



ENT No.: _____
CITY OF SANTA MONICA – CITY PLANNING DIVISION
SB 330 Preliminary Application Form

Applications are submitted online through a [virtual appointment system](#).
If you have questions about completing this application, please email City Planning at 311@santamonica.gov.

GENERAL INFORMATION

Site Address: _____

Project Description:

By applying for a permit, I understand and agree that contact information, including but not limited to, email addresses and telephone numbers, will become part of a disclosable public record pursuant to the California Public Records Act and that the City may elect not to redact contact information contained in this application prior to disclosing a copy of this application to the public. I further agree that I do not object to the City's disclosure of contact information contained in this application in response to public records requests.

APPLICANT (Note: All correspondences will be sent to the contact person)

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

CONTACT PERSON (If different from applicant)

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

Relation to Applicant: _____

PROPERTY OWNER

Name: _____ Organization Name: _____

Address: _____ City/State: _____ Zip: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the subject property and that I have reviewed the subject application and authorize the applicant or applicant's representative (contact person) to make decisions that may affect my property as it pertains to this application.

Property Owner's Name (PRINT)

Property Owner's Signature / Date

PROJECT INFORMATION

(All requested information MUST be provided. Applications containing incomplete information will not be accepted.)

Total Floor Area (SF): _____

No. of Stories / Height: _____

Commercial Floor Area (SF): _____

Parcel Area: _____

Residential Floor Area (SF): _____

No. of Parking Spaces: Res: _____ Com: _____

Floor Area Ratio (FAR): _____

No. of "Protected Units" per SB 330 / 8: _____

Parcel number(s): _____

Legal description (attach as needed): _____

Existing use(s) on the project site: _____

Proposed land uses: _____

Existing Residential Use Details:

	Existing	Maintained	Removed	Proposed
# Studios				
# 1 Bedrooms				
# 2 Bedrooms				
# 3 Bedrooms				

Affordable Housing Production Program Acknowledgement

In accordance with [SMMC 9.64](#), all multi-unit projects involving the construction of two or more market rate units shall comply with the affordable housing obligations as set forth in [SMMC 9.64.040](#). From the options listed below, please indicate how the Project will comply with the provisions of [SMMC 9.64.040](#) (check all that apply):

☐ On-Site Option ([SMMC 9.64.050](#))☐ Affordable Housing Fee ([SMMC 9.64.070](#))☐ Off-Site Option ([SMMC 9.64.060](#))☐ Land Acquisition ([SMMC 9.64.080](#))

Please list any bonus units, incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915. (Use additional sheets as necessary)

1.
2.
3.
4.
5.

PROJECT INFORMATION (CONTINUED)

On-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 Bedrooms				
# 2 Bedrooms				
# 3 Bedrooms				

Off-site affordable units and affordability level

	Very Low	Low	Moderate	Total
# Studios				
# 1 bedrooms				
# 2 bedrooms				
# 3 bedrooms				
Proposed Location: _____				

PROJECT INFORMATION

Is any portion of the property located within any of the following?	Yes	No
(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	<input type="checkbox"/>	<input type="checkbox"/>
(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	<input type="checkbox"/>	<input type="checkbox"/>
(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.	<input type="checkbox"/>	<input type="checkbox"/>
(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	<input type="checkbox"/>	<input type="checkbox"/>
(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	<input type="checkbox"/>	<input type="checkbox"/>
(F) A stream or other resource, including creeks and wetlands, that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code. If yes, a site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency is required	<input type="checkbox"/>	<input type="checkbox"/>
Any proposed point sources of air or water pollutants? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT INFORMATION (CONTINUED)

Any species of special concern known to occur on the property? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>
Any historic or cultural resources known to exist on the property? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>
Are any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, being requested?	<input type="checkbox"/>	<input type="checkbox"/>
Any public easements such as a public utility easement? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>

For a housing development project proposed to be located within the Coastal Zone:

Is any portion of the property located within any of the following?	Yes	No
(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.	<input type="checkbox"/>	<input type="checkbox"/>
(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code	<input type="checkbox"/>	<input type="checkbox"/>
(C) A tsunami run-up zone.	<input type="checkbox"/>	<input type="checkbox"/>
(D) Use of the site for public access to or along the coast.	<input type="checkbox"/>	<input type="checkbox"/>

Demolition Permit Acknowledgement (For Structures 40 Years or Older)

Pursuant to [SMMC 9.25.040\(E\)](#) a demolition permit is required for demolition of any building or structure on the property (primary or accessory structure). For buildings or structures constructed more than 40 years ago no entitlement will be accepted until at least 75 days after a complete demolition permit application is accepted. A Landmark or Structure of Merit Designation Application may be filed during this 75-day review period, and the Landmarks Commission may subsequently designate the property (structure and/or parcel) as a Landmark, Landmark Parcel, or Structure of Merit in accordance with and based on findings established in SMMC [9.56](#) and [9.58](#).

- ☐ My property contains a structure (or structures) 40 years old or older and the proposed development of this property will require a demolition permit. **See Demo permit 23BLD-3191**
- ☐ My application for a demolition permit has been submitted and, no formal historic designation application has been filed during the 75-day review period.

REQUIRED SUBMITTAL ATTACHEMENTS

Project Submittal

- ☐ All materials must be submitted digitally. Prepare one PDF file with the **SIGNED** application and all supplemental materials and a second PDF file of the Project Plans. Resolution should allow legible printing at 11" x 17".

Application Fees

- ☐ The payment of an application fee is required at time of submittal. Contact City Planning at 311@santamonica.gov for applicable fee.



633 West Fifth Street
Suite 5880
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Dave Rand
213.557.7223
Dave@rpnllp.com

August 12, 2025

VIA EMAIL

Jing Yeo, AICP, Planning Manager
Community Development Department
City of Santa Monica
1685 Main Street-Mail Stop 28
Santa Monica, CA 90401

**Re: Notice of Applicability of AB 130 CEQA Exemption and to Initiate Tribal Consultation
1655 26th Street**

Dear Ms. Yeo:

We represent 1655 26th, LLC ("Applicant") in connection with the development of a new multifamily residential mixed-use project ("Project") located on a 2.03-acre site at 1655 26th Street in the City of Santa Monica ("Site"). This transmittal analyzes the Project's eligibility for the new CEQA exemption created by Assembly Bill (AB) 130, codified in Public Resources Code Section 21080.66 ("AB 130 CEQA Exemption"). The Project will be consistent with the Land Use and Circulation Element (LUCE), and the Bergamot Area Plan (BAP), accept as otherwise permitted by requested State Density Bonus Law permitted density bonuses, incentives/concessions and waivers of development standards.

This transmittal also gives the City notice that the Project is exempt from the California Environmental Quality Act (CEQA) on the basis of the newly applicable Public Resources Code Section 21080.66, which was just enacted by Assembly Bill ("AB") 130 and took effect on July 1, 2025. This transmittal also provides the City with the required notice of the Project's CEQA exemption under Public Resources Code Section 21080.66(b)(1)(A)(ii), which requires the City to commence the tribal notification and consultation process within 14 days of the date of this letter.

I. Eligibility to Utilize AB 130

AB 130 took effect on July 1, 2025. Among other things, AB 130 adds Section 21080.66 to the Public Resources Code, which exempts certain housing development projects from CEQA if they meet the criteria stated in the new code section. As part of this transmittal, we are providing an analysis showing that the Project clearly and unambiguously meets all statutory criteria and is therefore exempt from CEQA as detailed in Section II which is supported by the related attachments and exhibits.

II. Analysis

The following analysis assesses each of the criteria that a project must comply with to qualify for the AB 130 CEQA Exemption.

