of material include, but are not limited to, factory trusses, laminated and other engineered wood products, sheet metal cladding and roofing, 9 foot gypsum board, pre-cut headers, and pre-assembled joist bridging. The applicant shall also use reusable and recyclable forming materials, such as steel forms or standard wood systems, where feasible.

CULTURAL RESOURCES

The CCSP EIR analyzed potential cultural resources impacts related to the CCSP and determined that impacts would be less than significant with mitigation. With regard to impacts on historic resources, page 4.4-28 of the CCSP EIR analyzed potential impacts to the historic Civic Auditorium as a result of the Civic Auditorium Park including the Sports Field. Specifically, page 4.4-28 of the CCSP EIR states the following:

“The CCSP calls for the creation of a Civic Auditorium Park on 5.6 acres on the majority of the parking lot area... The general concept of the park would be focused on an active playfield for soccer and other field sports. Potential removal of character-defining landscape elements would result in a significant adverse impact to this historic resource.”
The proposed changes to the Sports Field would not result in historic impacts that would be greater than what was analyzed in the CCSP EIR. The currently proposed Sports Field would not remove any landscape elements of the Civic Auditorium. Therefore, no impacts to historic resources would occur and, impacts on historic resource would be less than what was analyzed in the CCSP EIR.

With regard to impacts on archaeological and paleontological resources, the proposed changes to the Sports Field would not result in greater excavation than previously analyzed. As such, the likelihood of encountering archaeological and paleontological resources would be similar to that analyzed in the CCSP EIR. Overall, the proposed changes to the Sports Field would not result in impacts on cultural resources that would be greater than that analyzed in the CCSP EIR.

CR-10(a) At the commencement of project construction, all workers associated with earth disturbing procedures shall be given an orientation regarding the possibility of exposing unexpected cultural remains by an archaeologist and directed as to what steps are to be taken if such a find is encountered.

CR-10(b) In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

**GEOLOGY AND SOILS**

The CCSP EIR analyzed potential geology/soils impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant with mitigation.

Geological/soils impacts are typically site-specific, and are determined partly by the specific characteristics of the underlying soils. Consistent with what was envisioned in the CCSP EIR, the proposed Sports Field would be located at the Civic Center surface parking lot near the corner of 4th Street and Pico Boulevard. The proposed changes to the Sports Field would not result in geological/soil impacts that would be substantially different than what was analyzed in the CCSP EIR. The proposed field is not located in an Alquist-Priolo Fault Zone and as such, would not be susceptible to fault rupture (California Geological Survey, Beverly Hills Quadrangle Map, 2018). Earthquake risks would be similar to other developments in the region, as indicated in the CCSP EIR. Furthermore, given the absence of slopes and large bodies of water nearby, the proposed field would not expose people or structures to landslides, tsunamis, or flooding. Furthermore, based on geotechnical reports prepared for the nearby Civic Center Parking Structure, it is anticipated that the underlying soils are prone to liquefaction. However, since a site-specific geotechnical analysis for the field has not yet been prepared, the following mitigation measures adopted for the CCSP would apply to the Sports Field. Geology/soils impacts associated with the Sports Field would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.

**Applicable CCSP EIR Mitigation Measure(s):**

GEO-1(a) Design and construction of the buildings proposed in the Civic Center Specific Plan shall be engineered to withstand the expected ground acceleration that may occur at this site. The calculated design base ground motion for the site shall take into consideration the soil type, potential for liquefaction, and the most current and applicable seismic attenuation methods that are available. For any buildings considered essential facilities, as defined in the Uniform or California building codes, the buildings shall be designed to withstand the upper bound earthquake ground motion. All on-site structures shall comply with applicable provisions of the
GEO-2 Additional Geotechnical Study. Prior to issuance of a building permit for any new structures proposed in the Civic Center Specific Plan, a geotechnical study shall be completed to adequately assess the liquefaction potential and compaction design of the soils underlying the proposed bottom grade of any structure built within the Civic Center complex. The borings shall be completed to at least 50 feet below the lowest proposed finished grade of the structure or 20 feet below the lowest caisson or footing (whichever is deeper). If these soils are confirmed to be prone to seismically-induced liquefaction, appropriate techniques to minimize liquefaction potential shall be prescribed and implemented. All on-site structures, including the proposed truck tunnel, shall comply with applicable methods of the Uniform Building Code and California Building Code. Suitable measures to reduce liquefaction impacts could include specialized design of foundations by a structural engineer, removal or treatment of liquefiable soils to reduce the potential for liquefaction, drainage to lower the groundwater table to below the level of liquefiable soils, in-situ densification of soils, or other alterations to the ground characteristics.

GEO-3(a) All artificial fill material or unsuitable native soil identified in the Geotechnical Report(s) that is located below the footprint of proposed structures shall be removed and hauled off site or processed into a suitable building material. GEO-3(b) All fill material used for construction shall be approved by a geotechnical or civil engineer, and all backfill and foundation sub-grade shall be certified by a geotechnical or civil engineer for proper compaction. GEO-3(c) All fill material used for backfill after abandonment of any below-grade levels within the project area shall be approved by a geotechnical or civil engineer. In addition, the backfill shall be certified by a geotechnical or civil engineer for proper compaction.

GEO-4(a) Appropriate geotechnical investigations, as mandated by the building codes, shall be performed prior to the design of any structure. These geotechnical studies shall be used to design the excavations and shoring to prevent destabilization of the sidewalls. A civil or geotechnical professional shall field test the excavations to determine proper sloping of the excavations. Where proper slopes cannot be used, shoring must be used. This shoring shall be designed to the satisfaction of the project civil engineer and take into account all lateral load parameters and the possible presence of groundwater at the bottom grade of the excavations or the base of the shoring soldier piles (if used). A monitoring system shall be implemented to evaluate the shoring system. GEO-4(b) All excavations for parking structures, buildings, the tunnel, or future possible water tank shall comply with all applicable regulations of the California Occupational Safety and Hazard Administration guidelines as they pertain to excavations.

GEO-4(c) Before construction begins, a groundwater study shall be completed to predict the groundwater levels expected during excavation activities. The study shall include the installation of at least one on site groundwater monitoring well and a historical evaluation of groundwater levels in the site area. If it is discovered that the groundwater levels will pose a problem, then appropriate measures shall be taken to de-water the excavation before grading and construction of the subterranean structures begins. In addition, subterranean structures that have the potential to accumulate groundwater or percolating surface water shall include a mechanism of removing groundwater or percolating surface water, which may collect in the structures. The removal system shall be designed to prevent the structure from flooding.

GEO-4(d) To mitigate impacts associated with the potential presence of contaminated groundwater which may be pumped during construction, the applicant shall obtain the proper discharge permits (such as a National Pollution Discharge Elimination System- NPDES permit) or sanitary sewer discharge permit from the Regional Water Quality Control Board or the Sanitary District, respectively. Sampling of the discharge shall be performed, as required by the permit conditions.
GEO-4(e) If groundwater or percolating surface water removal is to be continuously performed to maintain the usability of any subterranean structure, then the proper groundwater discharge permits (a NPDES permit from the Regional Water Quality Control Board for the discharge of groundwater into the storm drain system) shall be obtained by the applicant. The permit conditions generally require periodic monitoring for contaminants and the calculation of discharge volume. If such a system is to be installed at this site, then the appropriate permits shall be obtained, the permit conditions followed, and the groundwater removal system shall be maintained in proper order to ensure its proper operation.

GEO-5 Soil Expansion Analysis. Prior to issuance of a building permit, soil samples of final sub-grade areas and excavation sidewalls shall be collected and analyzed for their expansion index. For areas where the expansion index is found to be greater than 20, the appropriate grading and foundation designs shall be engineered to withstand the existing conditions. The expansion testing may be omitted if the grading and foundations are engineered to withstand the presence of highly expansive soils.

GEO-6(a) Storm Water Pollution Prevention Plan. The applicant shall require the building contractor to prepare and institute a Storm Water Pollution Prevention Plan (SWPPP) during construction. A SWPPP for site construction shall be developed and approved prior to the initiation of grading and implemented for all construction activity on the project site in excess of five acres. The SWPPP shall include specific Best Management Practices (BMPs) to minimize the loss of soil from the site during construction activities. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets, soil stabilizers and dust control using the minimum amount of water without adding to runoff. Additional BMPs shall be implemented for any fuel storage or fuel handling that could occur on-site during construction and the temporary storage of all heavy equipment shall be confined to one localized area. The SWPPP must be prepared in accordance with the guidelines adopted by the State Water Resources Control Board.

GEO-6(b) Covering and Removal of Stockpiles. All stockpiles of excavated material shall be covered with an impervious material during storage and shall be removed from the site within 3 weeks of being excavated or they shall be used for grading or backfill if the material fulfills the requirements of measures GEO-3(b and c) above. GEO-6(c) Standard erosion control practices shall be implemented per the requirements of the City’s Urban Runoff Pollution Control Ordinance.

HAZARDS AND HAZARDOUS MATERIALS

The CCSP EIR analyzed potential hazards/hazardous materials impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant with mitigation. Specifically, page 4.4-28 of the CCSP EIR states the following:

“Contaminants in soils underlying area other than buildings, such as alethic fields and open space could have health risk implications. Where contaminants are below concrete or asphalt, there is a low likelihood that these contaminants would have a pathway which would be able to affect the public or the environment. However, where contaminants are present in surface soils use of the contaminated area could result in exposure the people using the facility. Such an exposure is considered a significant but mitigated impact.”

The proposed changes to the Sports Field would not result in hazardous impacts that would be greater than what was analyzed in the CCSP EIR. Rather, it is anticipated that the proposed change from natural turf to synthetic turf would result in fewer hazardous materials impacts since synthetic turf would not require the use of fertilizer, pesticides, and herbicides. Mitigation measures HHS-4(a) through HHS-6 adopted for the CCSP would apply to the Sports Field. Hazards/hazardous materials impacts associated with the Sports Field would be less than significant with mitigation and would be within the envelope of impacts analyzed in the CCSP EIR.
Applicable CCSP EIR Mitigation Measure(s):

**HHS-4(a)** Prior to development of specific projects, including structures, athletic fields, parks and open space, on sites for which a Phase I environmental assessment has not been completed, Phase I environmental site assessments shall be performed to determine the likelihood of contaminants in areas beyond what has already been assessed. The Phase I ESA shall follow the current ASTM standard (as of this writing, the current ASTM standard is ASTM E 1527-00).

**HHS-4(b)** If contaminated soil is suspected to be present within any building excavation footprint, athletic field, park, or open space area, the applicant shall perform soil sampling and analysis to determine the vertical and lateral extent of contamination.

**HHS-4(c)** If contaminants are detected in soil at levels that exceed suggested cleanup goals, such as the levels established by the RWQCB (May 1996 guidebook), US EPA’s Preliminary Remediation Goals, one in one million cancer risk, or a health risk index above 1, then the results of the soil sampling shall be forwarded to the local regulatory agency (City of Santa Monica Environmental Program Division, and/or the Los Angeles Regional Water Quality Control Board, and/or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency(s) shall review the data and either sign off on the property or determine if any additional investigation or remedial activities are deemed necessary.

**HHS-4(d)** If concentrations of contaminants warrant site remediation, contaminated materials shall be remediated either prior to construction of structures, athletic fields, parks, or other areas where asphalt or concrete will not cover the ground surface, or concurrent with construction. The contaminated materials shall be remediated under supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, including all waste disposal or treatment manifests.

**HHS-5(a)** If, during the implementation of mitigation measure HHS-3 or HHS-4, groundwater contamination is suspected, or if soil contamination is detected at depths at or greater than 30 feet below grade, then the applicant shall perform a groundwater sampling assessment. If contaminants are detected in groundwater at levels that exceed maximum contaminant levels for those constituents in drinking water, or if the contaminants exceed health risk standards such as Preliminary Remediation Goals, one in one million cancer risk, or a health risk index above 1, then the results of the groundwater sampling shall be forwarded to the appropriate regulatory agency (City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control). The agency shall review the data and sign off on the property or determine if any additional investigation or remedial activities are deemed necessary.

**HHS-5(b)** If concentrations of contaminants warrant site remediation, contaminated materials are to be removed or properly mitigated. The contaminated materials are to be removed or mitigated under supervision of an environmental consultant licensed to oversee such remediation. The remediation program shall also be approved by a regulatory oversight agency, such as the City of Santa Monica Environmental Program Division, Los Angeles Regional Water Quality Control Board, or the State of California Environmental Protection Agency Department of Toxic Substances Control. All proper waste handling and disposal procedures shall be followed. Upon completion of the remediation, the environmental consultant shall prepare a report summarizing the project, including all waste disposal or treatment manifests.
HHS-6 All excavation and demolition projects conducted within the Civic Center Specific Plan area shall have a contingency plan to be implemented in the event that contaminants or structural features that could be associated with contaminants or hazardous materials are suspected or discovered. The contingency plan shall identify appropriate measures to be followed if contaminants are found or suspected. The appropriate measures shall identify personnel to be notified, emergency contacts, and a sampling protocol to be implemented. The excavation and demolition contractors shall be made aware of the possibility of encountering unknown hazardous materials, and shall be provided with appropriate contact and notification information. The contingency plan shall include a provision stating at what point it is safe to continue with the excavation or demolition, and identify the person authorized to make that determination.

**HYDROLOGY AND WATER QUALITY**

The CCSP EIR analyzed potential hydrology and water quality impacts related to the CCSP, including demolition of the surface parking lot and subsequent construction of a Sports Field made of turf (natural grass). The CCSP EIR determined that impacts would be less than significant with mitigation.

