



DOUGLASKIM+ASSOCIATES,LLC

AMBIENT NOISE MEASUREMENTS



Session Report

10/13/2022

Information Panel

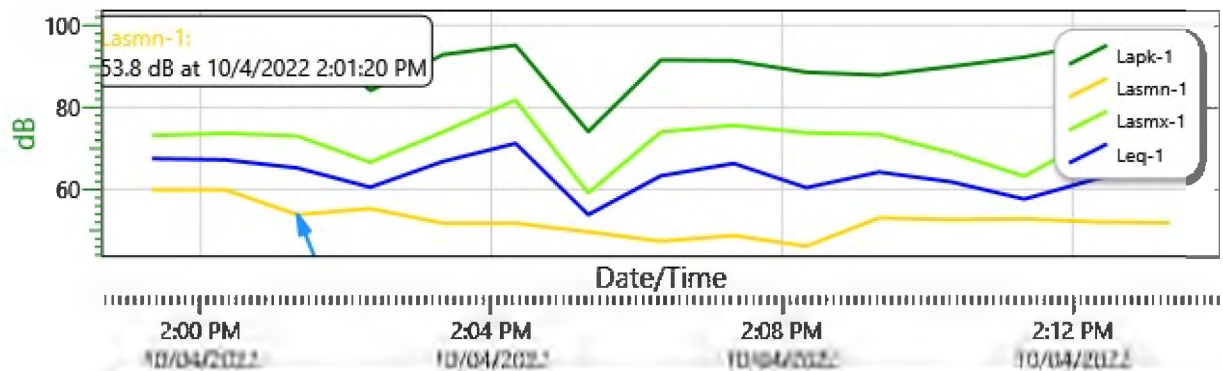
Name	Avalon Playa Vista - Beatrice Ave frontage
Comments	
Start Time	10/4/2022 1:58:20 PM
Stop Time	10/4/2022 2:13:29 PM
Run Time	00:15:09
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	65.3 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

Logged Data Chart

Avalon Playa Vista - Beatrice Ave frontage: Logged Data Chart



Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
10/4/2022 1:59:20 PM	88.8	59.9	73.1	67.5
2:00:20 PM	98.1	59.9	73.7	67.2
2:01:20 PM	101.1	53.8	73	65.2
2:02:20 PM	84.1	55.3	66.6	60.5
2:03:20 PM	92.9	51.7	74	66.8
2:04:20 PM	95.2	51.7	81.8	71.2
2:05:20 PM	74.1	49.6	59.1	53.8
2:06:20 PM	91.6	47.3	74	63.3
2:07:20 PM	91.4	48.7	75.6	66.3
2:08:20 PM	88.6	46.1	73.8	60.4
2:09:20 PM	87.9	53	73.4	64.2
2:10:20 PM	90	52.6	68.9	61.8
2:11:20 PM	92.3	52.8	63.2	57.6
2:12:20 PM	95.6	52	72.9	62.6
2:13:20 PM	91.7	51.8	77.2	66

Session Report

1/24/2023

Information Panel

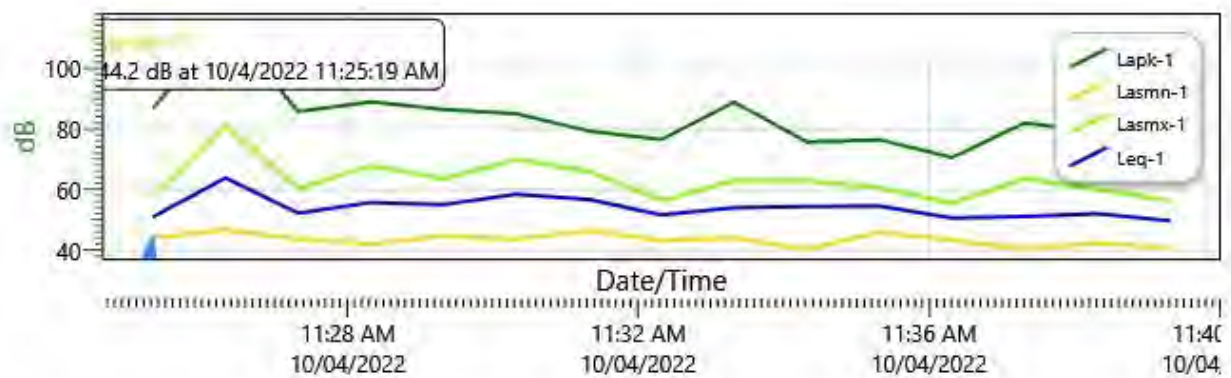
Name	12665 Village Lane
Comments	
Start Time	10/4/2022 11:24:19 AM
Stop Time	10/4/2022 11:39:31 AM
Run Time	00:15:12
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	56.2 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

Logged Data Chart

12665 Village Lane: Logged Data Chart



Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
10/4/2022 11:25:19 AM	86.8	44.2	58.3	51
11:26:19 AM	114.4	46.8	81	63.9
11:27:19 AM	85.7	43.8	60.4	52.3
11:28:19 AM	88.9	42.2	67.9	55.8
11:29:19 AM	86.4	44.8	63.7	55.1
11:30:19 AM	85	43.8	69.9	58.5
11:31:19 AM	79.3	46.5	66.1	56.8
11:32:19 AM	76.5	43.4	56.4	51.7
11:33:19 AM	88.8	44.2	63	54.1
11:34:19 AM	75.7	40.5	63	54.5
11:35:19 AM	76.4	46	60.7	54.6
11:36:19 AM	70.6	43.5	55.6	50.7
11:37:19 AM	81.9	40.4	63.7	51.2
11:38:19 AM	79.2	42.6	60.1	52.1
11:39:19 AM	82.1	40.8	56.4	49.8