1. Section 21080.66(a) – The Project is a “housing development project,” as defined in Government Code Section 65905.5(b) because it is a mixed-use development that consists of at least two-thirds of new floor area designated for residential use.
2. Section 21080.66(a)(1) – The Site is 2.03 acres in size, which is less than the 20-acre maximum size.
3. Section 21080.66(a)(2) – The project site is located within the boundaries of the City of Santa Monica, which is an incorporated municipality, which meets this requirement.
4. Section 21080.66(a)(3) – The Site has been previously developed with an urban use¹ as it is currently developed with a commercial office building, and has a valid business license (#122562-1655 Property LLC-verified through the City’s business license search directory) to rent and lease space as commercial property and therefore meets this requirement. Most recently up until July 2024, the building was occupied by Leaf Group, a commercial office tenant.

The Site also satisfies this requirement because at least 75 percent of the perimeter of the site adjoins² parcels that are developed with urban uses, as there are commercial office uses to the north, west, east and south of the Site (See Exhibit 1).

North-1633 26th Street: Business and Professional Offices

- TALA-Computer Software Development-(Business License #231902)

South-2701 Olympic Boulevard (Pen Factory site): Business and Professional Offices/Parking Garage

- ABM Parking Services-(Business License #227994)
- Activision Publishing-(Business License #240233)
- Good Rx-(Business License #237749)

East-2700 Pennsylvania Avenue: Business and Professional Offices

- Red Bull North America (Corporate Office/Performance Center)- (Business License #224428)

¹ “Urban use” is defined as “any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses.” (Public Resources Code Section 21080.66(f)(3).)

² “‘Adjoins’ includes parcels that are only separated by a street, pedestrian path, or bicycle path.” (Public Resources Code Section 21080.66(f)(1).)

- TTE1, Inc.-Motion Picture Development-(Business License #235358)

West-1620 26th Street/2450 Colorado/1601 Cloverfield/2425 Olympic- (Water Garden Center): Business and Professional Offices/Restaurants/Child Care.

The site has over 30 plus office tenant spaces that currently have an active business license that includes the following but is not an exhaustive list:

- Amazon (Corporate Headquarters)- (Business License #236471)
- Bright Horizons Children’s Center Inc-(Business License #074151)
- City Kitchen Express-(Business License #229669)

5. Section 21080.66(a)(4) – To be eligible for this CEQA exemption, the Project must be consistent with the general plan, zoning ordinance, and local coastal program, subject to any density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios that the Project requests and is eligible for under State Density Bonus Law (Gov. Code Section 65915).

The Project will conform with the General Plan or LUCE and BAP except as otherwise permitted by State Density Bonus Law.

6. Section 21080.66(a)(5) – The Project must be at least one-half of the density required in Government Code Section 65583.2(c)(3)(B). For the City of Santa Monica, this density is 30 units per acre,³ which means the Project must have a density of at least 15 units per acre. The Project is expected to have a density of approximately 198 dwelling units per acre, which satisfies this requirement.
7. Section 21080.66(a)(6) – The Project satisfies the requirements specified in Government Code Section 65913.4(a)(6). (See Exhibit 2.)
8. Section 21080.66(a)(7) – The Project must not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project.

The Project requires the demolition of an existing office building on the Site. Neither of the existing office buildings on the Site are listed on a historic register; therefore, the Project would not require the demolition of a historic structure.

9. Section 21080.66(a)(8) – This exemption places limitations on projects that include a hotel, motel, bed and breakfast inn, or other transient lodging.

³ See Appendix 1 of the Memorandum from the Department of Housing and Community Development entitled “Default Density Standard Option – 2020 Census Update” (dated March 21, 2022), available at: <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/defaultdensity2020censusupdate.pdf>.

This will be a mixed-use residential Project, and no portion of the Project will be designated for use as a hotel, bed and breakfast inn, or other transient lodging.⁴ Therefore, the Project meets this requirement.

10. Section 21080.66(b) – The City will be required to consult with Native American tribes that are traditionally and culturally affiliated with the Site prior to approval of the Project. This consultation process may result in the imposition of conditions of approval on the Project related to the protection of tribal cultural resources that may be impacted by the Project.
11. Section 21080.66(c)(1) – As a condition for approval of the project, the applicant will be required to complete a phase I environmental assessment. However, the prior completion of a phase I environmental assessment is not required to qualify for this CEQA exemption. If a recognized environmental condition is found, the applicant must complete a preliminary endangerment assessment to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. We assume these requirements will be memorialized and enforced a Project condition of approval.

If a release of a hazardous substance is found to exist on the site, the release must be removed, or any effects of the release must be mitigated to levels required by current federal and state statutory and regulatory standards before issuance of a certificate of occupancy. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure must be mitigated to levels required by current federal and state statutory and regulatory standards before issuance of a certificate of occupancy.

We assume these requirements will be memorialized and enforced a Project condition of approval.

12. Section 21080.66(c)(2) – This exemption imposes specific development standards on projects within 500 feet of a freeway. These standards do not apply because the Project is not located within 500 feet of a freeway. (See Exhibit 3.)
13. Section 21080.66(d) – If the Project is more than 85 feet in height from grade, the Project will be required to pay prevailing wages and comply with other labor requirements, including using a “skilled and trained workforce” (as defined in Public Contract Code Section 2601), subject to limited exceptions, and making certain healthcare expenditures for construction craft employees if the project has more than 50 units.

The Project will not exceed 85 feet in height and therefore the labor requirements are not applicable to the Project.

⁴ “Other transient lodging” does not include: (A) a residential hotel, as defined in Health and Safety Code Section 50519; or (B) after the issuance of a certificate of occupancy, a resident’s use or marketing of a unit as short-term lodging, as defined in Business and Professions Code Section 17568.8, in a manner consistent with local law.

III. Notice to Commence Tribal Consultation Under Public Resources Code Section 21080.66(b)(1)(A)(ii)

Public Resources Code Section 21080.66(b)(1)(A)(ii) provides as follows: “A local government shall provide formal notification via certified mail and email to each California Native American tribe that is traditionally and culturally affiliated with the project site as an invitation to consult on the proposed project, its location, and the project’s potential effects on tribal cultural resources pursuant to one of the following deadlines: ... (ii) For projects whose applications were deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code before July 1, 2026, within 14 days of notifying the local government that the project is eligible to be exempt from this division pursuant to this section.”

The Project application will be deemed complete pursuant to Government Code Section 65589.5(h)(5) on August 12, 2025, when the applicant submits the Preliminary Application (“SB 330”) for the Project. Furthermore, through this letter, the Applicant has provided the City with notice that the Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66. Consequently, pursuant to Public Resources Code Section 21080.66(b)(1)(A)(ii), the City is required to provide formal notification to each California Native American tribe that is traditionally and culturally affiliated with the project site within 14 days of the date of this letter, and to comply with the consultation requirements in Public Resources Code Section 21080.66(b).

We request that you provide the following contact information in the notice and that you include these contacts in the consultation, subject to the California Native American tribe’s approval:

Dave Rand (dave@rpnlip.com, 213-557-7224)
Michael Rocque (michael@rpnlip.com, 213-557-2870)
Rand Paster & Nelson, LLP
633 W. Fifth Street, Ste 5880, Los Angeles CA 90071

Pursuant to 21080.66(b)(3)(C), as the Applicant’s representative, we agree to engage in good faith and comply with the confidentiality requirements of Sections 7927.000 and 7927.005 of the Government Code, subdivision (d) of Section 21082.3, subdivision (d) of Section 15120 of Title 14 of the California Code of Regulations, and any confidentiality standards adopted by the California Native American tribe participating in the consultation.

We look forward to collaborating with you on the preparation of documents for environmental review. Please do not hesitate to contact me if there are any questions or comments on the attached materials. Please do not hesitate to reach out to my colleague at: 213-557-2870 or michael@rpnlip.com.

Sincerely,

Dave Rand

Dave Rand
Partner
of RAND PASTER & NELSON, LLP

Attachments:

Exhibit 1 – 75 percent of the Perimeter of site adjoined by parcels that are developed with urban uses.

Exhibit 2 – Compliance with Government Code Section 65913.4(a)(6).