With regard to construction-related runoff, page 4.7.5 of the CCSP EIR states the following:

“During grading and soil storage, there is potential for soil migration off-site via wind and/or water erosion. In addition, concrete residue from demolition of surface parking lots could potentially migrate offsite.”

With regard to quality of runoff, page 4.7-8 of the CCSP EIR states the following:

“In addition the large sports field proposed in the Civic Auditorium SUD could potentially increase the amount of fertilizers and herbicides in runoff that could potentially enter the Santa Monica Bay through the storm drain system. The addition of fertilizers, pesticides and other chemicals to the recreational field has the potential to include higher than natural concentrations of trace metals, biodegradable wastes (which affect dissolved oxygen levels), and excessive major nutrients such as nitrogen and phosphorus.”

Because of the potential impacts due to runoff from the originally proposed field, Mitigation Measures HWQ-4(b) and HWQ-4(c) were recommended to reduce impacts to less than significant.

Mitigation Measure HWQ(b) recommends the design and construction of biofilters, bioswales, or biofilters for the field. The rest of the site would include planters with low water use shrubs and shade trees located among predominately decomposed granite accessible walkways with runoff directed to the planter areas. Use of bioswales and bioretention areas is prohibitive, as the field and walkways are required to have minimal slope. Stormwater treatment beneath the field would dramatically increase the cost of field construction. Further, the City will be developing a new Sustainable Water Infrastructure Project (SWIP) water treatment facility in the Civic Center Parking Lot. The SWIP will include the installation of an underground, recycled water treatment facility beneath the existing Civic Center parking lot (beneath the current solar collectors in the Civic Parking Lot to the south of the County courthouse) and an adjacent 1.5-million gallon stormwater harvest tank. When completed, the recycled water facility will be capable of advance treatment of up to 1.0 MGD of municipal wastewater and stormwater. Once the SWIP is constructed, stormwater runoff from the field site would instead be directed to the SWIP for treatment. Therefore, Mitigation measure HWA-4(b) is no longer required.

Mitigation measure HWQ-4(c) of the CCSP EIR requires a recreation field maintenance plan for the use of herbicides and fertilizers. Under the current proposal, the field would be constructed of synthetic turf and would not require the use of fertilizers, pesticides, or herbicides. As such, the potential for polluted runoff would be substantially reduced from that analyzed in the CCSP EIR.
Additionally, the City of Santa Monica parks maintenance staff follows strict protocols and regulations that address the safe use of hazardous materials in public areas. Therefore, Mitigation measure HWQ-4(c) is no longer required.

In general, the proposed changes to the Sports Field would result in hydrology and water quality impacts that would be less than what was analyzed in the CCSP EIR. Adopted mitigation measures HWQ-4(b) and HWQ-4(c) are recommended for deletion for the reasons previously stated. Hydrology/water quality impacts associated with the Sports Field would be less than significant with the mitigation measures and would be within the envelope of impacts analyzed in the CCSP EIR.

**HWQ-4(b)** Where feasible, a biofilter, bioswale or bioretention area shall be designed and constructed for the athletic field and new surface parking lots to allow for treatment of stormwater runoff from the site. Such system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that retention is adequate to reduce concentrations of targeted pollutants. The biofilter, bioswale, or bioretention area shall be depicted on grading and drainage plans and shall include a maintenance plan.

**HWQ-4(c)** The applicant shall submit a recreational field maintenance plan to the City that limits the use of herbicides and inorganic fertilizers applied to the field to those quantities necessary to treat specific problems. The recreational field maintenance plan shall include, but not be limited to: provisions for mechanical weed control to be used wherever and whenever possible as the first choice; determination of the probable cause of a disease problem and correction as necessary (i.e., soil nutrient problems, irrigation, water quality, plant type, etc.) prior to chemical use; provisions that herbicides are to be used only when necessary to cure a problem and not as a preventative measure or as a regular, periodic application; and guidelines for use of chemical forms that have a low potential for leaching from the site.

**LAND USE AND PLANNING**

The CCSP EIR analyzed potential land use impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant with mitigation.

The proposed changes to the Sports Field would not represent a significant change in existing land use patterns. Revising the field entry from the corner of 4th Street/Pico Boulevard to mid-block on 4th Street would not affect existing land use relationships in the Civic Center.

The proposed project would make changes to the text references to the Civic Center Multipurpose Sports Field and eliminate the setback annotations in the CCSP illustrations. Minor clarifications to Parking Policy C-5 are proposed for consistency with the City’s overall parking approach to emphasize that parking for Civic Center uses is shared and managed as part of a whole system. These text amendments would require a specific plan amendment to the Civic Center Specific Plan. The proposed changes to the Sports Field would not result in physical land use impacts that would be greater than that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Land use impacts associated with the Sports Field would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

**NOISE**

The CCSP EIR analyzed potential noise (operational) impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant after mitigation.

With regard to noise, page 4.10.7 of the CCSP EIR states the following:

“In addition, the athletic field, and to a much lesser extent, the proposed play area for the Childhood Education Center, could result in nuisance noise for adjacent uses… However, the proposed athletic field, and to a much lesser extent, the proposed play area for the Childhood Education Center, could result in nuisance noise related to cheering, whistles, yelling, etc. This could result in potential for night lighting on the field. Noise levels from athletic fields and courts typically range from 60 to 65 dBA Leq at 100 feet for...
non-amplified sounds (e.g., cheering). A minimum attenuation level of 6 dB would be expected for every
doubling of distance, with no structural interference or landscape buffering. The effects of these additional
sources of attenuation would increase the overall attenuation to approximately 9 to 12 dB. Athletic field
noise levels are usually highly random in distribution and frequency, and are generally classified as
compatible with residential and other noise sensitive users. The project does not include bleacher seating
or amplified public address systems, thereby minimizing noise impacts. At its closest point, the proposed
athletic field would be approximately 300 feet from the Courthouse 325 feet from the Doubletree Hotel and
200 feet from the Civic Auditorium. The proposed Childhood Education Center would provide a structural
interference between the athletic field and Courthouse, resulting in noise levels of approximately 55 dBA at
the Courthouse. Noise levels due to the athletic field would be expected to be approximately 59 dBA at the
Civic Auditorium, and approximately 56 dBA at the Doubletree Hotel. Therefore, activities at the athletic
field would not be expected to generate significant noise impacts. However, nuisance noise levels during
the late evening house, when noise sensitivity is greatest is considered potentially significant."

The proposed changes to the Sports Field would not result in noise impacts that would be greater than that analyzed
in the CCSP EIR. A reduction in setback and the inclusion of bleacher seating would result in noise levels that
would be closer to the existing sensitive residential uses on Fourth Street to the south. However, a landscape buffer
along Fourth Street and Pico Boulevard would provide for noise attenuation, reducing noise levels by approximately
9 to 12 db. Additionally, consistent with the CCSP EIR, evening activities at the proposed athletic field would not
occur past 11:00 PM.

The changes to the Sports Field would not result in increased noise impacts from what were analyzed in the CCSP
EIR. The proposed changes to the Sports Field would not result in noise impacts that would be greater than what
was analyzed in the CCSP EIR. Rather, the proposed changes to the Sports Field would result in less noise impacts.
Mitigation measures N-2(b) through N-2(c) adopted for the CCSP would apply. Noise impacts associated with the
Sports Field would be less than significant with mitigation and would be within the envelope of impacts analyzed in
the CCSP EIR.

**Applicable CCSP EIR Mitigation Measure(s):**

- **N-2(b) Trash Pickup.** All trash pickups shall be restricted to operating hours of 7:00 am to 9:00 pm
  Monday through Friday, and 8:00 pm to 9:00 pm weekends

- **N-2(c) Athletic Field.** Evening activities at the proposed athletic field shall not occur past 11:00 PM

**POPULATION AND HOUSING**

The CCSP EIR analyzed potential population and housing impacts related to the CCSP and determined that impacts
would be less than significant. The proposed changes to the Sports Field would not result in population/housing
impacts, consistent with the CCSP EIR. The proposed Sports Field would be developed on the existing Civic Center
surface parking lot and would not displace people or housing. Furthermore, the Sports Field would not generate new
population/housing.

The proposed changes to the Sports Field would not result in population/housing impacts that would be greater than
that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply. Population
and housing impacts associated with the Sports Field would not occur and would be within the envelope of impacts analyzed in the CCSP EIR.

**PUBLIC SERVICES**

The CCSP EIR analyzed potential public services impacts related to the CCSP, including construction of a Sports
Field, and determined that impacts would be less than significant. The proposed changes to the Sports Field would
not result in additional residential or daytime population that would generate increased demand for public services.
Therefore, the proposed changes to the Sports Field would not result in public services impacts that would be greater
than that analyzed in the CCSP EIR. There are no mitigation measures from the approved CCSP that would apply.
Public services impacts associated with the Sports Field would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

**SHADOWS**

The CCSP EIR analyzed potential shadow impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant. The proposed changes to the Sports Field would not result in additional shadow effects greater than what was analyzed in the CCSP EIR. The field would not generate any shadows. Consistent with what was analyzed in the CCSP EIR, a landscape buffer with tall trees would be provided around the perimeter of the field. An approximately 12 foot tall restroom building would be located, which would cast minimal shadows due to its height. These are no sensitive receptors that would be shaded by the trees. The closest residential uses are to the south across Pico Boulevard – these uses would not be shaded since shadows in the area are cast from a east to northwest, and west direction. Therefore, shadows would not be different or greater than analyzed in the CCSP EIR.

The proposed changes to the Sports Field would not result in shadow impacts that would be greater than that analyzed in the CCSP EIR. Shadow impacts associated with the Sports Field would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

**TRANSPORTATION AND CIRCULATION**

The CCSP EIR analyzed potential transportation/traffic related to the CCSP, including construction of a Sports Field, and determined that impacts would be significant and unavoidable even with mitigation. The proposed changes to the Sports Field would not affect the trip generation that was analyzed in the CCSP EIR since there is no proposed increased in intensity of use. It is anticipated that visitors arriving by vehicles to the proposed field and Civic Center would park in other nearby public parking facilities, including the Civic Center Parking Structure.

Since certification of the CCSP EIR in 2005, the issue of parking has been removed from CEQA. While parking may be an important urban planning issue that is of interest to the public and the decision makers, parking availability (in and of itself) is not treated as a direct impact to the physical environment requiring evaluation under CEQA. In 2010, the state revised the CEQA Guidelines and determined that parking adequacy should be deleted from CEQA analysis in part as a result of the decision in San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656. In that case, the court distinguished the social impact of inadequate parking from actual adverse environmental impacts. In particular, that court explained:

> [T]here is no statutory or case authority requiring an EIR to identify specific measures to provide additional parking spaces in order to meet an anticipated shortfall in parking availability. The social inconvenience of having to hunt for scarce parking spaces is not an environmental impact; the secondary effect of scarce parking on traffic and air quality is.

Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. An EIR need only address the secondary physical impacts that could be triggered by a social impact. Secondary physical impacts that can occur as a result of parking inadequacy are attributed to vehicles driving around (or “cruising”) to look for parking, thus contributing additional vehicle trips to intersections and increasing air pollution. No secondary physical impacts are anticipated with the field’s proposed removal of the existing parking lot. Parking would be accommodated in other nearby parking facilities including the Civic Center Parking Structure. With the existing and future wayfinding signage for parking facilities, secondary effects such as “cruising” are not anticipated.

Furthermore, since adoption of the CCSP EIR, the Expo Light Rail began operation between Downtown Los Angeles and Downtown Santa Monica. The introduction of this regional transit system offers Civic Center users the opportunity to take light rail transit and reduce vehicle trips in and around the Civic Center. Other technological
developments in mobility options, such as transportation network companies (TNCs) including Uber and Lyft, have further reduced the need for parking in the City.

Overall, based on the above, the proposed Sports Field would not generate significant new trips or substantially worsen traffic impacts. Traffic impacts associated with the Sports Field would be within the envelope of impacts analyzed in the CCSP EIR.

**UTILITIES AND SERVICE SYSTEMS**

The CCSP EIR analyzed potential utilities and infrastructure impacts related to the CCSP, including construction of a Sports Field, and determined that impacts would be less than significant and/or less than significant with mitigation. The proposed changes to the Sports Field would not result in additional water use, wastewater generation, solid waste generation, or energy use greater than analyzed in the CCSP EIR.

Under the current proposal, the field would be constructed of synthetic turf and would not require irrigation. The rest of the site would include planters with low water use shrubs and shade trees located among predominately decomposed granite accessible walkways with runoff directed to the planter areas. Furthermore, under the current proposal, water efficient irrigation systems (such as drip tubing, tree bubblers) would be installed for the new landscaping. As such, water use would be substantially reduced from that analyzed in the CCSP EIR.

Wastewater generation would not be greater than analyzed in the CCSP EIR. Rather, wastewater generated may be less than analyzed in the CCSP EIR since wastewater from the restroom could potentially be treated at the pending SWIP for reuse (once the SWIP is completed).

Additionally, energy use would not be greater than analyzed in the CCSP EIR. Energy use would be primarily from the operation of field lighting which would be turned off after completion of sports events. Safety/wayfinding lighting and lighting for the restroom would comply with applicable requirements of CALGreen and the City of Santa Monica’s Green Building Code. Therefore, the proposed field would not result in wasteful, inefficient, and unnecessary consumption of energy.

There are no mitigation measures from the approved CCSP that would apply. Utilities impacts associated with the Sports Field would be less than significant and would be within the envelope of impacts analyzed in the CCSP EIR.

**MANDATORY FINDINGS OF SIGNIFICANCE**

The currently proposed Sports Field would not substantially change the analysis presented in the CCSP EIR or mandatory findings of significance that were adopted for the approved CCSP.