Session Report

10/13/2022

Information Panel

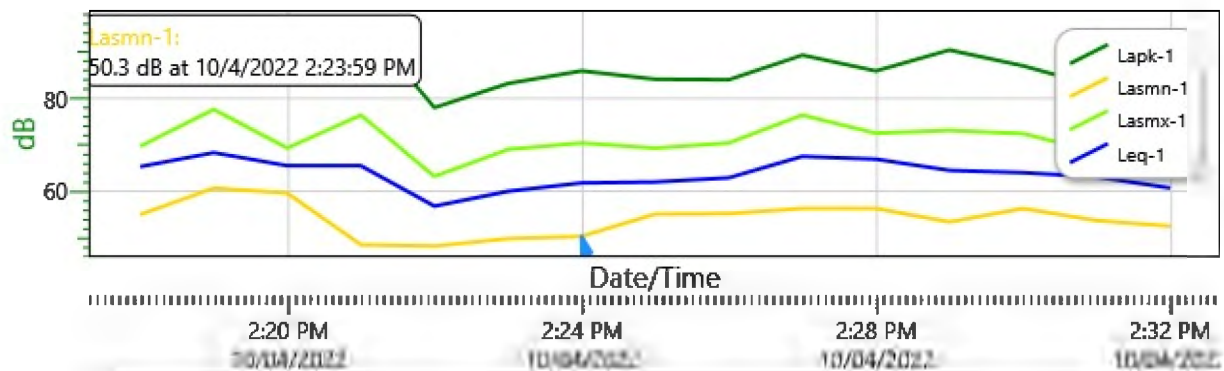
Name	Villas at Playa Vista - Jefferson frontage
Comments	
Start Time	10/4/2022 2:16:59 PM
Stop Time	10/4/2022 2:32:03 PM
Run Time	00:15:04
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	64.5 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

Logged Data Chart

Villas at Playa Vista - Jefferson frontage: Logged Data Chart



Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
10/4/2022 2:17:59 PM	84.6	55	69.7	65.3
2:18:59 PM	90.4	60.7	77.6	68.3
2:19:59 PM	88.5	59.6	69.3	65.5
2:20:59 PM	96.8	48.5	76.4	65.5
2:21:59 PM	78	48.2	63.2	56.8
2:22:59 PM	83.2	49.8	69	60
2:23:59 PM	85.9	50.3	70.4	61.8
2:24:59 PM	84.1	55.1	69.3	62
2:25:59 PM	84	55.2	70.4	62.9
2:26:59 PM	89.3	56.3	76.4	67.5
2:27:59 PM	85.9	56.3	72.5	66.9
2:28:59 PM	90.4	53.4	73.1	64.5
2:29:59 PM	87	56.3	72.4	64
2:30:59 PM	82.6	53.7	68.4	63.1
2:31:59 PM	84.1	52.5	70.2	60.7

Session Report

10/13/2022

Information Panel

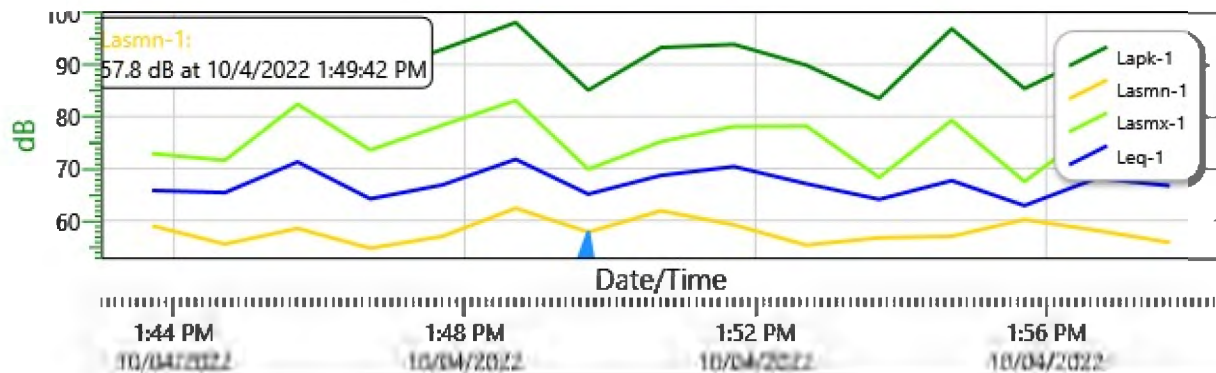
Name	Villas at Playa Vista - Jefferson BI frontage
Comments	
Start Time	10/4/2022 1:42:42 PM
Stop Time	10/4/2022 1:57:47 PM
Run Time	00:15:05
Serial Number	SE40213991
Device Name	SE40213991
Model Type	Sound Examiner
Device Firmware Rev	R.11C
Company Name	
Description	
Location	
User Name	

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	67.8 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF

Logged Data Chart

Villas at Playa Vista - Jefferson BI frontage: Logged Data Chart



Logged Data Table

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
-----------	--------	---------	---------	-------

