LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	December 4, 2024
HEARING DATE:	December 18, 2024 AGENDA ITEM: 8
PROJECT NUMBER:	TR071251
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 071251 Variance No. 200900013 Environmental Assessment No. 200900129
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	1701 West 120th Street, West Athens
OWNER:	Victoria Properties, LLC
APPLICANT:	Victoria Properties, LLC
PUBLIC MEETINGS HELD:	1 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO because it was deemed complete prior to the effective date of the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number TR071251, Vesting Tentative Tract Map No. 071251 ("TR071251") and Variance No. 200900013 ("Variance") based on findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NO. 071251 AND VARIANCE NO. 200900013 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- Vesting Tentative Tract Map ("VTTM") to create five residential lots on 35,077 net square feet (0.80 net acres) pursuant to County Code Chapter 21.38 (Vesting Tentative Map).
- Variance pursuant to County Code Chapter 22.194 (Variances) of the County Code, version February 24, 2020, which was in effect at the time the Project application was deemed complete on February 27, 2020, for Lot No. 3 for a reduced average lot width of 46 feet due to a project site lot width of 246 feet, which cannot produce five lots with widths of 50 feet. The required average lot width is 50 feet in the R-1 Zone (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) as set forth in Section 22.110.130 (Required Area and Width) of the County Code.

B. Project

The applicant proposes to subdivide a vacant property that is 35,077 net square feet (0.80 net acres) into five residential lots ("Project"). The Project is located at 1701 West 120th Street with the West Athens-Westmont community ("Project Site"). The residential lots range in size from 7,056 to 7,681 net square feet. Each lot will have an average parcel width of 50 feet, except Lot No. 3, which is proposed to be 46 feet in width under the related Variance. Each lot will have a shared driveway apron with direct access to West 120th Street, an 80-foot-wide Secondary Highway as shown on the County Master Plan of Highways. The Project Site is currently vacant, and no grading is proposed. The Project Site contains one plugged oil and gas well that will remain in place. The Project includes a mitigation measure to protect residents if any building used for habitation is located within 300 feet of the well. California Department of Conservation, Geothermal Energy Management Division ("CalGEM") can require re-plugging of the well if necessary. The Project is conditioned to reconfigure the driveways so that four lots contribute an equal width to form two shared driveways and one lot shall have its own private driveway. This change will require a separate application prior to final map approval and will not result in an increase to the number of proposed driveways which is three.

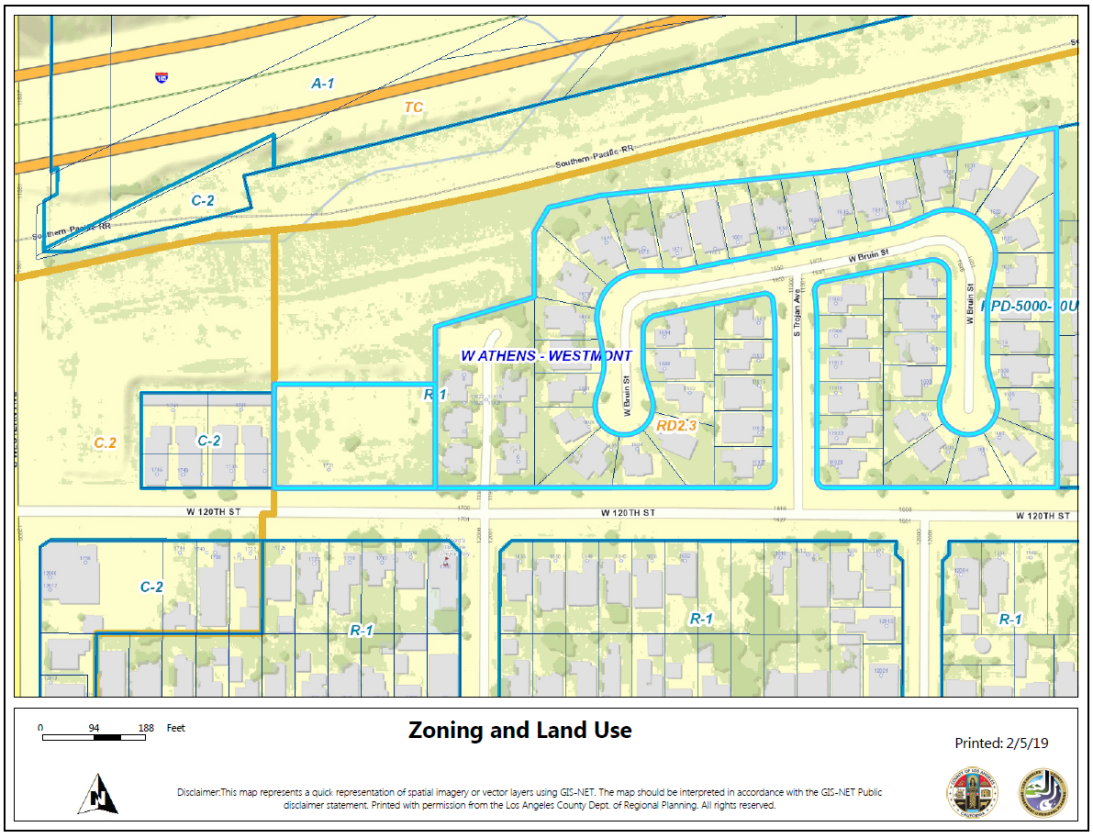
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides current property data within a 500-foot radius:

LOCATION	WEST ATHENS/WESTMONT COMMUNITY PLAN LAND USE POLICY*	ZONING*	EXISTING USES
SUBJECT PROPERTY	RD 2.3 (Single-Family Residence - 1 to 8 Dwelling Units Per Net Acre)	R-1	Vacant

NORTH	TC (Transit Corridor)	C-2 (Neighborhood Commercial), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Area), SP	105 Freeway
EAST	RD 2.3	R-1	Single-Family Residences ("SFRs")
SOUTH	RD2.3, C.2 (Community Commercial)	R-1, C-2	SFRs, Apartments, Golf Course
WEST	C.2	C-2	Apartments, Office

*Note: On May 21, 2024, the Connect Southwest Los Angeles Transit Oriented District ("CSLA TOD") Specific Plan, adopted on May 21, 2020, was superseded with the adoption of the Metro Area Plan ("Area Plan"), a component of the General Plan, which includes a revised CSLA TOD Specific Plan as a subchapter. Nonetheless, the subject VTTM and variance application were deemed complete prior to the adoption of both the 2020 CSLA TOD Specific Plan and Area Plan; therefore, the Project is still being reviewed and analyzed under the West Athens/Westmont Community Plan and zoning in effect at the time the application was deemed complete, which was February 27, 2020.



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20240032z	SP (Metro Area Plan with revised Connect Southwest TOD Specific Plan)	May 21, 2024
20200025z	SP (Connect Southwest LA TOD Specific Plan)	May 12, 2020
900177z	R-1	December 18, 1990
4558	A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	October 9, 1945

B. Previous Cases

None.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2022003231	Outdoor storage of vehicles, cargo containers, and semi-trucks.	Closed
RPCE2020001541	Overgrown vegetation.	Closed
RPCE2017004790	Overgrown vegetation and outdoor storage of bulldozer.	Closed

ANALYSIS

A. Land Use Compatibility

The 0.80-net-acre Project Site is currently vacant. The Metro Green Rail Line, Southern Pacific Railroad, and 105 Freeway are to the north of the Project. A six-unit detached condominium development and SFRs are to the west of the Project. Predominantly SFRs, a vacant commercial building, and apartments are to the south of the Project Site. A golf course, County buildings, and apartments are to the west of the Project Site. The Project will result in the creation of five single-family lots, which is in keeping with the intended land use designation and maximum allowable density of six units under the applicable West Athens/Westmont Community Plan.

The Project application was deemed complete on February 27, 2020 when the Community Plan and West Athens-Westmont Community Standards District (“CSD”),

which prescribes Zone R-1 development standards were in effect. The February 24, 2020 CSD version applies to the Project.

The Community Plan and a portion of the CSD) was superseded by the CSLA TOD Specific Plan on May 21, 2020. Both the CSLA TOD Specific Plan and CSD were revised when the Area Plan was adopted on May 21, 2024. The CSLA TOD became Chapter 22.416 (Connect Southwest LA: A TOD Specific Plan For West Athens-Westmont) and the CSD became Chapter 22.316.100 (West Athens-Westmont CSD).. The intent of the CSLA TOD Specific Plan is to implement regulations to achieve goals and objectives focused on establishing higher population and building density to support the transit corridor within the Specific Plan boundary. The CSLA TOD Specific Plan now classifies the Project Site as CSLA MXD-1 (Connect Southwest LA Mixed-Use Development – 1), which allows multi-family residences, excluding townhouses, at a density of 50 to 150 dwelling units per net acre, and prohibits SFRs. Therefore, the current zoning may apply to any future proposed development, as part of a separate review and approval if the application is filed more than two years following recordation of the final map.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project Site fronts West 120th Street which is an 80-foot-wide Secondary Highway on the County Master Plan of Highways. The Project includes the construction of a five-foot-wide sidewalk along the property frontage and the planting of 10 on-site trees to shade the sidewalk as well as the planting of public street trees. The Project Site would also connect to public utilities and not impact biological resources as it contains none. The urban infill Project would develop a vacant lot to provide a net gain of five primary residential units and increase the County housing stock. Due to the size of the Project, a traffic impact analysis was not needed. The Project was deemed complete prior to the adoption of the Inclusionary Housing Ordinance ("IHO").

C. Design Compatibility

The Project Site is located in a neighborhood comprised predominately of SFRs, with a detached condominium development and apartments within close proximity. The Project will result in the creation of five residential lots. Both public street trees and on-site trees will provide shade along the public sidewalk. The sidewalk improvements will benefit the street view. The lots will share driveways, which will reduce the number of driveways from five to three, and further increase pedestrian safety by minimizing the potential conflict points between pedestrians and vehicles. The proposed platting is rectangular in shape and consistent with surrounding lots, even with one proposed lot 46 feet wide instead of the required 50 feet. Reduced lot widths exist in the neighboring single-family tract development (TR34426). Future homes will be required to comply with applicable zoning requirements, including building setbacks, height, exterior structural materials, and

parking. The granting of the Variance would not preclude conformance with all other development standards, including lot size. Based on the Project's zoning of R-1, the minimum required lot area is 5,000 square feet. The Project provides lots that range in size from 7,056 to 7,681 square feet which exceed the minimum lot size by at least 40%. Therefore, the request to provide one lot having four feet narrower than the other four lots is immaterial and will not have an aesthetic, design, or environmental impact on the community.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with the applicable goals and policies of the Community Plan, a component of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB330") ACTS

The HAA does not apply to this Project because the Project includes a Variance. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project does not qualify as a housing development project because while it consists of more than one residential unit, it is not consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government's ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development's, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award

attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, one meeting occurred on the following date:

- Regional Planning Commission Hearing held on December 18, 2024.

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements, as modified. The Project was deemed complete on February 27, 2020, prior to the effective date of the IHO. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.195.050 (Variance Findings and Decision) of the County Code and the Subdivision Map Act. The Burden of Proof with the applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Mitigated Negative Declaration ("MND") is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring and Reporting Program ("MMRP") is included as an attachment (Exhibit F – Environmental Determination) to this report. The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Cultural Resources
- Hazards/Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The County Subdivision Committee consists of representatives from LA County Planning and the County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the VTTM dated January 22, 2019, the Subdivision Committee cleared the Project for public hearing and recommended conditions are provided as Exhibit D (Draft Conditions and Subdivision Committee Conditions).

B. Other Agency Comments and Recommendations

1. The CalGEM, in a letter dated August 29, 2024, stated the Division's district office shall be contacted if any wells are damaged or uncovered during excavation or grading (Exhibit I).

2. The California Department of Transportation ("Caltrans"), in a letter dated August 28, 2024, recommended that future surface parking be designed so that it does not face the street, that communal bike racks and/or lockers and short-term racks for guests are provided in the future, and that conflict zone striping be added where the existing westbound Class II bike lane will cross any new driveways. Caltrans further recommended the Project limit construction traffic to off-peak travel periods and obtain a transportation permit from Caltrans if the use of oversized transport vehicles on State Highways is needed (Exhibit I).

C. Public Comments

Staff received one email requesting project materials and spoke to a resident who wanted to know what the Project was about and whether the Project would build three or four-story buildings on each lot.

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Vesting Tentative Tract Map No. 071251
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof

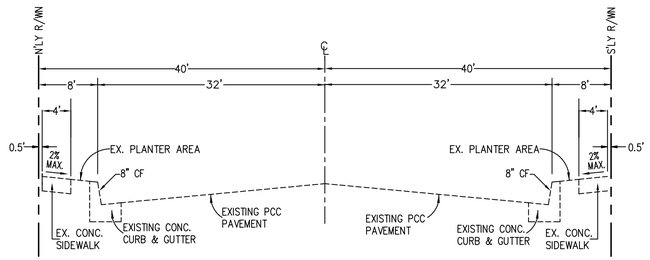
EXHIBIT F	Environmental Determination (MND/MMRP)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	California Departments of Conservation and Transportation Correspondence
EXHIBIT J	Public Correspondence

EXHIBIT A

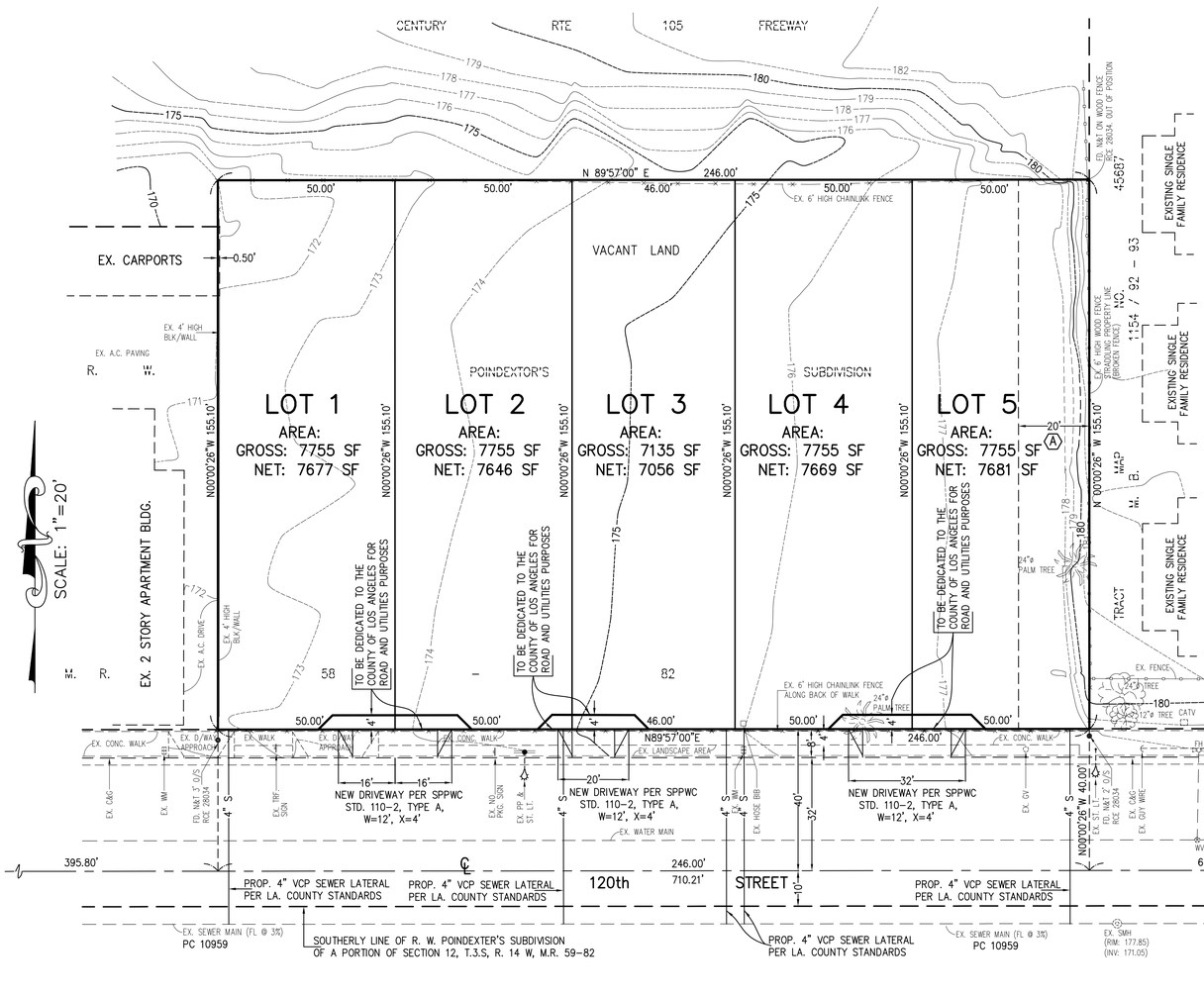
RECEIVED
DEPT OF REGIONAL PLANNING
TR071251 TENTATIVE
22 JAN 2019

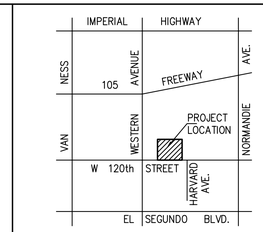
MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NO. 071251
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
POR. OF SEC. 12, T. 3 S, R. 14 W



W. 120TH STREET
TYPICAL SECTION
SCALE: 1"=10'





VICINITY MAP
NO SCALE
THOMAS BROTHERS PAGE 703/J-7

UTILITY PURVEYORS

WATER:
GOLDEN STATE WATER COMPANY
1600 W. REDONDO BEACH BLVD. #101
GARDENA, CA. 90237

GAS:
THE GAS COMPANY
701 N. BULUS ROAD
COMPTON, CA., 90237

SEWER:
LOS ANGELES SANITATION DISTRICT 5
ONE MANCHESTER BLVD.
INGLEWOOD, CA., 90301

ELECTRICITY:
SOUTHERN CALIFORNIA EDISON CO.
1924 E. CASHDAN STREET
COMPTON, CA., 90220

TELEPHONE:
AT&T
3323 W. CENTURY BLVD.
INGLEWOOD, CA., 90303

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH 205.10 FEET OF LOT 7, OF R.W. PINDEXTER'S SUBDIVISION OF A PORTION SECTION 12, TOWNSHIP 3 SOUTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 59, PAGE 82 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 150 FEET THEREOF, ALSO EXCEPT THE SOUTHERLY 50 FEET OF SAID LAND.

APN: 6079-022-081

BENCH MARK NO. RY7941

RDBM TAG IN N CB 3M(10FT) W/O BCR NW COR NORMANDY AVE & 120TH ST.
QUAD YEAR: 2005
ELEVATION: 194.557 FEET

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF 120TH STREET BEING N89°57'00"E AS SHOWN ON TRACT MAP NO. 45687, M.B. 1154/92-93

PROJECT DATA

ZONE:
EXISTING ZONE: R-1 (SINGLE FAMILY RESIDENCE)
PROPOSED ZONE: R-1 (SINGLE FAMILY RESIDENCE)

LAND USE
EXISTING USE: (VACANT), RD 2.3
PROPOSED USE: 5 SINGLE FAMILY RESIDENCES, RD 2.3

NOTE:

1. SUBJECT PROPERTY IN WITHIN THE WEST ATHENS-WESTMONT COMMUNITY STANDARD DISTRICT
2. NO SITE GRADING IS PROPOSED BY TENTATIVE TRACT MAP
3. NO CALIFORNIA PROTECTED TREE SPECIES ON SIT
4. ALL NECESSARY UTILITIES (SEWER, WATER, GAS, ELECTRICITY) ARE AVAILABLE ON ROAD FRONTING THIS SITE
5. THE SITE HAS A GRADUAL SLOPE TOWARDS THE WEST. SLOPES AN AVERAGE OF 2% TO 2.5%
6. THIS SITE HAS DIRECT AND UNOBSTRUCTED ACCESS TO 120TH ST.

EASEMENTS:

OWNER: MALAR CORPORATION, A CALIFORNIA CORPORATION

(A) AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 31, 1996 AS INSTRUMENT NO. 3086 OF OFFICIAL RECORDS.
TO BE ABANDONED PER SEPARATE QUIT CLAIM DOCUMENT

LEGEND

(0.0)	EXISTING ELEVATIONS	GV	GAS VALVE
0.0	NEW ELEVATIONS	WM	WATER METER
TP	TOP OF PAVEMENT	FH	FIRE HYDRANT
TC	TOP OF CURB	MH	MAN HOLE
FL	FLOW LINE	-S-	SEWER MAIN
CL	CENTER LINE	-W-	WATER MAIN
BW	BACK OF WALK	ST	STREET
TW	TOP OF WALL	LT	LIGHT
FS	FINISHED SURFACE	PP	POWER POLE
WV	WATER VALVE		

PROPERTY ADDRESS

1701 W. 120TH STREET
LOS ANGELES, CA. 90059

PROPERTY OWNER

VICTORIA PROPERTIES, LLC
P. O. BOX 2469
LOS ANGELES, CA. 90078

PREPARED FOR

BAKSH CONSTRUCTION
904 SILVER SPUR ROAD
ROLLING HILLS ESTATE, CA. 90274
PHONE (323) 974-2804

PREPARED BY

SPB ENGINEERING, INC.
1391 WINDEMERE LANE
TUSTIN, CA. 92780
PHONE (714) 931-0912
EMAIL: spbengineeringinc@gmail.com

LAND AREA

GROSS: 38,155 SF, 0.876 AC
NET: 37,734 SF, 0.866 AC

	GROSS	NET
LOT 1	7755 SF	7677 SF
LOT 2	7755 SF	7646 SF
LOT 3	7135 SF	7056 SF
LOT 4	7755 SF	7669 SF
LOT 5	7755 SF	7686 SF

ENGINEER'S CERTIFICATION

THE TOPOGRAPHY SHOWN HEREON IS AN ACTUAL FIELD SURVEY PERFORMED ON 04.29.17

PLAN PREPARED UNDER THE RESPONSIBLE CHARGE OF:

J. E. GUZMAN R.C.E. 27906 EXPIRES 03.31.2020 — 11.20.18 DATE

REGISTERED PROFESSIONAL ENGINEER
J.E. GUZMAN
No. 27906
Exp. 3-31-20
CIVIL
STATE OF CALIFORNIA

TENTATIVE TRACT MAP NUMBER 071251

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
TR071251-(2)

HEARING DATE
December 18, 2024

REQUESTED ENTITLEMENT(S)
Vesting Tentative Tract Map No. 071251
Variance No. 200900013
Environmental Assessment No. 200900129

OWNER / APPLICANT
Victoria Properties, LLC

MAP/EXHIBIT DATE
January 22, 2019

PROJECT OVERVIEW

Vesting Tentative Tract Map No. 071251 is a request to create five residential lots on 35,077 net square feet (0.80 net acres). Lot No. 3 is proposed to have a reduced average lot width of 46 feet, which is less than the required average lot width of 50 feet, requiring Variance No. 200900013. The project site is currently vacant, and the scope of the project does not include grading or residential development at this time. The Project is conditioned to reconfigure the driveways so that all lots contribute equal width to a shared driveway, except for one lot which shall have its own private driveway. This change will require a separate application prior to final map approval and will not increase the number of proposed driveways.