Exhibit 3 – Distance to Freeway

Exhibit 1

75 percent of the perimeter of site adjoined by parcels that are developed with urban uses



Direction	Address	Use Type (Urban Uses)	Business Name	Business License #
North	1633 26th Street	Business and Professional Offices	TALA - Computer Software Development	231902
South -Pen Factory Site	2701 Olympic	Business and Professional Offices	Activision Publishing Good Rx	240233 237749
East	2700 Pennsylvania Ave	Business and Professional Offices	Red Bull North America (Corporate Office/Perf. Center) TTE1, Inc. - Motion Picture Development	224428 235358
West -Water Garden Site has 30+ active business licenses	1620 26th/2450 Colorado/1601 Cloverfield/2425 Olympic	Business and Professional Offices Restaurants /Child Care	Amazon (Corporate Headquarters) Bright Horizons Children Center City Kitchen Express	236471 74151 229669

Exhibit 2

Compliance with Government Code Section 65913.4(a)(6)

The Project is not located on a site specified in subparagraphs (A)-(K) of Government Code Section 65913.4(a)(6).

- (A) (i) The Project is not in an area of the coastal zone subject to Public Resource Code Section 30603(a)(1) or (a)(2).

PRC Section 30603(a)(1) – Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

The Site is not between any body of water and the first public road (Pacific Coast Highway, Ocean Avenue, and 2nd Street all come first), and is not within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach. (See Attachment A.1)

PRC Section 30603(a)(2) – Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

The Site is not located on tidelands, submerged lands, or public trust lands; is not within 100 feet of any wetland, estuary, or stream; and is not within 300 feet of any beach or mean high tide line. (See Attachment A.1, Attachment C).

PRC Section 30603(a)(2) – Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

The Site is not located on tidelands, submerged lands, or public trust lands; is not within 100 feet of any wetland, estuary, or stream; and is not within 300 feet of any beach or mean high tide line. (See Attachment A.1, Attachment C).

- (ii) The Project is not in an area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan.

The Project is not within an area of the coastal zone that is subject to a certified local coastal program or a certified land use plan.

- (iii) The Project is not in an area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration (NOAA), the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment.

The NOAA mapping tool does not indicate that the Site is vulnerable to five feet of sea level rise, and the City's General Plan Safety Element does not identify the Site as being at risk from sea level rise. (See Attachment A.2.)

(iv) The Project is not on a parcel within the coastal zone that is not zoned for multifamily housing.

The Site is Bergamot Area Plan – Bergamot Transit Village (BTV) Zone of the BAP (SMMC Section 9.12.020) Multiple-Unit Dwellings are by-right permitted use in this zone. (SMMC Table 9.12.020)

(v) The Project is not on a parcel in the coastal zone located on either of the following:

(I) On, or within a 100-foot radius of, a wetland, as defined in Public Resources Code Section 30121. (See Attachment A.2.)

(II) On prime agricultural land, as defined in Public Resources Code Sections 30113 and 30241. (See Attachment A.3.)

(B) The Project is not located on prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction. (See Attachment B.)

(C) The Project is not located on wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). (See Attachment C.)

(D) The Project is not within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, or within the state responsibility area. (See Attachment D.)

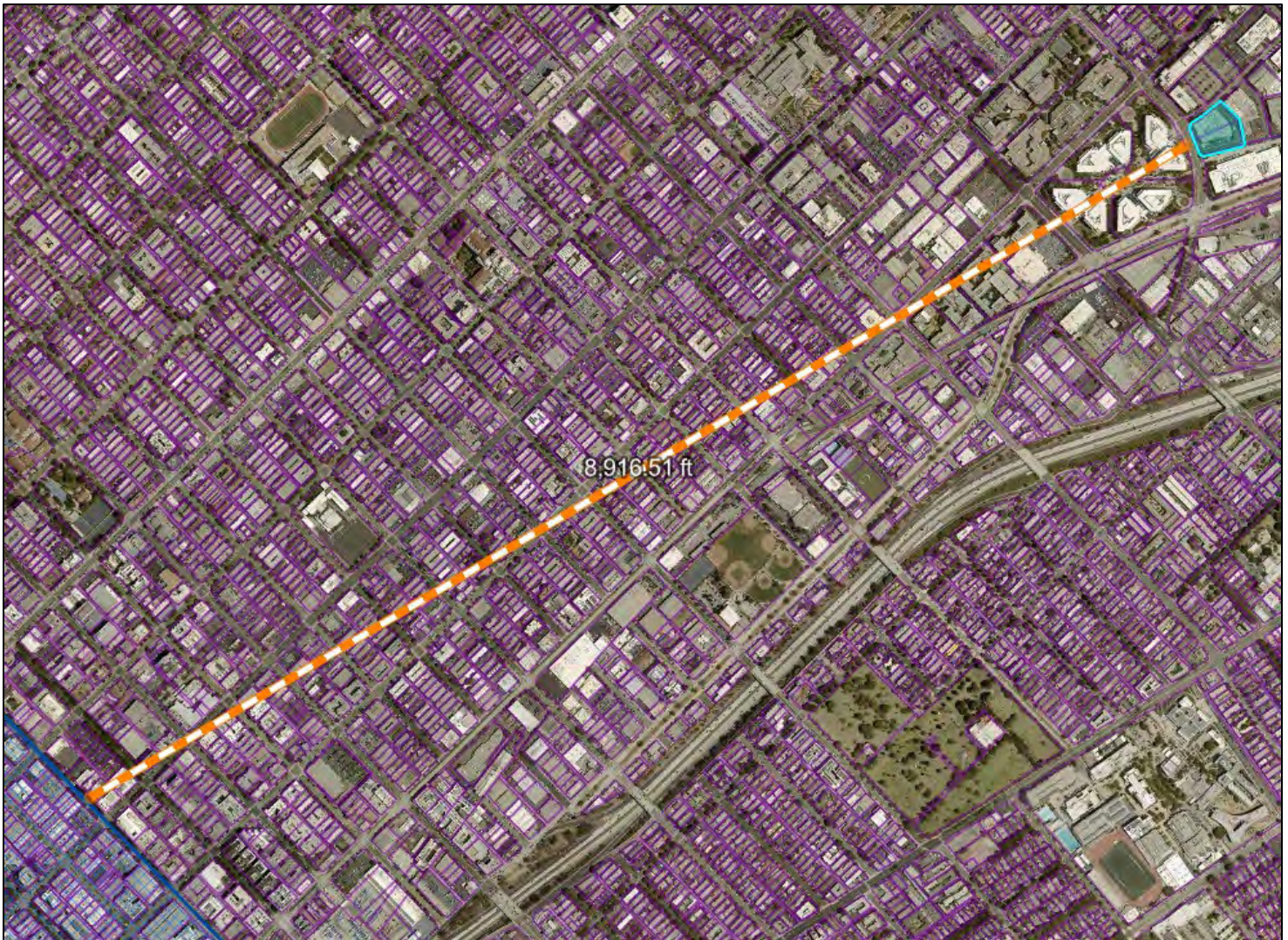
(E) The Project is not located on a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. (See Attachment E.)

(F) The Project is not located on a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2. (See Attachment F.)