Date/Time	Lapk-1	Lasmn-1	Lasmx-1	Leq-1
10/4/2022 1:43:42 PM	87.1	59	72.9	65.8
1:44:42 PM	86.9	55.5	71.6	65.4
1:45:42 PM	95.4	58.5	82.4	71.3
1:46:42 PM	87.9	54.7	73.6	64.2
1:47:42 PM	93	57	78.4	66.9
1:48:42 PM	98.1	62.4	83.1	71.8
1:49:42 PM	85.1	57.8	69.9	65.1
1:50:42 PM	93.3	61.9	75.2	68.7
1:51:42 PM	93.9	59.2	78.1	70.4
1:52:42 PM	89.9	55.3	78.2	67.1
1:53:42 PM	83.5	56.7	68.3	64.1
1:54:42 PM	96.9	57	79.3	67.7
1:55:42 PM	85.4	60.2	67.5	62.9
1:56:42 PM	92.1	58.1	77.9	68.2
1:57:42 PM	87.2	55.8	75.8	66.7



DOUGLAS KIM + ASSOCIATES, LLC

CONSTRUCTION NOISE CALCULATIONS

Noise emissions of industry sources

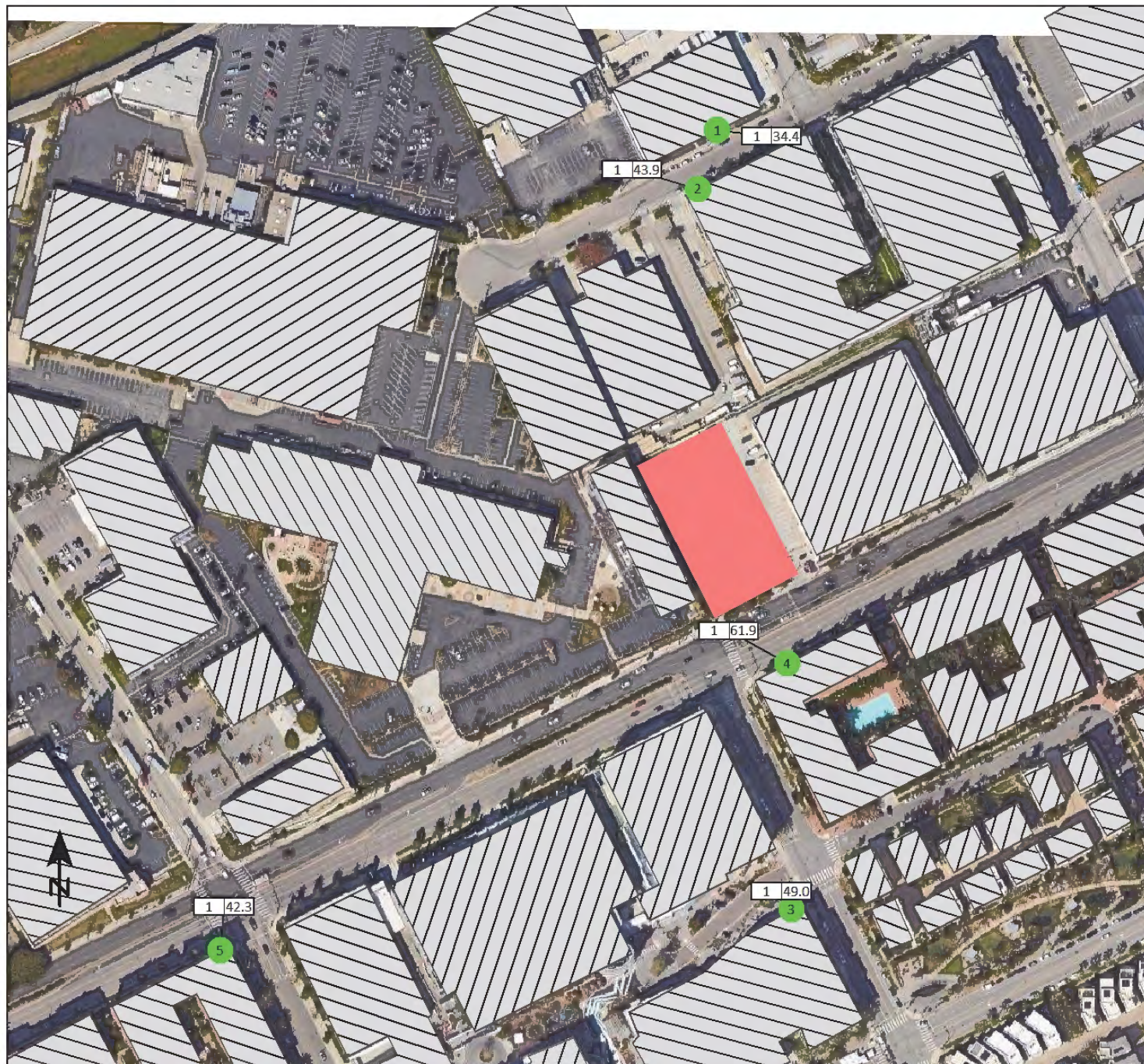
Source name	Size m/m ²	Reference	Level			Corrections		
			Day dB(A)	Evening dB(A)	Night dB(A)	Cwall dB	CI dB	CT dB
Construction Site	3930 m ²	Lw/unit	109.7	-	-	-	-	-

Receiver list

No.	Receiver name	Coordinates		Building side	Floor	Height abv.grd. m	Limit Day dB(A)	Level Day dB(A)	Conflict Day dB
		X	Y						
		in meter							
1	Production Studios - 12615 Beatri	11369168.19	3760898.56	South eas	GF	9.62	-	34.4	-
2	Residences - 5535 Westlawn Ave	11369158.51	3760869.64	North wes	GF	9.55	-	43.9	-
3	Residences - 12665 Village Lane	11369204.60	3760513.97	North wes	GF	12.00	-	49.0	-
4		11369202.47	3760635.27	North wes	GF	9.01	-	61.9	-
5	Residences - 12855 Runway Road	11368922.85	3760493.59	North wes	GF	9.85	-	42.3	-