*The Project was deemed complete on February 27, 2020, when the 1990 West Athens – Westmont Community Plan ("Community Plan") was still in effect. Therefore, the Community Plan and related West Athens – Westmont Community Standards District ("CSD") apply to this Project (land use designation and zoning specified below).

LOCATION
1701 West 120th Street

ACCESS
West 120th Street

ASSESSORS PARCEL NUMBER
6079-022-081

SITE AREA
38,154 Gross Square Feet) / 35,077 Net Square Feet

GENERAL PLAN / LOCAL PLAN*
West Athens-Westmont

ZONED DISTRICT
West Athens-Westmont

PLANNING AREA
Metro

LAND USE DESIGNATION*
RD2.3 (Single-Family Residence - 1 to 8 Dwelling Units Per Net Acre)

ZONE
R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area)

PROPOSED UNITS
5

MAX DENSITY/UNITS
6

COMMUNITY STANDARDS DISTRICT
West Athens – Westmont CSD

ENVIRONMENTAL DETERMINATION (CEQA)

The Mitigated Negative Declaration concluded that there are certain potentially significant environmental impacts to five topic areas (Cultural Resources, Hazards/Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources) associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures.

KEY ISSUES

- Consistency with the General Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 21.38 (Vesting Tentative Map)
  - Chapter 22.348 (West Athens-Westmont Community Standards District)
  - Section 22.18.040 (Development Standards for Residential Zones)

CASE PLANNER: Marie Pavlovic

PHONE NUMBER: (213) 459 - 3586

E-MAIL ADDRESS: mpavlovic@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 072151
VESTING TENTATIVE TRACT MAP NO. 071251

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 18, 2024, in the matter of Project No. 072151, consisting of Vesting Tentative Tract No. 071251 ("TR071251"). TR071251 was considered together with Variance No. 200900013 and referred to collectively as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The subdivider, Victoria Properties LLC ("subdivider"), requests TR072151 to create five single-family lots on 35,077 net square feet (0.80 net acres) ("Project") located at 1701 West 120th Street in the unincorporated community of West Athens-Westmont ("Project Site") pursuant to Los Angeles County Code ("County Code") Chapter 21.38 (Vesting Tentative Map).

4. **RELATED ENTITLEMENT**. Variance No. 200900013 is a related request to allow less than average lot width for Lot No. 3, which is required to be an average lot width of 50 feet in the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.110.130 (Required Area and Width) and Chapter 22.194 (Variances) of the County Code, version February 24, 2020.

5. **PREVIOUS ENTITLEMENTS.** No previous subdivision or land use entitlements have been granted.

6. **ENTITLEMENT(S) REQUESTOR**. Unless otherwise apparent from the context, subdivider or successor in interest ("subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

7. **LAND USE DESIGNATION.** The applicable land use designation for the Project Site is RD 2.3 (Single-Family Residence - 1 to 8 Dwelling Units Per Net Acre) of the West Athens-Westmont Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan. The subject VTTM and variance application were deemed complete prior to the adoption of both the Connect Southwest LA Transit-Oriented District ("CSLA TOD") Specific Plan, adopted May 21, 2020, and the Metro Area Plan, adopted May 21, 2024. Therefore, the Project is still being reviewed and analyzed under the Community Plan and zoning in effect at the time the application was deemed complete, which was February 27, 2020.

8. **ZONING.** The Project Site is located in the West Athens-Westmont Zoned District and within the West Athens-Westmont Community Standards District ("CSD"). The zoning, which was the zoning in effect when the Project was deemed complete, is R-1.

   The Project Site is currently zoned SP (Specific Plan) and is located in the CSLA (Connect Southwest LA) - Mixed Use Development 1 Zoning District, which allows multi-family residences, excluding townhouses, at a density of up to 30 dwelling units per net acre. The current zoning may apply to any future proposed development, as part of a separate review and approval if the application is filed more than two years following recordation of the final map.

9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	WEST ATHENS/WESTMONT COMMUNITY PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	TC (Transit Corridor)	C-2 (Neighborhood Commercial), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Area), SP	105 Freeway
EAST	RD 2.3	R-1	Single-Family Residences ("SFRs")
SOUTH	RD2.3, C.2 (Community Commercial)	R-1, C-2	SFRs, Apartments, Golf Course
WEST	C.2	C-2	Apartments, Office

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site contains 35,077 net square feet (0.80 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is vacant.

B. Site Access
The Project Site is accessible via West 120th Street, an 80-foot-wide Secondary Highway on the County Master Plan of Highways, to the south. Access to the Project Site will be via two shared private driveways and one individual driveway along West 120th Street. A five-foot-wide sidewalk adjoins the public street.

C. Tentative Map
The Vesting Tentative Tract Map dated January 22, 2019, depicts five residential lots with shared driveways that range in width from approximately 23 feet to 36 feet. All lots are 50 feet wide except Lot No. 3, which is 46 feet wide. No grading is proposed.

D. Affordable Housing
The subdivider is not providing an affordable component. No density bonus or incentives/waivers are requested by the subdivider; therefore, a housing permit is not required. Furthermore, the Project is not subject to the Inclusionary Housing Ordinance ("IHO") as it was deemed complete on February 27, 2020, prior to the effective date of IHO on December 10, 2020.

E. Parking
The Project does not include parking as no residences are proposed at this time. Future development will be required to comply at that time.

F. Internal Circulation
Although the Vesting Tentative Tract Map shows shared driveways serving the five lots, the Project is conditioned to reconfigure the driveways so that four lots contribute equal area to form two shared driveways and one lot shall have its own driveway. This will require a change to the Vesting Tentative Tract Map prior to final map recordation and will not increase the number of proposed driveways from three total.

11. **CEQA DETERMINATION.**
Prior to Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures, which will reduce impacts to cultural and tribal cultural resources; hazards/hazardous materials; noise; and transportation, are necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

12. **COMMUNITY OUTREACH.** No community outreach was conducted.

PUBLIC COMMENTS. Staff received one email requesting project materials and spoke to a resident who wanted to know what the Project was about and whether the Project would build three or four-story buildings on each lot.

13. **AGENCY RECOMMENDATIONS.**

A. The County Subdivision Committee consists of LA County Planning and the County Departments of Public Works, Fire, Parks and Recreation, and Public Health.

Based on the Vesting Tentative Tract Map dated January 22, 2019, the Subdivision Committee recommended clearance to public hearing with conditions.

14. Pursuant to Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), of the County Code, Staff properly notified the community of the public hearing by mail, and newspaper (Daily Journal), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On November 12, 2024. Staff mailed a total of 90 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included seven notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan in effect at the time the Project was deemed complete because RD 2.3 is intended for SFRs within a specified density. Based on the size of the property, the maximum allowable density is six units. The Project proposes five single-family lots and is therefore consistent with its land use category. The Commission finds that the Project is consistent with the maximum density of the Community Plan land use designation.

16. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goal and policy of the General Plan:

General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas. Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area and no natural resources exist on site.

The Commission also finds that the Project is consistent with the following goals of the Community Plan:

Land Use Goal 1: To preserve and improve the residential character of the community. Land Use Goal 12: To encourage a rational sequence for future development based on projected community needs.

SFRs are located to the south which fronts the public street. The Project proposes the same lot configuration in keeping with existing single-family lots. The Project will plant trees along the property frontage to shade the public sidewalk.

Housing Goal 1: To preserve existing stable residential neighborhoods. Housing Goal 5: To encourage infill and help improve the community form and appearance.

The proposed subdivision will result in the creation of five residential lots consistent with the intent and density of the land use designation applicable to the Project. The Project is considered urban infill because the property is located in an urbanized area and would develop a vacant parcel.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the applicable R-1 zoning classification, which was in effect when the Project was deemed complete, as SFRs are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Residential Zones).

18. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and Width-Requirements Generally) and 22.110.130 (Required Area and Width) which require R-1 zoned lots to have a minimum of 5,000 net square feet and an average lot width of 50 feet, as modified. Each lot will provide more than 7,000 net square feet, including Lot No. 5 which will be conditioned to abandon an access easement and provide the minimum net square footage prior to final map recordation, as shown as Easement A on the tentative map. Each lot provides an average lot width of 50 feet, except for Lot No. 3, which provides 46 feet, and for which a related Variance is sought.

19. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) which requires the frontage width to be equal or greater than the average lot width, wherever practical. The Project Site is rectangular in shape; therefore, the proposed lots are also rectangular in shape resulting in each lot having a frontage width that is equal to the average lot width.

20. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). A 6-foot-high chain link fence is erected along the vacant property's frontage for security purposes. Future residential fences and walls will be required to conform to the prescribed heights for SFRs, which is a maximum height of 6 feet within rear and side yards and 3.5 feet within front yards.

21. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). No grading is proposed as part of this Project.

22. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.238 (West Athens-Westmont Community Standards District). Future development may be required to comply with the same standards or the standards in effect at the time of application filing.

23. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) as the Project is conditioned to a minimum of one tree for every 25 feet of frontage width for a total of 10 trees.

24. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements) as the Vesting Tentative Tract Map dated January 22, 2019, was cleared by the County Subdivision Committee and the Project Conditions of Approval guarantee the construction of the proposed improvements such as lighting and street trees.

25. **INCLUSIONARY UNITS.** The Commission finds that the Project was deemed complete on February 27, 2020, prior to the effective date of the IHO on December 10, 2020, and therefore no affordable units are required pursuant to the IHO.

TENTATIVE TRACT MAP SPECIFIC FINDINGS

26. This map has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

27. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The tentative map depicts subdivision improvements and design that is consistent with the purpose of the Community Plan land use designation, which is to develop SFRs within a specific density range. Therefore, the tentative map is consistent with the goals and policies of the Community Plan, a component of the General Plan.

28. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design or improvement of the proposed subdivision is consistent with the General Plan, in particular, the Project satisfies *Community Plan Land Use Goal 1: to preserve and improve the residential character of the community; Land Use Goal 12: to encourage a rational sequence for future development based on projected community needs; Housing Goal 1: to preserve existing stable residential neighborhoods; and Housing Goal 5: to encourage infill and help improve the community form and appearance.* The proposed subdivision will result in five residential lots consistent with the intent and density of the applicable Community Plan land use designation. The Project is considered urban infill because the property would develop a vacant parcel in an urbanized area where additional infrastructure and public services are not required. The Project Site is also an infill project because it is surrounded by residential and commercial development. The Project Site is not located within a Significant Ecological Area and no natural resources exist on site.

29. **The Commission finds that the site is physically suitable for this type of development.** The proposed use is in keeping with the intended use and density set forth by the applicable Community Plan land use designation. The Project Site is flat and large enough to accommodate the intended density as set forth by the Community

Plan land use designation. The subdivided lots would exceed the required minimum lot size for the zone at the time of final map recordation.

30. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the General Plan and complies with all development standards of the R-1 zoning, as modified, including minimum lot area and minimum frontage width. Furthermore, the Project does not exceed the maximum allowable density for the Project Site.

31. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The subject property is located in an urban area and not located within an adopted Significant Ecological Area. The Project will not affect any stream courses or high-value riparian habitat.

32. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval. The Project will be connected to public water and sewer.

33. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

ENVIRONMENTAL FINDINGS

34. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

35. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

36. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.

37. The Commission finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

38. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the HAA does not apply to this Project as it is inconsistent with zoning regulations regarding average lot width and therefore requires a Variance as part of the Project. The Project, however, is considered a housing development and is consistent with the General Plan, Community Plan. and Zoning, as modified by the included Variance, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

39. **PUBLIC MEETINGS.** Although the HAA does not apply to this Project, the Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. One meeting occurred on the following date:

    - Regional Planning Commission Hearing held on December 18, 2024.

40. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The site is physically suitable for this type of development since the Project complies with all development standards of the R-1 zoning, as modified.

D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed R-1 zoning.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **VESTING TENTATIVE TRACT MAP NO. 071251**, subject to the attached conditions.

ACTION DATE: December 18, 2024

JH:MP:EGA
December 3, 2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 071251
VARIANCE NO. 200900013

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 18, 2024, in the matter of Project No. **071251**, consisting of Variance No. 20090013. The Variance was considered together with Vesting Tentative Tract Map No. 071251 ("TR071251") and referred to collectively as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENTS REQUESTED.** The permittee, Victoria Properties LLC ("Permittee"), requests the Variance to authorize a reduced average lot width of one of the lots proposed in a five-lot subdivision on 35,077 net square feet (0.80 net acres) located at 1701 West 120th Street in the unincorporated community of West Athens-Westmont ("Project Site") pursuant to County Code Chapter 22.194 (Variances) of of the County Code, version February 24, 2020.. The Project requires a Variance for the reduced average lot width of 46 feet for Lot No. 3 in the R-1 Zone pursuant to County Code Section 21.110.130 (Area and Width).

4. **RELATED ENTITLEMENT**. TR 071251 is a related request to create five residential lots on 0.80 net acres pursuant to County Code Chapter 21.38 (Vesting Tentative Map).

5. **PREVIOUS ENTITLEMENTS.** No previous subdivision or land use entitlements have been granted.

6. **LAND USE DESIGNATION.** The applicable land use designation for the Project Site is RD 2.3 (Single-Family Residence - 1 to 8 Dwelling Units Per Net Acre) of the West Athens-Westmont Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan. The subject VTTM and variance application were deemed complete prior to the adoption of both the Connect Southwest LA Transit-Oriented District ("CSLA TOD") Specific Plan, adopted May 21, 2020, and the Metro Area Plan, adopted May 21, 2024. Therefore, the Project is still being reviewed and analyzed under the Community Plan and zoning in effect at the time the application was deemed complete, which was February 27, 2020.

7. **ZONING.** The Project Site is located in the West Athens-Westmont Zoned District and within the West Athens-Westmont Community Standards District ("CSD"). The zoning, which was the zoning in effect when the Project was deemed complete, is R-1.

The Project Site is currently zoned SP (Specific Plan) and is located in the CSLA (Connect Southwest LA) - Mixed Use Development 1 Zoning District, which allows multi-family residences, excluding townhouses, at a density of up to 30 dwelling units per net acre. Therefore, the current zoning may apply to any future proposed development, as part of a separate review and approval if the application is filed more than two years following recordation of the final map.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	WEST ATHENS/WESTMONT COMMUNITY PLAN LAND USE POLICY*	ZONING*	EXISTING USES
NORTH	TC (Transit Corridor)	C-2 (Neighborhood Commercial), A-1 (Light Agricultural - 5,000 Net Square Feet Minimum Lot Area), SP	105 Freeway
EAST	RD 2.3	R-1	Single-Family Residences ("SFRs")
SOUTH	RD2.3, C.2 (Community Commercial)	R-1, C-2	SFRs, Apartments, Golf Course
WEST	C.2	C-2	Apartments, Office

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site contains 35,077 net square feet (0.80 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is vacant.

B. Site Access
The Project Site is accessible via West 120th Street, a(n) 80-foot wide Secondary Highway on the County Master Plan of Highways to the south. Access to the Project Site will be via two shared private driveways and one individual driveway along West 120th Street. A five-foot-wide sidewalk adjoins the public street.

C. Tentative Map
The Vesting Tentative Tract Map dated January 22, 2019, depicts five residential lots with shared driveways that range in width from approximately 23 feet to 36 feet. All lots are 50 feet wide except Lot No. 3, which is 46 feet wide. No grading is proposed.

D. Affordable Housing
The subdivider is not providing an affordable component. No density bonus or incentives/waivers are requested by the subdivider; therefore, a housing permit is not required. Furthermore, the Project is not subject to the Inclusionary Housing Ordinance ("IHO") as it was deemed complete on February 27, 2020, prior to the effective date of the ordinance on December 10, 2020.

E. Parking
The Project does not include parking, as no residences are proposed at this time.

F. Internal Circulation
Although the Vesting Tentative Tract Map shows shared driveways serving the five lots, the Project is conditioned to reconfigure the driveways so that four lots contribute equal area to form two shared driveways and one lot shall have its own driveway. This will require a change to the Vesting Tentative Tract Map prior to final map recordation and will not increase the number of proposed driveways from three total.

10. **CEQA DETERMINATION.**
Prior to Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, LA County Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures, which will reduce impacts to cultural and tribal cultural resources; hazards/hazardous materials; noise; and transportation, are necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

11. **COMMUNITY OUTREACH.** No community outreach was conducted.

PUBLIC COMMENTS. Staff received one email requesting project materials and spoke to a resident who wanted to know what the Project was about and whether the Project would build three or four-story buildings on each lot.

12. **AGENCY RECOMMENDATIONS.**

A. The County Subdivision Committee comprised of LA County Planning, and the County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation, and Public Health reviewed Vesting Tentative Tract Map No. 71251 dated January 22, 2019, and recommended clearance to public hearing with conditions.

13. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, Staff properly notified the community of the public hearing by mail,

and newspaper (Daily Journal), and property posting. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On November 12, 2024, Staff mailed a total of 90 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included seven notices to those on the courtesy mailing list for the West Athens-Westmont Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Community Plan in effect at the time the Project was deemed complete because RD 2.3 is intended for SFRs within a specified density. Based on the size of the property, the maximum allowable density is six units. The Project proposes five single-family lots and is therefore consistent with its land use category. The Commission finds that the Project is consistent with the maximum density of the Community Plan land use designation.

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following goal and policy of the General Plan:

    General Plan - Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and Significant Ecological Areas. Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned.

    The Project is proposed in an already developed area where additional infrastructure and public services are not required. The Project Site is located in an urbanized area and is an infill project because it is surrounded by residential and commercial development. Granting the Variance would achieve the higher end of the allowable density range under the Community Plan land use category and support compact development and higher density development within high-quality transit areas, which are also goals for a variety of state legislation. The Project Site is not located within a Significant Ecological Area and no natural resources exist on site.

    The Commission also finds that the Project is consistent with the following goals of the Community Plan:

    Land Use Goal 1: To preserve and improve the residential character of the community. Land Use Goal 12: To encourage a rational sequence for future development based on projected community needs.

    SFRs are located to the south which fronts the public street. The Project proposes the same lot configuration in keeping with existing single-family lots. The Project will plant trees along the property frontage to shade the public sidewalk. The Variance request

would facilitate the development of a tract that is in keeping with the existing development pattern, which includes narrower lots within a 500-foot vicinity.

Housing Goal 1: To preserve existing stable residential neighborhoods. Housing Goal 5: To encourage infill and help improve the community form and appearance.

The proposed subdivision will result in the creation of five residential lots consistent with the intent and density of the land use designation applicable to the Project. The Project is considered urban infill because the property is located in an urbanized area and would develop a vacant parcel. Granting of the Variance would not detract from the existing pattern of single-family lots in the area because lots with reduced lot widths already exist in the near vicinity.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the applicable R-1 zoning classification, which was in effect when the Project was deemed complete, as SFRs are permitted in such zone pursuant to County Code Section 22.18.030 (Land Use Regulations for Residential Zones) .

17. **AVERAGE LOT WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.240 (Area and Width-Requirements Generally) and 22.110.130 (Required Area and Width) which require R-1 zoned lots to have a minimum of 5,000 net square feet and an average lot width of 50 feet, as modified. Each lot will provide more than 7,000 net square feet, including Lot No. 5 which will be conditioned to abandon an access easement and provide the minimum net square footage prior to final map recordation, as shown as Easement A on the tentative map. Each lot provides an average lot width of 50 feet, except for Lot No. 3, which provides 46 feet, and for which the Variance is sought.

18. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) which requires the frontage width to be equal or greater than the average lot width, wherever practical. The Project Site is rectangular in shape; therefore, the proposed lots are also rectangular in shape resulting in each lot having a frontage width that is equal to the average lot width.

19. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.110.070 (Fences and Walls). A 6-foot-high chain link fence is erected along the vacant property's frontage for security purposes. Future residential fences and walls will be required to conform to the prescribed heights for SFRs, which is a maximum height of 6 feet within rear and side yards and 3.5 feet within front yards.

20. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.040 (Items Required for Tract Maps). No grading is proposed as part of this Project.

21. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.238 (West Athens-Westmont Community Standards District). Future development may be required to comply with the same standards or the standards in effect at the time of application filing Title 22.

22. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) as the Project is conditioned to a minimum of one tree for every 25 feet of frontage width for a total of 10 trees.

23. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements) as the Vesting Tentative Tract Map dated January 22, 2019, was cleared by the County Subdivision Committee and the Project Conditions of Approval guarantee the construction of the proposed improvements such as lighting and street trees.

24. **INCLUSIONARY UNITS.** The Commission finds that the Project was deemed complete on February 27, 2020, prior to the effective date of the ordinance on December 10, 2020, and therefore no affordable units are required pursuant to the IHO.

VARIANCE FINDINGS

25. **The Commission finds because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** The Project is a legal 0.86-net-acre lot located at 1701 West 120th Street in the community of West Athens-Westmont. The Project will result in the creation of five new single-family lots. Of the five new lots, Lot No. 3 is proposed to have a reduced average lot width of 46 feet, which is four feet less than 50-foot minimum average lot width required. The underlying property is only 246 feet wide; therefore, the request would facilitate the creation of five lots rather than only four lots. The Variance would aid in increasing the number of housing units within the County. The granting of the Variance would not preclude conformance with all other development standards, including lot size, which would be exceeded by at least 40% for all proposed lots. Further, the Variance request would not be unprecedented as the existing single-family lots on nearby Bruin Street to the east, have an average lot width of less than 50 feet. As shown on Assessor Map Book 6079, Sheet 22, there are two parcels that have an average lot width of 46.9 feet and 44.3 feet, respectively. Both parcels share the same R-1 zoning as the Project and are within 1,000 feet of the Project Site. Therefore, the Commission finds that strict application of the County Code would deprive the property of a privilege that is enjoyed by other properties in the near vicinity and under identical zoning.