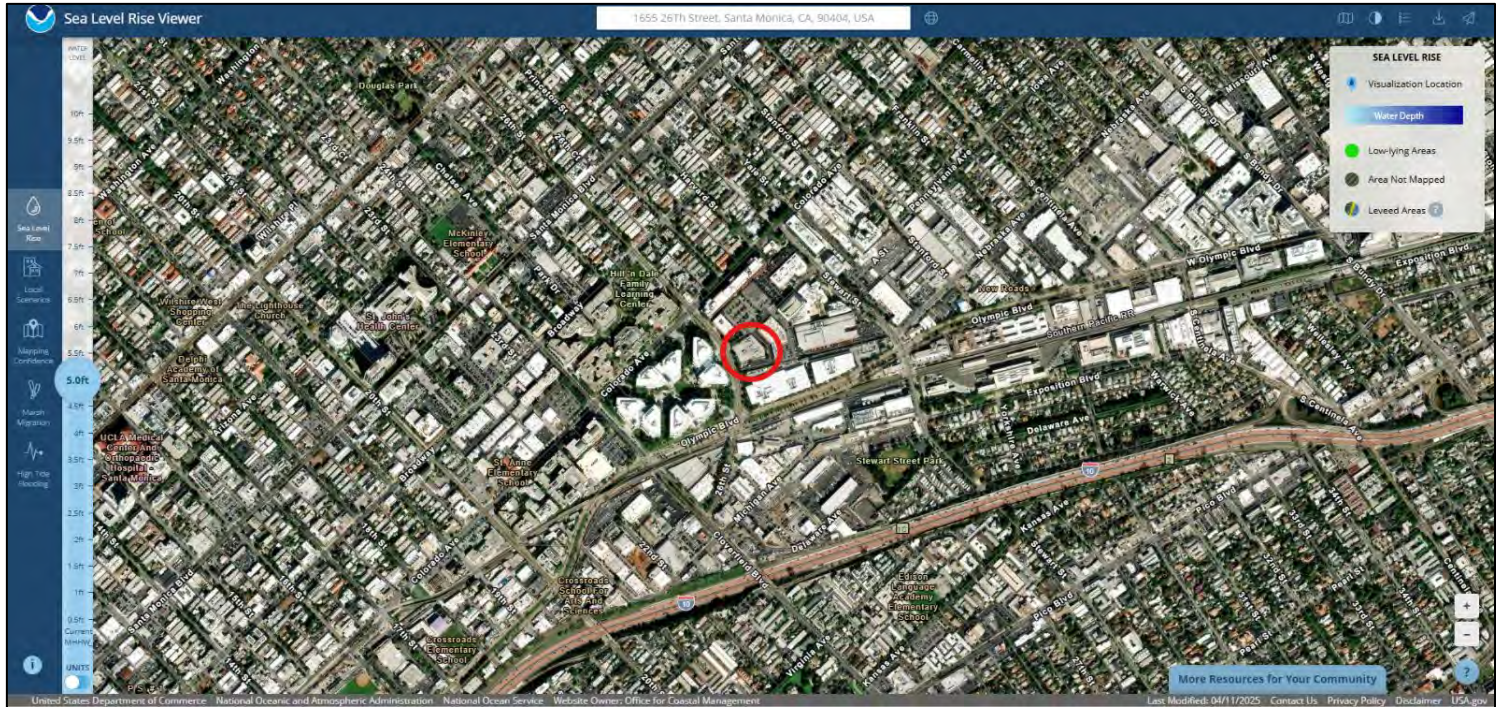
(G) The Project is not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. (See Attachment G.)

- (H) The Project is not located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. (See Attachment H.)
- (I) The Project is not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan. (See Attachment I.)
- (J) The Project Site is located in a highly urbanized, disturbed and previously developed area. It is therefore not located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). (See Attachment J.)
- (K) The Project is not located on lands under conservation easement. (See Attachment K.)

Attachment A.1 – Distance From Beach Or Mean High Tidaline; Distance from Coastal Bluff

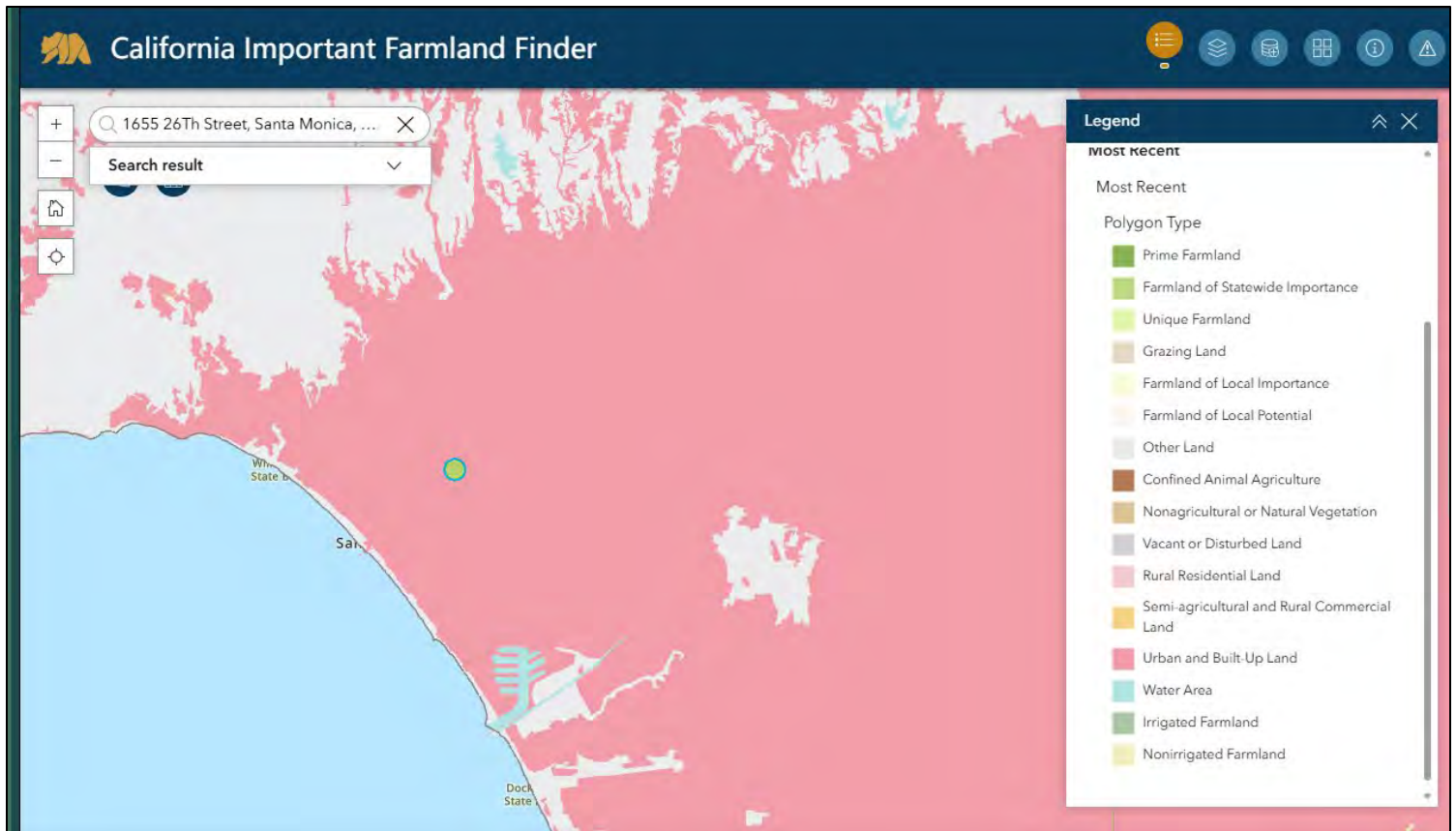


Attachment A.2 – Vulnerability to 5 Feet of Sea Level Rise



National Oceanic and Atmospheric Administration, Sea Level Rise Viewer (<https://coast.noaa.gov/slr/#>).
Site show in red circle.