Contribution levels of the receivers

Source name	Traffic lane	Level Day dB(A)
Production Studios - 12615 Beatrice Street	GF	34.4
Construction Site	-	34.4
Residences - 5535 Westlawn Avenue	GF	43.9
Construction Site	-	43.9
Residences - 12665 Village Lane	GF	49.0
Construction Site	-	49.0
Residences - 12665 Village Lane	GF	61.9
Construction Site	-	61.9
Residences - 12855 Runway Road	GF	42.3
Construction Site	-	42.3



12681 Jefferson Boulevard

Signs and symbols

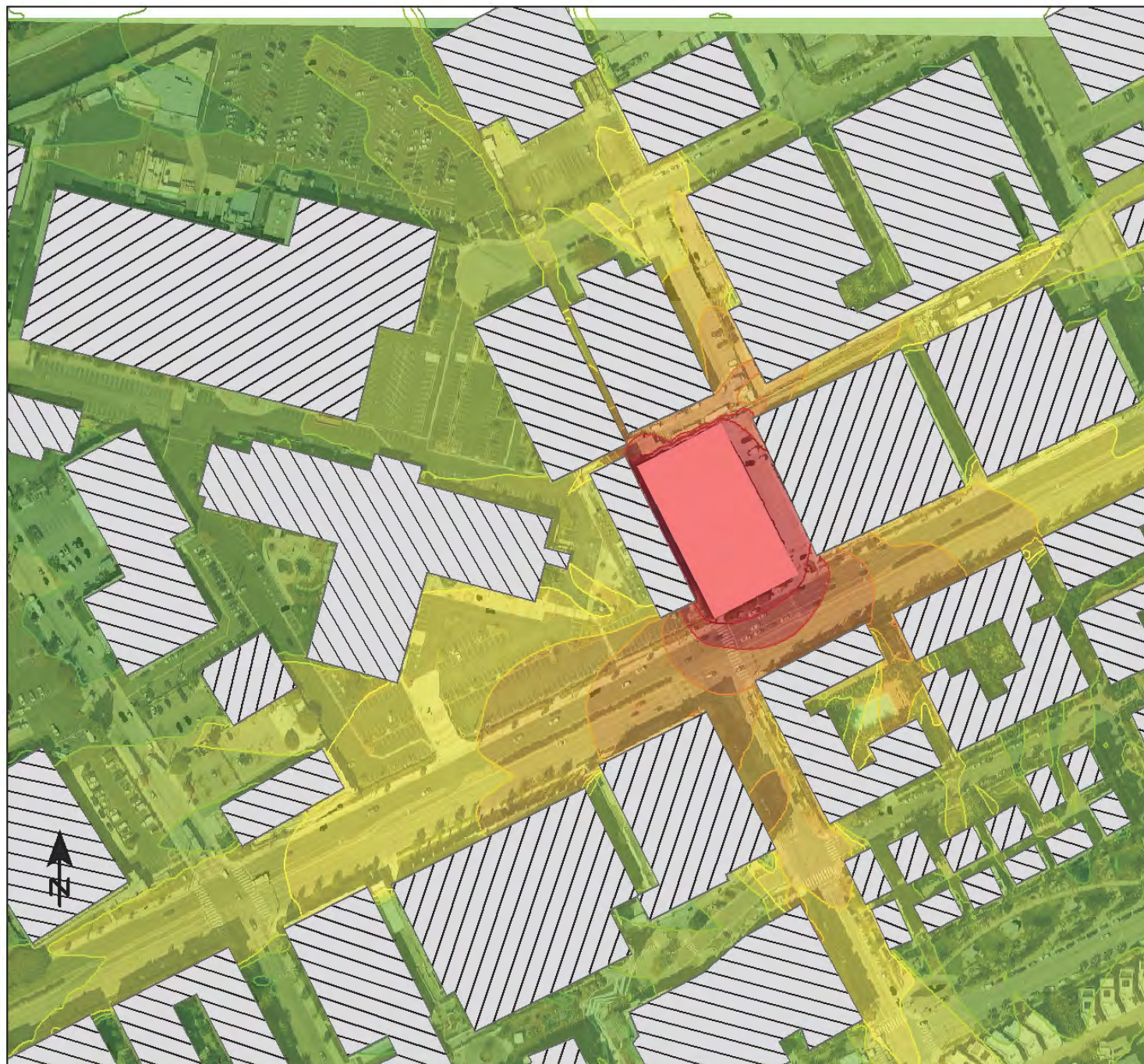
-  Building
-  Analyzed Sensitive Receptor
-  Construction Site

1 : 208

0 37.575 150 225 300 feet



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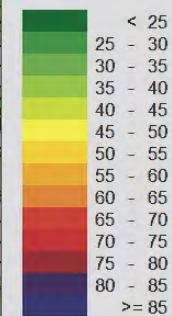


12681 Jefferson Boulevard

Signs and symbols

-  Building
-  Construction Site

Levels in dB(A)



1 : 208

0 37.5 75 150 225 300 feet



DOUGLASKIM+ASSOCIATES,LLC

Construction Noise Impacts



DOUGLAS KIM + ASSOCIATES

Reference	15.24	meter
Sound Pressure Level (Lp)	75.0	dBA
Sound Power Level (Lw)	109.7	dB