**CONCLUSION**

As demonstrated in this Addendum, the proposed changes to the Sports Field would not generate new significant environmental impacts or increase the severity of impacts identified in the 2005 CCSP EIR.
PHOTOS OF POSTED NOTICE

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Site Center Mitigation Bank-
Pathway + 25,000 sq. ft. Vegetation + LCCM Conference and Reading Room + Lighting + Pedestrian path and lighting.

LOCATION: 3401 1st Street Santa Monica, CA 90401

APPLICANT: City of Santa Monica

APPLICATION NUMBER: PEND/PN/2014-00015

DATE NOTICE POSTED: Monday, July 30, 2018

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.

CALIFORNIA COASTAL COMMISSION
3500 13TH STREET, 3RD FLOOR
SAN DIEGO, CA 92101-1150

07/30/2018
EXECUTIVE SUMMARY

Walker Consultants (Walker) performed an in-depth analysis of parking demand in the City’s Coastal Zone in order to determine whether the cumulative elimination of surface parking lot spaces in the City’s Civic Center by the proposed Multipurpose Sports Field (644 spaces) and Early Childhood Lab School (ECLS) (230 spaces) along with fire lane requirements (52 spaces) will negatively impact the public’s access to the coast. We conclude that it will not, for the following reasons:

- Parking facilities in Santa Monica’s Civic Center were found to be primarily serving government uses, not parking visitors to the Coast. When the combined Civic Center parking facility experiences its highest demand for parking, during weekday business hours, the surplus of parking at the beach and along the coast is found to be abundant, with 2,325+ spaces in beach parking lots sitting empty and available to provide the motoring public with beach parking on the busiest weekdays (in August).

- While the Civic Center Parking Lot is located in the Coastal Zone, it is not a primary or secondary choice for the public to park when driving to the beach, likely due to the following reasons:
  - More convenient alternatives: There is ample parking along Santa Monica’s beachfront, which always has some public parking spaces available, even during the busiest times of the year. In most cases, most or all of the beach parking lots have available spaces. Even if a driver decides to park away from the beach due to congestion or price, public parking spaces are available, even on the busiest beach days, in closer proximity to the beach.
  - Distance: We measured walking distance to the beach from the center of the Civic Center Parking Lot as 1,600 feet, a significant distance beyond Walker’s typical Level of Service D. Given that many people carry supplies or accessories with them to the beach, the challenge of the distance increases.
  - Line of sight: In recent years the City has improved pedestrian access from its Civic Center to the beach. However, in our experience, people are more comfortable parking within a line of sight to their destination. Due to changes in elevation and other aspects of the physical environment and street network, parkers at the Civic Center cannot see the beach when they enter the parking facility. Although they can see the ocean from higher floors of the parking structure, the path of travel to the beach is not immediately intuitive, even with good signage and wayfinding from the parking to the Coast.

- For the study area as a whole, our analysis found that peak parking demand across occurred on Independence Day weekend with 8,737± cars identified as parked at 4:00 PM, equaling a utilization rate
of 70 percent. This number of occupied spaces represents when the public parking system reached its highest capacity. Planning parking capacity and operation for the absolute peak is not recommended although at times it is when perceptions of parking availability are formed. This utilization rate translates to 3,718± unoccupied spaces at this hour.

- Currently, there is a supply of 1,705 spaces in the Civic Lot and Civic Structure, combined. On the system-wide design day (typical busy summer weekend), the period for which we recommend sizing the coastal parking system, 576± cars were parked, leaving approximately 1,129± spaces sitting empty. From this, we can conclude that a reduced number of parking spaces in the Civic Center does not impact the provision of access to Santa Monica’s coastal area.

<table>
<thead>
<tr>
<th>Parking Facilities</th>
<th>Future Inventory (Spaces)</th>
<th>Projected Future Demand (Spaces)</th>
<th>Projected Occupancy %</th>
<th>Projected Available Spaces</th>
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<tbody>
<tr>
<td>Total Non Beach Lots¹</td>
<td>6,626</td>
<td>4,469</td>
<td>67%</td>
<td>2,158</td>
</tr>
<tr>
<td>Total Beach Lots²</td>
<td>4,976</td>
<td>3,271</td>
<td>66%</td>
<td>1,705</td>
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<tr>
<td>Total (Overall Study Area)</td>
<td>11,602</td>
<td>7,739</td>
<td>67%</td>
<td>3,863</td>
</tr>
</tbody>
</table>

¹There are 17 off-street, non-beach parking facilities in the study area.
²There are 15 off-street, beach lots in the study area.

*Design day is the day for which we recommend the parking system be sized, in this case the 85th percentile demand identified for the parking system.

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018.

- According to plans for the new land uses at the Santa Monica Civic Center, 810-820 spaces will remain in the Civic Center (lot and structure) after the construction of the field and ECLS. During the system-wide design day (summer weekend), we project that even after the construction of the field and ECLS, 102± spaces would typically remain empty in the Civic Center.

- During busy weekdays, the current demand for parking at the Civic is projected to exceed the planned supply of parking. The parking deficit can be managed by moving a portion of monthly parkers to PS 5 through 8 and Lot 29, none of which are beach lots. These facilities have excess availability at peak times so this will not affect parking opportunities for Downtown parking users or beachgoers.

- During the system-wide peak hour of the peak weekend, the Civic Lot and Civic Structure were less than 50 percent occupied, while many of the beach lots were at or close to capacity (85 percent or above). However, this is not representative of typically busy weekend conditions.
Overall, with the implementation of the proposed sports field project, we quantified 11,602± off-street public parking spaces in the study area, not including the presence of thousands of underutilized private parking spaces in the area as well.¹

In addition to the 11,602± public off street spaces, it should be noted that the 270± spaces at the Santa Monica Pier and the 1,163± metered on-street spaces in the study area are part of the current parking inventory to serve beachgoers. For the purposes of this study, both of these resources were assumed to be 100% full.

Access to Santa Monica’s Coastal Zone has increased significantly over the past five years through improvements to the multimodal transportation system serving Downtown Santa Monica, most notably the Metro Expo Line terminus, along with some of the highest level of bus, bicycle and pedestrian service in the region. These modes of transportation, which do not require provision of parking, are an increasingly important means for the public to access the Coast.

Major employers in the Civic Center area have implemented and/or are in the process of implementing Transportation Demand Management (TDM) programs. The City already has a robust TDM program in place that has been successful in reducing Single Occupancy Vehicle (SOV) trips. Santa Monica High School has recently prepared a TDM Action Plan that considers TDM measures and marketing strategies to reduce parking demand. The Los Angeles County Courthouse is working with the City to promote carpooling and implement parking management strategies such as pricing, incentives, preferred parking for ridesharing and parking assignments.

A dramatic increase in the use of transportation-networked companies (TNC’s) such as Uber and Lyft, has been observed in popular destinations in Southern California, including the beach. We propose that the City pursue a more ambitious plan to manage Civic Center parking that also focuses on increasing curbside access and smart mobility choices, particularly in coordination with the future reopening of the Civic Auditorium, which will be expected to experience periods of high-turnover drop off and pick up.

For additional perspective on our conclusions, we note that approximately 17,000,000 people visit Santa Monica annually, more than double the number of visitors 25 years ago, despite no increase in the number of parking spaces at the beach. With that in mind, it is significant that we still observed more than 7,200 available parking spaces in the study area during the Civic Center design day (weekday), with many of these at beach parking lots.

¹ The 2009 Downtown Parking Program Update identified 2,400± available private parking spaces during busy weekend conditions in Downtown Santa Monica, the majority in the Coastal Zone. The same study found 1,000± available private parking spaces in the same area during a busy weekday. The sampling of private parking availability for this analysis suggests no change in this pattern of underutilization and abundance of private parking spaces in the area.

PURPOSE

This memo analyzes the projected effects of the proposed Multipurpose Sports Field development on the Civic Center surface parking lot in the City of Santa Monica, and specifically whether the field will negatively affect the public’s access to the coast. The analysis uses data generated by the City’s system of parking technologies, as well as data collected by Walker Consultants. To properly assess the effects of the project on coastal access, the scope of this analysis includes all public beach parking lots, and all public downtown parking lots and structures that lie within the study area (Figure 1, below). The existence of a significant number of private parking spaces available to the public within the study area is noted in this document as well.
Figure 1: Study Area

PARKING DESIGN DAY

Key to an analysis of parking adequacy is a definition of the parking design day, the conditions for which the parking and transportation system is sized (the adequate number of spaces determined). Typically, a design day represents an 85th percentile level of demand throughout the year. The parking system is not sized for the busiest day(s), which likely include large events or other aberrations, because spikes in demand tend to be large and sizing the system for such spikes will result in large areas of asphalt or structures sitting empty for hundreds of days a year. Special operations plans are undertaken to address these spikes, as has been done in Santa Monica, for example, for past events such as Glow or the Los Angeles Marathon. For the purpose of this analysis, there are two design days:

- For the Civic Center itself, owing to its serving as an employment center, the design day was found to be a busy weekday.2
- For the entire study area, the design day was found to occur on a Saturday in June.

Through the parking supply and demand analysis conducted for the entire study area as part of this engagement, we project that the parking supply that will exist within a reasonable walking distance of the Civic Center, once the field is complete, will provide an adequate number of spaces to serve the current and future land uses in the Civic Center area, without a disruption of access to surrounding land uses, including access to the coast. This is true during both the Civic Center and study area design days.

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2 An evaluation of 365 days of parking demand for the Civic Center found this to occur in 2017 in the early afternoon (2:00pm) in late January.
MEMORANDUM
COASTAL ACCESS ANALYSIS

PROJECT #37-8765.00

PROJECT DESCRIPTION

The City of Santa Monica plans to construct a Civic Center Multipurpose Sports Field (“the field”), a project identified in the Civic Center Specific Plan (“CCSP”), to serve the many organized sports associations in the City as well as weekday use by Santa Monica High School, located across the street. The field will cover an area of approximately 150,000 square feet, and will remove approximately 644 parking spaces from the existing Civic Center surface parking lot. Following the construction of Santa Monica College’s Early Childhood Lab School (ECLS) and other concomitant improvements and the lot’s redesign for access, approximately 75-85 parking spaces will remain on the surface lot.

Figure 2: Preliminary Conceptual Illustration of Civic Center

Source: City of Santa Monica, 2018.

Major users of the Civic Center parking facility, comprised of the parking structure and existing surface parking lot, include employees and visitors to the Los Angeles County Courthouse, City Hall, Public Safety Facility, and Santa Monica-Malibu Unified School District. In the upcoming years, the facility will also serve sports teams that utilize the field, employees, families, students and visitors to the Early Childhood Lab School (ECLS) and, at such time that it is renovated and reopened, the Civic Auditorium.
SUMMARY OF AVAILABLE PARKING DATA

Walker received relevant data and prior studies related from City staff to inform the analysis. Among the data provided were:

- Parking inventory (number of parking spaces) for all the lots and structures in the study area from March 2017.
- Parking occupancy data available from the City’s Smarking platform for 2017, for most of the parking lots and structures in the study area except for the beach parking lots.
  - Weekend data were obtained for the months of:
    - February, April, June, July, August, September, October, and November.
    - These data were selected to capture not only peak summer conditions, but also off-peak/winter conditions.
  - Weekday data were obtained for the months of:
    - June, July, and August.
    - These data were collected to understand utilization rates at times of the year when demand for the beach is highest.
  - A year’s worth of data (January 1st – December 31st), were collected for the Civic Lot to understand utilization in the lot throughout the entire year, and to identify the 85th percentile of demand.
- Average monthly occupancy data for 2017 generated by Hi-Tech Software’s loop counts for the parking lots that were not available through the Smarking platform, specifically the beach lots. However, data were not available for all the beach lots.
- On-street occupancy data by blockface, August 2016.
- On-street transaction data per meter, August 2016.
- Two intercept surveys for the Civic Lot and Structure (February and September 2017), which identified current user groups.
- Parking validation data for the Civic Lot from June 2017 to December 2017.
- Data included in the 2009 Downtown Comprehensive Parking Program Update, an analysis of the parking patterns of 11,000 parking spaces in Downtown Santa Monica, the majority of which are located in Santa Monica’s Coastal Zone.

Where data were not available, such as for some of the beach lots, Walker conducted its own fieldwork and, in the interest of time, enlisted the work of a data collection firm, National Data Services (NDS) to fill in possible gaps in data. Walker:

- Conducted field observations of parking patterns and users of the existing Civic Center lot during two mornings on Thursday, February 1, 2018 and on Saturday, February 3, 2018.
- Collected parking demand and utilization data for the beach lots where data were not available on Saturday, February 17, 2018. This Saturday of Presidents’ Day weekend was deliberately selected as a sunny holiday weekend, to be able to capture holiday beach parking demand during a period of the year when holiday weekend data collection opportunities are scarce.
- Collected parking demand and utilization data for five privately-owned, publicly available parking facilities less than one mile from the Civic Center. Those lots include:
  - 1707 4th Street
  - 1725 Ocean Avenue
  - 1540 2nd Street
NDS collected data on February 21, 22, 24, and 25, 2018 capturing two weekdays and two weekend days of off-peak parking demand. It is important to note that February tends to have lower occupancy than other months of the year. However, given the time constraints for this analysis, February counts were necessary.

The amalgamation of all the occupancy data provides a system-wide view of parking in the study area at different times throughout the year.

It is important to note that the 270+ spaces at the Santa Monica Pier and the 1,163+ metered on-street spaces are part of the current parking inventory to serve beachgoers. However, this study took a conservative approach by assuming that both of these parking resources were 100% fully utilized.