26. **The Commission finds that the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** Lot No. 3 is proposed to have a lot width of 46 feet within a development of five legal lots on a 0.86 net-acre Project Site. Existing Lot Nos. 1 and 26 in the neighboring single-family tract (TR34426) have an average lot width of 46.9 feet and 44.3 feet, respectively. Both parcels are also zoned R-1 and are within 1,000 feet of the Project Site. Given the precedent of lots with an average lot width of less than 50 feet, the request is consistent with existing lots in the near vicinity, the Variance is not requesting a special privilege that is inconsistent with the surrounding properties.

27. **The Commission finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** The County's request to maintain a 50-foot lot width minimum for all of the lots in the Project would cause an unnecessary hardship given it will reduce the attainable density under the Community Plan and General Plan. The requested lot width reduction by four feet for one lot would not prevent conformance with the other applicable current development standards, including the minimum lot area of 5,000 square feet. Each proposed lot provides a net area of at least 7,000 square feet. Therefore, the Project is consistent overall with the applicable R-1 zoning, and approval of the Variance would achieve the goals of both the Community Plan and the General Plan.

28. **The Commission finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** The permittee's request to deviate from the minimum average lot width would not cause a circulation or traffic impact to the surrounding community. The Project will include two shared driveways and one individual driveway, for a total of three driveways instead of five driveways, which improves pedestrian safety by reducing the number of opportunities for vehicles to cross the sidewalk. Public Works and Fire have reviewed and cleared the Tentative Map without requiring a traffic impact analysis for the Project. The four-foot reduction in lot width will not cause a significant impact to the public health, safety, and general welfare of the community, but would facilitate the creation of five legal lots.

ENVIRONMENTAL FINDINGS

29. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

30. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.

31. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

32. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

33. **HOUSING ACCOUNTABILITY ACT ("HAA")**. The Commission finds that the HAA does not apply to this Project as it includes this request for a Variance. The Project, however, is considered a housing development and is otherwise consistent with the General Plan, Community Plan, and Zoning, as modified by the requested Variance. The Project would not have a specific adverse impact upon public health or safety as described in the related tentative map, and environmental findings.

34. **PUBLIC MEETINGS.** Although the HAA does not apply to this Project, the Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings does not exceed the five-meeting limit. One meeting occurred on the following date:

    - Regional Planning Commission Hearing held on December 18, 2024.

35. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

A. The Commission finds because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

B. The Commission finds that the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

C. The Commission finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

D. The Commission finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves **VARIANCE NO. 200900013**, subject to the attached conditions.

ACTION DATE: December 18, 2024

JH:MP:EGA
December 3, 2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. TR071251
VESTING TENTATIVE TRACT MAP NO. 071251

PROJECT DESCRIPTION

The project is a subdivision that creates five residential lots, including Lot No. 3 with an average lot width of 46 feet, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code (Procedures - Submittal and Determination) as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or

expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Vesting Tentative Tract Map No. 071251 shall expire on December 18, 2026.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

9. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $441.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

10. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.

11. Within five (5) working days from the action date on **December 18, 2024,** the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. Recorder's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration of Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

13. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

14. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

15. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code (Modifications and Revocations).

16. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

17. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

18. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map.

19. The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE TRACT MAP

20. This grant shall authorize the creation of five residential lots, as depicted on the Vesting Tentative Tract Map dated January 22, 2019.

21. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports for Vesting Tentative Tract Map dated January 22, 2019, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.

Street Frontage and Average Lot Width

22. The Subdivider shall provide at least 50 feet of street frontage and average lot width for each lot, except for Lot No. 3 which shall have a minimum width of 46 feet.

23. Each subdivided lot shall provide a minimum of 5,000 net square feet. The Subdivider shall provide a recorded quit claim easement as proof of abandonment for easement A as shown on the tentative map dated January 22, 2019.

PRIOR TO RECORDATION OF A FINAL MAP

24. Prior to Final Map recordation, the Subdivider shall file a Minor Map Amendment, Amendment to the Vesting Tentative Tract Map and/or other required application, to redesign the driveways, to LA County Planning for review and approval. This shall depict reconfigured private driveways such that four lots contribute equal width to form two shared private driveways and one lot shall have its own private driveway.

Tree Planting

25. The Subdivider shall submit a tree planting plan to the Director of LA County Planning ("Director") for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. Based on the frontage width of the lots, a minimum of two trees shall be planted within the front yard of each lot in accordance with Section 21.32.195 (On-Site Trees) of the County Code. The Subdivider shall post

a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Easements

26. The Subdivider shall submit a covenant to the Director for review and approval guaranteeing recordation of a reciprocal ingress and egress easement for the private driveway, as well as a maintenance agreement for the access or a combined agreement, prior to recording the covenant. The covenant shall require the easement to be recorded immediately following recordation of the final map.

27. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easement for the private driveway to the Director for review and approval. The final easement shall be recorded immediately following recordation of the final map.

Maintenance Agreement

28. Prior to recordation of the final map, the Subdivider shall submit a draft copy of the project's maintenance agreement for the continued maintenance of the private driveway to the Director for review and approval. The maintenance agreement can be combined with the access agreement. The final agreement shall also be recorded immediately following recordation of the final map.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1-14)

Exhibit D-2 MMRP (pages 1- 3)

The following report consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

8. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

9. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

10. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date (Rev'd 03-20-2024)

JSH

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 071251 **TENTATIVE MAP DATE:** 01/22/19

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map:

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map or Application).

Name VILONG TRUONG Date 02/20/2019 Phone (626) 458-4921

PCA LX001129/A863
EPIC LA RTM-TR071251
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 71251 **Tentative Map Dated** 1/22/19 (rev.) **Parent Tract** _____
Grading By Subdivider? [ ] (Y or N) _____ yd^3 **Location** Athens
Geologist _____ **Subdivider** Victoria Properties LLC
Soils Engineer _____ **Engineer/Arch.** J.E. Guzman Engineering

Review of:
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf.

Prepared by

REGISTERED PROFESSIONAL ENGINEER WILLIAM S. MAN No. 74899 CIVIL STATE OF CALIFORNIA

William Man
Soils Section

PROFESSIONAL GEOLOGIST CHARLES T. NESTLE No. 2065 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

Charles Nestle
Geology Section

Date 2/11/19

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Development Review\!Combined Reviews\Tracts and Parcels\71251 Athens TPM-6.docx

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 071251

TENTATIVE MAP DATED 01-22-2019

1. Approval of this map pertaining to grading is recommended with no improvements proposed.

Name Nazem Said Date 2/5/2019 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

The subdivision shall conform to the design standards and policies of Public Works; in particular, but not limited to the following items:

1. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on 120th Street to the satisfaction of Public Works.

2. Reconstruct any existing driveway approaches at the site to meet current Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works.

3. Plant street trees along the property frontage on 120th Street to the satisfaction of Public Works.

4. Comply with the following street lighting requirements or as otherwise modified by Public Works:

    a. Provide street lights on concrete poles with underground wiring along the property frontage on 120th Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

    b. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. A security deposit will be required prior to approval of the final street lighting plans. This amount is subject to change upon submittal of final street lighting plans.

5. Repair any damaged improvements during construction to the satisfaction of Public Works.

6. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

8. Be advised that we currently have no known County construction projects within the limits of your site. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would prohibit any pavement work for two years after any pavement resurfacing or reconstruction project. The applicant is encouraged to contact this office periodically to determine scheduling of any future County project.

PC

Prepared by Patricia Constanza Phone (626) 458-4921 Date 02-13-2019

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 71251 (Rev.) TENTATIVE MAP DATE SUBMITTED 01-22-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building/lot/parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.

2. A sewer area study for the proposed subdivision (PC12196AS, dated 01-25-2024) was reviewed and approved. A Will Serve letter from the County Sanitation District adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prepared by P.R. Pedro Romero Phone (626) 458-4957 Date 03-14-2024
Tr71251s-rev5.doc

TENTATIVE MAP DATED 01-22-2019

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements as stipulated by the Will Serve letter dated July 05, 2017 from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on July 05, 2018, it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor. An updated Will Serve letter will be required prior to final map recordation.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 500 square feet, in accordance with the Model Water Efficient Landscape Ordinance.

Prepared by Ambria Vasquez Phone (626) 458-4921 Date 3-20-2024
tr71251w-rev6 AV

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT NUMBER: TR 71251 MAP DATE: January 22, 2019

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP
CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

PROJECT
CONDITIONS OF APPROVAL

1. A new fire flow availability form, FORM 195, is required prior to building permit issuance. The form shall be submitted concurrently with the architectural plan to the jurisdictional Building and Safety office for review and acceptance.

2. An approved automatic fire sprinkler system is required for the proposed buildings within this development in compliance with the County of Los Angeles Building and Fire Codes.

3. The driveway required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: February 13, 2019

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **71251** DRP Map Date: **01/22/2019** SCM Date: **08/17/2017** Report Date: **02/13/2019**
Park Planning Area # **19** CSD: **WEST ATHENS - WESTMONT CSD** Map Type: **Tentative Map - Tract**

Total Units	= Proposed Units	+ Exempt Units
5	5	0

Park land obligation in acres or in-lieu fees:

ACRES:	**0.05**
IN-LIEU FEES:	**$18,355**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:
1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.
The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of $18,355 in lieu fees.

Trails:

No Trails

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: Kathline King

Kathline J. King, Chief of Planning

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **71251** DRP Map Date: **01/22/2019** SCM Date: **08/17/2017** Report Date: **02/13/2019**
Park Planning Area # **19** CSD: **WEST ATHENS - WESTMONT CSD** Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **5** = Proposed Units **5** + Exempt Units **0**

Park Planning Area = **19**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.38**	**0.0030**	**5**	**0.05**
M.F. < 5 Units	**2.61**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.57**	**0.0030**	**0**	**0.00**
Mobile Units	**2.78**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**5**	**0.05**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.05	$362,017	**$18,355**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation		Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.05	0.00	0.05	$362,017	**$18,355**

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

March 26, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: TENTATIVE MAP – TRACT
CASE: RTM-TR071251
1701 W 120th STREET WEST ATHENS CA
APN: 6079-022-081

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to subdivide a 38152 square feet lot into 5 parcels, TR71251.

Public Health recommends clearance of the aforementioned project. The applicant provided a water "Will Serve Letter" (WSL) from Golden State Water Company (GSWC) dated May 21, 2020. The WSL stated that service to the address can be provided from existing water facilities within 120th Street and the GSWC will provide water service once all owner obligation has been satisfied. In addition, a sewer "Will Serve Letter" dated January 08, 2024, from the Los Angeles County Sanitation Districts was provided by the applicant. Any change of methods for the provision of potable water and public sewer shall invalidate this approval.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Adhere to applicable air quality Air Quality Management District regulations.

The Drinking Water Program recommends clearance per the following condition.

1. Provide a copy of a current (issued within the past 12 months) signed water "Will Serve" letter from the approved public water system purveyor in the service area by ***Final Map***. Conditional "Will Serve" letters may not be accepted until either the conditions are met or agreed to in writing by the applicant, as determined by the Department.

For questions regarding drinking water, please contact Beverly Tway, Drinking Water Program at (626) 430-5420 or btway@ph.lacounty.gov.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_1701 W 120th STREET WEST ATHENS CA_APN-6079-022-081_RTM-TR071251_03.26.2024

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. TR071251
VARIANCE NO. 200900013

PROJECT DESCRIPTION

The project is a subdivision that creates five residential lots, including Lot No. 3 with an average lot width of 46 feet, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 12. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 5 shall be effective pursuant to Section 22.222.230 of the County Code (Effective Date of Decision and Appeals).

3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65499.37 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the minimum amount of $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

   If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

5. **In the event that Vesting Tentative Tract Map No. 071251 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map**. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **$441.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one (1)** inspection. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

   If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

9. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the

time of payment, pursuant to Chapter 22.264 of the County Code (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

10. Within five (5) working days from the action date **December 18, 2024,** the Permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. Recorder's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$2,991.75** ($2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

11. The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.

12. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

13. The Permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code (Modifications and Revocations).

15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

17. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.

18. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SITE-SPECIFIC CONDITIONS

19. This grant shall authorize Lot No. 3 to have an average lot width and street frontage width of 46 feet.

EXHIBIT E

LA COUNTY PLANNING

TENTATIVE MAP FINDINGS

Pursuant to the Subdivision Map Act (Government Code Sections 66474 and 66474.02), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

a) The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.
Please see attached
b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.
The West-Athens Community Plan requires single family residential neighborhoods to be protected and preserved. As this project only request a subdivision for 5 single family lots it abides by the Community Plan Design's Goals and Policies. Furthermore, there are no architectural designs proposed at this time for the proposed subdivision. When the project does apply for building permits it will be required to abide by all community plan and specific plan design standards.
c) The site is physically suitable for the type of development.
The proposed project site is a vacant flat parcel which is surrounded by single-family homes and one multi-family development to the west. The R-1 Zoning requires minimum lot size of 5,000 sqft. All the proposed lots are in excess of this lot minimum requirement. Additionally, a sewer area study was prepared to confirm that the sewer capacity was sufficient for the project. Finally, the ISMND completed by the County of Los Angeles did not find any significant impacts that would make the site unsuitable for development.
d) The site is physically suitable for the proposed density of development.
The project site is located off of Western Ave and W. 120th Street. The neighborhood is predominantly single-family residential with one multi-family residential complex to the west. In addition, the site allows for higher density zoning than what is being proposed. Furthermore, the site proposes 5 single-family lots. Single-family lots create less than significant traffic impacts compared to multi-family projects. As such, the site is physically suitable for the density of the development.

e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
The proposed project site is located in an area with no sensitive plants, wildlife, or habitat. Additionally, the site is in a heavily impacted and developed area and the site itself was previously developed with a well.
f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.
The project site is proposed to be 5 single-family lots. There are no blind spots for the driveways ingress or egress, nor is W. 120th street a high speed road with a posted speed limit of 35 mph.
g) The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by judgement of a court of competent jurisdiction, acquired by the public at large, for access through or use of, property within the proposed subdivision.
There are no easements on the property.
h) For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.
The project site is not located in a state responsibility area or a very high fire hazard severity zone.
i) For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.
The project site is not located in a state responsibility area or a very high fire hazard severity zone.

CUP Findings Attachment

To:	Los Angeles County Planning	From:	Moe Farrag Elevated Entitlements
File:	1701 W. 120th Street	Date:	October 17, 2024

Q1. The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

The subject property falls within a newly adopted TOD Specific Plan which upzones the property density to 1-8 dwelling units per acres. However, since the project application was deemed complete prior to the effective date of the TOD, the applicant has chosen to adhere to the plan that was in place (West Athens-Westmont Community Plan) rather than the current plan (Connect Southwest LA/Metro Area Plan) which would allow greater density (18-30 dwelling units/acre). The subject proposed is currently zoned R-1 (Single-Family Residence; 5,000 square feet minimum lot area), with a Community Plan land use designation of RD 2.3 (Single-Family Residence, 1-8 dwelling units per net acre).

As shown below, the following Goals and Policies of the Community Plan are met by the proposed project.

Pg.19 of West-Athens Plan: Encourage infill of vacant parcels in residential areas.

Pg.19 of West-Athens Plan: Discourage scattered multi-family development and encourage the preservation of existing, stable, single family neighborhoods.

Pg.20 of West-Athens Plan: Safeguard residential neighborhoods from intrusion by non-conforming and disruptive uses.

LA COUNTY PLANNING

VARIANCE STATEMENT OF FINDINGS

Pursuant to County Code Section 22.194.050: Findings and Decision, the applicant shall substantiate the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages)

B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The proposed project is a legal 0.88-acre lot located off of W 120th street in the County of Los Angeles. The project proposes to subdivide the legal lot into five newly created single-family lots. Of the 5 new legal lots, lot number 3 requests to deviate from the County Code requirements of a 50-foot minimum lot width. Lot 3 is proposed to have a lot width of 46-feet in order to achieve 5 legal lots on a 0.88-acre site. Given the need for housing in the County of Los Angeles, the applicant's request to reduce the minimum lot width would assist the County in achieving its overall housing goals for the Regional Housing Needs Assessment (RHNA). Overall, the reduced lot width maintains the intent of the R1 Zoning of the West Athens-Westmont Community Plan. The County's request to meet the lot width minimum would deprive the applicant from providing much needed housing within the specific plan area.

B.2 The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Lot 3 is proposed to have a lot width of 46-feet in order to achieve 5 legal lots on a 0.88-acre site. This request would not constitute a grant of special privilege since there are similar single-family uses on nearby Bruin Street with lot width minimums less than 50-feet. For example, Assessor Map Book 6079 Sheet 22 Lot 9 & 39, illustrate an average frontage of 46.9 feet and 44.32 feet respectively (please see attached map for reference). Both these parcels share the same R-1 zoning of the project site and are within 1,000 feet. Therefore, given there is a precedent within the County of similar single-family uses with lot width minimums of less than 50-feet, the proposed project request is not inconsistent with the surrounding similar uses. Therefore, the project is not requesting special privilege that is inconsistent with the surrounding properties and R-1 zoning.

B.3 Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

The County's request to maintain a 50-foot lot width minimum for the proposed project would cause an unnecessary hardship to the proposed project given it will significantly reduce the units attainable under the R-1 zoning. In addition, requesting to deviate 4-feet below the width minimum would not cause a significant affect to the project ingress/egress that would pose a traffic safety hazard for the neighborhood and its constituents. The County of Los Angeles Municipal Code 22.140.580 requires the minimum building width for single-family residences to be 20 feet. The approval of the lot width minimum variance would not hinder the lot from meeting the required building width minimum. Overall, the proposed project is consistent with the General Plan at the time of this application and underlying R-1 zoning. Implementation of the Variance will not restrict the the project from meeting the County's Development Standards of the County's Municipal Code.

B.4 Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.
The applicants request to deviate from the lot width minimums would not cause a circulation/traffic impact to the surrounding community since County Fire and Planning have reviewed the Tentative Tract Map and have approved it preliminarily with conditions. The 4-foot reduction in lot width will allow for 5 legal lots, which will in return provide for more housing opportunity for the local community to invest and grow within. Overall, the proposed project would not cause a significant impact to the public health, safety, and general welfare of the community.

6079	22 SHEET	P. A. 6079-2	TRA 1225 1486 / 1565 6408 11597 11598	REVISED 4-11-80 860324510-89	90053103001002-14 91082094001002-14 92122810026001-14	930316 93121408011001-14 961016	2001111506 20180321		SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2019

MAPPING AND GIS SERVICES
SCALE 1" = 100'

FRWY

RTE 105

CENTURY

Project Site

1486 — 1565

BK 4057

1486

1225

POINDEXTER'S SUB

(81) 7

246

100 R W 100

(1) 6 POR (3)

(2) M R (4)

100 100

142 142

105.10 105.10

50 59 - 82 50

246

SHEET 2

C - TRACT NO 4586

PVT DRWY

26

150

7494±SF
1244± " DRWY
6250±SF

120 TH

80

PG 2

1565

10170±SF
1490± " FC
8680±SF

LACO FCD EASE

8239SF

TR

(24) 12 (25) 13 (26) 14 (27) 15 (28) 16 (29) 17

18 (85) 5350±SF

19 (32) 20 (33) 21 (34) 22 (35) 23 (36) 24 (37)

34426

9996±SF

(26.03+67.77)/2=46.9ft

(35.13+53.50)/2=44.32ft

BRUIN

ST

(23) 11

(22) 10 5331SF

(21) 9 5197SF

(20) 8 5003SF

7570±SF (84) 7

(1) 9 106.96 6030±SF

(2) 10 5280±SF

(3) 11 5260±SF

(4) 82 5440±SF

6 5

M B 1154 - 92

M B (96) 6620±SF 117.37

(83) 6420±SF 116.24

1061

(69) 48

(68) 47

(67) 46 5670±SF 79.60

(93) 45 5670±SF 79.60

11597

11598

AVE 64

TROJAN

64

(39) 26 101.20

(58) 39 5951SF

(57) 38 5195SF

(86) 27

(59) 40

(91) 37

(60) 41

(54) 36

(61) 42

(53) 35

(90) 34 5770SF

(62) 43

(89) - (88) 32 5730SF 104.59

(42) 28 105.04

(43) 29 5115SF

(44) 30 5605SF

31 (87) 8090SF 64.59

(92) 5950SF 280± " S 5670SF

7490±SF 220± " S 7270SF

SLOPE EASE

ST

80

1225

Date Printed: 4/23/2018 12:36:18 PM
Date Saved: 4/23/2018 12:36:10 PM

HARVARD BLVD

BK 6090

DENKER AVE

EXHIBIT F

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	December 5, 2024
PROJECT NUMBER:	TR071251
PERMIT NUMBER(S):	Vesting Tentative Tract Map No. 071251
	Variance No. 200900013
SUPERVISORIAL DISTRICT:	2
PROJECT LOCATION:	1701 W. 120th Street, West Athens-Westmont
OWNER:	Victoria Properties, LLC
APPLICANT:	Victoria Properties, LLC
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. The Initial Study indicated that the project could potentially result in significant adverse effects on Cultural and Tribal Cultural Resources; Hazards/Hazardous Materials; Noise; and Transportation, but those effects would be avoided or reduced to a less than significant level through project design modification and/or implementation of the recommended feasible mitigation measures. Therefore, the County proposes that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). Accordingly, the enclosed Mitigation Monitoring & Reporting Program ("MMRP") will need to be signed by the applicant and returned to the project planner.

Attached: Initial Study – Mitigated Negative Declaration
Mitigation Monitoring and Reporting Program (MMRP)

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: Project No. TR071251 / Vesting Tentative Tract Map No. 071251 /Variance No. 200900129 Environmental Assessment No. 200900129

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Marie Pavlovic, (213) 974-6433

Project sponsor's name and address: Victoria Properties, LLC / Bill Little, 904 Silver Spur Road, #545, Rolling Hills Estates, CA 90274

Project location: 1701 West 120th Street, West Athens-Westmont, CA 90047
APN: 6079-022-081 *USGS Quad*: Inglewood

Gross Acreage: 0.87 acre (38,154 square feet)

General plan designation: N/A

Community/Area wide Plan designation: RD 2.3 (Single-Family Residence, 1-8 dwelling units per net acre (West Athens/Westmont Community Plan)

Zoning: R-1 (Single-Family Residence; 5,000 square feet minimum lot area), West Athens-Westmont Community Standards District

Description of project: The 120th Street Subdivision project is a proposal to create five single-family lots on 38,154 square feet (0.87 acre) and a request to modify the minimum lot width from 50 feet to 46 feet for one of the proposed lots. The project site is located at 1701 West 120th Street along the northern side of 120th Street, east of Western Avenue, west of Normandie Avenue, and south of the 105 Century Freeway. Access to the project site is via 120th Street. The project site is currently vacant. Proposed Lot 1 contains a plugged well (API#0403707643). A Project Review/Quick Check was prepared by the South-Central Coastal Information Center on June 3, 2019, which indicates the "property was previously used for oil and oil lifts were present on the project site." Grading is not proposed with the proposed subdivision project. However, per the ORO Engineering Corporation's Preliminary Soil Engineering Report dated November 23, 2011 and updated letter dated February 28, 2017, "Grading will be required to provide for building pads and to accommodate drainage." The project application was filed prior to adoption of the Connect Southwest LA which is a Transit Oriented Development Specific Plan. Therefore, the project applicant may choose which plan to follow and has opted to be subject to the West Athens/Westmont Community Plan.