Receptor	Existing Leq	Noise	New Leq	Difference Leq	Significant?
Production Studios - 12615 Beatrice Street	65.3	34.4	65.3	0.0	No
Residences - 5535 Westlawn Aveue	65.3	43.9	65.3	0.0	No
Residences - 12665 Village Lane	67.8	61.9	68.8	1.0	No
Residences - 12775 Millennium Drive	56.2	49.0	57.0	0.8	No
Residences - 12855 Runway Road	64.5	42.3	64.5	0.0	No

OFF-SITE CONSTRUCTION-RELATED TRAVEL VOLUMES



Construction Phase	Worker Trips	Vendor Trips	Haul Trips	Total	% of Traffic Volumes
Demolition	12.5	0	28.9	41	1.3%
Site Preparation	7.5	0		8	0.2%
Grading	10	0	351.9	362	11.0%
Trenching	5	0		5	0.2%
Building Construction	36.9	39.6		76	2.3%
Paving	12.5	0.0		13	0.4%
Architectural Coatings	7.37	0		7.37	0.2%
<i>Haul trips represent heavy-duty truck trips with a 19.1 Passenger Car Equivalent applied; Vendor trips are a blend of vehicle types with a 9.5%</i>					

3,293 Traffic Volumes on Jefferson Boulevard at Westlawn Avenue in the peak A.M. hour



DOUGLASKIM+ASSOCIATES,LLC

TRAFFIC NOISE CALCULATIONS



24 Hours Traffic Volume

City of Los Angeles

Department of Transportation

Counter A. Delas Alas

Date 04/17/18

Start Time 12 AM

Location **JEFFERSON BL AT WESTLAWN AV**

Direction **E/W STREET**

Serial Number 17861

Day of Week

WED

Prepared 04/19/18

DOT District

WESTERN

By A. Delas Alas

Weather

CLEAR

Time	NORTHBOUND or WESTBOUND					SOUTHBOUND or EASTBOUND					TOTAL
	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOURLY TOTAL	1ST QTR	2ND QTR	3RD QTR	4TH QTR	HOURLY TOTAL	
12 AM	44	28	30	24	126	47	31	42	25	145	271
1 AM	19	20	23	10	72	25	17	20	13	75	147
2 AM	18	19	19	14	70	10	13	15	11	49	119
3 AM	9	15	20	46	90	8	10	11	13	42	132
4 AM	26	28	36	69	159	14	18	10	9	51	210
5 AM	81	104	148	217	550	29	31	51	63	174	724
6 AM	206	195	203	233	837	84	96	151	157	488	1325
7 AM	279	246	327	337	1189	231	280	328	396	1235	2424
8 AM	371	396	402	453	1622	426	383	353	349	1511	3133
9 AM	467	437	423	415	1742	391	360	306	320	1377	3119
10 AM	395	379	318	317	1409	306	224	262	263	1055	2464
11 AM	282	317	342	358	1299	299	244	275	247	1065	2364
12 NN	322	372	336	354	1384	263	268	290	296	1117	2501
1 PM	326	375	382	386	1469	306	299	313	321	1239	2708
2 PM	309	333	326	377	1345	326	279	300	279	1184	2529
3 PM	355	353	344	378	1430	360	306	320	306	1292	2722
4 PM	363	355	354	387	1459	313	280	314	257	1164	2623
5 PM	371	418	409	458	1656	324	311	316	287	1238	2894
6 PM	438	423	390	368	1619	323	323	316	283	1245	2864
7 PM	401	335	347	322	1405	301	268	285	247	1101	2506
8 PM	306	281	227	239	1053	299	255	221	236	1011	2064
9 PM	240	197	189	184	810	223	199	182	153	757	1567
10 PM	150	129	126	108	513	154	142	130	100	526	1039
11 PM	75	64	62	42	243	96	76	71	40	283	526

FIRST 12-HOURS PEAK QUARTER COUNT

LAST 12-HOURS PEAK QUARTER COUNT

24 HOUR VEHICLES TOTAL

TOTAL VEHICLES STANDARD DEVIATION (STD)

467 9 AM 1ST
458 5 PM 4TH
23,551
 [+,-] 583.97

426 8 AM 1ST
360 3 PM 1ST
19,424 **42,975**
 [+,-] 499.53 1075.89

PEAK HOURS VOLUME

	NORTH or WEST BOUND		SOUTH or EAST BOUND		BOTH DIRECTIONS	
	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME	PEAK HOUR	VEHICLE VOLUME
First 12H Peak	9 AM	1,742	8 AM	1,511	8 AM	3,133
Last 12H Peak	5 PM	1,656	3 PM	1,292	5 PM	2,894
First 12H Peak STD		[+,-] 633.41		[+,-] 566.63		[+,-] 1191.26
Last 12H Peak STD		[+,-] 431.50		[+,-] 308.16		[+,-] 735.54

TRAFFIC VOLUME ADJUSTMENTS

North/South Westlawn Avenue
 East/West Jefferson Boulevard
 Year 2018
 Hour 8:00-9:00 A.M.
 Source https://navigatela.lacity.org/dot/traffic_data/automatic_counts/JEFFERSON.WESTLAWN.180418.pdf



	NB Approach	SB Approach	EB Approach	WB Approach	
LT					
TH					
RT					
Total			1511	1622	1.07%

2018	-	-	1,511	1,622	-	
2019	-	-	1,526	1,638	-	
2020	-	-	1,541	1,655	-	
2021	-	-	1,557	1,671	-	
2022	-	-	1,572	1,688	-	
2023	-	-	1,588	1,705	-	3,293