CURRENT CONDITIONS

CIVIC LOT AND STRUCTURE PARKING USAGE

The first step in understanding whether the project impacts coastal access due to changes to parking supply and demand in Santa Monica’s Civic Center is to analyze the current usage of the Civic Lot and Structure. To analyze possible impacts, we first determined when the Civic Center parking facilities experience the highest parking demand. An analysis of a year’s worth of parking occupancy data (January 1st, 2017 – December 31st, 2017) for the Civic Lot and Structure revealed that the 85th percentile of parking demand (peak usage) occurred on a Tuesday in January with 506 cars parked in the Civic Lot and 508 cars parked in the Civic Structure for a total of 1,014 cars parked at 2:00 PM. At that same hour, the beach lots had over 3,700 available parking spaces, and over 7,200 available parking spaces across the study area as a whole.

The City conducted two intercept surveys to evaluate Civic Center parking structure and lot users (one in February 2017 and one in September 2017). The surveys found that respondents primarily parked at the Civic Center for work (35.9%-43.1%) and to go to the Santa Monica Courthouse (18.0%-18.8%). 7.6%-12.1% of respondents reported they were parking to access the beach or Santa Monica Pier. This finding demonstrates that most parking patrons have business in the Civic Center area, with a small proportion accessing the beach/Pier.

PARKING DEMAND – CIVIC CENTER DESIGN DAY (WEEKDAY)

Table 2Error! Reference source not found., below, summarizes the inventory, occupancy, and available spaces during design day at the Civic Center parking facilities (weekday).
Table 2: Number of Available Spaces – Civic Center Design Day (Weekday)

<table>
<thead>
<tr>
<th>Parking Facility</th>
<th>Inventory (Current)</th>
<th>Percent Occupancy</th>
<th>Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Lot</td>
<td>970</td>
<td>52%</td>
<td>464</td>
</tr>
<tr>
<td>Civic Structure</td>
<td>735</td>
<td>69%</td>
<td>227</td>
</tr>
<tr>
<td>Downtown/Main Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KEC</td>
<td>98</td>
<td>74%</td>
<td>25</td>
</tr>
<tr>
<td>Lot 9</td>
<td>169</td>
<td>28%</td>
<td>121</td>
</tr>
<tr>
<td>Lot 10</td>
<td>39</td>
<td>26%</td>
<td>29</td>
</tr>
<tr>
<td>Lot 11</td>
<td>131</td>
<td>33%</td>
<td>88</td>
</tr>
<tr>
<td>Lot 26</td>
<td>15</td>
<td>40%</td>
<td>9</td>
</tr>
<tr>
<td>Lot 29</td>
<td>28</td>
<td>18%</td>
<td>23</td>
</tr>
<tr>
<td>Lot 30</td>
<td>10</td>
<td>60%</td>
<td>4</td>
</tr>
<tr>
<td>PS1</td>
<td>337</td>
<td>68%</td>
<td>107</td>
</tr>
<tr>
<td>PS2</td>
<td>645</td>
<td>52%</td>
<td>309</td>
</tr>
<tr>
<td>PS3</td>
<td>337</td>
<td>93%</td>
<td>22</td>
</tr>
<tr>
<td>PS4</td>
<td>650</td>
<td>65%</td>
<td>228</td>
</tr>
<tr>
<td>PS5</td>
<td>679</td>
<td>46%</td>
<td>364</td>
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<tr>
<td>PS6</td>
<td>757</td>
<td>47%</td>
<td>398</td>
</tr>
<tr>
<td>PS7</td>
<td>827</td>
<td>53%</td>
<td>386</td>
</tr>
<tr>
<td>PS8</td>
<td>1,052</td>
<td>37%</td>
<td>658</td>
</tr>
<tr>
<td>Beach</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 5S</td>
<td>854</td>
<td>5%</td>
<td>808</td>
</tr>
<tr>
<td>Lot 4S</td>
<td>1,346</td>
<td>20%</td>
<td>1,078</td>
</tr>
<tr>
<td>Lot 3S</td>
<td>120</td>
<td>93%</td>
<td>8</td>
</tr>
<tr>
<td>Lot 2S</td>
<td>54</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Lot 1S</td>
<td>65</td>
<td>75%</td>
<td>16</td>
</tr>
<tr>
<td>Lot 1N</td>
<td>1,155</td>
<td>41%</td>
<td>687</td>
</tr>
<tr>
<td>Lot 3N</td>
<td>468</td>
<td>15%</td>
<td>398</td>
</tr>
<tr>
<td>Lot 4N</td>
<td>87</td>
<td>6%</td>
<td>82</td>
</tr>
<tr>
<td>Lot 5N</td>
<td>57</td>
<td>16%</td>
<td>48</td>
</tr>
<tr>
<td>Lot 5AN</td>
<td>41</td>
<td>20%</td>
<td>33</td>
</tr>
<tr>
<td>Lot 6N</td>
<td>75</td>
<td>43%</td>
<td>43</td>
</tr>
<tr>
<td>Lot 7N</td>
<td>85</td>
<td>13%</td>
<td>74</td>
</tr>
<tr>
<td>Lot 8N</td>
<td>214</td>
<td>13%</td>
<td>186</td>
</tr>
<tr>
<td>Lot 9N</td>
<td>79</td>
<td>34%</td>
<td>52</td>
</tr>
<tr>
<td>Annenberg</td>
<td>276</td>
<td>8%</td>
<td>253</td>
</tr>
<tr>
<td><strong>Subtotal (Non-Beach Lots)</strong></td>
<td><strong>7,479</strong></td>
<td><strong>54%</strong></td>
<td><strong>3,462</strong></td>
</tr>
<tr>
<td><strong>Subtotal (Beach Lots)</strong></td>
<td><strong>4,976</strong></td>
<td><strong>24%</strong></td>
<td><strong>3,766</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>12,455</strong></td>
<td><strong>42%</strong></td>
<td><strong>7,228</strong></td>
</tr>
</tbody>
</table>

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018
Because the Civic Center parking facilities primarily serve employees of, and visitors to, government uses located in the Civic Center, which are primarily or entirely in operation during weekday business hours, these hours are when the Civic Lot and Structure are experiencing high levels of parking demand. The map in Figure 3, below illustrates the parking occupancy of each lot and structure across the entire study area geographically.
Figure 3: Map of Study Area Occupancy During Civic Center Design Day (Weekday)

Once we identified that the Civic Lot and Structure experience high parking demand during weekdays in winter, a time in which beach parking is plentiful, Walker sought to understand the demand for parking at the Civic Center parking facilities during the summer months, when the beach lots experience peak parking demand.

**PARKING DEMAND JUNE WEEKEND (SYSTEM-WIDE DESIGN DAY)**

Peak parking demand conditions are not representative of typically busy weekend conditions. In this case, the 85th percentile for the summer data (typical peak usage) is represented as a weekend in June.

As shown in Table 3, during a typical busy summer weekend, beach lots experience a high occupancy rate. Nevertheless, over 1,700 available parking spaces were identified at peak time in the beach lots, and over 4,800 in the study area as a whole. During this peak time, the Civic Center parking facilities experience less than 50 percent occupancy. Based on these findings, we determine that under current conditions, during a typically busy period, there is sufficient parking available for the public to access the Coast. Furthermore, we conclude that, given current conditions, the proposed reduction of parking on the Civic Center lot will still leave more than 3,900 unutilized parking spaces during this typical peak day and therefore will not affect the ability of the public to drive to the coast as an option (along with non-driving options that are also not affected by the project). The project will thus not affect coastal access, and will not conflict with the intent of the Coastal Act.
### Table 3: Number of Available Spaces During System-wide Design Day (Summer Weekend)

<table>
<thead>
<tr>
<th>Location</th>
<th>Inventory (Current)</th>
<th>Percent Occupancy</th>
<th>Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Civic Center</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Lot</td>
<td>970</td>
<td>31%</td>
<td>667</td>
</tr>
<tr>
<td>Civic Structure</td>
<td>735</td>
<td>37%</td>
<td>462</td>
</tr>
<tr>
<td><strong>Downtown/Main Street</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KEC</td>
<td>98</td>
<td>14%</td>
<td>84</td>
</tr>
<tr>
<td>Lot 9</td>
<td>169</td>
<td>99%</td>
<td>2</td>
</tr>
<tr>
<td>Lot 10</td>
<td>39</td>
<td>91%</td>
<td>4</td>
</tr>
<tr>
<td>Lot 11</td>
<td>131</td>
<td>77%</td>
<td>30</td>
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<tr>
<td>Lot 26</td>
<td>15</td>
<td>100%</td>
<td>0</td>
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<tr>
<td>Lot 29</td>
<td>28</td>
<td>2%</td>
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<tr>
<td>Lot 30</td>
<td>10</td>
<td>70%</td>
<td>3</td>
</tr>
<tr>
<td>PS1</td>
<td>337</td>
<td>84%</td>
<td>55</td>
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<tr>
<td>PS2</td>
<td>645</td>
<td>31%</td>
<td>446</td>
</tr>
<tr>
<td>PS3</td>
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<td>90%</td>
<td>35</td>
</tr>
<tr>
<td>PS4</td>
<td>650</td>
<td>55%</td>
<td>295</td>
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<tr>
<td>PS8</td>
<td>1,052</td>
<td>76%</td>
<td>252</td>
</tr>
<tr>
<td><strong>Beach</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Lot 5S</td>
<td>854</td>
<td>43%</td>
<td>487</td>
</tr>
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<td>Lot 4S</td>
<td>1,346</td>
<td>58%</td>
<td>562</td>
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<td>Lot 3S</td>
<td>120</td>
<td>95%</td>
<td>6</td>
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<td>Lot 2S</td>
<td>54</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Lot 1S</td>
<td>65</td>
<td>94%</td>
<td>4</td>
</tr>
<tr>
<td>Lot 1N</td>
<td>1,155</td>
<td>88%</td>
<td>141</td>
</tr>
<tr>
<td>Lot 3N</td>
<td>468</td>
<td>82%</td>
<td>84</td>
</tr>
<tr>
<td>Lot 4N</td>
<td>87</td>
<td>67%</td>
<td>29</td>
</tr>
<tr>
<td>Lot 5N</td>
<td>57</td>
<td>37%</td>
<td>36</td>
</tr>
<tr>
<td>Lot 5AN</td>
<td>41</td>
<td>32%</td>
<td>28</td>
</tr>
<tr>
<td>Lot 6N</td>
<td>75</td>
<td>32%</td>
<td>51</td>
</tr>
<tr>
<td>Lot 7N</td>
<td>85</td>
<td>24%</td>
<td>65</td>
</tr>
<tr>
<td>Lot 8N</td>
<td>214</td>
<td>70%</td>
<td>65</td>
</tr>
<tr>
<td>Lot 9N</td>
<td>79</td>
<td>48%</td>
<td>41</td>
</tr>
<tr>
<td>Annenberg</td>
<td>276</td>
<td>61%</td>
<td>108</td>
</tr>
<tr>
<td><strong>Subtotal (Non-Beach Lots)</strong></td>
<td>7,479</td>
<td>58%</td>
<td>3,115</td>
</tr>
<tr>
<td><strong>Subtotal (Beach Lots)</strong></td>
<td>4,976</td>
<td>66%</td>
<td>1,705</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>12,455</td>
<td>61%</td>
<td>4,820</td>
</tr>
</tbody>
</table>

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018.
Figure 4 graphically illustrates the parking occupancy across the entire study area during the system-wide design day (summer weekend).

**Figure 4: Map of Occupancy During System Wide Design Day (Summer Weekend)**

PARKING DEMAND AUGUST WEEKDAY (BUSY SUMMER WEEKDAY)

Given that the Civic Lot is not primarily a beach-serving lot, but rather a Civic Center area user lot, we sought to understand whether a weekday in August might result in higher parking demand as local workers and the influx of summer visitors to the beaches and the downtown area coalesce.

Table 4, below, Error! Reference source not found. shows the number of available spaces during a busy summer weekday in August.

