THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.: _____

Related Case Nos.: _____

Filed With: _____ Date Filed: _____

Accepted By: _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address[1]: 11263 - 11325 Ventura Boulevard

Assessor's Parcel Number: 2366-035-007,2366-036-001,2366-036-021

Major Cross Streets: Tujunga Avenue (to the west) and Vineland Avenue (to the east)

Community Plan: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

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[1] Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org).

A. PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
  - Existing Development
  - Proposed Demolition
  - Proposed Construction
  - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, etc.

Consider using tables to compare square footages or other aspects of the project.

Project Description:

The Applicant seeks to reutilize an existing 23,891 SF tenant space w/in "Building A" (Anchor) for a new grocery market with sales of beer and wine for off-site consumption, perform exterior facade/site improvements, demolish existing ±1,064 SF portion of "Building A" (Anchor), maintain the existing ±3,569 SF "Shops Building" and existing ±6,322 SF "Building B", installation of new anchor tenant signs and replacement of existing tenant signs, provide Code required parking within existing surface parking lot.

Additional Information Attached   ☒ YES   ☐ NO

B. PROJECT & PROJECT SITE INFORMATION

ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	General Commercial	General Commercial
Zoning	C2-1VL-RIO	C2-1VL-RIO
Use (e.g., apartments, restaurant, retail)	commercial retail center	commercial retail center

PROJECT SITE

	Square Feet	Acres
Gross Lot Area	113,610 (per ALTA)	2.60
Net Lot Area	113,610 (per ALTA)	2.60

SLOPE[2]

Identify how much of the property is:

< 10% slope: __100__   10-15% slope: _____   > 15% slope: _____

If slopes over 10% exist, a **Topographic Map** *is required.*

PROJECT SIZE

What is the total square footage of the existing development?	38,765 SF
Square footage to be demolished:	1,064 SF
Square footage to be built:	0
Net new square footage:	N/A
Total gross square footage:	37,319 SF

PROPOSED USES

Residential square footage:	N/A
Commercial square footage:	37,319 SF
Industrial square footage:	N/A
Other square footage, and indicate use:	N/A

DWELLING UNITS

Number of residential units and type:	N/A
Number of hotel guestrooms:	N/A
Net new units or hotel guestrooms:	N/A

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[2] Defined in LAMC Section 12.03 as "An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1 or 1:1) or as a percentage (e.g., 50% or 100%)."

BUILDING HEIGHT

Total number of stories at or above ground: _1_

Maximum height: _30 feet_

LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

Building footprint:	34	%	Permeable hardscape:	19	%
Paving/hardscape:	36	%	Landscaping:	11	%

EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? ☐ YES ☒ NO

If YES, indicate the total size of the interior space: _____

Does the property contain any vacant structures? ☒ YES ☐ NO

If YES, describe and state how long it has been vacant:

Building A is currently vacant, previously occupied by LA Fitness. The previous tenant ceased operation in 2019.

Does the project propose the removal or demolition of any structures? ☒ YES ☐ NO

If YES, provide the number, type, age, and total square footage of structures to be removed:

Demolition of an approximately 1,064 SF portion of Building A, mechanical electrical room.

Does the project propose to remove any residential dwellings? ☐ YES ☒ NO

If YES, indicate the number of units: _____

Does the project include a pool and/or hot tub? ☐ YES ☒ NO

If YES, provide the total number of gallons of water: _____

SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios?   ☒ YES   ☐ NO

If YES, describe use and proximity:

Single Family residences approximately 250 feet and Multi-Family Apartments approximately 270 feet to the north across the LA River; and Single Family Residences approximately 250 south across Ventura Boulevard.

HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7 am - 10 pm	7 am - 10 pm	7 am - 10 pm	7 am - 10 pm	7 am - 10 pm	7 am - 10 pm	7 am - 10 pm

SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)?   ☐ YES   ☒ NO

If YES, describe the number of events, type, duration, and frequency proposed:

TREES

Are there any protected and/or non-protected trees and shrubs[3] on the project site and/or within the adjacent public right-of-way, that may be removed or impacted[4] as a result of the project?   ☒ YES   ☐ NO

Existing number of trees onsite: __TBD__

Existing number of protected trees/shrubs onsite: __TBD__

Existing number of street trees adjacent to the project site: __TBD__

*If a protected tree or shrub (as defined in Los Angeles Municipal Code [LAMC] Section 17.02) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the Tree Report Template (CP-4068) for additional instructions. If NO, a Tree Disclosure Statement (CP-4067) is required.*

Tree Report Attached   ☒ YES   ☐ NO   ☐ N/A

Tree Disclosure Statement Attached   ☐ YES   ☐ NO   ☒ N/A

GRADING

Specify the total amount of soil being moved:

Grading for Cut:	0	cubic yards
Grading for Fill:	0	cubic yards
Total Grading:	0	cubic yards (<u>including</u> BHO-exempt grading)
Overexcavation/Recompaction:	None	

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: __N/A__ cubic yards
(Must be recommended in Geotechnical Report and *approved by* the LADBS Grading Division)

Cut and/or Fill for driveway: __N/A__ cubic yards
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: __N/A__ cubic yards

Fill resulting from Cut underneath the main building footprint: __N/A__ cubic yards
(Maximum exemption cannot exceed 50% of said Cut)

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[3] For a list of protected trees and shrubs, refer to the Tree Disclosure Statement (CP-4067).