Surrounding land uses and setting: The 0.87-acre project site is located on the north side of 120th Street. Single-family residential condominium units are located to the east of the project site. Apartment buildings are located west of the project site. The 105 Century Freeway is located north of the project site. The project site is generally surrounded by residential neighborhoods.

***This document includes an Errata to address revision to the Greenhouse Gases Section of the Draft Mitigated Negative Declaration (MND) (RENV-200900129, made following State Review of the document which ended on August 30, 2024 (SCH #2024080019). The Errata does not change the conclusions reached in the previously circulated Draft MND and the revision does not trigger recirculation of the document pursuant to Section 15073.5 of the CEQA Guidelines.**

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

A formal notification of the proposed project was sent to the following Native American tribes:

- San Gabriel Band of Mission Indians-Gabrieleno Tongva, (Attn.: Anthony Morales, Chief) on June 13, 2019. Received no response.
- Gabrieleno Band of Mission Indians-Kizh Nation (Attn.: Andrew Salas, Chairman) on June 13, 2019.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Department of Public Works	Building and Grading Permits

Major projects in the area:

Project/Case No.	*Description and Status*
02-286 / CP 02-286, LP 02-286, ZC 02-286	Conditional Use Permit (CUP) to construct 4-story office building and 6-level parking structure, and modify Community Standards District (CSD) height requirement. Plan Amendment (PA) to amend the West Athens/Westmont Community Plan land use category from O-S to C-2. Zone Change (ZC) from OS to C-2 to C-3-DP. Approved at Board of Supervisors (BOS) on June 3, 2003; located at 1819-1821 W. 120th Street, Los Angeles.
03-078 / CP 03-078	CUP for two single-family dwellings. Approved by Hearing Officer (HO) on November 18, 2003; located at 1755 &1757 W. 121st Street, Los Angeles.
TR067377 / TR067377, RCUP 200600158, RPA 200600006, RZC 200600007	Tentative Tract Map to create one multi-family lot with 69 detached condo units and private park on 0.71 gross acres. CUP to establish a Residential Planned Development (RPD), modify setbacks, and 6-ft.

	wall within the front yard. PA to amend the West Athens/Westmont Community Plan from RD 2.3 to RD 3.1. ZC from R-1 to RPD-5000-10U. Approved at BOS on January 13, 2009; located at 1535 120th Street, Los Angeles.
R2012-02432 / MCUP 201200009	Minor CUP to continue operation of an existing 32-unit apartment complex. Approved by the Director on April 25, 2013; located at 1731 120th Street, Los Angeles.
02-169 / CUP 02-169, PKP 02-169	CUP to authorize the existing operation of a childcare facility. Parking Permit for off-site parking for day care center. Approved by Regional Planning Commission (RPC) on March 3, 2004, expired on July 7, 2014; located at 1731 120th Street, Los Angeles.
R2014-00459 / RCUP 201400019	CUP to continue operation of an existing school and childcare facility. Approved by HO on October 20, 2015; located at 1701 120th Street, Los Angeles.
2017-004246 / RPPL2017006885	CUP for AT&T small cell Wireless Telecommunications Facility (WTF) on replacement wood utility pole in public right-of-way (ROW) for nodes 15 and 22. Approved by RPC on August 9, 2017; located at 1757 122nd Street, Los Angeles.
2017-006443 / RPPL2017009703	CUP for a new 3-story 35 ft.-tall, 23,868 square feet, 55-guest room hotel, and demolish existing 7,500 square feet lodge structure. Submitted on October 10, 2017; located at 12000 Western Avenue, Los Angeles.
2019-002653 / RPPL2019004756	Landmark Designation for the Chester Washington Golf Course. Submitted on August 12, 2019; located at 1818 Charlie Sifford Drive, Los Angeles.

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ LAFCO

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality
- ☒ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐

Trustee Agencies

- ☐ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)
- ☒ Division of Oil, Gas, and Geothermal Resources
- ☒ Dept. of Toxic Substances Control

County Reviewing Agencies

- ☒ DPW
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee
- ☐

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially significant impacts affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☒ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☒ Transportation
☐ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a ~~significant~~ effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Marie Pavlovic — 11/15/24
Signature (Prepared by) — Date

[signature] — 11/18/2024
Signature (Approved by) — Date

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The project site is not adjacent to or in proximity to a designated scenic highway. The closest officially designated state scenic highway, Angeles Crest Highway (Route 2), in the Angeles National Forest. There are no significant ridgelines adjacent to the subject property. The proposed project is located within an established urbanized residential community and the residential development will not adversely affect a scenic vista. (source: GIS-NET Scenic Highway and Significant Ridgeline Layers).

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	☐	☐	☐	☒

The closest County Regional trails to the project site are the Los Angeles River Trail and Rio Hondo Trail, two miles away. The Project would not be visible or obstruct views to these trails. There is no impact.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The project site is not within the vicinity of a designated scenic highway. The Project is an infill project that proposes subidvide a vacant lot to five residenital lots. Consequently, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway have a substantial adverse effect on a scenic vista.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)	☐	☐	☐	☒

The project site is an infill site surrounded by multi-family and single-family residential homes. The project site is within an urbanized area and complies with the development standards of the County Code. The Project will not degrade the existing visual character or quality of public views of the site. There is no impact.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The proposed residential development will be subject to the applicable County zoning standards and requirements including limiting the height of structures. The project site is located in an urbanized area where there are numerous sources of light. The proposed project will introduce new sources of light (e.g., vehicles,

street lights, residential lights, etc.) but should not adversely affect day or nighttime views of the area. The project site is not located within the Rural Outdoor Lighting District. The anticipated new sources of shadows, light, or glare would be less than significant.

2. AGRICULTURE / FOREST

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The applicable zoning is R-1 (Single-Family Residence) even though the property is now located within a Transit Oriented District Specific Plan. The property is located in an urban area and does not contain any farmland. The construction of the residential buildings in an already established urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (Source: Farmland Mapping and Monitoring Program, California Department of Conservation, (http://www.conservation.ca.gov/dlrp/fmmp/Pages/LosAngeles.aspx, accessed on

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☒

The project site is currently zoned R-1. The project site was zoned R-1 since December 18, 1990. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (source: GIS-NET 3).

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 22 miles from the project site (source: GIS-NET 3).

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

There is no forest land or timberland zoned Timberland Production within the project site. The Angeles National Forest is located approximately 22 miles from the project site (source: GIS-NET 3).

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project site has been zoned R1 since December 18, 1990 and is not comprised of any farmland. There is no forest land within the project site. The Angeles National Forest is located approximately 20 miles from the project site (source: GIS-NET 3).

3. AIR QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

Applicable Air Quality Policies: The Project area is within Los Angeles County which is part of the the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Since 1979, a number of AQMPs have been prepared. Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon. The latest version is the 2022 AQMP. The 2022 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation.

Project Compliance with Air Quality Plan: CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP.

Only new or amended General Plan elements, specific plans, and regionally significant projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local General Plans. Projects that are consistent with the local General Plan are, therefore, considered consistent with the air quality management plan.

The Project consists of a subdivision of land resulting in five lots, a net increase of four lots, consistent with the West Athens-Westmont Community Plan. In 2019, a Transit-Oriented District (TOD) Specific Plan called Connect Southwest LA was adopted which up-designated the property's land use designation to Mixed Use which allows a greater range of uses to be established on-site and increased the maximum allowable density of 30 dwelling units per acre. The proposed lower density residential use is in keeping with both Programmatic EIRs for the 2035 General Plan and EIR for the TOD; therefore, the Project is consistent with the goals of the AQMP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Emissions from operations of the Project would be below the levels produced during construction and in effect, the air quality significance thresholds for all pollutants.

Short-Term Impacts: Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period:

- 75 pounds per day for ROG (reactive organic gases)
- 100 pounds per day for NOx (oxides of nitrogen)
- 550 pounds per day for CO (carbon monoxide)
- 210 pounds per day for PM10 (respirable 10-micron diameter particulate matter)
- 55 pounds per day for PM2.5 (respirable 2.5-micron diameter particulate matter)
- 210 pounds per day of SOx (oxides of sulfur)

Air quality impacts may occur during demolition, site preparation and grading, and construction activities associated with the Project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation, and grading activities, and the emission of ROGs during the painting of the structures.

SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the Project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory. Consistent with SCAQMD established methodologies, this rule is a requirement and not a mitigation of the Project. The Project is a relatively small, under three acres, infill development. Construction of the Project would involve trenching, paving, building and coatings, typical of construction activities that occur in Los Angeles County.

Long-Term Impacts: Long-term or operational Project emissions are caused by mobile emissions from truck and passenger vehicle traffic, and stationary source emissions from Project building heating and electrical systems. These air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure long-term or operational emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 210 pounds per day of PM10
- 55 pounds per day of PM2.5
- 210 pounds per day of SOx

To evaluate Project air quality impacts, an Air Quality Study for 1701 W. 120th St. was prepared by Elevated Entitlements (attached). To estimate Project air pollutant emissions, the Air Quality Study uses the California Emissions Estimator Model Version 2022.1.162 (CalEEMod) to calculate criteria air pollutants from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

Both short-term (construction) and long-term (operation) Project impacts are presented in the table below.

	ANNUAL EMISSIONS (LBS/DAY						
Emission Sources	**VOC**	**Nox**	**CO**	**SOx3**	**PM10**	**PM2.5**	**CO2**
Construction Emissions	0.07	0.66	0.67	<0.005	0.20	0.11	1,323
Operation Emissions	0.83	0.03	0.27	<0.005	0.05	.02	89.5
Total Emissions in Air Basin	1,058,000	733,800	3,786,200	30,800	357,200	144,400	N/A
Project's Percent of Air Emissions	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	N/A

All Project short-term and long-term emissions are below their respective threshold values and the impact is less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include residences, board and care facilities, schools, playgrounds, hospitals, parks, childcare centers, and outdoor athletic facilities, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. As indicated previously, the proposed five (5) parcels are relatively small in land area and the future construction activities would be below levels that the SCAQMD considers to be a significant impact. In addition, fugitive dust emission, which is responsible for PM10 and PM2.5 emissions, will further be reduced through the implementation of SCAQMD regulations related to fugitive dust generation and other construction-related emissions. These SCAQMD regulations are standard conditions required for every construction project undertaken within the County, as well as in the cities and counties governed by the SCAQMD. As a result, less than significant impacts will occur.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach neighboring residential properties, they would be diluted to well below any

level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant.

Operational odors associated with residential uses typically include cooking and vehicle use. These odors would be nominal, and consistent with the surrounding residential uses. Consequently, potential impacts associated with objectionable odors would not be significant.

Resources:

- Air Quality Study For 1701 W. 120th St., dated September 7, 2023, prepared by Elevated Entitlements.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒

Records of documented occurrences of state of federal endangered species identified in the Endangered Species Acts, as well as certain species of special concern designated by the CDFW or USFWS, have been inventoried in Los Angeles County's California Natural Diversity Database (CNDDB), which is maintained by the CDFW. The CNDDB has found no endangered species at the Project site. In addition, this Project is in an urbanized area and is an infill project. No substantial adverse effect on any species is anticipated. This Project would have no impact.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. There will be no impact.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. There will be no impact.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

The Project site is developed and surrounded by urban land uses and does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. The property is a vacant disturbed land with no vegetation. The property is surrounded by asphalt, concrete and buildings, and some grasses which does is

unlikely to provide suitable habitat, including nesting habitat, for migratory birds which are protected under the federal Migratory Bird Treaty Act (MBTA) and under Section 3513 et. seq. of the CDFW Code.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)? ☐ ☐ ☐ ☒

There are no oaks located on site. The Project is an infill subdivision project in an urbanized area. There will be no impact.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)? ☐ ☐ ☐ ☒

The Project is not located in the Significant Ecological Area ("SEA"), has no oak trees, and is not in conflict with the County General Plan. There will be no impact.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

The Project site is not within a designated SEA. The site is urbanized and surrounded by urban land uses. There are no state, regional or County habitat conservation plans applicable to the Project site. Consequently, the Project would not conflict with a habitat conservation plan.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☒

The CEQA Guidelines, Section 15064.5, define "historic resources" as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historic Resources.[1] The criteria for eligibility are generally set by the Historic Sites Act of 1935, which established the National Register which recognizes properties that are significant at the national, state and local levels. To be eligible for listing in the National Register, a district, site, building, structure, or object that must possess integrity of location, design, setting, materials, workmanship, feeling and association relative to American history, architecture, archaeology, engineering, or culture.[2] In addition, unless the property possesses exceptional significance, it must be at least 45 years old to be eligible.

The site is currently vacant with no structures. No known historic resources have been identified on site. No impact is anticipated.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

An archaeological resource is any material remains of human life or activities which are at least 100 years of age, and which are of archaeological interest.[3] Significant archaeological resources found in the County include those associated with Native American cultures. AB52 which became effective July 1, 2015, requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation has been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 13, 2019, requesting for consultation. In addition, a records request for Native American resources in the vicinity of the Project site was requested and conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019 (Appendix B), indicated that although the Project site is disturbed land in an urbanized area, there is the potential for the discovery of prehistoric and historic cultural

[1] California Public Resources Code Section 5020.1(k), Section 5024.1(g).

[2] Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986 ("National Register Bulletin 16").

[3] https://www.nps.gov/history/local-law/43cfr7.htm; accessed June 3, 2016.

resources within the Project boundaries. Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site. Therefore, customary caution and a halt-work condition should be in place for any ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. To address the potential impacts associated with Native American resource finds, Mitigation Measure 5.2 is added to the Project. With inclusion of this measure, potential Project impacts regarding archaeological resources would be reduced to less than significant levels.

MM 5.1: In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the County, the South-Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.

MM 5.2: If potential Native American resources are uncovered during grading, the applicant shall be halt work in the immediate area of the find, inform the Department of Regional Planning immediately and retain a qualified professional archaeologist and a Native American monitor approved by the Gabrieleno Band of Mission Indians - Kizh Nation to examine the material to determine whether it is a "unique cultural resource" as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside the area of the find. However, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Chapter 9: Conservation and Natural Resources Element of the General Plan states that over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. These finds have occurred in the La Brea Tar Pits, Santa Monica Mountains, Mint Canyon, Palos Verdes Peninsula and Puente Hills. The Project site has been previously graded, the potential Project impacts regarding paleontological resources would be less than significant.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

As discussed in Checklist Item #5.b, above, the Project site is located within the Gabrieleno Band of Missions Indians - Kizh Nation and Tongva Nation and a request for consultation letter was sent June 13, 2019. The Project site is located in an urbanized area, has already been graded, and does not include subsurface excavation such as that necessary to accommodate a subterranean garage or basement. Pursuant to state of California Health and Safety Code provisions (notably § 7050.5-7055), should any human remains be uncovered, all construction activities must cease and the Los Angeles County Coroner, County Department of Regional Planning and Sherriff Department be immediately contacted. With this legal requirement in place and the already disturbed nature of the Project site, the Project's potential to encounter or disturb any human remains would be less than significant.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

As a new development, the Project would be required to comply with the Los Angeles County Green Building Code. The proposed Project will incorporate energy efficient measures such as the following:

- Drip irrigation
- Low flow plumbing fixtures
- Energy efficient appliances and light fixtures
- Net Zero 2020 (enhanced Title 24 standards)
- Solar.

Consequently, no conflicts with the Green Building code would occur. A less than significant impact is anticipated

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

As a new development, the Project would be required to comply with the Los Angeles County Green Building Code. It is an infill project that would be located on an underutilized vacant property. Infill housing constructed in compliance with the most current Green Building code would not involve the inefficient use of energy resources. A less than significant impact is anticipated.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures used for human occupancy. [4] The main purpose of the Act is to prevent the construction of buildings used for human occupancy on top of the traces of active faults. Active and potentially active faults within ten miles of the Project site include the three fault traces as part of the Inglewood fault zone located less than one mile away from the Project Site.

Development of any projects within any active or potentially active fault zone, including Alquist-Priolo fault zones, is not permitted in the state of California. The Project site is located in the generally flat urbanized area and not within a designated fault zone. No known active faults through the site nor does the site lie within the boundaries of an "Earthquake Fault Zone" as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. Therefore, potential for ground rupture due to an earthquake beneath the site is considered very low. As required by the California Building Code (CBC), the Project would be required to provide a geotechnical study for review and approval by the County prior to issuance of a building permit. Project construction must then comply with the requirements of the approved geotechnical report and CBC. Compliance with these measures would mitigate potential adverse impacts from regional seismic activity. Consequently, Project impacts related to rupture of a known earthquake fault would be less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and loose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, areas of liquefaction occur throughout the County. Therefore, the potential for liquefaction to occur beneath the site is considered to be low. Prior to development, the Project may be required to provide a soils report for review and approval by the County, and to comply with the requirements of the approved soils report. Compliance

[4] Originally titled the Alquist-Priolo Special Studies Zones Act until renamed in 1993, Public Resources Code Division 2, Chapter 7.5, Section 2621.

with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, Project impacts related to liquefaction would be less than significant.

iii) Seismic-related ground failure, including liquefaction and lateral spreading? ☐ ☐ ☒ ☐

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and loose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, the Project is not within a seismic zone or located near a fault trace. Prior to development, the Project may be required to provide a soils report for review and approval by the County, and to comply with the requirements of the approved soils report. Compliance with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, Project impacts related to liquefaction would be less than significant.

iv) Landslides? ☐ ☐ ☒ ☐

According to General Plan Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, areas of landslides occur generally within the hills and mountainous areas of the County. The Project is located in a flat urban area, away from hillsides, and the site is not identified as being within a potential landslide area. Consequently, Project impacts related to landslides would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

The Project site is relatively flat and already developed on disturbed land. During Project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation of a Stormwater Pollution Prevention Plan (SWPPP) as required by State Water Resources Control Board. In addition, Los Angeles Regional Water Quality Control Board (LARWQCB) requires that all post development stormwater runoff shall not exceed the predevelopment peak flow. The Project will be required to prepare a Low Impact Development Plan (LID) that presents drainage and water quality improvements that comply with the County of Los Angeles stormwater mitigation requirements. The LID identifies structural best management practices (BMPs) to control post development erosion including infiltration basins to collect and filter run-off and slope planting and irrigation systems that control erosion. The LID would require approval by the County. Compliance with the approved LID would reduce Project impacts related to substantial soil erosion to less than significant levels.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

As discussed above, the site is not within a potential liquefaction or land slide area that could cause lateral spread. Project construction must comply with the requirements of the approved soils report. Compliance with the soils report would ensure impacts related to unstable soils, including liquefaction or collapse liquefaction are less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ☐ ☐ ☒ ☐

Expansive soils have not been identified on the site. Prior to development, the Project may be required to provide a soils engineering report for review and approval by the County, and to comply with the requirements of the approved soils report. Consequently, Project impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☐ ☒

The Project proposes a connection to the public sewer system, and will not use septic tanks or alternative wastewater disposal systems.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)? ☐ ☐ ☐ ☒

The Project site is not within a designated Hillside Management Area or hillside protected by the General Plan Conservation and Natural Resources Element.

References:

- Los Angeles County General Plan 2035, Figure 12-1, Seismic and Geotechnical Hazard Zones Policy Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-1_seismic_hazards.pdf, accessed September 2, 2022.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The Los Angeles County Board of Supervisors approved the 2045 CAP on June 25, 2024. The 2045 CAP replaces the 2020 CCAP. The 2045 CAP is LA County's path toward meeting the goals of AB 1279 and achieving carbon neutrality for unincorporated areas of the County. The 2045 CAP is not a regulatory document. Rather, the 2045 CAP provides a policy framework to guide future County actions, so that the County can reach its emissions reduction targets. The County recognizes that its GHG reduction goals cannot be achieved by individual projects alone, but instead requires a comprehensive Countywide approach that would include the enactment of future plans, changes to existing ordinances, and an integrated and sustainable approach. The goals in the 2045 CAP are Countywide, not requirements or mandates for individual, private development projects, unless and until they are implemented through appropriate legal processes.

The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB's 2022 Scoping Plan. The Pavley Program, RPS, LCFS, SB 375 land use and transportation strategies, energy efficiency measures, solar PV measures, vehicle and fuel efficiency measures, landfill methane capture, and urban forestry practices are all measures in the 2022 Scoping Plan that are also included in the 2045 CAP emission forecasts or as CAP measures. Consistent with AB 1279, the 2045 CAP sets a GHG emissions target for 2030 equal to 40 percent below 2015 levels, for 2035 equal to 50 percent below 2015 levels, and for 2045 equal to 83 percent below 2015 levels and sets a long-term aspirational goal for carbon neutrality by 2045.

GHG emissions associated with the construction of projects, including demolition and decommissioning activities, are generally orders of magnitude lower than operational GHG emissions. This is primarily because construction emissions are typically short in duration compared to the project's overall lifetime. Typically, construction GHG emissions are amortized over 30 years and added to a project's 30-year lifetime emissions total; after this amortization, construction GHG emissions usually represent a small fraction of a project's total annual emissions. It is generally difficult to enforce low-emission construction equipment because of the limited availability of zero-emission and near-zero-emission construction equipment, along with contracting requirements. In addition, the 2045 CAP quantifies GHG emissions from off-road construction activity at the unincorporated Los Angeles County level; these emissions are accounted for in the 2045 CAP's ability to achieve the 2030, 2035, and 2045 targets.

The County of Los Angeles 2045 Climate Action Plan ("CAP") CEQA Streamlining Checklist (Appendix F) is attached. The project would be compliant with the CEQA streamlining requirements. The proposed project includes but is not limited to measures that pertain to 100% zero-carbon electricity, transportation screening criteria, decarbonizing new buildings, implementing water use efficiency and water conservation, and incorporating drought-tolerant plants. The measures that are not required by regulation have been incorporated as Project mitigation to guarantee implementation. As a result, consistency with the CAP ensures the potential impacts are less than significant:

MM GHG-1
Install on-site renewable energy systems.