	NB Approach	SB Approach	EB Approach	WB Approach		
Auto	-	-	1,310	1,406	6,048,810	82.5%
MDT	-	-	204	219	940,092	12.8%
HDT	-	-	5	6	25,348	0.3%
Buses	-	-	2	2	9,386	0.1%
MCY	-	-	36	39	167,287	2.3%
Aux	-	-	31	33	142,856	1.9%
Total	-	-	1,588	1,705	7,333,779	100.0%



DOUGLAS KIM + ASSOCIATES, LLC

DEMOLITION ANALYSIS



DOUGLASKIM+ASSOCIATES,LLC

CONSTRUCTION BUILDING DEBRIS

Materials	Total SF	Height	Cubic Yards	Pounds per Cub	Tons	Truck Capacity (CY)	Truck Trips	Source
Construction and Debris	0	0	-	484	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
General Building		12	-	1,000	-	10	-	Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010. General Building Formula
Single Family Residence	-	12	-	1,000	-	10	-	Federal Emergency Management Agency. Debris Estimating Field Guide (FEMA 329), September 2010. Single Family Residence Formula, assumes 1 story, Medium vegetative cover multiplier (1.3)
Multi-Family Residence		12	-	1,000	-	10	-	
Mobile Home				1,000	-	10	-	
Mixed Debris			-	480	-	10	-	Florida Department of Environmental Protection A Fact Sheet for C&D Debris Facility Operators
Vegetative Debris (Hardwoods)			-	500	-	10	-	
Vegetative Debris (Softwoods)			-	333	-	10	-	
Asphalt or concrete (Constructior	28,500	0.5	528	2,400	633	10	106	
TOTAL			528		633		106	



DOUGLASKIM+ASSOCIATES,LLC

GRADING ANALYSIS



DOUGLAS KIM + ASSOCIATES, LLC

SOIL TRANSPORT WITH SHRINK AND SWELL FACTORS

	CY	% Swell	Adjusted CY	Truck Capacity (CY)	Truck Trips
Topsoil	682	56%	1,064	10	213
Clay (Dry)	8,318	50%	12,477	10	2,495
Clay (Damp)		67%	-	10	-
Earth, loam (Dry)		50%	-	10	-
Earth, loam (Damp)		43%	-	10	-
Dry sand		11%	-	10	-
TOTAL	9,000		13,541		2,708

Note: Topsoil considered the top ten inches of soil (Wikipedia)

Note: Soil below topsoil assumed to be dry clay; Source: Lyngso website, <https://www.lyngsogarden.com/community-resources/tips-on-modifying-your-california-soil-with-amendments/>

Source: US Department of Transportation Determination of Excavation and Embankment Volumes; <https://highways.dot.gov/federal-lands/pddm/dpg/earthwork-design>



DOUGLASKIM+ASSOCIATES,LLC

CUMULATIVE PROJECTS

CLATS

Welcome jimmy! | [Log Out](#) | [Profile](#) | [Admin](#)

RELATED PROJECTS

Centroid Info:

PROJ ID: 47665

Address: 12681 W JEFFERSON BLVD

LOS ANGELES, CA 90066

Lat/Long: 33.9788, -118.416

Buffer Radius: 1400 feet

Search

Column

Include NULL "Trip info": ☐

Include NULL "FirstStudySubmittalDate" (latest) ☐

Include "Inactive" projects: ☐

Include "Do not show in Related Project": ☐

Net_AM_Trips - Select -

Net_PM_Trips - Select -

Net_Daily_Trips - Select -

Record Count: 6 | Record Per Page: All Records

Results generated since: (11/7/2022 11:26:34 AM)

Proj ID	Office	Area	CD	Year	Project Title	Project Desc	Address	First Study Submittal Date	Distance (feet)	Trip Info																		
42565	Westchester	CTC	11	2014	12777 Jefferson	Office expansion, 49,950sf	12777 W JEFFERSON BLVD	12/18/2014	676.6	Land Use	Unit ID	size	Net_AM_Trips	Net_PM_Trips	Net_Daily_Trips	NetAMIn	NetAMOut											
										Office	S.F. Gross Area	49950	77	100	550	68	9	17										
													77	100	550	68	9	17	83									