[4] Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy.

HAUL ROUTE[5]

Indicate the amount of soil to be exported and/or imported:

☒ **Less than 1,000 cubic yards**
☐ **1,000 cubic yards or more**

Provide the following details only if the project is exporting/importing soil amount of <u>1,000 cubic yards or greater</u>:

Soil Export Amount: <u>N/A</u> cubic yards (including a 25% swell factor)

Location of Disposal Site: <u>N/A</u>

Soil Import Amount: <u>N/A</u> cubic yards

Location of Borrow Site: <u>N/A</u>

RETAINING WALLS

Does the project include retaining walls?   ☐ **YES**   ☒ **NO**

If YES, describe:

C. ENVIRONMENTAL CHECKLIST

Technical Studies shall be submitted at the time of case filing, with the exception of Environmental Impact Reports, for which technical studies may be submitted at a later date.

AIR QUALITY

Does the proposed project include:

80 or more residential units?	☐ YES	☒ NO
75,000 sq. ft. or more of non-residential use?	☐ YES	☒ NO
20,000 or more cubic yards of soil export?	☐ YES	☒ NO

If ANY of the three boxes are marked as YES, provide an **Air Quality Study**.

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[5] Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing *1,000* cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route; otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint?   ☒ YES   ☐ NO

> *If NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*
> *If YES, continue below.*

Will the project remove any vegetation?   ☒ YES   ☐ NO

Will the project remove any protected trees or shrubs?   ☐ YES   ☒ NO

Would the project alter or encroach upon any water resources?   ☐ YES   ☒ NO

> *If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

> *If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources (CP-3613)**.*

> *If the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

HISTORICAL RESOURCES

Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? Properties may include buildings, structures, sites, objects, and components of districts.   ☐ YES   ☒ NO

*If YES, indicate which of the following apply, and skip to **"3.c. Analysis of Project Impacts"**.*

☐ National Register of Historic Places: _____

☐ California Register of Historical Resources: _____

☐ City of Los Angeles Historic-Cultural Monument (HCM): _____

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

_____

Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey?   ☐ YES   ☒ NO

If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: _____

_____

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register?　　☐ **YES**　☒ **NO**

If YES, indicate which: _____

☐ Identified in SurveyLA: _____

☐ Identified in CRA/LA Survey: _____

☐ Identified in Specific Plan: _____

☐ Identified in Other Geographic Overlay(s): _____

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way?　　☐ **YES**　☒ **NO**

*If YES to any of the above, provide a **Historical Resource Assessment Report**.*

Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in *Historical Resource Assessment Report* on or adjacent to the project site, provide the applicable document below:

☐ ***Historical Resource Technical Report (HRTR)*** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.

☐ ***Secretary of the Interior's Standards Compliance Memorandum*** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: https://calepa.ca.gov/SiteCleanup/CorteseList. **Check all that apply.**

　　☐ Department of Toxic Substances Control (DTSC): EnviroStor database

　　☐ State Water Board: GeoTracker database of leaking underground storage tank sites

　　☐ State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels

　　☐ State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders

　　☐ DTSC: List of hazardous waste facilities subject to corrective action

　　☒ None of the Above

*If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.*

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination?   ☐ YES   ☒ NO

If YES, describe:

*If YES, provide a **Phase I Environmental Site Assessment (ESA)**.*

TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)?   ☐ YES   ☒ NO

*If YES, provide a **Transportation Assessment Form (CP-2151.1)**. Review by the Department of Transportation (LADOT) will be required to determine if the project conflicts with any plans, programs, ordinances, or policies. A **Transportation Engineering Design Review** by LADOT will also be required.*

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way?   ☐ YES   ☒ NO

*If YES, provide a **Transportation Engineering Design Review** by LADOT.*

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Use LADOT's VMT Calculator tool, as described in Section 2.2.2 of the Transportation Assessment Guidelines, available at this web address: https://ladot.lacity.org/sites/default/files/documents/2020-transportation-assessment-guidelines_final_2020.07.27.pdf

What is the project's estimated net ☒ **increase** or ☐ **decrease** in daily vehicle trips?
Per attached Technical Memorandum
_____

What is the project's estimated net ☒ **increase** or ☐ **decrease** in daily VMT? _____
Per attached Technical Memorandum
_____

*If the estimated net increase in daily vehicle trips exceeds 250, or if there is ANY estimated net increase in VMT, provide an LADOT **Transportation Assessment** is required.*

MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property?