Attachment A.3 and B – Site Not Located on Prime Agricultural Land



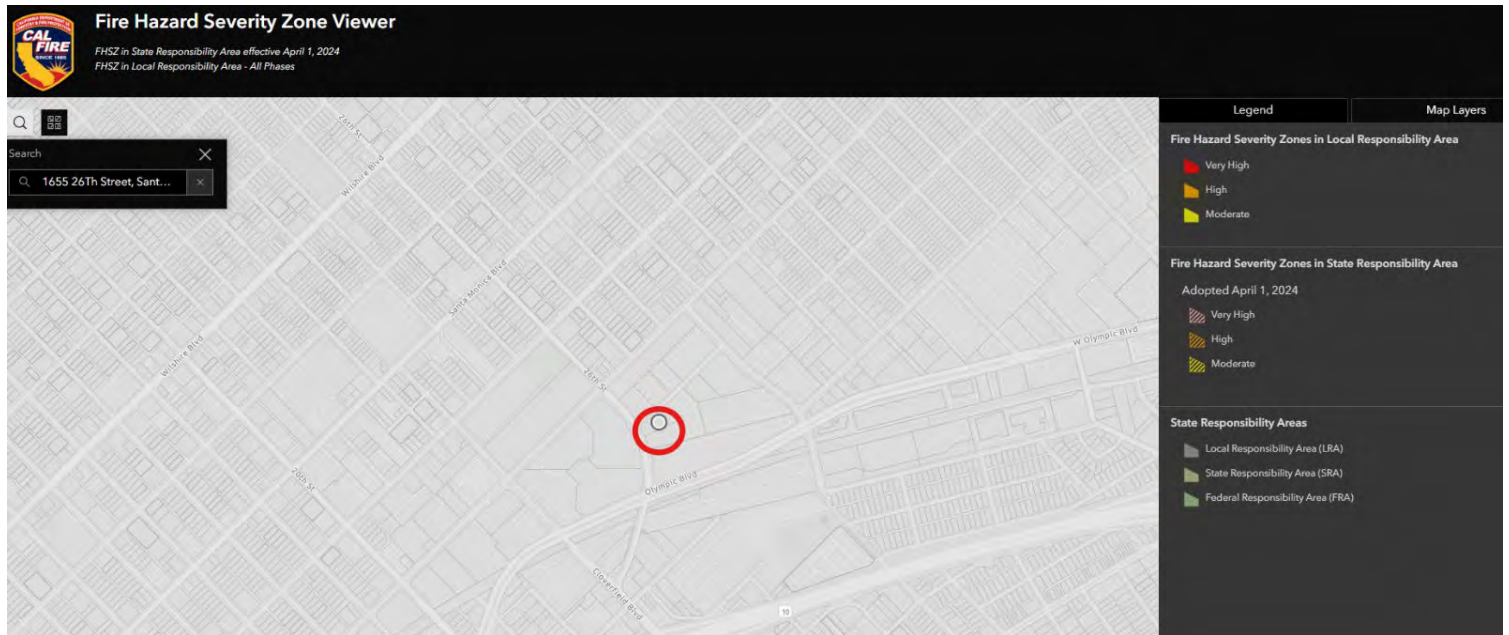
California Important Farmland Finder (<https://maps.conservation.ca.gov/DLRP/CIFF/>). Site indicated by green circle outlined in blue. The Legend indicates that the Site is located on Urban and Built-Up Land

Attachment C – Wetlands



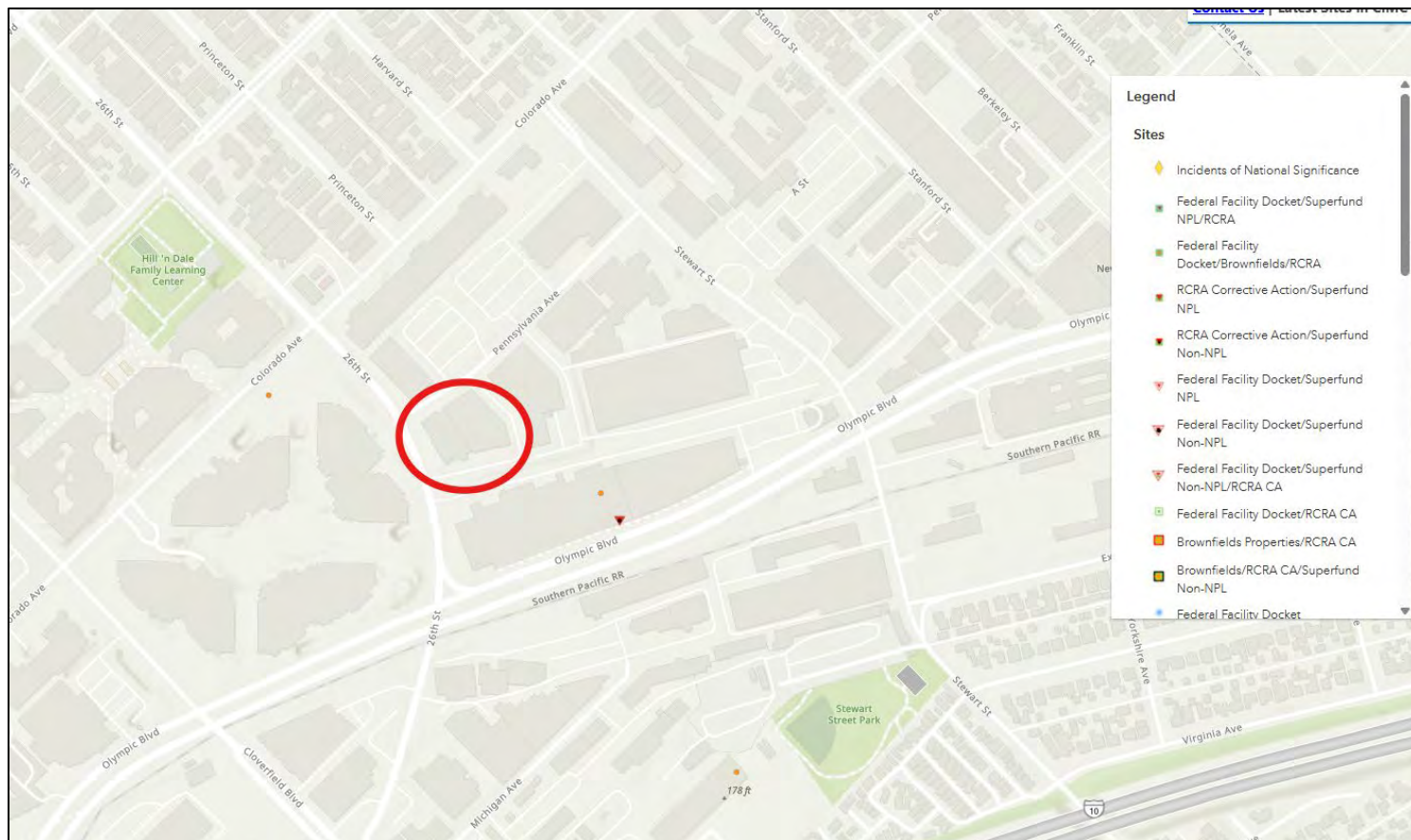
National Wetlands Inventory (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>). Site shown in red circle.

Attachment D – Fire Severity Zone



Cal Fire, Fire Hazard Severity Zone Viewer
(<https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0>). Site shown in red circle.