Noise emissions of industry sources

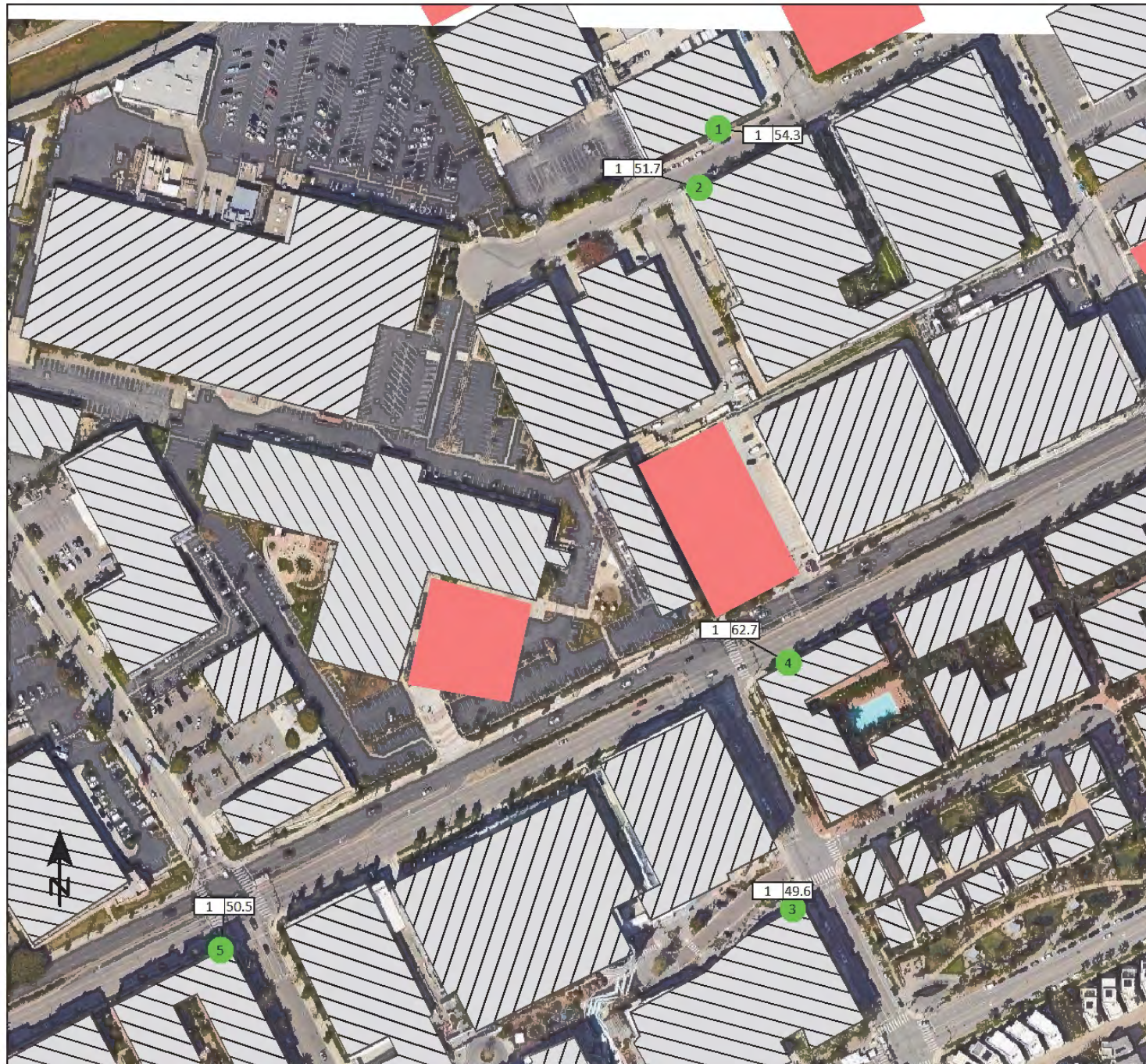
Source name	Size m/m ²	Reference	Level			Corrections		
			Day dB(A)	Evening dB(A)	Night dB(A)	Cwall dB	CI dB	CT dB
Construction Site	3930 m ²	Lw/unit	109.7	-	-	-	-	-
Related Project - 12777 Jefferson Blvd.	2651 m ²	Lw/unit	109.7	-	-	-	-	-
Related Project - 12575 Beatrice St.	6098 m ²	Lw/unit	109.7	-	-	-	-	-
Related Project - 5405 Jandy Pl.	8284 m ²	Lw/unit	109.7	-	-	-	-	-
Related Project - 12555 Jefferson Blvd.	2242 m ²	Lw/unit	109.7	-	-	-	-	-

Receiver list

No.	Receiver name	Coordinates		Building side	Floor	Height abv.grd. m	Limit Day dB(A)	Level Day dB(A)	Conflict Day dB
		X	Y						
1	Production Studios - 12615 Beatrice St	11369168.15	3760898.56	South east	GF	9.62	-	54.3	-
2	Residences - 5535 Westlawn Avenue	11369158.51	3760869.64	North west	GF	9.55	-	51.7	-
3	Residences - 12665 Village Lane	11369204.60	3760513.97	North west	GF	12.00	-	49.6	-
4		11369202.47	3760635.27	North west	GF	9.01	-	62.7	-
5	Residences - 12855 Runway Road	11368922.85	3760493.59	North west	GF	9.85	-	50.5	-

Contribution levels of the receivers

Source name	Traffic lane	Level Day dB(A)
Production Studios - 12615 Beatrice Street	GF	54.3
Construction Site	-	34.4
Related Project - 5405 Jandy Pl.	-	37.0
Related Project - 12555 Jefferson Blvd.	-	31.6
Related Project - 12575 Beatrice St.	-	54.1
Related Project - 12777 Jefferson Blvd.	-	32.0
Residences - 5535 Westlawn Avenue	GF	51.7
Construction Site	-	43.9
Related Project - 5405 Jandy Pl.	-	34.1
Related Project - 12555 Jefferson Blvd.	-	31.8
Related Project - 12575 Beatrice St.	-	50.7
Related Project - 12777 Jefferson Blvd.	-	30.9
Residences - 12665 Village Lane	GF	49.6
Construction Site	-	49.0
Related Project - 5405 Jandy Pl.	-	32.3
Related Project - 12555 Jefferson Blvd.	-	28.7
Related Project - 12575 Beatrice St.	-	30.1
Related Project - 12777 Jefferson Blvd.	-	39.2
Residences - 12665 Village Lane	GF	62.7
Construction Site	-	61.9
Related Project - 5405 Jandy Pl.	-	34.8
Related Project - 12555 Jefferson Blvd.	-	31.9
Related Project - 12575 Beatrice St.	-	31.6
Related Project - 12777 Jefferson Blvd.	-	54.6
Residences - 12855 Runway Road	GF	50.5
Construction Site	-	42.3
Related Project - 5405 Jandy Pl.	-	27.7
Related Project - 12555 Jefferson Blvd.	-	31.7
Related Project - 12575 Beatrice St.	-	28.3
Related Project - 12777 Jefferson Blvd.	-	49.7