MM GHG-2
Submit a draft covenant for review and clearance to the Department of Regional Planning. The covenant shall obligate the subdivider and successors to provide educational resources about the benefits of zero-emission vehicles and the project's electic vehicles to future residents at the time of sale. Following Planning's clearance the subdivider or successor in interest shall sign and notarize the covenant.

MM GHG-3
The project shall not use natural gas.

MM GHG-4
The project shall incorporate high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design. Project landscaping shall be plant only drought-tolerant or California native trees and plants.

MM GHG-5
The project shall use negative-carbon concrete for all construction and use low-GWP refrigerants and fire suppression equipment for all uses on-site to the maximum extent feasible.

MM GHG-6
Install a battery energy storage system for energy capture.

MM GHG-7
Install residential graywater systems that meet appropriate regulatory standards.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB's 2022 Scoping Plan. Consequently, the Project would not conflict with any policies or regulations intended to reduce GHG.

Resources:

- Air Quality Study For 1701 W. 120th St., dated September 7, 2023, prepared by Elevated Entitlements.
- Los Angeles County Department of Public Works. Traffic Impact Analysis Guidelines, July 23, 2020, https://dpw.lacounty.gov/traffic/docs/Transportation-Impact-Analysis-Guidelines-July-2020-v1.1.pdf. Accessed April 14, 2024.

- Los Angeles County. 2045 Climate Action Plan, Appendix F 2045 Climate Action Plan CEQA Streamlining Checklist.
- Errata to the Mitigated Negative Declaration

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☒	☐	☐

As a residential townhome development, the Project is not associated with the transport or use of hazardous materials. However past uses on the Project site could create existing on-site hazards that could require removal and disposal prior to Project development. The project site is vacant. However, according to a Project Review/Quick Check performed by the South Central Coastal Information Center, the property may have previously contained an oil field. There is one known plugged waterflood well (API#0403707643) is located on proposed lot 1 as identified by CalGem's Oil Finder website. A Phase 1 Environmental Site Assessment was prepared by Elevated Entitlements, dated June 29, 2023, regarding 1701 W. 120th St. to identify adverse environmental conditions including the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property and concluded there is no evidence of recognized environmental conditions in connection with the property. Although the Project would be required to comply with all local and state laws during construction, to address the potential impacts associated with the plugged well, the following mitigation measure is recommended. With inclusion of this measure, the Project would not create a significant hazard to the public or the environment through the routine transports, storage, production, use, or disposal of hazardous materials:

MM 9.1:
There is one known well (API#0403707643) located on parcel 6079-022-081 and within 300 feet of proposed buildings. For this reason, the proposed scope of work would be subject to Title 26 of Los Angeles County Code Section 110.4. Along with the requirements of Code Section 110.4, the developer shall obtain a Construction Site Well Review (CSWR) from California Department of Conservation Geologic Energy Management (CalGEM) and satisfy any requirements by CalGEM provided in the CSWR prior to issuance of a building permit for a residential unit.

Additionally, the Project is located within 1,000 feet of the 120th Street Dump (19-AA-5303), a methane producing landfill. The Project is also located within 1,000 feet of Caltrans Site 15 (19-AA-5204), a closed landfill where CalRecycle has the site under investigation and the regulatory status is to be determined. As a result, the proposed development would be subject to requirements found in Title 26 of Los Angeles County Code, Section 110.3. For the aforementioned reasons, the applicant shall comply with Los Angeles County Public Works methane mitigation standards and requirements. Contact the Department of Public Works Environmental Program Division at METHANE@PW.LACOUNTY.GOV.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

As discussed above, the proposed residential Project is not associated with the transport or use of hazardous materials. The Project Site contains a plugged oil well. Future construction would be required to comply with all local and state laws concerning development near the oil well. Project compliance with all applicable local and state laws would result in a less than significant effect.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? ☐ ☐ ☒ ☐

Residential uses and the elementary school located in the vicinity of the Project site are considered sensitive land uses. Residential uses are adjacent to the Project site on its east, west, and south sides. A golf course is located nearby at the southwest intersection of Western Avenue and 120th Street. Although as previously discussed the proposed residential Project is not associated with the transport or use of hazardous materials. Therefore, potential impacts relative to hazardous emissions or materials within one-quarter mile of a sensitive land use would be less than significant levels.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐

Section 65962.5 requires that state of California Department of Toxic Substances Control (DTSC) compile and update as appropriate a list of all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC). As part of the ESAs prepared for the Project (reference Appendix A, a regulatory records search was conducted, including DTSC records, of properties within the vicinity of the Project site. The Project site is not included on a list of hazardous materials sites maintained by DTSC, nor any other identified lists of hazardous materials sites including those maintained by the LARWQCB. Consequently, potential Project impacts associated with Section 65962.5 are less than significant.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐

The closest airport to the Project site is the Hawthorne Municipal Airport, located approximately 2.7 miles to the west. Consequently, the Project would not result in an airport related safety hazard for future Project residents.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

The emergency response plan for the unincorporated areas of the County is the Operational Area Emergency Response Plan (OAERP), which is prepared by the County Office of Emergency Management (OEM). The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Direct vehicle access to the Project site is via 120th Street. Lots 1and 2 share a private driveway, as well as 4 and 5. However, each lot

contributes at least 10' to form the share driveway. Consequently, the Project would not impair or physically interfere with the County OAERP or other adopted emergency response or evacuation plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access? ☐ ☐ ☐ ☒

Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) and are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. Areas in the Very High FHSZ areas are generally located in the mountainous and hilly areas of the County, including the Santa Monica Mountains, Angeles National Forest and Puente Hills. The Project site is an infill property located in a flat and urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ and would provide adequate access. [5]

ii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

The Project site is currently developed and located within a fully urbanized area of the County. An existing County water line is located along 120th Street and the Project proposes to connect to this line. Golden State Water Company is the water purveyor for the Project site and has provided a letter to the Applicant in 2019 indicating that adequate water distribution is available to serve the Project. Consequently, the Project is located in an area with adequate water and pressure to meet fire flow standards and in compliance with County Fire requirements.

iii) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

As discussed above, the Project site is an infill property located in a flat and urbanized area of the County. The Project site is not within a Very High FHSZ and is not proximate to land uses that have the potential for dangerous fire hazard.

h) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

As discussed above, the Project site is an infill property located in a flat and urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would subdivide one lot into five residential lots and construct a new residential according to current building and fire codes. The Project does not constitute a potentially dangerous fire hazard.

References:

[5] https://www.lafd.org/fire-prevention/brush/fire-zone/fire-zone-map; accessed September 2, 2022.

- California Department of Conservation, Geologic Energy Management Division, Geothermal Energy, CalGem GIS, Well Finder https://maps.conservation.ca.gov/doggr/wellfinder/#/-118.30681/33.92409/18, accessed September 2, 2022.
- Water Will Serve Letter

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐

According to Section 7.1 of the Los Angeles County Low Impact Development (LID) Standards (February 2014), "Stormwater quality control measures are required to augment site design principles and source control measures to reduce the volume of stormwater runoff and potential pollution loads in stormwater runoff to the maximum extent practicable."[6]

The proposed LID will be subject to review and approval by the Los Angeles County Public Works Department. This process will ensure that the Project will meet goals of reducing post development runoff and treating remaining runoff to comply with LARWQCB and County requirements. Consequently, the Project impacts relative to violation of water quality and waste discharge standards would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

The Project site is vacant. The Project would be drawing water from the local water distribution system managed by Golden State Water Company. No local groundwater would be drawn to supply water to the Project, and proposed water quality improvements would comply with County LID requirements and protect the quality of the site and surrounding area groundwater supply. Consequently, the Project impact on groundwater supplies or recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

[6] https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf; accessed January 17, 2021.

As depicted in Figure 12.2, Flood Hazard Policy Map, of the General Plan, the Project site is not located within a 500-year or 100-year flood plain. The site is relatively flat and already developed with buildings and paving. During Project construction when soils are exposed, temporary soil erosion may occur, which could be exacerbated by rainfall. Project grading would be managed through the preparation of a SWPPP as required by State Water Resources Control Board. In addition, LARWQCB requires that all post development stormwater runoff shall not exceed the pre-development peak flow. A Preliminary LID for the Project presents a plan to collect and filter the drainage from the proposed Project's development. By controlling off-site run-off, substantial soil erosion and siltation would be reduced to less than significant levels.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐

As discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, and this impact is less than significant.

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

As discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not create or contribute runoff that would exceed existing or planned drainage systems, and this impact is less than significant.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?	☐	☐	☐	☒

Figure 12.2, FEMA Flood Hazard Policy Map, of the General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Further, as discussed above, the Project would collect both construction and post development run-off on-site consistent with State and County LID requirements. Consequently, the Project would not impede or redirect flood flows.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?	☐	☐	☐	☒

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☐ ☒

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, the Project would not conflict with the County LID.

f) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

The Project is an infill site within a fully urbanized area and will connect to the public sewer system.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒

As discussed above, the Project site as outside of any 100-year or 500-year flood hazard. A seiche is a surface wave created when an inland body of water is shaken. A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is located inland approximately 34 miles east of the Pacific Ocean. Consequently, the Project would not place development in areas of flooding, tsunamis or seiches.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ☐ ☐ ☒ ☐

As discussed above, the Project LID identifies a series of drainage and water quality improvements required to comply with the County LID requirements. Development of the Project would be subject to County review and approval of the LID. Compliance with the approved LID would ensure that County water quality and waste discharge standards are met. Consequently, Project impacts relative to degradation of water quality would be less than significant.

References:

- Los Angeles County General Plan 2035, Figure 12-2, FEMA Flood Hazard Policy Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-2_flood_zones.pdf, accessed September 2, 2022.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

The project entails subdividing the one existing residential parcel into five single-family lots and would not result in a physical division of an established community. The project does not require the construction of new freeways, rail lines, flood control channels, and the project will conform to the existing street grid.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The project entails subdividing the one existing residential parcel into five single-family lots. The property's land use category is RD 2.3 (Single-Family Residence, 1-8 dwelling units per net acre) within the West Athens/Westmont Community Plan. The land use designation is designed for the establishment of single-family residential developments. The proposed project of five single-family lots on 0.62 acres is consistent with this category of the West Athens/Westmont Community Plan.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☐	☒

The Project is not located in the Hillside Management Area or Significant Ecological Areas. The Project does not conflict with the goals and policies of the General Plan. There is no impact.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☒	☐	☐

Noise Measurements: Since the human ear is not equally sensitive to all sound frequencies within the entire auditory spectrum, human response is factored into sound descriptions by weighting sounds within the range of maximum human sensitivity more heavily in a process called "A-weighting," written as dB(A). Any further reference in this discussion to decibels written as "dB" should be understood to be A-weighted. Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called LEQ), or alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period.

Typical human hearing can detect changes in sound levels of approximately 3 dBA under normal conditions. Changes of 1 to 3 dBA are detectable under quiet, controlled conditions, and changes of less than 1 dBA are usually indiscernible. A change of 5 dBA is discernable to most people in an exterior environment while a change of 10 dBA is perceived as a doubling (or halving) of the noise. Because people are generally more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Ldn (day-night) or the Community Noise Equivalent Level (CNEL). The CNEL metric has gradually replaced the Ldn factor, but the two descriptors are essentially identical.

Noise Standards: Noise is defined as unwanted sound, and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, the State of California, and many local governments have established criteria to protect public health and safety and to prevent disruption of certain human activities.

The State of California has established guidelines for acceptable community noise levels that are based upon the CNEL rating scale to ensure noise exposure is considered in any development. For exterior noise levels at sensitive land uses, the State guidelines set 50-65 dB CNEL as normally acceptable, and 60-70 dB CNEL as conditionally acceptable.[7] Sensitive land uses include residences, hospitals, schools and lodging. An interior

[7] State Guidelines provide the following definitions:

- Normally Acceptable: Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
- Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

CNEL of 45 dBA for sensitive land uses is mandated in Title 24 of the California Code of Regulations for sensitive uses, including all habitable rooms in a residential.

For stationary noise sources located proximate to sensitive land uses, Los Angeles County has adopted a detailed Noise Ordinance that establishes the maximum allowable noise exposure. In areas of sensitive land uses, daytime noise exposure is not to exceed 70 dB for any period of time, and nighttime noise exposure is not to exceed 65 dB for any period of time. Section 12.08.440 of the County Code regulates construction noise, prohibiting construction activities between the hours of 7:00 p.m. and 7:00 a.m. of any day, any time on Sundays, and legal holidays. Required compliance with these time restrictions would limit construction noise to times when people are generally less sensitive to noise and reduce construction equipment noise.

Project Area Noise: A Memo dated November 29, 2022 for 1701 W 120th St., Los Angeles was prepared by Elevated Entitlements to report the Project's anticipated noise levels. The Memo documented major noise sources in the vicinity of the Project site are from vehicle traffic on the 105 Freeway, approximately 400 feet north of the project site, vehicular traffic on adjacent streets, primarily from 120th Street and Western Avenue. The Project proposes five single-family lots which are considered sensitive to noise. Other sensitive uses include adjacent and nearby residential uses, offices, and a golf course. Typical noises from these surrounding land uses include car doors, outside play voices and loudspeakers. Noise generated by the Project would be similar to the adjacent residential uses and would not create a significant new noise source.

Project Construction Noise: Noise levels associated with construction activities would be higher than the ambient noise levels in the Project area today, but would subside once construction of the project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along site access roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than 1 dBA when averaged over a 24-hour period, and would therefore have a less than significant impact on noise receptors along the truck routes. In addition, the Project would be required to comply with the County Code regulations that prohibit construction activities between the hours of 7:00 p.m. and 7:00 a.m. of any day, any time on Sundays, and legal holidays. Consequently, both Project operational and construction noise are required to comply with County noise regulations. Furthermore, the following mitigation measures shall be adhered to ensure construction noise is less than significant:

Mitigation Measures

MM Noise 13.1:
Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.

MM Noise 13.2:
Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

MM NOISE 13.3
A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

MM NOISE 13.4
A temporary noise barrier shall be installed along the west and east boundary of the project site in order to attenuate noise levels from surrounding sensitive uses. The noise barrier shall be 6 feet in height and be placed along the boundary of the subject parcel.

MM NOISE 13.5
All construction activities shall adhere to Los Angeles County Noise Ordinance standards. However, the subject parcel shall adhere to more restrictive construction hours of 7am to 4pm.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

Vibration is a trembling, quivering, or oscillating motion of the earth. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Construction of the Project would generate vibration from bulldozers used for excavation and demolition. However, the duration of bulldozers on the site would be short-term and all construction activities would be limited to the days and times established by County ordinance. Consequently, potential impacts from exposure to vibration from the Project would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

The Hawthorne Municipal Airport is located approximately 2.1 miles west of the Project Site. The Project is located outside of the airport's influence area, critical airspace protection zones, and not within supplemental areas covered by an Airport Land Use Compatibility Plan. Therefore, the Project would not expose future residents to excessive noise levels.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The project entails subdividing the one existing residential parcel into five single-family lots, which would not induce substantial growth in the area. The project site is located in a built-out urban area.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The site is currently occupied by a religious facility and preschool. No housing occurs on the site. Consequently, the Project would not displace substantial numbers of people or housing.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The nearest Los Angeles County Fire Stations (#14) is located at 1401 West 108th, which is approximately one mile to the north of the project site. No additional fire facilities are required for this project except for one additional fire hydrant, which will be installed at the applicant's expense.

Sheriff protection?	☐	☐	☒	☐

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately 0.9 mile from the South Los Angeles County's Sheriff Station, located at 1310 W. Imperial Highway. The proposed project will add new permanent residents to the project site, but not enough to substantially reduce service ratios.

Schools?	☐	☐	☒	☐

The project site is located within the Los Angeles Unified School District ("School District"). Considering the scale of the project, the development of 5 residential lots is not expected to create a capacity problem for the School District. The proposed project will add new permanent residents to the project site which could increase the school-age population, but not enough to substantially create a capacity problem for the School Districts. The new residents are within the boundaries of the West Athens Elementary, Animo Legacy Charter Middle School, and George Washington Preparatory Senior High School.

Parks?	☐	☐	☒	☐

The project will be conditioned to pay Quimby Fees per Los Angeles County Code Section 21.28.140. No trails are required. The nearest two county parks are the Helen Keller Park located one miles away, and Woodcrest Play Park located two miles from the project site.

Libraries?	☐	☐	☒	☐

The project will be conditioned to pay the library fees per Los Angeles County Code Section 22.72. The proposed project will generate five residential units, and thus increase the population. The population increase

is not substantial to diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. The closest libraries are Woodcrest Library, Black Resource Center, and Gardena Mayme Dear Library, which are all within three miles of the project site.

Other public facilities? ☐ ☐ ☒ ☐

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

Review of the project by the Los Angeles County Department of Parks and Recreation has not disclosed that the project would increase the use of existing neighborhood and regional parks or other recreational facilities contributing to substantial or accelerated physical deterioration of such facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The project does not include recreational facilities. Since the project does not entail a dedication of park space, the subdivider will be required to pay in-lieu Quimby fees to satisfy the park obligation. No construction or expansion of recreational facilities is required.

c) Would the project interfere with regional trail connectivity?	☐	☐	☐	☒

There are no regional trails located in the vicinity or on the project site. There are no expected impacts to regional open space connectivity. The project is proposed in an established urban neighborhood.

17. TRANSPORTATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☒	☐	☐

The project would not conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system. The growth proposed by the project is accounted for in the Baseline Growth Forecast of the 2008 Southern California Association of Governments' Regional Transportation Plan (RTP), which provided the basis for developing the land use assumptions at the regional and small-area levels that established the 2008 Regional Transportation Plan Alternative. To ensure impact to state facilities continues to be less than significant, the applicant shall adhere to state law and employ best practices as follows:

MM Trans 17.1
Submit a Site Plan to Caltrans for review and clearance that depicts:

1) **The number of proposed parking spaces and ensure it is designed to support active transportation, including providing communal bike racks and/or lockers and short-term racks for guests, and ensure property conflict zone striping where the existing westbound Class II bike lane will cross any new driveways; and**
2) **Surface parking that does not face the street directly.**

MM Trans 17.2
A Caltrans transportation permit shall be obtained for any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State Highways.

MM Trans 17.3
Limit construction traffic to off-peak periods to minimize the potential impact on State facilities. Prior to construction, the permittee shall submit a construction traffic control plan to Caltrans if construction traffic is expected to cause issues on any State facilities.

b) b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

The project entails subdividing the one existing residential parcel into five single-family lots. The traffic impacts would be minimal as the addition of five single-family homes would have insignificant levels of miles traveled. The project would not be in conflict with CEQA guidelines and would have less than significant impact.

c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

The project entails subdividing the one existing residential parcel into five single-family lots. The project does not entail creating sharp curves or dangerous intersections or incompatible uses. Therefore, there will be no increased hazards due to design features.

d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

The project's emergency access is adequate and has been reviewed and cleared by the Los Angeles County Fire Department.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

The project site is located on 120th Street, which is a Class II, existing bicycle pathway. The proposed five lot subdivision would have a less than significant impact to any bicycle paths as it adheres to the polices, plans and programs of the County. Overall, there will be minimal negative impact resulting from the proposed project.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	☐	☐	☒	☐

The Project Site is vacant and is not listed in the California Register of Historical Resources, or in a local register of historical resources. However, the Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation has been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 3, 2019, requesting for consultation. A response from Tongva Nation was not received. A tribal consultation was conducted by phone with Chairman Salas of the Kizh Nation on August 14, 2019. Tribal consultation has not yet concluded.

In addition, a records request for Native American resources in the vicinity of the Project site was requested and conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019, indicated that there are no known resources on-site, but that there is the potential for the discovery of prehistoric and historic cultural resources within the Project boundaries. Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site. Therefore, customary caution and a halt-work condition should be in place for any ground-disturbing activities.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

A records search for cultural resources, including Native American resources, in the vicinity of the Project site was conducted by the South-Central Coastal Information Center (SCCIC). Results of the SCCIC research, dated June 3, 2019, indicate that although the Project site is disturbed land in an urbanized area, there is the potential for the discovery of prehistoric and historic cultural resources within the Project boundaries.

Agricultural remains, foundations, trails, hearths, trash dumps, privies, changes in soil colorations, human or animal bone, pottery, chipped or shaped stone, etc. are all potential indications of an archaeological site.

The Gabrieleno Band of Missions Indians- Kizh Nation and Tongva Nation have been identified in the West-Athens area and the Project site within their geographic area of concern and a letter was sent, dated June 3, 2019, requesting for consultation. A response from Tongva Nation was not received. A tribal consultation was conducted by phone with Chairman Salas of the Kizh Nation on August 14, 2019 and July 25, 2023 where the tribe provided oral history of the area and their connection to the land. The applicant has agreed to have a Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation on-site during ground disturbing activities. The tribe agreed with the mitigation measures provided below and tribal consultation concluded on July 31, 2023.

MM 18.1

A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained to monitor all ground disturbing activities within the Project Site. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.

MM 18.2

If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find and the action set forth in Cultural Resources Mitigation Measures 5.1 and 5.2 shall be taken.

