

SOUTH COAST AQMD
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OFFICE OF THE GENERAL COUNSEL
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
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Attorney for Petitioner
South Coast Air Quality Management District

**BEFORE THE HEARING BOARD OF THE
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT**

In the Matter of

**SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT,**

Petitioner,

v.

**6753 HOLLYWOOD ASSOCIATES, LLC,
and
AND ASSET MANAGEMENT, INC.**

[Facility ID#145994]

Respondents

Case No. 6278-1

**STIPULATION TO PLACE STIPULATED
ORDER FOR ABATEMENT ON
CONSENT; STIPULATED (PROPOSED)
FINDINGS AND DECISION GRANTING
STIPULATED ORDER FOR
ABATEMENT**

DISTRICT RULE 203(a)

Hearing Date: October 28, 2025
Time: 9:30 am
Place: Hearing Board
South Coast Air Quality
Management District
21865 Copley Drive
Diamond Bar, CA 91765

The undersigned parties, Petitioner South Coast Air Quality Management District
("District", "South Coast AQMD", or "Petitioner") and Respondents 6753 Hollywood Associates,
LLC and AND Asset Management, Inc. ("Respondents"), hereby agree and stipulate as follows:

1. The parties agree to have this matter be placed on the Hearing Board's Consent
Calendar for Tuesday October 28, 2025, pursuant to Hearing Board Rule 4(a)(4) and request the
Hearing Board do so.

STIPULATION TO PLACE STIPULATED ORDER FOR ABATEMENT ON CONSENT CALENDAR
6753 HOLLYWOOD ASSOCIATES, LLC, and AND ASSET MANAGEMENT, INC. - [Facility ID No. 145994]

1 2. District and Respondents seek a Stipulated Order for Abatement, pursuant to
2 California Health and Safety Code section 42451(b) and District Rule 806(b).

3 3. Declaration of South Coast AQMD, AQ Engineer Kaesean Brown, (filed
4 concurrently as Exhibit 1 to this Stipulation) is submitted to the Hearing Board in support of parties'
5 request for Stipulated Order for Abatement and the parties request that the declaration be admitted
6 into evidence.

7 4. Declaration of David Bolour, (filed concurrently as Exhibit A to this Stipulation) is
8 submitted to the Hearing Board in support of parties' request for Stipulated Order for Abatement
9 and the parties request that the declaration be admitted into evidence.

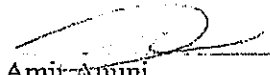
10 5. The parties agree to the findings and decision, including the facts and conditions
11 therein, in the Stipulated [Proposed] Findings and Decision Granting Stipulated Order for
12 Abatement.

13 6. The parties request that the Hearing Board decide the matter based on this
14 Stipulation, Declaration of Kaesean Brown, Declaration of David Bolour, Stipulated [Proposed]
15 Findings and Decision Granting Stipulated Order for Abatement, and any other documents agreed to
16 by the parties.

17 7. Operation under the proposed Stipulated Order for Abatement is not expected to
18 result in a violation of California Health and Safety Code section 41700 (nuisance).
19 SO STIPULATED.

20
21 Dated: October [2], 2025

FOR RESPONDENTS
6753 HOLLYWOOD ASSOCIATES, LLC,
and
AND ASSET MANAGEMENT, INC.

22
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26 By: 
27 Amir Amiri
28 Attorney for 6753 Hollywood Associates,
LLC and AND Asset Management, Inc.

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Dated: October 22, 2025

FOR PETITIONER
SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT

By: 

Nicholas Dwyer
Senior Deputy District Counsel
SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT

EXHIBIT 1

EXHIBIT 1

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**BEFORE THE HEARING BOARD OF THE
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT**

In the Matter of

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT,

Petitioner,

v.

6753 HOLLYWOOD ASSOCIATES,
LLC, and
AND ASSET MANAGEMENT, INC.

[Facility ID#145994]

Respondents.

Case No. 6278-1

**DECLARATION OF KAESEAN BROWN
IN SUPPORT OF THE STIPULATED
[PROPOSED] FINDINGS AND DECISION
GRANTING STIPULATED ORDER FOR
ABATEMENT**

Hearing Date: October 28, 2025
Time: 9:30 am
Place: South Coast Air Quality
Management District
21865 Copley Drive
Diamond Bar, CA 91765

DECLARATION OF KAESEAN BROWN

I, Kaesean Brown, declare:

1. I am an AQ Engineer working in the Engineering and Permitting Division (E&P) of the South Coast Air Quality Management District ("South Coast AQMD" or "District"). Unless otherwise stated expressly below, I make this declaration based on personal knowledge and, if called as a witness in this action, could and would testify competently to the matters discussed herein.
2. I am familiar with and have reviewed South Coast AQMD's Petition for Order for Abatement filed in Case No. 6278-1, wherein the South Coast AQMD requests an Order for Abatement to require Respondents 6753 Hollywood Associates, LLC and AND Asset Management, Inc., to cease and desist from operating its diesel-fueled internal combustion engine driving an emergency fire pump made by Clarke, model No. VMFP-06HT, serial No. 27B-03739, turbocharged, 6 cylinders, 4 cycles, 120 BHP ("Equipment") located at 6753 Hollywood Blvd, Los

DECLARATION OF KAESEAN BROWN IN SUPPORT OF THE STIPULATED ORDER FOR ABATEMENT
6753 HOLLYWOOD ASSOCIATES, LLC, and AND ASSET MANAGEMENT, INC. - [Facility ID No. 145994]

1 Angeles, CA 90028, in a manner which violates District Rule 203(a), or in the alternative, to
2 comply with increments of progress and conditions as the Board deems appropriate.

3 3. I am familiar with 6753 Hollywood Associates, LLC's Equipment, as I processed the
4 facility's application (Application Number 644374) when it sought a South Coast AQMD permit
5 for the Equipment.

6 4. Due to the inability of the Respondent to provide an equipment installation date and
7 manufacturer specifications identifying the equipment's emission factors, reference values to assess
8 the subject VMFP-06HT Clarke engine were sourced from the evaluation of AN 387633. The
9 application is for the same engine model and is certified to meet EPA Tier 1 standards. Equipment
10 assumed to have been installed 01/27/2004 based on a timeline presented by the vendor for the
11 engine, G. M. Richmond & Associates. Given that the equipment was an in-use engine and,
12 pursuant to *BACT Implementation Guidance Update for Emergency Compression Ignition Engines*
13 memo dated 10/05/2005, engines installed after 06/06/2003 are subject to the BACT requirements
14 in effect at the time of complete application submittal or at the time of equipment installation,
15 whichever is earlier. The document states that Stationary I.C. Engines rated greater than or equal to
16 100 BHP but less than 175 BHP with applications deemed completed after 06/30/2003 are required
17 to meet EPA Tier 2 standards.

18 5. It was therefore determined that because the engine does not employ BACT, the
19 application shall be denied pursuant to District Rule 1303(a)(1).

20 6. While processing the facility's permit application for the Equipment, I
21 communicated with a representative from G.M. Richmond & Associates, the business responsible
22 for performing a startup test on the Equipment that was the subject of the permit application.

23 7. Based on the available information, I determined the earliest the Equipment could
24 have been installed was January 27, 2004.

25 8. The Equipment was installed after June 30, 2003, and is subject to the following
26 limits:
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Tier 2 Standards

NMHC + NO _x (g/BHP-hr)	CO (g/BHP-hr)	PM (g/BHP-hr)
4.9	3.7	0.22

9. The applicant was not able to provide manufacturer specifications with emission factors; however, based on specifications on record for other facilities, the Equipment complies with EPA Tier 1 standards:

Tier 1 Standards

NMHC (g/BHP-hr)	NO _x (g/BHP-hr)	CO (g/BHP-hr)	PM (g/BHP-hr)
1.0	6.9	8.5	0.38

10. The Equipment cannot meet the applicable BACT, so the permit application was denied.

11. I am familiar with South Coast AQMD and Respondents Stipulated [Proposed] Findings and Decision Granting Stipulated Order for Abatement and the associated conditions and support the proposed order and conditions.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 22nd day of October, 2025, at Diamond Bar, California.

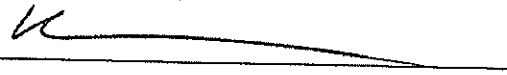

Kaesean Brown

EXHIBIT A

EXHIBIT A

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DECLARATION OF DAVID BOLOUR

I, DAVID BOLOUR, declare:

1. I am the President of AND Asset Management, Inc. ("AND"), the management company for 6753 Hollywood Associates, LLC.
2. I submit this declaration in support of the stipulated order of abatement relating to the emergency fire pump at the property located at 6753 Hollywood Blvd., Los Angeles, CA 90028 (the "Building").
3. The Building emergency fire pump is only turned on for testing once a month for six minutes or less, or in the event of an emergency.
4. AND began managing the Building in early 2019 and since that time there has not been any emergencies which have caused the Building emergency fire pump to turn on.
5. The last time that the Building emergency fire pump was turned on for testing was early October 2025.
6. We anticipate that the Building emergency fire pump will be turned on for testing again sometime in November again for six minutes or less.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration was executed on October 21, 2025, at Los Angeles, California.



DAVID BOLOUR
Declarant