As shown in Table 4 Error! Reference source not found., during the overlap of parking demand on summer weekdays, Walker identified over 5,500 available parking spaces across the study area, with more than 2,300 of those in the beach lots that primarily serve coastal visitors. We conclude that, currently when both Civic Center employees and visitors and beach visitors occupy the study area at the same time, there is an abundance of available parking remaining at all locations.
<table>
<thead>
<tr>
<th></th>
<th>Inventory (Current)</th>
<th>Percent Occupancy</th>
<th>Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Civic Center</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic Lot</td>
<td>970</td>
<td>38%</td>
<td>597</td>
</tr>
<tr>
<td>Civic Structure</td>
<td>735</td>
<td>56%</td>
<td>322</td>
</tr>
<tr>
<td><strong>Downtown/Main Street</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KEC</td>
<td>98</td>
<td>72%</td>
<td>27</td>
</tr>
<tr>
<td>Lot 9</td>
<td>169</td>
<td>44%</td>
<td>95</td>
</tr>
<tr>
<td>Lot 10</td>
<td>39</td>
<td>41%</td>
<td>23</td>
</tr>
<tr>
<td>Lot 11</td>
<td>131</td>
<td>55%</td>
<td>59</td>
</tr>
<tr>
<td>Lot 26</td>
<td>15</td>
<td>93%</td>
<td>1</td>
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<tr>
<td>Lot 29</td>
<td>28</td>
<td>16%</td>
<td>24</td>
</tr>
<tr>
<td>Lot 30</td>
<td>10</td>
<td>56%</td>
<td>4</td>
</tr>
<tr>
<td>PS1</td>
<td>337</td>
<td>74%</td>
<td>89</td>
</tr>
<tr>
<td>PS2</td>
<td>645</td>
<td>43%</td>
<td>365</td>
</tr>
<tr>
<td>PS3</td>
<td>337</td>
<td>91%</td>
<td>31</td>
</tr>
<tr>
<td>PS4</td>
<td>650</td>
<td>64%</td>
<td>232</td>
</tr>
<tr>
<td>PS5</td>
<td>679</td>
<td>58%</td>
<td>286</td>
</tr>
<tr>
<td>PS6</td>
<td>757</td>
<td>71%</td>
<td>223</td>
</tr>
<tr>
<td>PS7</td>
<td>827</td>
<td>63%</td>
<td>306</td>
</tr>
<tr>
<td>PS8</td>
<td>1,052</td>
<td>51%</td>
<td>520</td>
</tr>
<tr>
<td><strong>Beach</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot 5S</td>
<td>854</td>
<td>19%</td>
<td>693</td>
</tr>
<tr>
<td>Lot 4S</td>
<td>1,346</td>
<td>58%</td>
<td>562</td>
</tr>
<tr>
<td>Lot 3S</td>
<td>120</td>
<td>95%</td>
<td>6</td>
</tr>
<tr>
<td>Lot 2S</td>
<td>54</td>
<td>100%</td>
<td>0</td>
</tr>
<tr>
<td>Lot 1S</td>
<td>65</td>
<td>94%</td>
<td>4</td>
</tr>
<tr>
<td>Lot 1N</td>
<td>1,155</td>
<td>75%</td>
<td>285</td>
</tr>
<tr>
<td>Lot 3N</td>
<td>468</td>
<td>39%</td>
<td>284</td>
</tr>
<tr>
<td>Lot 4N</td>
<td>87</td>
<td>67%</td>
<td>29</td>
</tr>
<tr>
<td>Lot 5N</td>
<td>57</td>
<td>37%</td>
<td>36</td>
</tr>
<tr>
<td>Lot 5AN</td>
<td>41</td>
<td>32%</td>
<td>28</td>
</tr>
<tr>
<td>Lot 6N</td>
<td>75</td>
<td>32%</td>
<td>51</td>
</tr>
<tr>
<td>Lot 7N</td>
<td>85</td>
<td>24%</td>
<td>65</td>
</tr>
<tr>
<td>Lot 8N</td>
<td>214</td>
<td>37%</td>
<td>134</td>
</tr>
<tr>
<td>Lot 9N</td>
<td>79</td>
<td>48%</td>
<td>41</td>
</tr>
<tr>
<td>Annenberg</td>
<td>276</td>
<td>60%</td>
<td>109</td>
</tr>
<tr>
<td><strong>Subtotal (Non-Beach Lots)</strong></td>
<td>7,479</td>
<td>57%</td>
<td>3,204</td>
</tr>
<tr>
<td><strong>Subtotal (Beach Lots)</strong></td>
<td>4,976</td>
<td>53%</td>
<td>2,325</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>12,455</td>
<td>56%</td>
<td>5,530</td>
</tr>
</tbody>
</table>

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018.
Figure 5 demonstrates the parking occupancy across the entire study area graphically.

**Figure 5: Map of Occupancy During Typical Summer Weekday (August)**

PARKING DEMAND – SYSTEM-WIDE PEAK

An analysis of the data demonstrated that peak parking demand across the entire study area occurs over Independence Day weekend with 8,737± cars parked at 4:00 PM, equaling a utilization rate of 70%, and representing when the public parking system reached its highest capacity. Meanwhile, during this time, the Civic Lot and Structure have a combined 1,014± available parking spaces. These results, and our general observations regarding the usage patterns and location of the Civic Center parking facilities, confirm that the Civic Lot and Structure are not primarily serving the Coast because despite the high availability, the public chooses not to park in this location.

FUTURE CONDITIONS AND PARKING ADEQUACY

The current conditions analysis demonstrates that the Civic Center parking facilities peak at a different time than the beach lots, and that regardless of beach activity and demand on weekdays and weekends, the availability of parking at the Civic Center is not affected, and vice-versa. This points to a conclusion that, despite its location within walking distance of the coast, the Civic Center parking facilities do not function as beach parking. Nevertheless, the second part of our analysis considered whether the reduced Civic lot resulting from the proposed Multipurpose Sports Field (the future parking supply) could possibly result in displaced Civic Center parkers utilizing beach parking facilities, and, if it did, could possibly have a negative impact on beach parking availability that affects coastal access.

FUTURE PARKING SUPPLY

Future parking supply in the study area is projected based on plans for the reduction in the number of parking spaces in the Civic Center’s surface parking lot and a projected increased demand for parking at certain times of the day, week or year as a result of new land uses planned for construction in the Civic Center. Based on the available public parking resources described above, the reduced parking supply and increased parking demand represent a small percentage of the total parking demand for the study area. Thus, it was not surprising that the reduction in parking spaces and increase in parking demand were found to have no impact on Coastal access during the system-wide design day (summer weekend) or Civic Center design day (weekday).

Future plans for the Civic Center area will result in an elimination of 885-895 parking spaces on the site, although as noted many of these spaces were found to be under-utilized during peak use on both weekdays and weekends. Table 5 demonstrates the resulting reduction in total parking inventory within the study area.
Table 5: Future Parking Inventory

<table>
<thead>
<tr>
<th>Parking Facilities</th>
<th>Inventory (Spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Civic Center and Downtown Public Parking</td>
<td>7,479</td>
</tr>
<tr>
<td>Future increase in Lot 29 Parking Inventory</td>
<td>42</td>
</tr>
<tr>
<td>Future reduction in Civic Center Parking Inventory</td>
<td>(895)</td>
</tr>
<tr>
<td>Future Civic Center and Downtown Parking Inventory</td>
<td>6,626</td>
</tr>
<tr>
<td>Beach Lot Inventory (No Change)</td>
<td>4,976</td>
</tr>
<tr>
<td>Future Public Parking Inventory (Total Study Area)</td>
<td>11,602</td>
</tr>
</tbody>
</table>

1Design day is the day for which we recommend the parking system be sized, in this case the 85th percentile demand identified for the parking system.

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018

FUTURE PARKING DEMAND

Based on discussions and communications with the City of Santa Monica (Sports Field) and Santa Monica College (ECLS), Walker developed the following assumptions and parking demand projections for the new land uses that are planned to occupy the Civic Center in the future. We then overlaid this future parking demand on the existing, observed parking demand, recognizing that the demand for parking from these new uses, like with some current uses, will vary based on the time of day, day of week, and season.

PARKING DEMAND – SPORTS FIELD

The field programming assumptions used for parking demand projections were based on discussions and correspondence with the City’s Community and Cultural Services Department. They include the following:

WEEKDAY PROGRAMMING

- Before 3:00pm: Youth and occasional adult groups.4
- 3:00pm-6:00pm: Primarily Santa Monica High School.5
- 6:00pm-9:00pm: Youth leagues

4 The possibility of film shoots was also raised. Due to their infrequency and variation in size, we do not include parking demand generated by film shoots on the field within our analysis.
5 To the extent that some of these activities are currently taking place on the Santa Monica High School campus already, and parking demand from these activities is generated 3:00 pm to 6:00 pm in the Civic Center parking facilities, the actual occupancy data reviewed may already include some of this parking demand. We assume that any overlap is not material, and occurs during off-peak hours.
Utilizing the programming information that was provided, Walker modeled the parking capacity needed to accommodate the users of the Multipurpose Sports Field. In projecting a recommended capacity, Walker factored in reasonable driving ratios for the different users, informed by parking demand data collected at the Airport Park Field and John Ferraro Athletic Fields in Los Angeles.

PARKING PROJECTIONS METHODOLOGY

The recommended number of spaces for the Sports Field was informed by data collected from the Airport Park Soccer Field in Santa Monica and from John Ferraro Athletic Fields in Los Angeles. Airport Park was selected due to its relatively close proximity to the project, location in the City of Santa Monica, and its similar programming. John Ferraro was selected because the only use in the park is the soccer fields; all of the parking demand generated is directly related to field use and accurately quantified. Parking counts conducted at these two locations resulted in base parking ratios of 16.10 spaces per field during the week, and 19.00 spaces per field on the weekend. Combining these base ratios with the program information demonstrated parking patterns at different time intervals.

In each scenario, a 10% “cushion” was applied to take into account the effective parking supply. At any given time, a portion of the available parking spaces may be unavailable due to inefficiencies in the parking system, such as mis-parking, vehicles circulating in search of spaces, pedestrian flow, etc. For each of the following scenarios, the projected number of spaces needed to accommodate each user group is increased by an effective supply factor (ESF) of 10%.

Adjustments to parking demand were then made based on time of day, mode split and captive ratios, taking into account whether those using the Sports Field might already be present in the area and not likely to drive and require parking.

PROGRAMMING ASSUMPTIONS AND PARKING CAPACITY

WEEKDAYS BEFORE 3:00PM

As public school hours in Santa Monica run until 3:00 pm, we assume that use of the field by youth groups during the school year will generate minimal parking demand before 3:00 pm. During this time, the field will primarily be used by Santa Monica High School, and all students and staff are assumed to already be on the Santa Monica High School campus and will walk to the field.

A summary of assumptions for the three user groups prior to 3:00pm are described below:

1. Youth groups and student athletes
Assume student athletes would be walking from Santa Monica High School; therefore, would not be generating demand for parking.

2. Adult groups
   - With no specific plan for use by adults as this time period falls during working hours, only occasional use, potentially by Civic Center or other site-adjacent employees already in the area is expected, generating zero additional parking demand at this time.

3. Film shoots
   - Parking from film shoots will vary widely and could be significant, likely requiring significant displacement of existing parking demand. When applying for permits, any requests for greater than ~40 permits would require special consideration.

SANTA MONICA HIGH SCHOOL USE OF THE SPORTS FIELD

Santa Monica High School is expected to use the Field during the school year, from the second half of August to the first half of June for games, and for camps and team practice during the summer. Practices are planned to occur during the weekday from 3:00pm-6:00pm. Student-athletes, i.e., those who will be using the field are expected to generate little, if any, additional parking demand. Parking demand generated during Santa Monica High School’s use of the field is projected to be generated by coaches, parents, and referees during games; and by coaches and parents during team practices and in the summer. Given that Santa Monica High School has games only during the week, turnout is generally low for these games, with respect to parking demand.

The projected parking capacity to accommodate demand at this interval is 24± spaces, with assumptions as follows. The unadjusted parking demand for the soccer field use is 48 spaces (base ratio (16.10 x 3 max number of soccer fields) at 4:00 PM. The unadjusted demand was increased by 50% to account for more space intensive sports (more participants per square foot) than soccer, such as lacrosse (48 x 1.5 = 72). That number was then adjusted by monthly and hourly factors, as well as, by a non-captive adjustment and drive ratio.

The monthly adjustment is for January, which for the Civic Center represents the design day. The hourly adjustment represents peak hour conditions, which is assumed to be 100 percent. The non-captive adjustment represents the percentage of users/visitors to the field that are not already on the site, in this case 75 percent of vehicles are projected to come from outside of the site, as a portion of drivers will already be at Santa Monica High School. Lastly, the drive ratio represents a reduction in spaces needed to account for users/visitors arriving to the site by means other than a single-occupant motorized vehicle. The drive ratio is assumed to be 40 percent for this interval as student-athletes are expected to have low driving ratios. The calculation is summarized as follows:

- 72 Unadjusted Demand
- 100% Monthly Adjustment
- 100% Hourly Adjustment
- 75% Non-Captive Adjustment
- 40% Driving Ratio
- 22 Spaces
- 110% ESF
- 24 Total Spaces
YOUTH LEAGUES

On weekdays, youth league practices are expected to occupy the entire field with 20-120 players at any given time between 6:00pm and 9:00pm. Since the field can be divided into three smaller fields, it is possible that there will be three practices running side-by-side with about 40 players on each small field. Spectators tend to arrive in the same vehicles with players; children under sixteen (and often older than 16) don’t generate parked cars, typically parents/guardians who bring their children do. Also, not all parents/guardians drive their children to each practice, some have their players carpool, and others drop players off. In addition to parents/spectators, approximately one coach per team may drive to practice. If three teams are occupying the field at once, there may be an average of three coaches.

The following assumptions were made for youth league practices during the weekday:

- 120 participants practicing at one time is assumed.
- Assuming a portion of youth carpool or are dropped-off, a 70% drive factor is applied.
- One staff member per 10 participants is assumed, for a total of 12 staff members.
- A majority of staff members are assumed to drive and an 80% drive ratio is applied. Total 10 spaces for staff. Combining the participants and staff, a total of 104+ parking spaces are assumed to be needed to accommodate demand.

A similar scenario is projected for weekends. As with the weekday, youth typically do not drive to games and carpools are common, as are drop offs. The projected parking capacity needed to accommodate youth weekends is 104+ spaces. This projection assumes that the field is split up into three sub-fields. For instances in which practices or games utilize the full field, parking demand would decrease.

The calculations for participants and staff during youth league practices (weekdays) and games (weekends) are summarized as follows:

**Participants**

<table>
<thead>
<tr>
<th></th>
<th>Unadjusted Demand</th>
<th>100% Monthly Adjustment</th>
<th>100% Hourly Adjustment</th>
<th>100% Non-Captive Adjustment</th>
<th>70% Driving Ratio</th>
<th>Spaces</th>
<th>110% ESF</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>120</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>93</strong></td>
</tr>
</tbody>
</table>

**Staff**

<table>
<thead>
<tr>
<th></th>
<th>Unadjusted Demand</th>
<th>100% Monthly Adjustment</th>
<th>100% Hourly Adjustment</th>
<th>100% Non-Captive Adjustment</th>
<th>80% Driving Ratio</th>
<th>Spaces</th>
<th>110% ESF</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>12</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>11</strong></td>
</tr>
</tbody>
</table>
ADULT PERMIT GROUPS

Adult permit groups are expected to occupy the field in the evening (9:00pm-10:30pm), and are typically the last users of the field. Adult permit groups tend to have fewer spectators on weekday evenings, and higher parking demand than youth. During weekdays, adult leagues may play “7v7” matches with as many as three referees present. Coaches are less common in adult leagues, and carpools are still used but at a lower rate than with youth. Considering these factors, Walker’s model projects a need for 31± spaces on weekday evenings. Taking into account sports that may have more space intensive uses, such as lacrosse, we increase the demand by 50% (31 x 1.5 = 47+ spaces). Including the ESF, the expected number of spaces needed is 52+.