References:

- Project Review/Quick Check prepared by South Central Coastal Information Center on June 3, 2019.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

The project will create five additional residential units and is not expected to exceed treatment requirements of the Los Angeles Regional Water Quality Control Boards. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB and any project which would connect to such a system would be required to comply with the same standards imposed by the NPDES permit. Thus, project conformity with NPDES permit standards is achieved by the time residential units connect to the publicly owned treatment works.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

The project will create five additional residential units and should not create a water or wastewater system capacity problem nor result in the construction of new water or wastewater treatment facilities. The project site will be served by a public water system, which issue a "will serve" letter for the proposed subdivision in 2020.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

The project will have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. The project site will be served by a public water system, which issued a "will serve" letter for the proposed subdivision in 2020.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. The project will create five additional residential units and should not significantly impact solid waste disposal capacity due to its small scale.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The Project would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. Additionally, when households retain waste hauler services contracted with the County, residences receive one container for recyclable materials and one for green waste in addition to the trash container. Households can also receive one additional green waste container and one recyclable container at no extra cost upon request in an effort to achieve the waste diversion goals through increased recycling access (California Solid Waste Reuse and Recycling Access Act of 1991). The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

20. WILDFIRES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The Project is not located in a very high fire hazard severity zone and complies County's codes. No impairment to any adopted emergency response plan or emergency evacuation plan is anticipated. This Project is less than significant impact.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

The Project Site is relatively flat and in a developed urbanized area. The Project is not located in a very high fire hazard severity zone. This Project is less than significant impact.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

The Project is a five-lot subdivision, is relatively small project and any impact on infrastructure are minimal and would not exacerbate fire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

The Project Site is relatively flat and any downslope or downstream flooding, or landsides is very unlikely.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The Project is not located in a very high fire hazard severity zone and complies County's codes.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The Project is an infill development replacing religious facility and preschool buildings constructed about 57 years ago with a new residential project constructed to current codes. It would not degrade the quality of the environment, substantially reduce species or eliminate important examples of history or pre-history. However, certain site-specific impacts could occur during Project development. These potential impacts include disturbance of biological resources (nesting birds, roosting bats and maternity colonies) and Native American resources. Mitigation Measures 5.1, 5.2, 18.1, and 18.2 are added to the Project to mitigate potential impacts to cultural or Native American resources to less than significant levels.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒

The Project is an infill development of a vacant urban lot. The new residential project will be constructed to current codes. Pursuant to Green Building Code contemporary requirements, the Project would include energy efficient heating and air conditioning and lighting, and water conserving plumbing and irrigation fixtures. Project improvements are expected to result in improved energy efficiency and reduced site stormwater runoff. The Project is consistent with General Plan goals and policies that support infill development. Consequently, the Project would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The Project is an infill development of a vacant urban lot. The new residential project will be constructed to current codes. It would not have substantial impacts on the quality of the environment. No regional or

cumulative impacts would occur. Consequently, the Project would have a less than significant effect on potential cumulatively considerable adverse impacts.

ATTACHMENTS

Air Quality Study for 1701 W. 120th ST.

September 07, 2023

Prepared for:

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1.0 INTRODUCTION

This report presents an assessment of potential air quality and greenhouse gas (GHG) impacts associated with the proposed development of a 0.88-acre vacant parcel located off of W. 120th Street in Los Angeles (the "project"). The proposed project requests a Tentative Tract Map for Multi-family Residential with associated parking. The project site is located at W. 120th Street and Harvard Boulevard. The property is currently zoned Specific Plan (SP) with a General plan land use of Mixed Use. There is existing multi-family use to the west, residential uses to the south, Residential use to the east, and vacant land to the north.

Area Disturbed	Construction Summary	Total New Building Area
0.88	Development of multi-family housing	Not Available

GHG impacts will be attributable to emissions associated with construction and operation emissions including traffic and energy use. This report presents an evaluation of existing conditions at the subject property, thresholds of significance, and potential air quality and GHG impacts associated with the construction and operation of the Project.

2.0 EXISTING CONDITIONS

2.1 CURRENT DEVELOPMENT

The subject property is currently undeveloped land. The property is currently zoned Specific Plan (SP) with a General Plan land use of Mixed-Use. There is existing multi-family use to the west, residential uses to the south, residential use to the east, and vacant land to the north. The proposed project would have a positive economic impact on the growth of housing in the unincorporated areas of Los Angeles County, which meets the State and County's Housing goals. In addition, the proposed project would create new jobs, and reduce reliance on personal vehicles due to its proximity to major transit corridors, which will reduce overall greenhouse gas emissions in the area. This project will meet the State of California and the County of Los Angeles's Climate Action Plan goals and policies.

Figure 1: Project Site Aerial

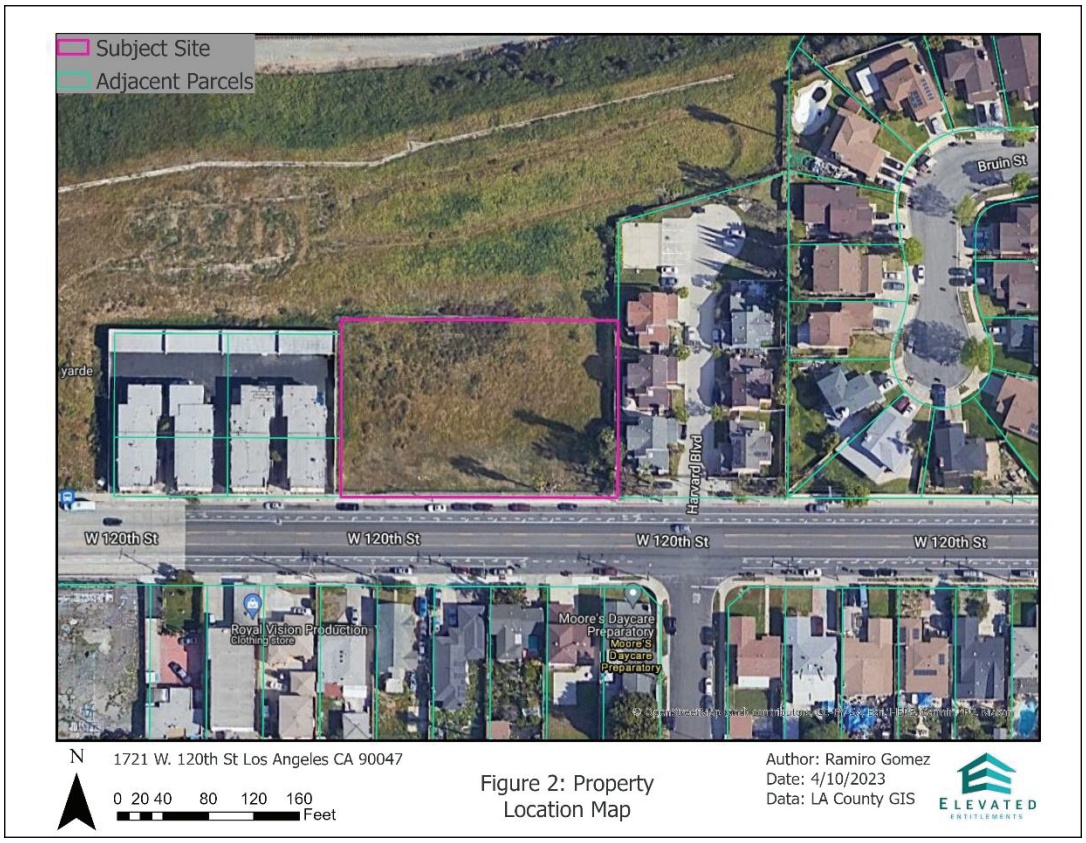

Figure 2: Viewing the Property from the south oriented to the north.

2.2 REGULATORY SETTING

The United States Environmental Protection Agency (EPA) defines air quality as ambient air concentrations of specific pollutants that have been shown to be of concern with respect to the health and welfare of the general public. The EPA is responsible for enforcing the Federal Clean Air Act (CAA) of 1970 and its 1977 and 1990 Amendments. The CAA required the EPA to establish National Ambient Air Quality Standards (NAAQS), which identify concentrations of pollutants in the ambient air below which no adverse effects on public health and welfare are anticipated.

In response, the EPA established both primary and secondary standards for several pollutants (called "criteria" pollutants). Primary standards are designed to protect human health with an adequate margin of safety. Secondary standards are designed to protect property and public welfare from air pollutants in the atmosphere.

The Federal CAA allows states to adopt ambient air quality standards and other regulations provided they are at least as stringent as federal standards. More stringent California Ambient Air Quality Standards (CAAQS) have been adapted by the California Air Resources Board (ARB) for the six criteria pollutants through the California Clean Air Act of 1988 (CCAA). The CCAA also established California Ambient Air Quality Standards (CAAQS) for additional pollutants, including sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles (see Table 1 for NAAQS and CAAQS.)

Areas that do not meet the NAAQS or the CAAQS for a particular pollutant are considered to be "Nonattainment Areas" for that pollutant. In September 1997, the EPA promulgated 8-hour O3 and 24-hour and annual PM2.5 national standards. As a result, this action has initiated a new planning process to monitor and evaluate emission control measures for these pollutants.

Under CEQA, the South Coast Air Quality Management District (the "District") is an expert commenting agency on air quality and related matters within its jurisdiction or impacting on its jurisdiction. Under the Federal Clean Air Act, the District has adopted federal attainment plans for ozone and PM10. The District has dedicated assets to reviewing projects to ensure that they will not: (1) cause or contribute to any new violation of any air quality standard; (2) increase the frequency or severity of any existing violation of any air quality standard; or (3) delay timely attainment of any air quality standard or any required interim emission reductions or other milestones of any federal attainment plan. These Guidelines are intended to assist persons preparing environmental analysis or review documents for any project within the jurisdiction of the District by providing background information and guidance on the preferred analysis approach.

The California ARB is the state regulatory agency with the authority to enforce regulations to both achieve and maintain the NAAQS and CAAQS. The ARB is responsible for the development, adoption, and enforcement of the state's motor vehicle emissions program, as well as the adoption of the CAAQS. The ARB also reviews the operations and programs of the local air districts and requires each air district with jurisdiction over a nonattainment area to develop its own strategy for achieving the NAAQS and CAAQS.

The local air district has the primary responsibility for the development and implementation of rules and regulations designed to attain the NAAQS and CAAQS, as well as the permitting of new or modified sources, development of air quality management plans, and adoption and enforcement of air pollution regulations. The South Coast Air Quality Management District (SCAQMD) is the local agency responsible for the administration and enforcement of air quality regulations for the South Coast Air Basin.

The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SCAB. The most recently adopted air quality plan in the SCAB is the 2022 Air Quality Management Plan (AQMP), which was adopted by the Board in 2022.

Table 1 presents a summary of the ambient air quality standards adopted by the federal and California Clean Air Acts.

Table 1: Ambient Air Quality Standards

Pollutant	Average Time	California Standards Concentration	California Standards Methods	National Standards Primary	National Standards Secondary	National Standards Method
Ozone (O3)	1 hour	0.09 ppm (180 µg/m3)	Ultraviolet Photometry			Ultraviolet Photometry
	8 hour	0.070 ppm (137 µg/m3)		0.075 ppm (147 µg/m3)	0.075 ppm (147 µg/m3)	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m3)	—	Non-Dispersive Infrared Spectroscopy (NDIR)
	8 Hour	9.0 ppm (10 mg/m3)		9 ppm (10 µg/m3)	—	
Nitrogen Dioxide (NO2)	Annual	0.030 ppm (56 µg/m3)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m3)		Gas Phase Chemiluminescence
	1 hour	0.18 ppm (338 µg/m3)		0.100 ppm (188 µg/m3)		
Sulfur Dioxide (SO2)	24 hours	0.04 ppm (105 µg/m3)	Ultraviolet Fluorescence			Pararosaniline
	3 hours	--			0.5 ppm (1300 µg/m3)	
	1 hour	0.25 ppm (655 µg/m3)		0.075 ppm (196 µg/m3)		
Respirable Particulate Matter (PM10)	24 hours	50 µg/m3	Gravimetric or Beta Attenuation	150 µg/m3	150 µg/m3	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m3				
Fine Particulate Matter (PM2.5)	Annual Arithmetic Mean	12 µg/m3	Gravimetric or Beta Attenuation	12.0 µg/m3	15 µg/m3	Inertial Separation and Gravimetric Analysis
	24 hours			35 µg/m3		
Sulfates	24 hours	25 µg/m3	Ion Chromatography	No National Standards		
Lead	30-day Average	1.5 µg/m3	Atomic Absorption			Atomic Absorption
	Calendar Quarter			1.5 µg/m3	1.5 µg/m3	
	3-Month Rolling			0.15 µg/m3	0.15 µg/m3	
Hydrogen Sulfide	1 hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence	No National Standards		
Vinyl Chloride	24 hours	0.010 ppm (26 µg/m3)	Gas Chromatography	No National Standards		

3.0 THRESHOLDS OF SIGNIFICANCE

As defined by the SCAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The District will clarify upon request which threshold is most appropriate for a given project; in general, the emissions comparison (criteria number 1) is sufficient: 1. Generates total emissions (direct and indirect) in excess of the thresholds given in Table 4; 2. Generates a violation of any ambient air quality standard when added to the local background; 3. Does not conform with the applicable attainment or maintenance plan(s) 1; 4. Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1. A significant project must incorporate mitigation sufficiently to reduce its impact to a level that is not significant. A project that cannot be mitigated to a level that is not significant must incorporate all feasible mitigation. Note that the emission thresholds are given as a daily so that multi-phased projects (such as project with a construction phase and a separate operational phase) with phases shorter than one year can be compared to the daily value.

The project-level numerical thresholds are summarized in Table 2.

Table 2: SCAQMD Significant Thresholds

POLLUTANT	DAILY CONSTRUCTION	DAILY OPERATION
NOx	100 lbs./day	55 lbs./day
ROG (VOC)	75 lbs./day	55 lbs./day
PM10	150 lbs./day	150 lbs./day
PM2.5	55 lbs./day	55 lbs./day
SOx	150 lbs./day	150 lbs./day
CO	550 lbs./day	550 lbs./day
Lead	3 lbs./day	3 lbs./day

Attainment Status of Criteria Pollutants in the South Coast Air Basin

Pollutant	*State*	*Federal*
Ozone – 1-hour	Nonattainment	Extreme Nonattainment
Ozone – 8-hour	No State Standard	Severe 17 Nonattainment
PM_{10}	Nonattainment	Serious Nonattainment
$PM_{2.5}$	Not Established	Not Established (due 12/04)
CO	Attainment (except Los Angeles County)	Attainment (date finding in 2003 AQMP for the SCAB)
NO_2	Attainment	Attainment/Maintenance
SO_2	Attainment	Attainment
Lead	Attainment	Attainment
All others	Attainment/Unclassified	Attainment/Unclassified

Source: LSA (ARB 2004).

4.0 IMPACTS

The proposed tentative tract map may cause temporary air quality impacts from construction, but not during project operations. Temporary construction impacts include emissions associated with site grading/preparation and utility installation. Operational impacts will cause no impacts due to negligible property maintenance requirements and minimal heavy equipment and onsite renewable energy generation (roof mounted solar) offsetting any operations admissions.

4.1 CONSTRUCTION

Emissions of pollutants such as fugitive dust that are generated during construction are generally highest near the construction site. Emissions from the construction phase of the project were estimated through the use of the CalEEMod Model (ENVIRON 2022.1.1.17). It was assumed that heavy construction equipment would be operating at the site for eight hours per day, five days per week during project construction. In addition, it was assumed that, in accordance with the requirements of the SCAQMD Rule 403, fugitive dust controls would be utilized during construction, including watering of active sites two times daily.

Table 3 provides a summary of the emission estimates for construction of all proposed site improvements. These projected emissions assume standard measures are implemented to reduce emissions, as calculated with the CalEEMod Model, and are compared to the regional thresholds. Refer to Appendix A for detailed model output files.

Table 3 includes projected emissions for all steps of construction, averaged over the Project's projected construction duration. These steps include Site Preparation and Building Construction (Including Installation of Electrical Vehicle Charging Stations). Note that projected emissions for all pollutants during construction are below the SCAQMD's Air Quality Significance Thresholds.

During Construction diesel-fired equipment will be operated and will result in the release of diesel particulate matter which is a listed carcinogen and toxic air contaminant in the State of California. Project construction would not result in the emission of any odor compounds that would cause a nuisance or significant impact on nearby receptors. The impacts associated with project construction are therefore not considered significant with regard to odors.

Table 3:

Estimated Annual Construction Emissions (Annual, Unmitigated) LBs/Day

Emission Source	ROG	NOx	CO	SOx	PM10	PM2.5	C02e
Regional Significance Criteria	75	100	550	150	150	55	N/A
Project Construction Emissions	0.56	5.60	7.02	.01	0.27	0.24	1,323
Significant?	*No*	*No*	*No*	*No*	*No*	*No*	*No*

Figure 3: Site Area

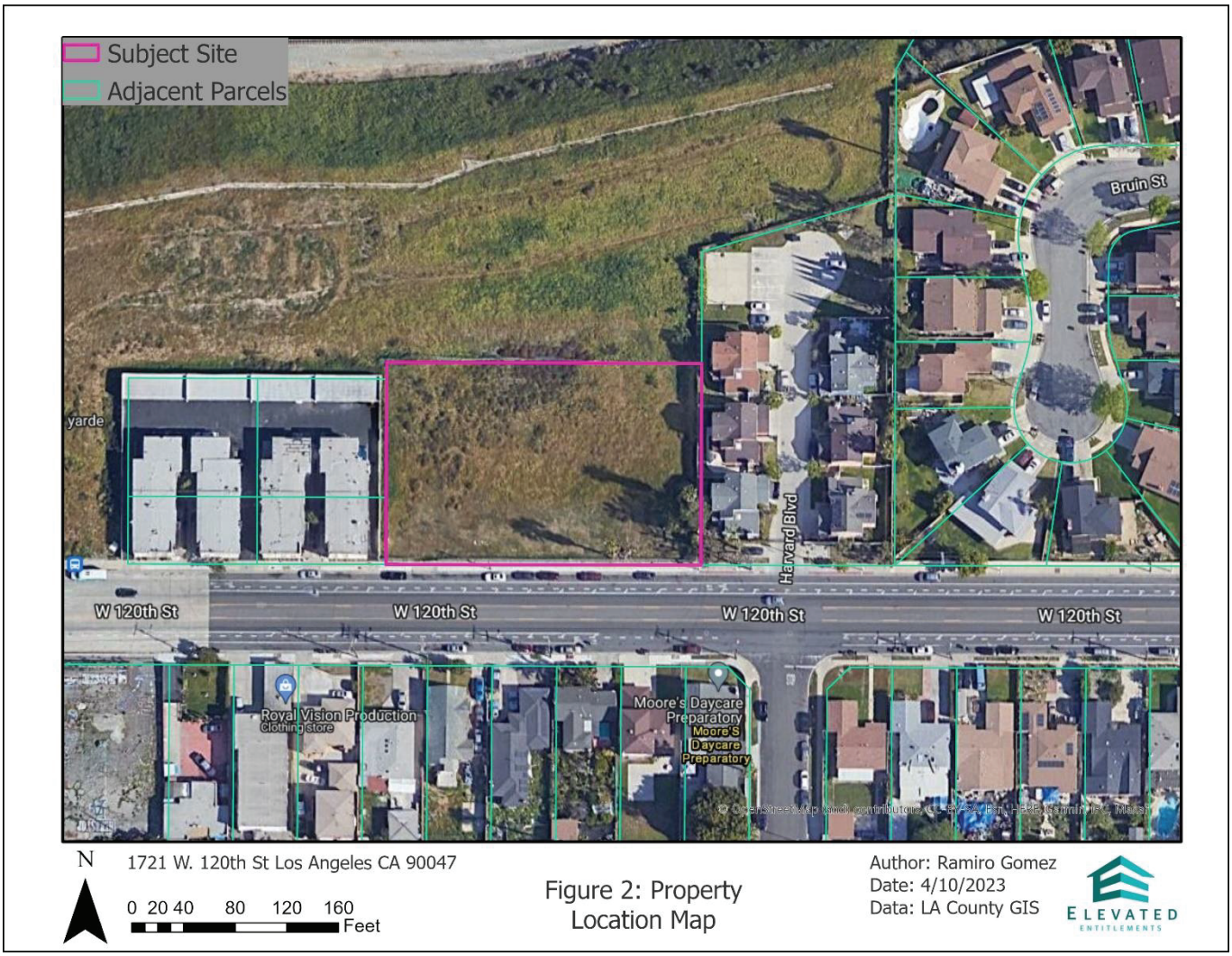

Figure 2: Property Location Map

4.2 OPERATION

The proposed project would operate twenty-four hours a day, seven days a week. The proposed project will include the construction of multi-family dwellings. Day-to-day operations would include the use of electricity, natural gas, water, and sewers. Traffic in and out of the community would also be a part of the day-to-day events. However, given the project is within a major transit corridor the use of personal vehicles will be less than normal and public ridership will be encouraged.

4.3 PROJECT'S CONTRIBUTION TO CRITERIA POLLUTANTS

The Air Basin has been designated by EPA for the national standards as a non-attainment area for PM-2.5, PM10, and ozone. It should be noted that VOC and NOx are O3 precursors, as such they have been considered as non-attainment pollutants. According to the California Air Resources Board, the total emissions in the South Coast Air Basin in 2017 were 193,304 tons of VOC, 133,919 tons of NOx, 690,982 tons of CO, 5,621 tons of SOx, 65,189 tons of PM10 and 26,353 tons of PM2.5. These numbers were calculated by multiplying the recorded daily figures by 365 for comparison with the Project's annual emissions. The project contribution to each criteria pollutant in the South Coast Air Basin is shown below.

Table 4:
Project's Contribution to Criteria Pollutants in the South Coast Air Basin

Emissions Source	Annual Emissions (LBs/DAY)						
	VOC	NOx	CO	SOx[3]	PM10	PM2.5	CO2
Construction Emissions[1]	0.07	0.66	0.67	<0.005	0.20	0.11	1,323
Operation Emissions[1]	0.83	0.03	0.27	<0.005	0.05	.02	89.5
Total Project Emissions[1]	0.90	0.69	0.94	0.010	0.25	0.13	1,412.5
Total Emissions in Air Basin[2]	1,058,000	733,800	3,786,200	30,800	357,200	144,400	N/A
Project's Percent of Air Emissions	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	N/A

Notes:
1. Total Daily Average Emissions for construction and first-year operation
2. Source: California Air Resources Board, 2017. LBs Per DAY, 2017.
3. SO2 results from CalEEMod are reflected under SOx.

5.0 CONCLUSIONS

The Air Quality and GHG Analysis for the proposed Tentative Tract Map Project in Los Angeles County, California evaluated emissions associated with both the construction and operation of the proposed project. Emissions associated with construction and operation were compared with significance thresholds developed by the SCAQMD, which provide a conservative means of evaluating whether project emissions would cause a significant impact on the ambient air quality or whether further evaluation is warranted. Emissions associated with the construction and operation of the project are below the significance thresholds for all criteria pollutants as well as cumulative GHG emissions. Thus, the emissions associated with the construction and operation of the Project would not result in a significant impact under the California Environmental Quality Act. In addition, based on the results of the CalEEMod Model, the Project would generate 89.5 Lbs of CO2e emissions Daily. There are no thresholds for CO2e in the South Coast Air Basin. Therefore, the impacts are less than significant.

6.0 CEQA ENVIRONMENTAL CHECKLIST

AIR QUALITY

Issues	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The Project falls under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and is located in the South Coast Air Basin (SCAB). The Air Quality Management Plan (AQMP) aims to obtain attainment status for key monitored air pollution standards, based on current and future air pollution emissions resulting from employment and residential growth projections. To develop the AQMP, various agencies' General Plans and other projections for population and employment growth are taken into consideration. During project construction, emissions with regional effects are calculated using the California Emissions Estimator Model (CalEEMod); Version 2022.1.1.16, and would not exceed criteria pollutant thresholds established by the SCAQMD.