Attachment E – Hazardous Waste Sites



US Environmental Protection Agency, Clean Up Site Map

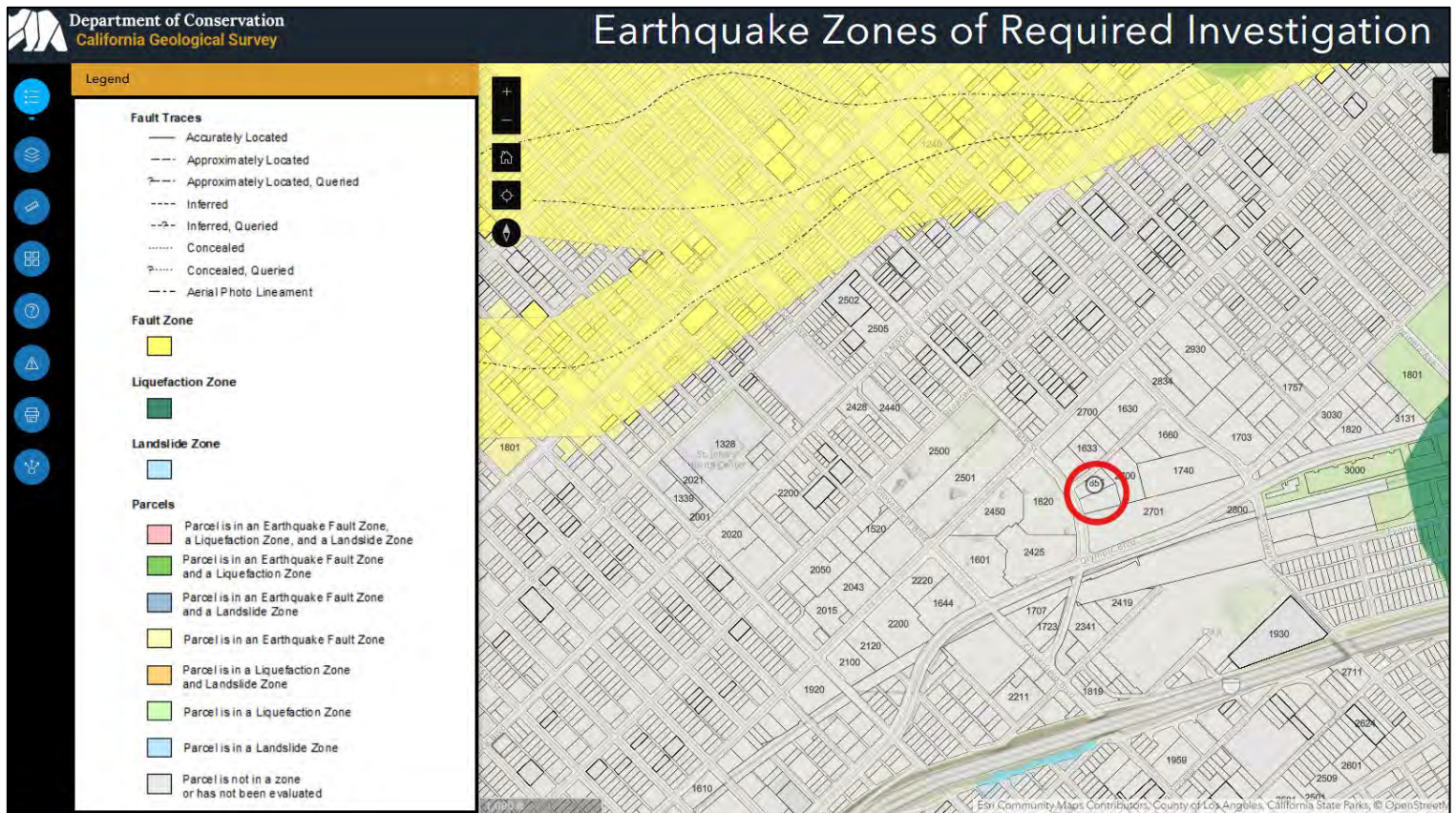
(<https://cimc.epa.gov/ords/cimc/f?p=cimc:map:::71>). Site circled in red.

The Cortese List (Hazardous Waste and Substances Site List) does not list any hazardous waste sites in Santa Monica. The following is an alphabetical list.

[REPORT] [MAP]	SO CAL GAS/SANTA BARBARA (QUARANTINA MGP)	42490036	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	630 EAST MONTECITO STREET	SANTA BARBARA	93103	70-75%	SANTA BARBARA
[REPORT] [MAP]	MANSION GROVE	43280031	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE	4101 LICK MILL BOULEVARD	SANTA CLARA	95054	20-25%	SANTA CLARA
[REPORT] [MAP]	NEVILLE CHEMICAL COMPANY	19280515	STATE RESPONSE	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12800 IMPERIAL HWY	SANTA FE SPRINGS	90670	NA	LOS ANGELES
[REPORT] [MAP]	ANGELES CHEMICAL COMPANY INC	19290306	STATE RESPONSE	ACTIVE	8915 SORENSEN AVENUE	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT] [MAP]	WASTE DISPOSAL, INC.	19490194	FEDERAL SUPERFUND - LISTED	CERTIFIED / OPERATION & MAINTENANCE - LAND USE RESTRICTIONS	12731 LOS NIETOS RD	SANTA FE SPRINGS	90670	90-95%	LOS ANGELES
[REPORT] [MAP]	SELBY SLAG	07330031	STATE RESPONSE	ACTIVE	SHORELINE&MARSH ADJ. TO CARQUINEZ STRAIT	SELBY	94802	85-90%	CONTRA COSTA
[REPORT] [MAP]	SELMA TREATING COMPANY	10240051	FEDERAL SUPERFUND - LISTED	ACTIVE - LAND USE RESTRICTIONS	1735 DOCKERY AVE & ADJOINING	SELMA	93662	95-100%	FRESNO

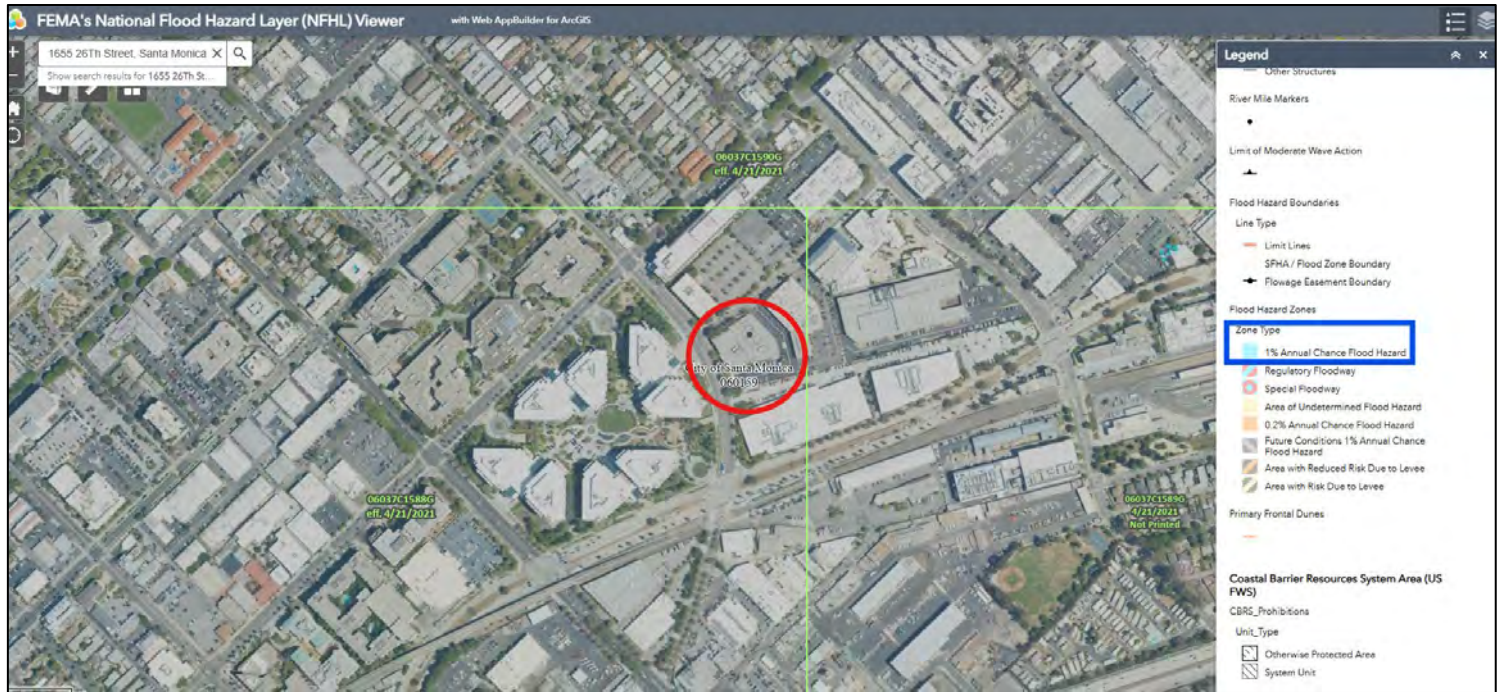
(https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITE S,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29).