Adult permit groups generally perform the same on weekends as on weekdays, but may have a higher spectator presence. On weekends, as many as 54 players, 3 referees, 15 spectators, may be present at the peak. Using the previously discussed base parking ratio, the unadjusted demand is projected to be 57 (3 field x base ratio of 19.0). This unadjusted demand was then increased by 50% to account for more space intensive uses, such as lacrosse. With a non-captive rate of 100 percent, and a drive ratio of 75 percent, the model projects a recommended parking capacity of 71± spaces for the adult league interval of use.

\[
\begin{align*}
\text{Total Spaces} &= \text{Unadjusted Demand} \times \text{Monthly Adjustment} \times \text{Hourly Adjustment} \times \text{Non-Captive Adjustment} \times \text{Driving Ratio} \times \text{ESF} \\
&= 86 \times 100\% \times 100\% \times 100\% \times 75\% \times 65 \times 110\% \\
&= 71
\end{align*}
\]

PROJECTED PARKING CAPACITY AT EACH USER INTERVAL

The following figures summarize the weekday and weekend parking demand for the user groups described above.

Figure 6: Multipurpose Sports Field Weekday Parking Demand

Figure 7: Multipurpose Sports Field Weekend Parking Demand

![Weekend Parking Demand Chart]


**EARLY CHILDHOOD LAB SCHOOL (ECLS)**

The Early Childhood Lab School (ECLS), to be built on the corner of 4th Street and Civic Center Drive, is anticipated to open in 2019. It will function as a childcare center for up to 110 children, and as a setting where Santa Monica College (SMC) students preparing to become teachers in the early childhood development field will gain experience and explore new approaches in working with pre-kindergarten children, including infants. The Growing Place, a Santa Monica-based non-profit child development organization was selected to operate the ECLS.

A short-term parking lot with 15 spaces will be provided to serve the ECLS use, which will be regulated and managed to ensure availability for designated ECLS parkers. Below are the assumptions used to model future parking demand, separated by specific user groups within the ECLS:

**The Growing Place**

- Maximum number of children present at once: 110
- Some children belong to the same household, resulting in a small percentage of children dropped off and picked up with other children.
- Maximum number of staff (and/or SMC students staffing the preschool) present at once: 20
- Hours of operation: 7:00am-6:00pm Monday through Friday, year-round
- Pre-school student pick-up and drop-off times will be staggered, with most drop offs occurring in the morning (7:00 am to 9:00 am) and pick-ups in the afternoon and evening (3:00 pm to 6:00 pm).

- SMC staff project Growing Place (GP) employee and (SMC) student drive ratios of 10% to 15%. Walker assumes a 10% drive ratio for SMC students, and to ensure adequate parking availability in the ECLS lot, Walker assumes a higher GP employee drive ratio (80%). Walker assumes that 90% of parents and others dropping off and picking up children will drive.

**Santa Monica College at the ECLS**

- Maximum number of SMC students present at once: 91 (two classrooms with capacity of 45 students, each). The typical number of students that would be expected for both classrooms, combined, is 70 students. Based on SMC comments, daytime drive ratio for students is assumed to be 10%, in part due to students who come from the main campus using transit, bikes or carpooling.

- Maximum number of staff members to serve SMC classrooms (teachers, administration, etc.): five, 80% of whom will drive.

- Classes will be offered during the day as well at evening

- No weekend classes will be offered

- Summer classes will be offered

**Special Events for the ECLS**

- 2,000 square feet of event space

- Special events will occur infrequently at the facility (up to 20 times a year according to SMC officials), primarily nights and weekends, which are off hours for parking demand for the Civic Center. They are therefore not included in the parking demand projections for the site.

**Summary of additional parking demand generated**

- Based on the drive ratios, seasonal, and time of day factors described above, Walker projected the peak parking demand for employees and visitors of the ECLS is projected to be 19+, on weekdays during Growing Place drop-off/pick-up.
Table 6, below summarizes supply, demand, and utilization for current and future uses during a busy summer weekend. As shown in the figure, even with the loss in parking supply at the Civic and increase in parking demand associated with the field, we project a utilization rate of 67%+, study area-wide. This analysis assumes that future beach use remains constant with current data.

<table>
<thead>
<tr>
<th>Table 6: Future System-wide Design Day (Summer Weekend) Parking Inventory, Demand and Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Inventory (Spaces)</strong></td>
</tr>
<tr>
<td>Parking Demand (Current Uses)</td>
</tr>
<tr>
<td>Non Beach Lots</td>
</tr>
<tr>
<td>Parking Demand (New Uses)</td>
</tr>
<tr>
<td>Sports Field</td>
</tr>
<tr>
<td>ECLS</td>
</tr>
<tr>
<td><strong>Subtotal New Uses (Non-beach Lots)</strong></td>
</tr>
<tr>
<td>Total (Future - Non-beach Lots)</td>
</tr>
<tr>
<td>Total (Future - Beach Lots)</td>
</tr>
<tr>
<td><strong>Total (Future - Overall Study Area)</strong></td>
</tr>
</tbody>
</table>

*Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018*
Table 7, below summarizes supply, demand, and utilization for current and future uses for the Civic Center Design Day. As shown in the figure, even with the loss in parking supply at the Civic and increase in parking demand associated with the field, we project a utilization rate of 45%+, study area-wide, and only 24%+ for the beach lots. This analysis assumes that future beach use remains constant with current data.

<table>
<thead>
<tr>
<th>Inventory (Spaces)</th>
<th>Demand</th>
<th>Typical Availability (Civic Center Design Day - Weekday)</th>
<th>Projected Occupancy %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Demand (Current Uses)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non Beach Lots</td>
<td>7,479</td>
<td>4,017</td>
<td>3,462</td>
</tr>
<tr>
<td>Parking Demand (New Uses)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports Field</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ECLS</td>
<td></td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Subtotal New Uses (Non-beach Lots)</td>
<td></td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Total (Future - Non-beach Lots)</td>
<td>6,626</td>
<td>4,036</td>
<td>2,590</td>
</tr>
<tr>
<td>Total (Future- Beach Lots)</td>
<td>4,976</td>
<td>1,210</td>
<td>3,766</td>
</tr>
<tr>
<td>Total (Future- Overall Study Area)</td>
<td>11,602</td>
<td>5,246</td>
<td>6,356</td>
</tr>
</tbody>
</table>

Source: Data: City of Santa Monica, Analysis: Walker Consultants, 2018

**ALLOCATION OF EXCESS WEEKDAY CIVIC CENTER PARKING DEMAND TO SURROUNDING FACILITIES**

Table 8, below, summarizes the projected parking demand and adequacy in the Civic Lot and Structure. As shown in the table, Walker projects a parking deficit during the Civic Center design day (weekday) and surplus during the system-wide design day (busy summer weekend).
Table 8: Projected Future Parking Demand Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Civic Design Day (Weekday)</th>
<th>System-wide Design Day (Summer Weekend)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Parkers</td>
<td>722</td>
<td>207</td>
</tr>
<tr>
<td>Visitor Parking*</td>
<td>194</td>
<td>380</td>
</tr>
<tr>
<td>Santa Monica Police Visitors</td>
<td>72</td>
<td>1</td>
</tr>
<tr>
<td>Other Validation</td>
<td>26</td>
<td>16</td>
</tr>
<tr>
<td>Multi-Purpose Field</td>
<td>0</td>
<td>104</td>
</tr>
<tr>
<td>ECLS</td>
<td>19</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Demand</strong></td>
<td><strong>1,033</strong></td>
<td><strong>708</strong></td>
</tr>
<tr>
<td><strong>Total Available Spaces</strong></td>
<td><strong>810</strong></td>
<td><strong>810</strong></td>
</tr>
<tr>
<td><strong>Total Parking Surplus (Deficit)</strong></td>
<td><strong>(223)</strong></td>
<td><strong>102</strong></td>
</tr>
</tbody>
</table>

*Visitor parking includes visitors to a variety of destinations in the area, such as the Civic Center, Tongva Park, downtown businesses, and the beach. Since most Civic uses are closed over the weekend, it is unlikely there are many Civic Center visitors at this time.

Source: Walker Consultants, 2018

To mitigate this deficit, based on an analysis of available parking spaces in surrounding facilities, prior to construction of the field, Walker recommends reallocating some of the parking demand from the Civic parking facilities to available downtown structures, which might include Lot 29, and PS 5 through 8.

- PS7 and PS8 are the facilities closest to the Civic parking facilities with the most available spaces observed. During design day (weekday) conditions, PS7 and PS8, combined, had 1,044± available parking spaces at the peak hour. It should be noted that the City’s agreement with Macerich for joint revenue sharing at the parking structure requires that both sides agree to any issuance of monthly permits.

- PS5 and PS6 are an additional few minutes’ walk, but are also within a reasonable walking distance. The City is not restricted in making decisions to issue monthly permits at these structures.

- Lot 29 is owned by the City and is designated for future transit-oriented development. The project’s planning process has been deferred, and, in the meantime, the lot is paved and available for passenger drop-off and pick-up. Access to the lot is from 5th Street only, which can be confusing to visitors.

- The KEC parking facility is also within 0.5 mile of the Civic Center, but it serves a specific land use (the Ken Edwards Center) and since it is below-grade, it may be difficult to find. Lot 30 is within 0.5 miles, as well, but this lot serves Ocean Avenue uses and has little capacity to absorb parking demand.
Having identified availability in these public parking facilities, the next step was to evaluate which user groups should continue parking at the Civic Center parking facilities, and which groups should be relocated to surrounding facilities. Our redistribution recommendations are as follows:

- During busy weekdays, the Civic Structure will accommodate approximately 444 of the 722 monthly (contract) parkers, as well as other users. During periods of time where there are more monthly parkers than can be accommodated at the Civic Structure, the overflow should be re-located to PS 5 through 8 and Lot 29:
  - Monthly parkers are more familiar with the area and parking system, and could park off-site. We assume that the monthly parkers include 100+ Santa Monica High School faculty and staff, 75+ LA County courthouse staff, with the remainder of parkers being mostly City employees and a smaller number of employees of local businesses. Employees are likely to be more familiar with the area and the parking system, and therefore, could park in PS 5 through 8 or Lot 29 and walk to the Civic Center or high school. Due to the limited access route to Lot 29, it would be most suitable (until developed) for use by monthly parkers, and we recommend this location for City employees. The City should get a more detailed understanding of Civic Center parking facility use by Downtown employees and explore their relocation to downtown prior to Civic Center employees.

- Transient parkers, Other Validations, and Santa Monica Police visitors should continue to be accommodated at the Civic Lot and Structure:
  - The Civic Lot and Structure have capacity to absorb demand from Transient parkers and Other Validations.
  - Transient parkers and Other Validations include visitors that could be conducting business at one of the public buildings in the Civic Center or Santa Monica High School, or walking to Tongva Park or other Civic Center destinations. These parkers should have the opportunity to remain close to the Civic Center area to promote a convenient customer experience.
  - Visitors to the Santa Monica Police Department may be visiting under time sensitive and/or critical pretenses, and should have the quickest and most convenient access to the Public Safety Facility. Therefore, SMPD visitors should continue to be accommodated at the Civic parking facilities.

CONCLUSION

For the 85th percentile system-wide design day (summer weekend) demand for parking, the supply of parking within the study area demonstrates abundant availability, even when taking into account the reduced surface parking lot and the additional parking demand from the new Multipurpose Sports Field and other Civic Center land uses. Currently, beach goers use the Civic Center parking facilities very lightly. The Civic Center parking demand should be accommodated onsite with no need to relocate parkers to other facilities, and an excess of space is projected.

For the 85th percentile Civic Center design day (weekday), due to the large supply of currently underutilized parking coupled with an increasingly robust system of driving alternatives and TDM measures implemented or planned for implementation by the major public employers that use the Civic Center parking facilities, our analysis demonstrates adequate parking provided that some monthly parkers are relocated to park in Downtown parking structures (5-8) on weekdays.
Walker concludes that the proposed project will have no effect on coastal access for the following reasons:

- The compatible peak use between the Civic Center (busy during the weekdays) and beach (busy over the weekends);
- The Civic Center is very lightly used by beachgoers currently; and
- There is available weekday overflow parking Downtown in underutilized City-owned facilities.

In the future, the City may find it helpful to further enhance the efficiency of Civic Center access with a Mobility Hub, which would accommodate new, growing transportation alternatives. This option should be explored as part of the City’s plans for revitalizing and reopening the Civic Auditorium, along with a shuttle program using Santa Monica College (or possibly other) parking structures, which are highly underutilized on evenings and weekends.
ADDENDUM: CIVIC AUDITORIUM PARKING

The analysis for the current application for the Multipurpose Sports Field is not required to include speculation about the future use of the auditorium. A separate CDP may be required for the auditorium project when the City has reached an agreement with partners or secured another source of funding and has developed plans for its renovation and possible expansion. Nevertheless, since the Landmark Civic Auditorium is an important component of the Civic Center, Walker was asked to analyze the use based on certain assumptions and provide suggestions for ensuring that the proposed project would not in any way impede the venue’s future use.