The Project is expected to have a minimal impact on the air quality of the area and would produce relatively few emissions during construction (one year period) and negligible emissions during operation. Therefore, impacts are considered less than significant. Table 5 below presents the regional air quality significance thresholds.

Table 5
Project's Contribution to Criteria Pollutants in the South Coast Air Basin

Emissions Source	Annual Emissions (LBs/DAY)						
	VOC	NOx	CO	SOx[3]	PM10	PM2.5	CO2
Construction Emissions[1]	0.07	0.66	0.67	<0.005	0.20	0.11	1,323
Operation Emissions[1]	0.83	0.03	0.27	<0.005	0.05	.02	89.5
Total Project Emissions[1]	0.90	0.69	0.94	0.010	0.25	0.13	1,412.5
Total Emissions in Air Basin[2]	1,058,000	733,800	3,786,200	30,800	357,200	144,400	N/A
Project's Percent of Air Emissions	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	<0.001%	N/A

Notes:
2. Total Daily Average Emissions for construction and first year operation
2. Source: California Air Resources Board, 2017. LBs Per DAY, 2017.
3. SO2 results from CalEEMod are reflected under SOx.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. As shown in Table 5 emissions from construction of the Project would be below SCAQMD air quality significance thresholds for all pollutants. Based on this, the Project would not be expected to conflict with or obstruct the implementation of the AQMP. There would be no expected conflict or obstruction of any air quality plans. Most of the polluting emissions would be produced during the construction period. These emissions would be in the form of exhaust and dust. The amount of exhaust associated with the Project would be negligible compared to the yearly exhaust levels of Los Angeles County.

The Project is located within the SCAQMD which is non-attainment for ozone and PM10. The Project is expected to generate minor particulate and ozone precursors during the approximately one-year construction period. Best Management Practices for the Project shall include the use of water trucks to reduce particulate emissions during construction. In addition, a Dust Control Plan shall be developed and submitted to the County and SCAQMD for review and approval prior to the issuance of a grading permit and/or land disturbance.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. Emissions from operations of the Project would be below the levels produced during construction and in effect, the air quality significance thresholds for all pollutants. Specifically, the Project would not exceed SCAQMD significance thresholds for ozone precursors pollutants, VOC and NOx, as well as PM_{10} and $PM_{2.5}$ for which the SCAB is in non-attainment. Since the Project's emissions are below the SCAQMD's project-specific thresholds, the Project emissions would not be cumulatively considerable, and impacts would be less than significant.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: residences, schools, daycare centers, playgrounds, and medical facilities. The Project is bordered by a few residential homes to the East and West. All pollutant levels for the Project are below the significant thresholds as defined by SCAQMD and CalEEMod. The only potential impacts to the surrounding sensitive receptors would be dust pollutants during the construction phase. A Dust Control Plan shall be developed and submitted to the County and SCAQMD for review and approval prior to issuance of a grading permit and/or land disturbance to reduce any potential impacts to less than significant. Overall, the Project would not expose any sensitive receptors to substantial pollutant concentrations and a less than significant impact would occur.

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact. During construction, diesel equipment operating at the site may generate some nuisance odors; however, due to the distance of sensitive receptors to the project site and the temporary nature of construction, odors associated with project construction would not be significant.

Land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses are not proposed for this project. Overall, odor impacts would be less than significant.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
VIII.	**GREENHOUSE GAS EMISSIONS –** Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Elevated Entitlements quantified greenhouse gas (GHG) emissions resulting from the construction and operation of the Project using default figures provided by CalEEmod from the CalEEMod California Emissions Estimator Model. This software was used as the GHG quantification tool for this Project. The total Project related average annual GHG emissions were determined to not exceed 10,000 metric tons carbon dioxide equivalent per year (MTCO2e/yr). Based on the results of the CalEEMod Model, the project would generate an average of 357 lbs/day of CO2e emissions from construction. The South Coast Air Quality Management District (AQMD) does not have quantifiable GHG emissions thresholds for the construction or operation of residential properties, therefore the impacts would be less than significant. As shown in **Table 2** below the temporary construction activities for the Project are shown. These Project GHG emissions do not supersede any regional emissions thresholds for residential properties.

Table 2: Greenhouse Gas (CO2) lbs/day	
Project Construction Emissions	357
SCAQMD Threshold[1]	Threshold only exists for industrial facilities
Exceeds Threshold	**No**
[1]Source: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25	

a) **Less than Significant Impact.** Construction of the Project would generate GHG emissions and maximum daily emissions are shown in Table 2 above. The project would not generate GHG emissions that would have a significant impact on the environment and impacts would be less than significant.

Construction Activities: During construction of the Project, GHGs would be emitted through the operation of construction equipment and from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil- based fuels creates GHGs (e.g., CO2, CH4, and N2O). Furthermore, Methane (CH4) is emitted during the fueling of heavy equipment.

Gas, Electricity, and Water Use: Natural gas use results in the emission of two GHGs: CH4 (the major component of natural gas) and CO2 (from the combustion of natural gas). Electricity use can result in GHG production if the electricity is generated by combustion of fossil fuel. California's water conveyance system is energy intensive. Water-related electricity use is 48 terawatt hours per year and accounts for nearly 20 percent of California's total electricity consumption. Gas, electricity, and water use would be minimal during temporary construction and operation of the residential property.

Solid Waste Disposal: Solid waste generated by the Project would contribute to minimal GHG emissions during temporary construction of the residential property only. During operation, the property would require the disposal of solid waste.

Motor Vehicle Use: During construction and operation, transportation associated with the proposed Project would result in GHG emissions from the combustion of fossil fuels in daily automobile trips, electricity, and gas use.

Operational Activities: Mobile source emissions of GHGs would include electricity, gas use, and Project-generated vehicle trips associated with residential communities and visitors to the property. As proposed the Project would be a residential property, with electricity, solid waste disposal and vehicle trips.

b) **No Impact.** A project's incremental contribution to a cumulative Greenhouse Gas (GHG) effect is not cumulatively considerable if the Project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances. The South Coast Air Quality Management District (AQMD) does not have GHG thresholds for residential property construction or operation. With this in mind, there would be no impact associated with the GHG emissions for the development of a proposed residential property.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

7.0 REFERENCES

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120th Street Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	120th Street
Construction Start Date	8/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.20
Precipitation (days)	17.8
Location	33.92444646630176, -118.30760137900029
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4542
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.17

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Condo/Townhouse	1.00	Dwelling Unit	0.88	34,000	4,000	—	55.0	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-C	Water Unpaved Construction Roads
Construction	C-12	Sweep Paved Roads
Transportation	T-1	Increase Residential Density

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.45	1.22	11.4	11.3	0.02	0.53	5.41	5.94	0.49	2.59	3.08	—	1,819	1,819	0.07	0.02	0.42	1,827
Mit.	1.45	1.22	11.4	11.3	0.02	0.53	5.41	5.94	0.49	2.59	3.08	—	1,819	1,819	0.07	0.02	0.42	1,827
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.69	42.7	5.60	7.02	0.01	0.26	0.23	0.42	0.23	0.05	0.24	—	1,318	1,318	0.05	0.02	0.02	1,323
Mit.	0.69	42.7	5.60	7.02	0.01	0.26	0.23	0.42	0.23	0.05	0.24	—	1,318	1,318	0.05	0.02	0.02	1,323
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.18	0.60	1.53	1.91	< 0.005	0.07	0.03	0.10	0.06	0.02	0.08	—	356	356	0.01	< 0.005	0.01	357
Mit.	0.18	0.60	1.53	1.91	< 0.005	0.07	0.03	0.10	0.06	0.02	0.08	—	356	356	0.01	< 0.005	0.01	357
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.03	0.11	0.28	0.35	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	58.9	58.9	< 0.005	< 0.005	< 0.005	59.1
Mit.	0.03	0.11	0.28	0.35	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	58.9	58.9	< 0.005	< 0.005	< 0.005	59.1
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.4	11.3	0.02	0.53	5.41	5.94	0.49	2.59	3.08	—	1,819	1,819	0.07	0.02	0.42	1,827
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.67	0.56	5.60	7.02	0.01	0.26	0.01	0.27	0.23	< 0.005	0.24	—	1,318	1,318	0.05	0.01	< 0.005	1,323
2025	0.69	42.7	5.15	6.98	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,318	1,318	0.05	0.02	0.02	1,322
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.18	0.15	1.53	1.91	< 0.005	0.07	0.03	0.10	0.06	0.02	0.08	—	356	356	0.01	< 0.005	0.01	357
2025	0.02	0.60	0.15	0.21	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	—	37.0	37.0	< 0.005	< 0.005	0.01	37.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2024	0.03	0.03	0.28	0.35	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	58.9	58.9	< 0.005	< 0.005	< 0.005	59.1
2025	< 0.005	0.11	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.12	6.12	< 0.005	< 0.005	< 0.005	6.14

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.45	1.22	11.4	11.3	0.02	0.53	5.41	5.94	0.49	2.59	3.08	—	1,819	1,819	0.07	0.02	0.42	1,827
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.67	0.56	5.60	7.02	0.01	0.26	0.01	0.27	0.23	< 0.005	0.24	—	1,318	1,318	0.05	0.01	< 0.005	1,323
2025	0.69	42.7	5.15	6.98	0.01	0.22	0.23	0.42	0.20	0.05	0.23	—	1,318	1,318	0.05	0.02	0.02	1,322
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.18	0.15	1.53	1.91	< 0.005	0.07	0.03	0.10	0.06	0.02	0.08	—	356	356	0.01	< 0.005	0.01	357
2025	0.02	0.60	0.15	0.21	< 0.005	0.01	< 0.005	0.01	0.01	< 0.005	0.01	—	37.0	37.0	< 0.005	< 0.005	0.01	37.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.03	0.03	0.28	0.35	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	58.9	58.9	< 0.005	< 0.005	< 0.005	59.1
2025	< 0.005	0.11	0.03	0.04	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	6.12	6.12	< 0.005	< 0.005	< 0.005	6.14

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	0.33	1.08	0.05	0.79	< 0.005	0.07	0.05	0.12	0.07	0.01	0.08	16.8	85.1	102	0.78	< 0.005	0.43	123
Mit.	0.32	1.07	0.04	0.72	< 0.005	0.07	0.03	0.10	0.07	0.01	0.08	16.8	69.6	86.4	0.78	< 0.005	0.38	107
% Reduced	3%	1%	13%	9%	—	—	30%	12%	—	30%	4%	—	18%	15%	—	—	13%	13%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.32	1.07	0.05	0.72	< 0.005	0.07	0.05	0.12	0.07	0.01	0.08	16.8	82.8	99.6	0.78	< 0.005	0.25	120
Mit.	0.31	1.07	0.04	0.66	< 0.005	0.07	0.03	0.10	0.07	0.01	0.08	16.8	67.9	84.7	0.78	< 0.005	0.25	105
% Reduced	3%	1%	13%	9%	—	—	30%	12%	—	30%	4%	—	18%	15%	—	—	1%	13%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.83	0.03	0.27	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	8.12	61.5	69.7	0.75	< 0.005	0.32	89.5
Mit.	0.04	0.82	0.02	0.21	< 0.005	0.01	0.03	0.03	0.01	0.01	0.01	8.12	48.1	56.2	0.75	< 0.005	0.29	75.8
% Reduced	16%	1%	21%	21%	—	—	30%	26%	—	30%	20%	—	22%	19%	—	—	7%	15%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	0.15	0.01	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.34	10.2	11.5	0.12	< 0.005	0.05	14.8
Mit.	0.01	0.15	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.34	7.96	9.30	0.12	< 0.005	0.05	12.5
% Reduced	16%	1%	21%	21%	23%	2%	30%	26%	1%	30%	20%	—	22%	19%	< 0.5%	26%	7%	15%

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.8	51.8	< 0.005	< 0.005	0.19	52.6
Area	0.30	1.05	0.02	0.57	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	18.0	27.4	0.03	< 0.005	—	28.2
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.33	1.08	0.05	0.79	< 0.005	0.07	0.05	0.12	0.07	0.01	0.08	16.8	85.1	102	0.78	< 0.005	0.43	123
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.02	0.21	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	49.6	49.6	< 0.005	< 0.005	< 0.005	50.3
Area	0.29	1.05	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.32	1.07	0.05	0.72	< 0.005	0.07	0.05	0.12	0.07	0.01	0.08	16.8	82.8	99.6	0.78	< 0.005	0.25	120
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.02	0.02	0.19	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	44.9	44.9	< 0.005	< 0.005	0.07	45.6
Area	0.02	0.81	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.64	1.33	1.97	< 0.005	< 0.005	—	2.03
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.05	0.83	0.03	0.27	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	8.12	61.5	69.7	0.75	< 0.005	0.32	89.5
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	< 0.005	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.56
Area	< 0.005	0.15	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.22	0.33	< 0.005	< 0.005	—	0.34

Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.38	2.38	< 0.005	< 0.005	—	2.39
Water	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20
Waste	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.01	0.15	0.01	0.05	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.34	10.2	11.5	0.12	< 0.005	0.05	14.8

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.01	0.16	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	36.2	36.2	< 0.005	< 0.005	0.13	36.8
Area	0.30	1.05	0.02	0.57	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	18.0	27.4	0.03	< 0.005	—	28.2
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.32	1.07	0.04	0.72	< 0.005	0.07	0.03	0.10	0.07	0.01	0.08	16.8	69.6	86.4	0.78	< 0.005	0.38	107
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.02	0.15	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	34.7	34.7	< 0.005	< 0.005	< 0.005	35.2
Area	0.29	1.05	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.31	1.07	0.04	0.66	< 0.005	0.07	0.03	0.10	0.07	0.01	0.08	16.8	67.9	84.7	0.78	< 0.005	0.25	105

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.02	0.02	0.01	0.13	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	31.4	31.4	< 0.005	< 0.005	0.05	32.0
Area	0.02	0.81	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.64	1.33	1.97	< 0.005	< 0.005	—	2.03
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.4	14.4	< 0.005	< 0.005	—	14.4
Water	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Waste	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	0.04	0.82	0.02	0.21	< 0.005	0.01	0.03	0.03	0.01	0.01	0.01	8.12	48.1	56.2	0.75	< 0.005	0.29	75.8
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	5.21	5.21	< 0.005	< 0.005	0.01	5.29
Area	< 0.005	0.15	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.22	0.33	< 0.005	< 0.005	—	0.34
Energy	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.38	2.38	< 0.005	< 0.005	—	2.39
Water	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20
Waste	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	0.01	0.15	< 0.005	0.04	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.34	7.96	9.30	0.12	< 0.005	0.05	12.5

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861

Dust From Material Movemen	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	70.6	70.6	< 0.005	< 0.005	0.28	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.2. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	0.50	4.60	5.56	0.01	0.24	—	0.24	0.22	—	0.22	—	858	858	0.03	0.01	—	861
Dust From Material Movemen	—	—	—	—	—	—	0.53	0.53	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.35	2.35	< 0.005	< 0.005	—	2.36
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.39	0.39	< 0.005	< 0.005	—	0.39
Dust From Material Movemen	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.02	0.38	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	70.6	70.6	< 0.005	< 0.005	0.28	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movemen	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movemen	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.4. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	1.19	11.4	10.7	0.02	0.53	—	0.53	0.49	—	0.49	—	1,713	1,713	0.07	0.01	—	1,719
Dust From Material Movemen	—	—	—	—	—	—	5.31	5.31	—	2.57	2.57	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	9.39	9.39	< 0.005	< 0.005	—	9.42
Dust From Material Movemen	—	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.55	1.55	< 0.005	< 0.005	—	1.56

Dust From Material Movemen	—	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.57	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	106	106	< 0.005	< 0.005	0.42	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.09	0.09	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.15	1.46	1.82	< 0.005	0.07	—	0.07	0.06	—	0.06	—	340	340	0.01	< 0.005	—	341
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.27	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.04	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.45	3.45	< 0.005	< 0.005	0.01	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.63	9.63	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.45	3.45	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.54	2.54	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.90	0.90	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.42	0.42	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.6. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.67	0.56	5.60	6.98	0.01	0.26	—	0.26	0.23	—	0.23	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.15	1.46	1.82	< 0.005	0.07	—	0.07	0.06	—	0.06	—	340	340	0.01	< 0.005	—	341
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.27	0.33	< 0.005	0.01	—	0.01	0.01	—	0.01	—	56.2	56.2	< 0.005	< 0.005	—	56.4
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.2	10.2	< 0.005	< 0.005	0.04	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.45	3.45	< 0.005	< 0.005	0.01	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.63	9.63	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.45	3.45	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.54	2.54	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.90	0.90	< 0.005	< 0.005	< 0.005	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.42	0.42	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.44	9.44	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.39	3.39	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.05	0.05	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.02	0.02	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.8. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.62	0.52	5.14	6.94	0.01	0.22	—	0.22	0.20	—	0.20	—	1,305	1,305	0.05	0.01	—	1,309
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.11	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	20.4	20.4	< 0.005	< 0.005	—	20.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.38	3.38	< 0.005	< 0.005	—	3.39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.44	9.44	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.39	3.39	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.15	0.15	< 0.005	< 0.005	< 0.005	—
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.05	0.05	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.02	0.02	< 0.005	< 0.005	< 0.005	—

Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.01	0.01	< 0.005	< 0.005	< 0.005	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.9. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.03	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	229	229	0.01	0.01	0.02	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.19	3.19	< 0.005	< 0.005	0.01	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.10. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.61	0.51	4.37	5.31	0.01	0.19	—	0.19	0.18	—	0.18	—	823	823	0.03	0.01	—	826
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.87	1.87	< 0.005	< 0.005	—	1.87
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.08	1.03	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	229	229	0.01	0.01	0.02	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.19	3.19	< 0.005	< 0.005	0.01	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.53	0.53	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.11. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	42.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.89	1.89	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

3.12. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	42.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.83	1.83	< 0.005	< 0.005	—	1.84
Architectural Coatings	—	0.58	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.30	0.30	< 0.005	< 0.005	—	0.30
Architectural Coatings	—	0.11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.89	1.89	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.03	0.03	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	—

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/T	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.8	51.8	< 0.005	< 0.005	0.19	52.6
Total	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	51.8	51.8	< 0.005	< 0.005	0.19	52.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/T ownhouse	0.03	0.03	0.02	0.21	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	49.6	49.6	< 0.005	< 0.005	< 0.005	50.3
Total	0.03	0.03	0.02	0.21	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	49.6	49.6	< 0.005	< 0.005	< 0.005	50.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/T ownhouse	< 0.005	< 0.005	< 0.005	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.56
Total	< 0.005	< 0.005	< 0.005	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	7.44	7.44	< 0.005	< 0.005	0.01	7.56

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/T ownhouse	0.02	0.02	0.01	0.16	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	36.2	36.2	< 0.005	< 0.005	0.13	36.8
Total	0.02	0.02	0.01	0.16	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	36.2	36.2	< 0.005	< 0.005	0.13	36.8
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/T ownhouse	0.02	0.02	0.02	0.15	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	34.7	34.7	< 0.005	< 0.005	< 0.005	35.2
Total	0.02	0.02	0.02	0.15	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	—	34.7	34.7	< 0.005	< 0.005	< 0.005	35.2

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	5.21	5.21	< 0.005	< 0.005	0.01	5.29
Total	< 0.005	< 0.005	< 0.005	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	5.21	5.21	< 0.005	< 0.005	0.01	5.29

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Total	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Total	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	1.11	1.11	< 0.005	< 0.005	—	1.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	1.11	1.11	< 0.005	< 0.005	—	1.11

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Total	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Total	—	—	—	—	—	—	—	—	—	—	—	—	6.69	6.69	< 0.005	< 0.005	—	6.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	1.11	1.11	< 0.005	< 0.005	—	1.11
Total	—	—	—	—	—	—	—	—	—	—	—	—	1.11	1.11	< 0.005	< 0.005	—	1.11

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhous	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.28	1.28	< 0.005	< 0.005	—	1.28
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.28	1.28	< 0.005	< 0.005	—	1.28

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72

Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.70	7.70	< 0.005	< 0.005	—	7.72
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.28	1.28	< 0.005	< 0.005	—	1.28
Total	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.28	1.28	< 0.005	< 0.005	—	1.28

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.29	0.26	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Consumer Products	—	0.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.01	0.01	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Total	0.30	1.05	0.02	0.57	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	18.0	27.4	0.03	< 0.005	—	28.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.29	0.26	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1

Consumer Products	—	0.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.29	1.05	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.20	0.31	< 0.005	< 0.005	—	0.32
Consumer Products	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.02	0.02	< 0.005	< 0.005	—	0.02
Total	< 0.005	0.15	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.22	0.33	< 0.005	< 0.005	—	0.34

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.29	0.26	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Consumer Products	—	0.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	0.01	0.01	< 0.005	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.15	0.15	< 0.005	< 0.005	—	0.15
Total	0.30	1.05	0.02	0.57	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	18.0	27.4	0.03	< 0.005	—	28.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.29	0.26	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Consum er Products	—	0.73	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.29	1.05	0.02	0.51	< 0.005	0.07	—	0.07	0.07	—	0.07	9.37	17.9	27.3	0.03	< 0.005	—	28.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.20	0.31	< 0.005	< 0.005	—	0.32
Consum er Products	—	0.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.02	0.02	< 0.005	< 0.005	—	0.02
Total	< 0.005	0.15	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.11	0.22	0.33	< 0.005	< 0.005	—	0.34

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Total	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Total	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20
Total	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Total	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Total	—	—	—	—	—	—	—	—	—	—	—	0.07	0.90	0.97	0.01	< 0.005	—	1.21
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20
Total	—	—	—	—	—	—	—	—	—	—	—	0.01	0.15	0.16	< 0.005	< 0.005	—	0.20

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Total	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Total	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29
Total	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Total	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Total	—	—	—	—	—	—	—	—	—	—	—	7.41	0.00	7.41	0.74	0.00	—	25.9
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29
Total	—	—	—	—	—	—	—	—	—	—	—	1.23	0.00	1.23	0.12	0.00	—	4.29

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Condo/Townhous	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.24	0.24
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Condo/Townhouse	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	8/16/2024	8/17/2024	5.00	1.00	—
Grading	Grading	8/18/2024	8/20/2024	5.00	2.00	—
Building Construction	Building Construction	8/21/2024	1/8/2025	5.00	100	—
Paving	Paving	1/9/2025	1/16/2025	5.00	5.00	—
Architectural Coating	Architectural Coating	1/17/2025	1/24/2025	5.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41