Attachment F – Earthquake Fault Zone



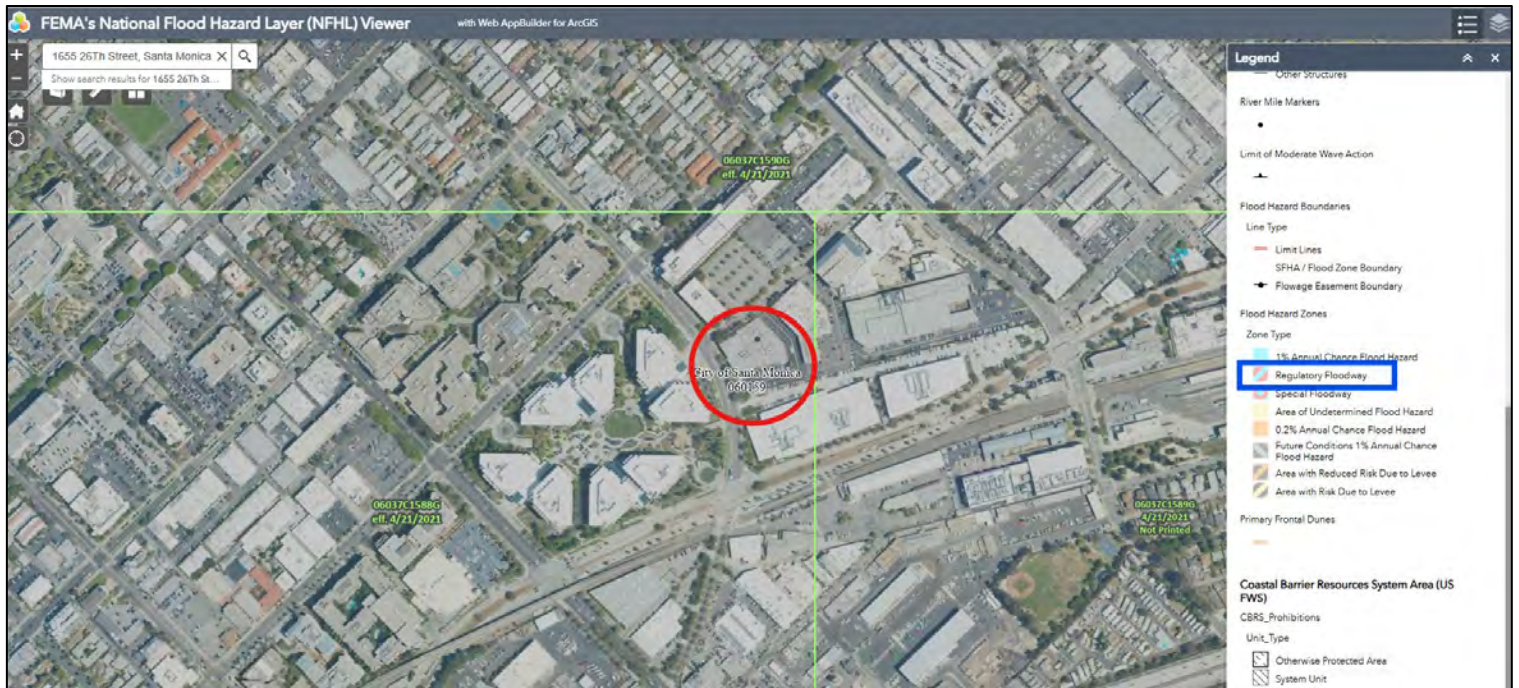
Department of Conservation, California Geological Survey, Earthquake Zones of Required Investigation (<https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/>). Site circled in red.

Attachment G – Flood Hazard Areas



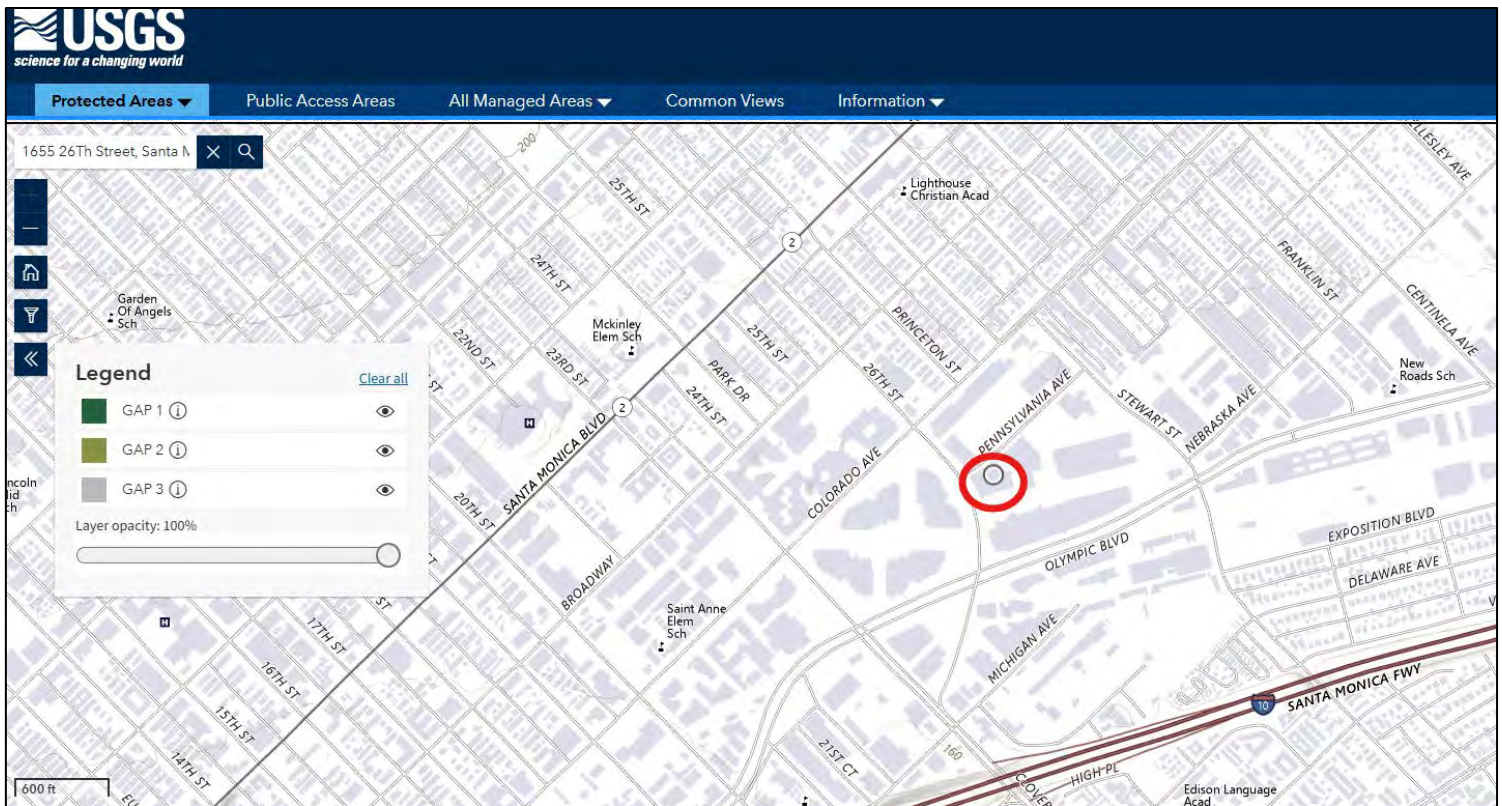
FEMA National Flood Hazard Layer Viewer (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>).
Site shown in red circle.

Attachment H – Regulatory Floodway



FEMA National Flood Hazard Layer Viewer (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>).
Site shown in red circle.