Although currently shuttered, historically, events at the Civic Auditorium have varied in audience size and this is a likely pattern to anticipate in the future. Because the future programming of the Civic Auditorium has not yet been determined, the following general assumptions were used to model future parking demand, based on the information provided in the RFP document dated December 5, 2017. Walker modeled parking demand based on an 85th percentile scenario during a standing room only event:

Main Floor
- 3,500 event attendees (standing)
- Weekday drive ratios for attendees and employees of 75%
- Weekend drive ratios for attendees and employees of 80%

Peak parking demand is assumed to consist of standing space (rather than the smaller seated capacity of 3,000 attendees). We also assume that the 17,000 sf area for tent space, assuming this is still possible after construction of the field has been completed, would not be activated at the same time as a 3,500-attendee event. The parking needed for actual event staging has not been specifically factored into our assumptions and calculations.

Based on the assumptions used, peak parking demand for the Civic Auditorium could range from 850+ to 950+ spaces. Since the events will likely vary in size and scale, Walker evaluated three different scales of events (small, medium, and large) to evaluate whether the availability observed at the Civic Lot and Civic Structure could accommodate demand from the Civic Auditorium.

- **Small**: 500-1,000 attendees (parking demand is 50% of high scenario)
- **Medium**: 1,000-2,000 attendees (parking demand is 75% of high scenario)
- **Large**: 2,000 or more attendees (parking demand is 85th percentile)

Table 9, Table 10 and Table 11, below, demonstrate the conservatively estimated parking demand associated with each level of event. The assumptions for the Civic Auditorium build on the parking utilization described above, once the ECLS and field projects are completed and operational. As shown in the tables, the Civic Lot and Structure do not have the capacity to absorb the parking demand associated with a majority of events at the Civic Auditorium, although other sources of available parking spaces do exist in other parts of the City. The assumptions for the Civic Auditorium build on the parking utilization described above, once the ECLS and field projects are completed and operational. As shown in the tables, the Civic Lot and Structure do not have the capacity to absorb the parking demand associated with a majority of events at the Civic Auditorium, although other sources of available parking spaces do exist in other parts of the City.
Table 9: Civic Auditorium Parking Scenario – Small Event

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<tr>
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<th>Weekday</th>
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<tr>
<td></td>
<td>Parking Demand - Design Day</td>
<td>Parking Demand - August Weekday</td>
</tr>
<tr>
<td></td>
<td>Available Spaces 2:00pm</td>
<td>Evening (8:00pm)</td>
</tr>
<tr>
<td>Future Civic Lot and Structure Availability</td>
<td>13</td>
<td>350</td>
</tr>
<tr>
<td>Small Event (50% of large event)</td>
<td>425</td>
<td>425</td>
</tr>
<tr>
<td>Minimum # Cars Parked Offsite</td>
<td>(412)</td>
<td>(75)</td>
</tr>
<tr>
<td>Observed Availability in PS 5 through 8 and Lot 29</td>
<td>1,829</td>
<td>1,156</td>
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</table>

1 Availability from 2017 Smarking data

Source: Walker Consultants, 2018
Table 10: Civic Auditorium Parking Scenario – Medium Event

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</thead>
<tbody>
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<td></td>
<td>Parking Demand - Design Day (January Weekday 2:00pm)</td>
<td>Available Spaces</td>
<td>Parking Demand - August Weekday Evening (8:00pm)</td>
<td>Available Spaces</td>
<td>Parking Demand - June Weekend Peak (2:00pm)</td>
</tr>
<tr>
<td>Future Civic Lot and Structure Availability</td>
<td>13</td>
<td>350</td>
<td>23</td>
<td>244</td>
<td></td>
</tr>
<tr>
<td>Medium Event (75% of large event)</td>
<td>638</td>
<td>638</td>
<td>713</td>
<td>713</td>
<td></td>
</tr>
<tr>
<td>Minimum # Cars Parked Offsite</td>
<td>(625)</td>
<td>(288)</td>
<td>(690)</td>
<td>(469)</td>
<td></td>
</tr>
<tr>
<td>Observed Availability in PS 5 through 8 and Lot 29</td>
<td>1,829</td>
<td>1,156</td>
<td>1,035</td>
<td>1,271</td>
<td></td>
</tr>
</tbody>
</table>

1Availability from 2017 Smarking data

Source: Walker Consultants, 2018
### Table 11: Civic Auditorium Parking Scenario – Large Event

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<tr>
<th></th>
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<td>Available Spaces</td>
</tr>
<tr>
<td>Future Civic Lot and Structure Availability</td>
<td>13</td>
<td>350</td>
<td>23</td>
<td>244</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Event (85th percentile)</td>
<td>850</td>
<td>850</td>
<td>950</td>
<td>950</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum # Cars Parked Offsite</td>
<td>(837)</td>
<td>(500)</td>
<td>(927)</td>
<td>(706)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Observed Availability in PS 5 through 8 and Lot 29 (^1)</td>
<td>1,829</td>
<td>1,156</td>
<td>1,035</td>
<td>1,271</td>
<td></td>
<td></td>
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</tbody>
</table>

\(^1\)Availability from 2017 Smarking data

*Source: Walker Consultants, 2018*
Although the Civic Lot and Parking Structure will not have the capacity to accommodate 100% of parking needs for a majority of Civic Auditorium events, there are alternative strategies that the City will be able to use to accommodate the full range of events, including:

- Transportation Demand Management (TDM) strategies with meaningful incentives should be incorporated to encourage the use of non-SOV modes by Civic Auditorium patrons.

- In the evening and on weekends, Santa Monica College has more than 2,500 structured parking spaces that could be made available to event attendees. In meetings with Walker, SMC officials expressed interest in collaborating on the use of this parking.
  - SMC parking for Civic Auditorium events could be facilitated through a variety of mechanisms or services, including prepaid and pre-reserved parking that provides patrons with the location and discounted payment for their parking space upon purchasing their tickets.
  - Shuttle service could be provided, for example two hours before and two hours after performances in order to provide access to the Civic Auditorium from the parking at Santa Monica College.
  - The Broad Theater on Santa Monica Boulevard is an example of a local performing arts venue that successfully relies on shuttling theater patrons from parking facilities in other parts of the City in order to provide parking for theater patrons. The Civic Auditorium could rely on a similar shuttling operation.

- It is not unusual for event venues in city centers to share parking with a mix of surrounding uses, promoting a “park-once” transportation system. As shown in the tables above, there are available parking spaces in nearby parking facilities, including PS 5-8 that could accommodate demand associated with events. Choosing to park downtown has the added benefit of encouraging the patronage of businesses Downtown, as patrons may access stores and eating establishments before and after events.

**CONCLUSION – PARKING DEMAND AND ACCESS TO THE CIVIC AUDITORIUM**

The future availability of adjacent parking spaces for events at the Civic Auditorium will include the parking structure and a reduced number of spaces in the surface lot, which will accommodate some but not all of the anticipated parking need. However, other opportunities exist to provide shuttle-based parking (from Santa Monica College or other location) and to encourage patrons to arrive by transit using trains and buses. Although the project will require a full evaluation when proposed in the future, parking for the reopening of the Civic Auditorium can be accommodated using parking resources that do not serve beachgoers and would not affect coastal access. Most importantly for current consideration is our conclusion that the proposed project would not preclude or jeopardize access required for the Civic Auditorium’s reopening.

Patrons may also choose to use available Downtown public parking spaces, which currently have plenty of availability during the potential hours for the Auditorium. Furthermore, trends over the last four years strongly suggest that patronage for a reactivated Civic Auditorium would also rely on TNC’s (such as Uber and Lyft), highlighting the need for a convenient and safe drop-off/pick-up curbside loading area at the Civic Auditorium.

The frequency of each size of event at the Civic Auditorium is still undetermined. Planning programming around parking availability is not uncommon. We recommend that Civic Auditorium schedulers consider carefully before programming events during the Civic Center’s busy weekday period.
SITE IMPROVEMENT PLANS
FOR
CIVIC MULTIPURPOSE SPORTS FIELD - SP2461
CITY OF SANTA MONICA - ARCHITECTURE SERVICES
1840 4TH STREET
SANTA MONICA, CA
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BASE OF BEARING:

18:000 - 0.000 - 0.000

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

SHEET OF COMPLETION OF ONSITE WORK.

ELEVATION TAKEN AS 72.585 FEET, SANTA MONICA VERTICAL DATUM.

COUNTY OF LOS ANGELES

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

SHEET

LEGEND

NOTE TO CONTRACTOR:

EXISTING UNDERGROUND STRUCTURES:

ALL CONSTRUCTION AND CONSTRUCTION PERMITTNG WORK SHOWN ON THESE PLANS ASSUMES THAT ALL EXISTING UNDERGROUND UTILITIES AND EXISTING UNDERGROUND UTILITY FACILITIES HAVE BEEN MARKED OR NOTED FOR THE CONTRACTOR FOR THE CONSTRUCTION OF THE PROJECT. CONTRACTOR AGREES TO IMPROVE AND MAKE EXISTING FACILITIES SAFE TO WORK WITH PRIOR TO PROCEEDING WITH CONSTRUCTION WORK TO CONFLICT WITH THE ABOVE EXISTING UNDERGROUND UTILITY FACILITIES.

NOTE TO CONTRACTOR:

NOTE TO CONTRACTOR:

Turkey Hill to Santa Monica Boulevard (City Drawing No. SM 118 - MOD. PER PLAN) 3.5-70' DEWATERING OPERATIONS

NOTE TO CONTRACTOR:

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NOTE TO CONTRACTOR:
6. Locate all existing utilities whether shown hereon or not as the first item of work and protect them from damage. Notify owner immediately if damage occurs and assume full responsibility for expense of repair or replacement. Notify owner's representative immediately should field conditions vary from those shown on plan.

7. When unanticipated electrical, structural, or other elements including storm drain, water and sewer lines that conflict with intended design are encountered, contractor shall investigate and measure the nature and extent of conflict and contractor shall promptly submit a written...

8. Contractor shall locate, identify, disconnect, and seal or cap off indicated utility services and line.

9. Contractor shall protect existing services/systems indicated against damage during demolition operations.

10. Existing 10" sewer and other subsurface facilities.

11. Active utilities shall be protected by and at the expense of the contractor. Keep any required permits or licenses in force and effect. Follow all requirements of the City's Public Works Code. Contractor shall bear full responsibility for any damage to property or utilities not caused by contractor or contractor's agents.

12. Contractor shall maintain a minimum of 20 feet of construction fence at the perimeter of the work area as shown on the plan. Contractor shall maintain a minimum of 18" permanent underground water system, irrigation, and communication systems. Contractor shall maintain a minimum of 30 feet of construction fence at the perimeter of the work area as shown on the plan. Contractor shall maintain a minimum of 18" permanent underground water system, irrigation, and communication systems.

13. Contractor shall conduct demolition and debris-removal operations to ensure minimum disturbance to the adjacent structures and surface. Contractor shall use methods required to complete the work within the limitations of the site and to minimize disturbance to the environment. Contractor shall not use cutting torches until work area is cleared of flammable materials. At least one member of the contractor's crew shall be designated as the fire attendant. The fire attendant shall maintain and use fire extinguishers and other fire-fighting equipment as required. The fire attendant shall be present at all times during all demolition operations.

14. Contractor shall locate demolition equipment and remove debris and materials so as not to impose additional obligations on the owner or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be reviewed and approved by the owner or their representative.

15. Contractor shall provide and maintain shoring, bracing, and structural supports as required by the local building codes and the nature of the work being performed. Contractor shall comply with the approved storm water pollution prevention plan (SWPPP) and shall maintain a certified SWPPP coordinator on site, and at the discretion of the city, maintain a written SWPPP plan for review and signature.

16. Contractor shall provide and maintain personal protective equipment (PPE) as required by the local building codes and the nature of the work being performed. Contractor shall ensure that all employees receive training in safe work practices and that all equipment is properly maintained and inspected.

17. Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances, including the national electric code (NEC), the national fire protection association (NFPA) codes, the international building code (IBC), the americans with disabilities act (ADA), and all other applicable local and state codes, standards, and requirements.

18. Contractor shall use methods required to complete the work within the limitations of the site and to minimize disturbance to the environment. Contractor shall not use cutting torches until work area is cleared of flammable materials. At least one member of the contractor's crew shall be designated as the fire attendant. The fire attendant shall maintain and use fire extinguishers and other fire-fighting equipment as required. The fire attendant shall be present at all times during all demolition operations.

19. Contractor shall protect existing services/systems indicated against damage during demolition operations.

20. Contractor shall protect work that is to remain or that is exposed during demolition operations.

21. Contractor shall protect these fences and keep area fully secure during demolition.

22. Contractor shall protect existing landscape/irrigation and cap at limits of demolition.

23. Contractor shall install 8-foot chain link fence with windscreen and gates.

24. Contractor shall provide and maintain shoring, bracing, and structural supports as required by the local building codes and the nature of the work being performed.

25. Contractor shall comply with the approved storm water pollution prevention plan (SWPPP) and shall maintain a certified SWPPP coordinator on site.

26. Contractor shall conduct demolition and debris-removal operations to ensure minimum disturbance to the adjacent structures and surface.

27. Contractor shall use methods required to complete the work within the limitations of the site and to minimize disturbance to the environment. Contractor shall not use cutting torches until work area is cleared of flammable materials. At least one member of the contractor's crew shall be designated as the fire attendant. The fire attendant shall maintain and use fire extinguishers and other fire-fighting equipment as required. The fire attendant shall be present at all times during all demolition operations.