☐ YES   ☒ NO

If YES, describe:

_____

_____

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.?

☐ YES   ☒ NO

If YES, specify:

_____

_____

REQUESTED ENVIRONMENTAL CLEARANCE

CATEGORICAL EXEMPTION (CE)

Check all that apply below:

☒ **Check this box if you are requesting a CE and:**

- You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

☒ **Check this box if you are requesting a Class 1–30 or 33 CE.**

Identify the Class of the CE which you are requesting: Class 1 Existing Facilities _____

☐ **Check this box if you are requesting a Class 31 CE and:**

- A Secretary of the Interior's Standards Compliance Memorandum is attached.

☐ **Check this box if you are requesting a Class 32 CE and:**

- The Special Requirements for the Class 32 CE (CP-7828) have been reviewed;

- Written justifications identified in the Special Requirements (CP-7828) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and

- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

STATUTORY EXEMPTION

☐ **Check this box if you are requesting a Statutory Exemption.**

Identify the Code and Section under which a Statutory Exemption is being requested: _____

_____

NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

☐ **Check this box if you are requesting an ND or MND.**

Is a consultant-prepared Initial Study attached?   ☐ **YES**   ☐ **NO**

ENVIRONMENTAL IMPACT REPORT (EIR)

☐ **Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.**

A consultation has been completed.   ☐ **YES**   ☐ **NO**

Date consultation completed: _____

SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

☐ **Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**

    ☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.

    ☐ **SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).

    ☐ **SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

PROPERTY OWNER

Name: Jim Dillavou

Company: PCG Studio Village, LLC

Address: 133 Penn Street   **Unit/Space Number:** _____

City: El Segundo   **State:** CA   **Zip Code:** 90245

Telephone: (310) 807-3372   **E-mail:** jdillavou@paragoncommercialgroup.com

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____   **Unit/Space Number:** _____

City: _____   **State:** _____   **Zip Code:** _____

Telephone: _____   **E-mail:** _____

APPLICANT'S REPRESENTATIVE

Name: Heather Waldstein

Company: Rosenheim & Associates, Inc

Address: 21600 Oxnard Street   **Unit/Space Number:** 630

City: Woodland Hills   **State:** CA   **Zip Code:** 91367

Telephone: 818-716-2767   **E-mail:** heather@raa-inc.com

ENVIRONMENTAL CONSULTANT (if applicable)

Name: _____

Company: _____

Address: _____   **Unit/Space Number:** _____

City: _____   **State:** _____   **Zip Code:** _____

Telephone: _____   **E-mail:** _____

APPLICANT/CONSULTANT'S AFFIDAVIT

**Affidavit must be signed and notarized by the Property Owner _and_ Consultant (if applicable).
Notarized signatures shall also be required each time a revised EAF is submitted.**

PROPERTY OWNER	CONSULTANT/AGENT
I,	I,
Jim Dillavou	Heather Waldstein
(Print Name)	**(Print Name)**
[signature]	
Signature	**Signature**

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT   CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _LOs Angeles_

On _February 28th 2023_ before me, _Amber Hobbs Possemato, Notary Public_
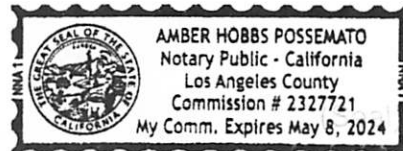
(Insert Name of Notary Public and Title)

personally appeared _Jim Dillavur_ , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature

AMBER HOBBS POSSEMATO
Notary Public - California
Los Angeles County
Commission # 2327721
My Comm. Expires May 8, 2024

APPLICANT/CONSULTANT'S AFFIDAVIT

Affidavit must be signed and notarized by the Property Owner _and_ Consultant (if applicable). Notarized signatures shall also be required each time a revised EAF is submitted.

PROPERTY OWNER	CONSULTANT/AGENT
I,	I,
Jim Dillavou	Heather Waldstein
(Print Name)	**(Print Name)**
Signature	**Signature**

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

JO ANN MARK
MY COMMISSION # HH 30504
EXPIRES: December 17, 2026

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT　　　　　　CIVIL CODE 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Florida

County of _Palm Beach_

On _3-1-23_ before me, _Jo Ann Marx - Notary_

(Insert Name of Notary Public and Title)

personally appeared _Waldstein, Heather_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature

NOTARY PUBLIC
STATE OF FLORIDA
JO ANN MARX
MY COMMISSION # HH 335041
EXPIRES: December 17, 2026

(Seal)