12681 Jefferson Boulevard

Signs and symbols

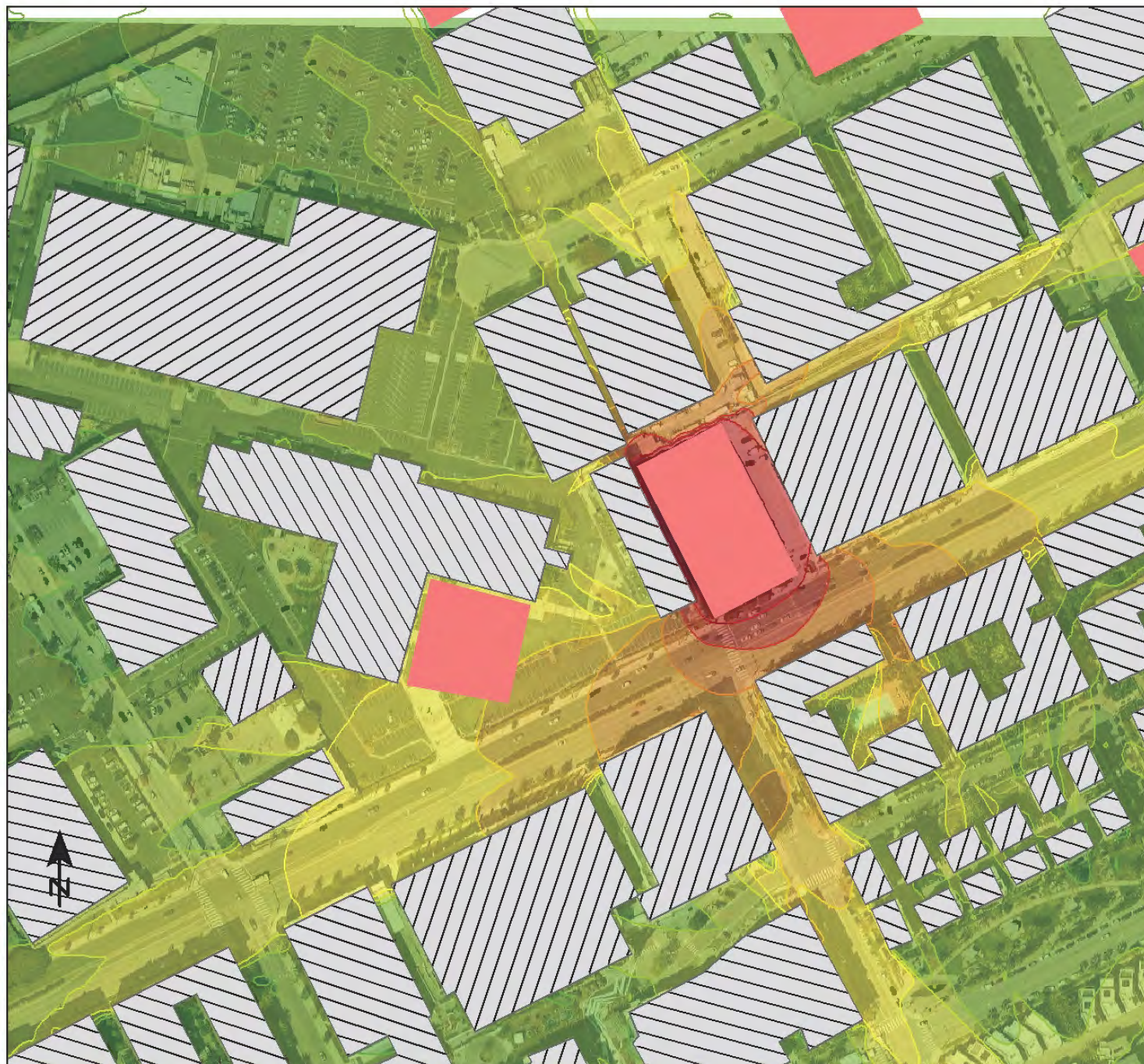
-  Building
-  Analyzed Sensitive Receptor
-  Construction Site

1 : 208

0 50 100 200 300 400 feet



DOUGLASKIM+ASSOCIATES,LLC

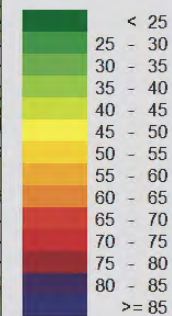


12681 Jefferson Boulevard

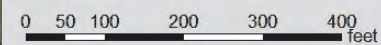
Signs and symbols

-  Building
-  Construction Site

Levels in dB(A)



1 : 208



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Cumulative Construction Noise Impacts



DOUGLAS KIM + ASSOCIATES, LLC

Reference	15.24	meter
Sound Pressure Level (Lp)	75.0	dBA
Sound Power Level (Lw)	109.7	dB

Receptor	Existing Leq	Noise	New Leq	Difference Leq	Significant?
Production Studios - 12615 Beatrice Street	65.3	54.3	65.6	0.3	No
Residences - 5535 Westlawn Aveue	65.3	51.7	65.5	0.2	No
Residences - 12665 Village Lane	67.8	62.7	69.0	1.2	No
Residences - 12775 Millennium Drive	56.2	49.6	57.1	0.9	No
Residences - 12855 Runway Road	64.5	50.5	64.7	0.2	No

Note: Sound Power Level (Lw) assumes full sphere propagation