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**Urban Runoff Drainage Plan Worksheet**

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<th>Sheet Title</th>
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<th>Department of Public Works</th>
<th>City Client</th>
<th>Consultant Stamp</th>
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**Title of Project:**

** DWG. NO.: -**

**Review By:**

- DATE: 20
- REVIEWED BY:
- DATE: 20
- REVIEWED BY: DATE: 20
- REVIEWED BY: DATE:
- APPROVED BY:

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<th>DRAWN BY</th>
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**City of Santa Monica**

Architecture Services

SUSAN CLINE
Director of Public Works

**Civic Multipurpose Sports Field**

SP2461 75% Construction Document Package

**Architecture@smgov.net**

1437 4TH STREET, SUITE 300

TEL. (310) 458-2205

FAX. (310) 399-1541

**Flood Level**

- Date: 20
- Sheet: 31

**Detail Sheet**

- Sheet: C-0.3
GENERAL NOTES

1. SANDBAGS SHALL INCLUDE PROVIDING ALL LABOR, MATERIALS, AND EQUIPMENT TO FABRICATE AND INSTALL.

2. FABRICATION: SANDBAGS SHALL BE FABRICATED USING FACTORY SEWN OR SEALED BAGS OF WOVEN POLYPROPYLENE.

3. EROSION CONTROL:
   - Rainy season: necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices or silting control.
   - SLOPES CONSTRUCTED PRIOR TO OCTOBER 1ST SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15TH.
   - SLOPES CONSTRUCTED AFTER OCTOBER 1ST SHALL BE TREATED FOR EROSION CONTROL AS CONSTRUCTION PROGRESSES.

4. APPROVAL OF THIS PLAN SHALL NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS FOR APPROVAL.

5. PROJECT AREAS AS WELL AS NEIGHBORING PROPERTY AREAS SHALL RETAIN FIRE ACCESS AT ALL TIMES.

6. EQUIPMENT AND PERSONNEL FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON.

7. NO CHANGES TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS APPROVED PLANS.

8. AS EARTHWORK DESIGNATED ON THE PROJECT DRAWINGS SHOULD BE COMPLETED PRIOR TO THE DRY SITING THE SANDBAGS SHALL BE INSTALLED WITH THE WIDEST FACE AGAINST THE GROUND SURFACE OR THE UNDERLYING COURSE OF STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

9. DAMAGE TO PUBLIC OR PRIVATE PROPERTY IMPACTED BY CONTRACTOR CONSTRUCTION ACTIVITIES.

10. WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL INCLUDE CONSTRUCTION MEASURES NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC OR PRIVATE PROPERTY IMPACTED BY HIS CONSTRUCTION ACTIVITIES.

11. PROJECT AREAS AS WELL AS NEIGHBORING PROPERTY AREAS SHALL RETAIN FIRE ACCESS AT ALL TIMES.

12. FILL AREAS, DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED TO LIMIT EROSION AND THE SILTATION OF DOWNSTREAM PROPERTY. PROTECTION MEASURES MAY INCLUDE TEMPORARY DOWN DRAINS USING PIPES.

13. PROJECT AREAS AS WELL AS NEIGHBORING PROPERTY AREAS SHALL RETAIN FIRE ACCESS AT ALL TIMES.

14. EQUIPMENT AND PERSONNEL FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT.

15. CHANGES TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS APPROVED PLANS.

16. ALTERATIONS TO EXISTING OR NATURAL DRAINAGE COURSES SHALL BE PERMITTED DURING THE RAINY SEASON UNLESS APPROVED PLANS.

17. SANDBAGS (GRAVEL BAGS): NOTWITHSTANDING THE OTHER REQUIREMENTS OF THIS SPECIFICATION, FAILURE OF THE BAGS TO REACH BOTTOM OF BAG. SUBSEQUENT BAGS WITHIN ONE COURSE OF BAGS SHALL BE PLACED SO AS TO REST UPON THE TIED End OF THE PREVIOUSLY PLACED BAG, WITH NOT LESS THAN 10 PERCENT OF THE BAG IN CONTACT WITH THE GROUND SURFACE OR THE UNDERLYING COURSE OF STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

18. SANDBAGS (GRAVEL BAGS): NOTWITHSTANDING THE OTHER REQUIREMENTS OF THIS SPECIFICATION, FAILURE OF THE BAGS TO REACH BOTTOM OF BAG. SUBSEQUENT BAGS WITHIN ONE COURSE OF BAGS SHALL BE PLACED SO AS TO REST UPON THE TIED END OF THE PREVIOUSLY PLACED BAG, WITH NOT LESS THAN 10 PERCENT OF THE BAG IN CONTACT WITH THE GROUND SURFACE OR THE UNDERLYING COURSE OF STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

19. SANDBAGS (GRAVEL BAGS): NOTWITHSTANDING THE OTHER REQUIREMENTS OF THIS SPECIFICATION, FAILURE OF THE BAGS TO REACH BOTTOM OF BAG. SUBSEQUENT BAGS WITHIN ONE COURSE OF BAGS SHALL BE PLACED SO AS TO REST UPON THE TIED END OF THE PREVIOUSLY PLACED BAG, WITH NOT LESS THAN 10 PERCENT OF THE BAG IN CONTACT WITH THE GROUND SURFACE OR THE UNDERLYING COURSE OF STRADDLING THE JOINTS OF BAGS IN THE UNDERLYING ROW.

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SANDBAGS (GRAVEL BAGS):
NOTE TO CONTRACTOR:

A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING COMPLETE, TIMELY AND ACCURATE FIELD LAYOUT OF THE PROPOSED SITE IMPROVEMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO, HORIZONTAL AND VERTICAL CONTROL AND DIMENSIONAL COORDINATION AS NECESSARY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS SURVEY SHEET OF WORK SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL INCLUDE EDGES/ALIGNMENT FENCING, WALLS, LIGHT FIXTURES, SIGNS, MOW CURBS, SEATING, SHADE STRUCTURES, PLAY FIELDS AND APPURTENANCES, CURB AND GUTTER ALIGNMENTS, CATCH BASINS, DRAINS, ETC.

B. AN AUTOCAD-COMPATIBLE .DWG FILE OF THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION FOR HIS USE IN PREPARING THE NECESSARY FIELD SURVEYING / LAYOUT OF PROPOSED IMPROVEMENTS. THE USE OF THIS DIGITAL FILE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND IS INTENDED TO ASSIST THE SURVEYOR IN THE LAYOUT OF THE PROPOSED IMPROVEMENTS. THESE ELECTRONIC FILES ARE NOT CONSTRUCTION DOCUMENTS. DIFFERENCES MAY EXIST BETWEEN THESE ELECTRONIC FILES AND CORRESPONDING HARD COPY CONSTRUCTION DOCUMENTS ISSUED FOR PUBLIC BID. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY CONFLICT EXISTS AND SHALL BRING ANY DISCREPANCIES TO THE PROJECT LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ANY FIELD LAYOUT. BY THE CONTRACTOR'S USE OF THESE ELECTRONIC FILES, THEY ARE NOT RELIEVED OF THEIR DUTY TO FULLY COMPLY WITH THE CONTRACT DOCUMENTS, INCLUDING, AND WITHOUT LIMITATION, THE NEED TO CHECK, CONFIRM, AND COORDINATE ALL DIMENSIONS AND DETAILS, TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND COORDINATE THE PROPOSED WORK WITH THAT OF OTHER CONTRACTORS FOR THE PROJECT.

THE DIGITAL INFORMATION PROVIDED BY civTEC SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN FOR THE PROJECT DESCRIBED ABOVE AND SHALL NOT BE RELEASED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF civTEC. THE INFORMATION CONTAINED ON THE ELECTRONIC MEDIA IS AN INSTRUMENT OF PROFESSIONAL SERVICES AND SHALL REMAIN THE PROPERTY OF civTEC.

GENERAL NOTES:

1. CONTRACTOR SHALL REFERENCE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL HARDSCAPE REQUIREMENTS AND DETAILS.

2. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING LANDSCAPE AND HARDSCAPE IMPROVEMENTS AS NECESSARY TO CONSTRUCT IMPROVEMENTS SHOWN HEREON.

3. ALL SIDEWALKS, CURB RETURNS, AND ACCESS POINTS SHALL MEET TITLE 24 AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.

City of Santa Monica
SP2461

Civic Multipurpose Sports Field

DATE: 6/26/2018

DESIGNED BY: TEC STAFF

CHECKED BY: TEC STAFF

DRAWN BY: TEC STAFF

CONSULTANT JOB/SHEET NO.: 101.47 / C-3.1

SCALE: 1"=20'

COMPUTER FILE NAME: C-3.1

DATE: 6/26/2018

SUBMITTED BY:

APPROVED BY: SUSAN CLINE

Director of Public Works

CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

TECHNICAL SERVICES

CALL: 811

HORIZONTAL CONTROL PLAN

C-3.1

1437 4TH STREET, SUITE 300
SANTA MONICA, CA. 90401
TEL. ( 310 ) 458-2205
FAX. ( 310 ) 399-1541
architecture@smgov.net

NOTE: DRAWING SPONSORSHIP WAS PROVIDED BY MAPT - CIVIL SOLUTIONS, INC.
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**NOTE TO CONTRACTOR:**

CONTRACTOR TO VERIFY ELEVATION PRIOR TO WATER LINE CONSTRUCTION AND NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCY.

**NOTE TO CONTRACTOR:**

LOCATE ALL EXISTING UTILITIES AS A FIRST ITEM OF WORK AND PROTECT THEM IN PLACE AS REQUIRED.

**NOT FOR CONSTRUCTION**

EXISTING UNDERGROUND STRUCTURES

The existence and location of any underground pipes, conduits or structures, including but not limited to, sewers, water lines, gas lines, and electrical conduits, shown or not shown on these plans, shall be the contractor's concern before starting work. Contractor further assumes all liability and responsibility for the underground utility pipes, conduits or structures shown or not shown on these plans. Locate all utilities before construction.

CONSTRUCTION NOTES/ESTIMATE OF QUANTITIES

<table>
<thead>
<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CONNECT 2&quot; PVC, SCH. 40 WATER LINE, BEDDING PER CITY DRAWING SMW-1</td>
<td>75 LF</td>
</tr>
<tr>
<td>2</td>
<td>CONSTRUCT PRIVATE CLEANOUT PER DETAIL 8, SHEET C-0.2</td>
<td>1 EA</td>
</tr>
<tr>
<td>3</td>
<td>CONSTRUCT 4&quot; PVC SEWER LATERAL (SDR 35), BEDDING PER CITY DRAWING SM 16</td>
<td>1 EA</td>
</tr>
<tr>
<td>4</td>
<td>CONSTRUCT 2&quot; BACKFLOW PREVENTOR (BFPD) PER CITY STANDARDS</td>
<td>1 EA</td>
</tr>
<tr>
<td>5</td>
<td>PROTECT IN PLACE CONNECT PRIVATE WATER LINE TO BLDG. - SEE PLUMBING PLANS</td>
<td>1 EA</td>
</tr>
<tr>
<td>6</td>
<td>INSTALL 4&quot; SEWER BACKFLOW PREVENTION VALVE</td>
<td>1 EA</td>
</tr>
<tr>
<td>7</td>
<td>CONSTRUCT ASPHALT CONCRETE PAVEMENT RECONSTRUCTION PER CITY DRAWING SM 11</td>
<td>45 LF</td>
</tr>
<tr>
<td>8</td>
<td>CONNECT PRIVATE SEWER LINE TO BLDG. - SEE PLUMBING PLANS</td>
<td>1 EA</td>
</tr>
</tbody>
</table>

NOTICE TO THE CONTRACTOR

1. The work described in these plans for the City of Santa Monica shall be constructed in accordance with the Standard Specifications of the City of Santa Monica, and the City shall not be responsible for errors or omissions in these plans, or for any interpretation thereof.
2. The City shall be notified at least fourteen (14) working days prior to the start of excavation in the right-of-way, or any paved areas.
3. The City shall be notified at least fourteen (14) working days prior to the start of excavation in the right-of-way, or any paved areas.
4. The work described in these plans for the City of Santa Monica shall be constructed in accordance with the Standard Specifications of the City of Santa Monica, and the City shall not be responsible for errors or omissions in these plans, or for any interpretation thereof.
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7. The existence and location of any underground pipes, conduits or structures, including but not limited to, sewers, water lines, gas lines, and electrical conduits, shown or not shown on these plans, shall be the contractor's concern before starting work. Contractor further assumes all liability and responsibility for the underground utility pipes, conduits or structures shown or not shown on these plans. Locate all utilities before construction.
DRAINAGE NOTES

1. Refer to civil sheets for Storm Drain System.

DRAINAGE LEGEND

- Line of Pipe
- 72" Flat Valve
- 48" Flat Valve
- 36" Flat Valve
- 30" Flat Valve
- 24" Flat Valve
- 18" Flat Valve
- 12" Flat Valve
- 8" Flat Valve

- Line of Drain
- Storm Drain Valve

Additional notes or specifications may be found on the civil sheets.
HEAT BRAND BOX "QCV" ON LID

WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

NOTE:

HARDSCAPE EDGE BRASS QUICK COUPLER VALVE, 1" SIZE INSTALLED IN ROCK SOIL.

PROVIDE ONE 30" STEEL VALVE INSERTED INTO TUBE UNTIL THE

IRRIGATION SUB-MAINLINE 3/4" GRAVEL, 8" DEPTH BELOW BOXES

THREE REQUIRED PVC SLEEVES TO BE BRICK SUPPORTS,

PRESSURE MAINLINE 4" MINIMUM 12" SEPARATION BETWEEN

FINISHED GRADE IN SHRUB AREAS 2" X 4" TREX POLY WOOD, LENGTH AS REQ.

3/4" CRUSHED GRAVEL ONE CUBIC FOOT OF

LANDSCAPE FABRIC TO COVER BOTTOM AND ALL SIDES OF VALVE BOX

CLEAN COMPACTED BACKFILL UNDISTURBED SOIL

LEVEL GROUND.

PRESSURE REGULATOR FOR PIPE, DO WITH D.I. SERVICE TEE

WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

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