Attachment I – Conservation Area



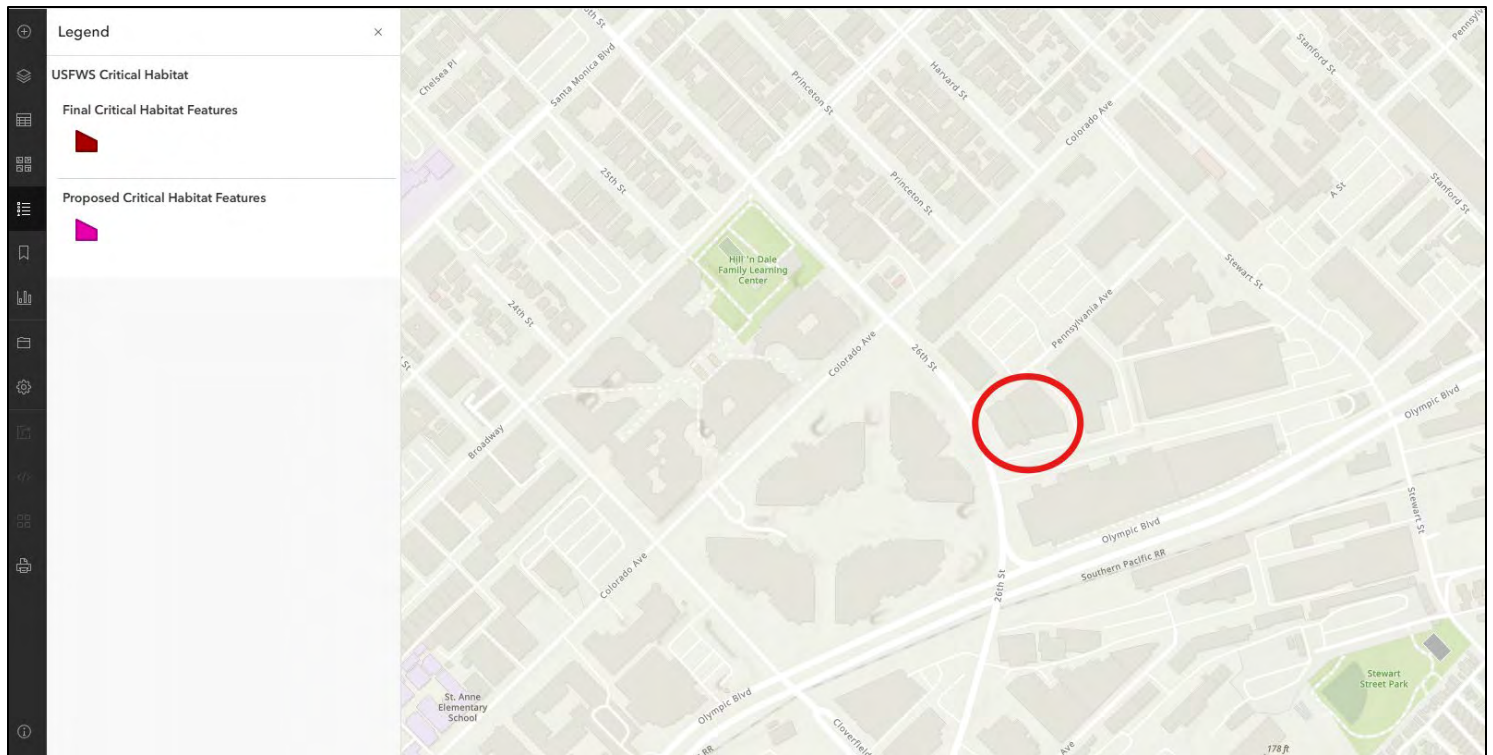
United States Geological Survey, Protected Areas Map (<https://maps.usgs.gov/padusdataexplorer/>). Site circled in red.

GAP 1 means “Biodiversity Protection – Natural Disturbance Permitted.”

GAP 2 means “Biodiversity Protection – Natural Disturbance Suppressed.”

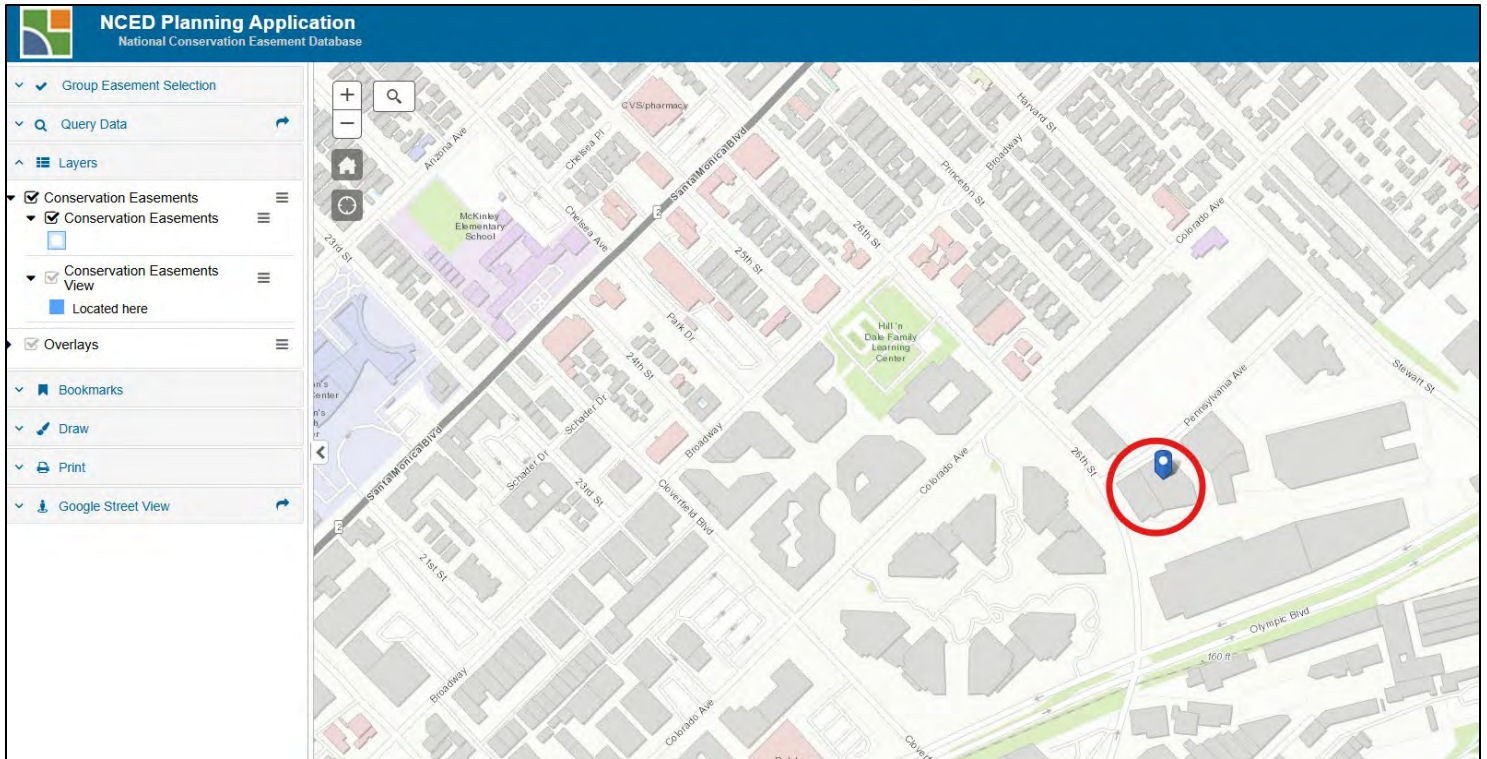
GAP 3 means "Multiple Use – Extraction Permitted.”

Attachment J – Habitat for Protected Species



US Fish and Wildlife Service, Critical Habitat Viewer
(https://www.arcgis.com/apps/mapviewer/index.html?url=https://services.arcgis.com/QVENGdaPbd4LUklV/ArcGIS/rest/services/USFWS_Critical_Habitat/FeatureServer&source=sd). Site shown in red circle.

Attachment K – Conservation Easements



National Conservation Easement Database (<https://site.tplgis.org/NCED/planningapp/>). Site circled in red.

Exhibit 3

Distance to a Freeway