Site Preparation	Tractors/Loaders/Backh	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backh oes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backh oes	Diesel	Average	2.00	8.00	84.0	0.37
Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backh oes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Tractors/Loaders/Backh oes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	6.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	6.00	367	0.40
Grading	Tractors/Loaders/Backh oes	Diesel	Average	1.00	7.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	4.00	367	0.29
Building Construction	Forklifts	Diesel	Average	2.00	6.00	82.0	0.20
Building Construction	Tractors/Loaders/Backh oes	Diesel	Average	2.00	8.00	84.0	0.37

Paving	Cement and Mortar Mixers	Diesel	Average	4.00	6.00	10.0	0.56
Paving	Pavers	Diesel	Average	1.00	7.00	81.0	0.42
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.00	84.0	0.37
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.72	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.11	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—

Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.14	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	5.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	7.50	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.72	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.11	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT

Paving	—	—	—	—
Paving	Worker	17.5	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.14	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	68,850	22,950	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	0.50	0.00	—
Grading	—	—	1.50	0.00	—
Paving	0.00	0.00	0.00	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Condo/Townhouse	—	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	532	0.03	< 0.005
2025	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	7.32	8.14	6.28	2,660	57.8	64.3	49.6	21,014

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Condo/Townhouse	5.12	5.70	4.40	1,862	40.5	45.0	34.7	14,710

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	1
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.1.2. Mitigated

Hearth Type	Unmitigated (number)
Condo/Townhouse	—
Wood Fireplaces	0
Gas Fireplaces	1
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	0
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
68850	22,950	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	4,592	532	0.0330	0.0040	24,030

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Condo/Townhouse	4,592	532	0.0330	0.0040	24,030

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	37,274	68,565

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Condo/Townhouse	37,274	68,565

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	13.7	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Condo/Townhouse	13.7	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0

Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Condo/Townhouse	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Condo/Townhouse	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	5.07	annual days of extreme heat
Extreme Precipitation	4.45	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A

Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	29.9
AQ-PM	84.9
AQ-DPM	93.0
Drinking Water	39.5
Lead Risk Housing	84.5
Pesticides	0.00
Toxic Releases	96.0
Traffic	94.8
Effect Indicators	—
CleanUp Sites	87.3
Groundwater	23.4
Haz Waste Facilities/Generators	4.12
Impaired Water Bodies	0.00
Solid Waste	86.6
Sensitive Population	—
Asthma	96.5
Cardio-vascular	96.3
Low Birth Weights	98.3
Socioeconomic Factor Indicators	—
Education	84.2
Housing	97.3
Linguistic	80.7
Poverty	90.5

Unemployment	75.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	8.969588092
Employed	39.30450404
Median HI	10.75324009
Education	—
Bachelor's or higher	6.659822918
High school enrollment	0.808417811
Preschool enrollment	6.83947132
Transportation	—
Auto Access	18.65776979
Active commuting	83.10021814
Social	—
2-parent households	3.554471962
Voting	46.56743231
Neighborhood	—
Alcohol availability	37.30270756
Park access	81.35506224
Retail density	43.85987425
Supermarket access	81.58603875
Tree canopy	23.97022969
Housing	—
Homeownership	7.262928269

Housing habitability	7.057615809
Low-inc homeowner severe housing cost burden	14.65417683
Low-inc renter severe housing cost burden	22.82817914
Uncrowded housing	10.08597459
Health Outcomes	—
Insured adults	4.722186578
Arthritis	0.0
Asthma ER Admissions	4.4
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	12.6
Cognitively Disabled	39.7
Physically Disabled	55.6
Heart Attack ER Admissions	11.7
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	97.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0

No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	37.8
Elderly	85.6
English Speaking	25.6
Foreign-born	76.7
Outdoor Workers	98.2
Climate Change Adaptive Capacity	—
Impervious Surface Cover	16.5
Traffic Density	96.9
Traffic Access	72.8
Other Indices	—
Hardship	86.7
Other Decision Support	—
2016 Voting	4.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	98.0
Healthy Places Index Score for Project Location (b)	3.00
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Average square footage of townhome in Los Angeles County = 1,700 square feet Average 2.75 people per household 0.88 acres Maximum 30 du/ac (estimate 20 units for this project)
Construction: Construction Phases	No demolition is required. Currently vacant lot.

LOS ANGELES COUNTY
SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

August 10, 2020

Ref. DOC 5865491

Mr. Ryan Baksh, Contractor
Baksh Construction
904 Silver Spur Road, No. 454
Rolling Hills Estates, CA 90274

Dear Mr. Baksh:

Will Serve Letter Update for Tract Map No. 71251

The Sanitation Districts of Los Angeles County (Districts) received your will serve letter update request for the subject project on July 1, 2020. The proposed project is located within the jurisdictional boundary of District No. 5. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' East Rosecrans Avenue Trunk Sewer Section 2, located in Western Avenue at 130th Street. The Districts' 12-inch diameter trunk sewer has a capacity of 2.3 million gallons per day (mgd) and conveyed a peak flow of 0.5 mgd when last measured in 2017.

2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 261.1 mgd.

3. The expected average wastewater flow from the project site, described in the request as five single family homes, is 1,300 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee will be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South

Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Raza

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

1701 W. 120th St.
Phase I Environmental Site Assessment

Phase I Environmental Site Assessment

Prepared For:
William Little Co
William Little
1701 W. 120th Street
Los Angeles CA, 90047

Prepared By:
Elevated Entitlements
280 E. Thousand Oaks Blvd. Suite H
Thousand Oaks, CA 913601

June 29, 2023

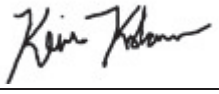
Table of Contents

LIST OF APPENDICES

Sign-off Sheet and Signature of Environmental Professional

This document entitled Phase I Environmental Site Assessment was prepared by Elevated Entitlements for the account of William Little Co (the "Client"). Any reliance on this document by any third party is strictly prohibited. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Elevated Entitlements shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

All information, conclusions, and recommendations provided by Elevated Entitlements in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professional whose signature appears below.

Author: 

Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos-containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BER	Business Environmental Risk
CERCLA	Comprehensive Environmental Response, Compensation, & Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft amsl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
LBP	Lead-based paint
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
USDA	United States Department of Agriculture

USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds

1.0 SUMMARY

Elevated Entitlements has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 1701 W. 120th Street, Los Angeles, California, defined by Assessor's Parcel Number (APN) 607—022-081 (the "Property"), on behalf of William Little Co. (William Little; the "Client"). The work was performed according to Elevated Entitlements proposal and terms and conditions dated February 2, 2023 and accepted by the Client on February 2, 2023. The William Little Co. has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of ASTM International (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the US-EPA in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described herein.

The Property consists of approximately 0.88 acres of land, zoned under the West Athens-Westmont Community Plan. Surrounding properties include Los Angeles Southwest College to the north, single family uses to the south, west, and east. A Property location map is illustrated on Figure 1. A Property map illustrating the main features of the Property is provided as Figure 2.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of the property located at1701 W. 120th St., Los Angeles, California,, defined by Assessor's Parcel Numbers (APN) 6079-022-081 or the "Property." Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform All Appropriate Inquiry (AAI) into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by ASTM International (ASTM) in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," Designation E1527-13. "All Appropriate Inquiry" (AAI) is the process for evaluating a property's environmental conditions for the purpose of qualifying for landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), following final rule of Part 312 of Title 40, Code of Federal Regulations (40 CFR Part 312).

The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including Recognized Environmental Conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- Due to any release to the environment.
- Under conditions indicative of a release to the environment; or
- Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with a property, but has been addressed to the satisfaction of the applicable regulatory authority and meets current unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the Environmental Professional (EP) must determine whether the past release is a REC when the current Phase I ESA is conducted (e.g., if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

As defined by ASTM, RECs can include hazardous substances or petroleum products present under conditions in compliance with laws if that presence represents a material threat of future release. The presence of hazardous substances or petroleum products is, however, not a REC if that presence is a de minimis condition. De minimis conditions are minor occurrences of contamination that generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies. ASTM also considers the potential for a Business Environmental Risk (BER), defined as a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of the Property, not necessarily limited to those environmental issues required to be investigated by the ASTM standard. Consideration of BERs may involve addressing one or more ASTM non-scope considerations.

This Phase I ESA was conducted in accordance with our agreement with The William Little Co dated February 1 2023 and Client's authorization on February 1 2023The scope of work conducted during this Phase I ESA consisted of a visit to the Property and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Elevated Entitlements was not contracted to perform an independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this Phase I ESA report are professional opinions based on data described herein. The opinions are subject to the limitations described herein. ASTM E1527-13 notes that the availability of record information varies from source to source. The User or EP is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- Information that is publicly available.
- Information that is obtainable from its source within reasonable time and cost constraints.
- Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property consists of approximately 0.88 acres of land, zoned under the West Athens-Westmont Community Plan1701 W 120th St. Los Angeles California. Surrounding properties comprise of Los Angeles Southwest College to the north, single family uses to the south, east , and west. A vicinity location map is illustrated on Figure 1. A property location map illustrating the property location is provided as Figure 2.

2.2 SPECIAL TERMS, CONDITIONS, AND ADDITIONAL ASSUMPTIONS

There were no special terms, conditions, or additional assumptions associated with this Phase I Environmental Site Assessment.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the Property.

This report provides an evaluation of selected environmental conditions associated with the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Elevated Entitlements at that time. There are no assurances regarding the accuracy and completeness of this information received from others.

Conclusions made within this report consist of Elevated Entitlements professional opinion as of the time of the writing of this report and are based solely on the scope of work described in the report, the limited data available, and the results of the work. They are not a certification of the Property's environmental condition.

This report has been prepared for the exclusive use of the client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Elevated Entitlements or as required by law. The provision of any such consent is at Elevated Entitlements' sole and unfettered discretion and will only be authorized pursuant to the conditions of Elevated Entitlements' standard form reliance letter. Elevated Entitlements assumes no responsibility for losses, damages, liabilities, or claims arising from third party use of this report.

The conclusions are based on the conditions encountered by a project site visit of the property by Elevated Entitlements at the time the work was conducted.

As the purpose of this report is to identify Property conditions, which may pose an environmental risk; the identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment.

The findings, observations, and conclusions expressed by Elevated Entitlements in this report are not an opinion concerning the compliance of any past or present owner or operator of the Property which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of Federal, state, provincial or local governmental agencies. It is recommended that issues raised by the report should be reviewed for the client by its legal counsel.

Elevated Entitlements specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

3.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area and evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Elevated Entitlements attempted to identify uses of the Property from the present to the first developed use of the Property. Elevated Entitlements' research included the reasonably ascertainable and useful records described in this section.

3.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections.

Topography:	The Property is predominantly flat (2%- 9% slope), in keeping with the topography of the surrounding area. According to USGS 7.5- minute topographic mapping of the Inglewood Quadrangle, the Property lies at an approximate elevation of 175 feet above mean sea level (ft amsl).
Soil/Bedrock Data:	According to US Department of Agriculture (USDA) Soil Conservation Service (SCS) National Cooperative Soil Survey (NCSS), soils at the Property are classified as Xerorthents, Terraced. Xerorthents is the majority of the soil composition (alluvial fans) of the project site.
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	The nearest inactive water well, as reported within the United States Geological Survey (USGS) website, is located approximately 0.36miles north-east of the Property. The total depth of the inactive well is recorded as 536 feet below ground surface (ft bgs).
NOTE: Site-specific groundwater flow direction and depth can only be determined by conducting site-specific testing, which Elevated Entitlements has not conducted.	

3.1.1 Property Topography and Surface Water Flow

The topography of the Property ranges from approximately 175 ft amsl (USGS 7.5-minute Inglewood Quadrangle Topography Map). Based on the topography, surface water on the Property infiltrates the ground surface or flows overland to the north.

3.1.2 Regional and Property Geology

The Property is located in Southwestern Los Angeles County in the Inglewood area. Bedrock units in the Inglewood quadrangle are dominated by (1) Older Quaternary alluvium, (2) and marine deposits. These rocks are complexly deformed by normal, reverse, and thrust faults.

The nearest inactive water well, as reported within the United States Geological Survey (USGS) website, is located approximately 3,171 feet north-west of the Property. The total depth of the inactive well is recorded as 701 feet below ground surface.

3.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources, Inc., (EDR) a third-party environmental database search firm. Elevated Entitlements evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in this report, the inferred shallow groundwater flow direction is likely to be towards the north. Observations about the Property and surrounding sites made during the Property site visit is provided in more detail below.

3.2.1 Listings for Property

The Property was not identified in the environmental database report.

3.2.2 Listings for Nearby Sites with Potential to Impact Property

Elevated Entitlements assessed data presented in the environmental agency database search report to evaluate the potential for conditions on adjacent and nearby sites to pose a REC, CREC, or HREC for the Property. The evaluation included an opinion of the potential for contamination by hazardous substances or petroleum products to migrate to the Property from a nearby site, including by vapor migration or encroachment (i.e., potential for a vapor encroachment condition [VEC]. No nearby sites with potential impact to the Property were identified.

3.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Elevated Entitlements checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

3.3.1 California Geologic Energy Management Division

Agency Name Contact Information	Finding
California Geologic Energy Management Division Department of Conservation 5816 Corporate Avenue, Suite 200 Cypress, CA 90630 Online database: https://maps.conservation.ca.gov/doggr/wellfinder/	Elevated Entitlements searched for oil wells on the California Geologic Energy Management Division (CalGEM) Division of Oil, Gas, and Geothermal Resources (DOGGR) online database. According to the database, there is one oil or gas well located on the Property. Email correspondence on March 24, 2023 with Siara Thomas with the California Department of Conservation confirmed that records do indicate there is one oil and gas wells in the area of interest. The surface of the well was plugged on June 9, 2005. The was made and approved on March 23, 2009.

3.3.2 Local Health Department

Agency Name Contact Information	Finding
Los Angeles County Public Health	Elevated Entitlements submitted a request for pertinent information. Los Angeles County Public health does not have any records for this address or parcel numbers.
Los Angeles County Environmental Health Services 5555 Ferguson Drive Suite 120-04 Commerce, CA 90022phicor@ph.lacounty.gov	Elevated Entitlements submitted a request for pertinent information on March 30, 2023. Los Angeles County Environmental Health Services does not have any records related to septic tanks, landfills, or water wells for this address or parcel numbers.

3.3.3 Fire Department

Agency Name Contact Information	Finding
Los Angeles County Fire Department 157 W. 5th Street, 2nd Floor San Bernardino, CA 92415	Elevated Entitlements submitted a request for an *Environmental Audit Phase I Certified Hazardous Materials Records Search Finding Report* from Los Angeles County Fire Protection District, Hazardous Materials Division on March 30, 2023. The Los Angeles County Fire Department did not have any records of potentially environmentally harmful substances or wells on site.

3.3.4 Local Building and/or Planning Department Records

Agency Name, Contact Information	Findings
Los Angeles County Planning 385 North Arrowhead Avenue San Bernardino, CA 92415	Elevated Entitlements submitted a request for pertinent information on February 28, 2023. Did not receive any building permits, conditional use permits, nor building records on the subject site from both Planning Department and Public Works Department.

3.3.5 California Department of Toxic Substances Control (DTSC)

Agency Name, Contact Information	Findings
Department of Toxic Substances Control (DTSC) Chatsworth Regional Office 9211 Oakdale Avenue Chatsworth, CA 91311 (818) 717-6500 https://www.envirostor.dtsc.ca.gov/	Elevated Entitlements searched EnviroStor, an online database compiled by DTSC that provides information and documents pertaining to sites that DTSC has oversight of. No records exist for the Property on the Envirostor online database.

3.3.6 California State Water Resources Control Board

Agency Name, Contact Information	Findings
California State Water Resources Control Board (SWRCB) Regional Water Quality Control Board (RWQCB) District 4 320 W. Fourth Street, Suite 200 Los Angeles, California 90013 https://geotracker.waterboards.ca.gov	Elevated Entitlements searched GeoTracker, an online database compiled by the California State Water Resources Control Board that provides information and documents pertaining to sites that RWQCB has oversight of. No records exist for the Property on the GeoTracker online database.

3.4 HISTORICAL RECORDS REVIEW

3.4.1 Land Title Records/Deeds

A Preliminary Land Title Report was provided to Elevated Entitlements by the User, but no environmental liens or activity use limitations were included in the report. Note that a Preliminary Title Report may not have lien or activity use limitation data included within it.

No other land title records, deeds, environmental liens, or activity and use limitation documents were reviewed by Elevated Entitlements as part of this assessment.

3.4.2 Aerial Photographs

Elevated Entitlements reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following table summarizes Elevated Entitlement's observations of the reviewed historical aerial photographs.

Year	Imagery Date	Observations, Property and Adjoining Properties
1995	10/1/1995	The property is comprised of existing structures making up a well. Surrounding properties to the north were largely developed with residential uses.
2002	5/28/2002	The property is comprised of an existing structure. All existing developments at this time remains similar to that of the 1995 image.
2003	11/8/2003	The property is comprised of an existing structures. One can now see that most of the surrounding uses largely unchanged.
2009	5/24/2009	Most of the structures making up the well have been demolished. The surrounding structures remain unchanged.
2013	3/21/2013	All existing structures making up the site have been demolished.
2015	1/1/2015	No change.
2016	9/4/2016	No change.
2017	6/13/2017	No change.
2018	8/25/2018	No change.
2019	12/15/2019	No change.
2020	10/1/2020	No change.

3.4.3 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses. Elevated Entitlements requested fire insurance maps. However, no coverage exists for the Property.

3.4.4 Other Historical Sources

No other historical sources were researched.

4.0 DESKTOP RECONNAISSANCE

Desktop reconnaissance was conducted by Ramiro Gomez of Elevated Entitlements on April 10, 2023. Figure 2 provides information about the Property. Project site photographs collected during the Desktop reconnaissance are included in Appendix C.

5.0 DESKTOP RECONNAISSANCE METHODOLOGY

The desktop reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. The on-site reconnaissance of the Property was conducted in person via a field visit. Elevated Entitlements utilized the following methodology for an on-site reconnaissance review of the Property:

- Traverse the outer Property boundary (Via Google Earth)
- Traverse across the Property (Via Google Earth)
- Traverse the periphery of all structures on the Property (Via Google Earth)

6.0 GENERAL DESCRIPTION

Property and Area Description:	The Property is comprised of undeveloped open space land located close to the intersection of S Western Ave and W 120th St. The surrounding parcels are developed Residential uses. The area to the north of the property is rail and Freeway. That freeway being the 105 Freeway.
Property Operations.	The Property is not currently under use for any business operations or residential dwelling as it is undeveloped.
Structures, Roads, Other Improvements:	The Property is improved with roads and structures present to the south, east and west.
Property Size (acres):	Approximately 0.88 Acres or 38,332.8 Square Feet.
Estimated % of Property Covered by Buildings and/or Pavement:	0% of property is covered by pavement. There are a number of existing structures around the site.
Observed Current Property Use/Operations:	Open space, undeveloped.
Observed Evidence of Past Property Use(s):	There is no observed evidence of the past use. The site used to have an oil well on it which has since been plugged.

7.0 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 **U.S.C. § 9601(14):**	None observed via project site visit observations.
Drums (5 gallons):	None observed via project site observations.
Strong, Pungent, or Noxious Odors:	None observed via project site observations.
Pools of Liquid:	None observed via project site observations.
Unidentified Substance Containers:	None observed via project site observations.
PCB-Containing Equipment:	None observed via project site observations.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None observed via project site observations.

8.0 PROJECT SITE EXTERIOR OBSERVATIONS

Elevated Entitlements made the following observations during digital reconnaissance of exterior areas of the Property:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed via project site observations.
Stained Soil or Pavement:	None observed via project site observations.
Stressed Vegetation:	None observed via project site observations.
Waste Streams and Waste Collection Areas:	None observed via project site observations.
Solid Waste Disposal:	No areas indicative of solid waste disposal was observed during project site observation.
Potential Areas of Fill Placement:	No mounds, piles, or depressions suggesting the placement of fill material were observed on the Property during project site observations.
Wastewater:	No exterior wastewater discharge was observed during project site observations.
Stormwater:	Stormwater appears to soak into the ground surface or is directed into natural storm water channels.
Wells:	No inactive or active wells were observed during project site observations.
Septic Systems:	No visible evidence of the existence of a septic system was observed during project site observations or records research.

9.0 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was observed during project site observations.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during project site observations.
Other Underground Structures:	None observed during project site observations.

10.0 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the project site observations.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during the project site observations.

11.0 ADJOINING PROPERTIES

11.1.1 Current Uses of Adjoining Properties

During the project site digital reconnaissance, Elevated Entitlements made the following observations about use and activities on adjoining sites of the Property:

NORTH	The parcel to the north is a commercial use. There is an existing restaurant established on the property called Thelma's Family Restaurant and Bakery.
EAST	The adjacent parcel to the east is an auto parts store operated by Car Quest.
SOUTH	The parcels to the south are single family residential and commercial uses. There is an existing custom fabrication and welding use located on Mohave Boulevard. This business is being conducted out of a single-family home.
WEST	The adjacent parcel to the west is a pet grooming use.

11.1.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining sites providing indications of past use and activities, if any, are described below.

NORTH	Transportation as well as Educational Uses.
EAST	Medium Density Residential.
SOUTH	Single Family Residential Uses.
WEST	Medium Density Residential Uses.

11.1.3 Pits, Ponds or Lagoons on Adjoining Properties

During project site digital reconnaissance, Elevated Entitlements made the following observations about the presence of pits, ponds and lagoons on adjoining sites:

NORTH	None observed.
EAST	None observed.
SOUTH	None observed.
WEST	None observed.

11.2 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	The Property is generally flat and is largely unpaved and undeveloped with no existing structures on site. The surrounding areas are developed with existing mostly residential uses.

12.0 EVALUATION

This section provides a summary overview of our Findings, Opinions, and Conclusions.

12.1 FINDINGS AND OPINIONS

Information gathered from reviews of existing data and a project site visit was evaluated to determine if RECs are present in connection with the Property. Based on this information, Elevated Entitlements made the following findings and developed the following opinions.

- The site is mostly undeveloped open space. Although the site is known to have had an oil well on it in the past according to our findings from The California Department of Conservation. The California Department of Conservation have determined that the plugging and abandonment of this site were fulfilled . The well was initially plugged on

June 09, 2005. And the well's final surface inspection was made and approved on March 23, 2009. There are no longer any potential risks for contamination from the well.

- During digital reconnaissance, Elevated Entitlements observed the adjacent sites from the Property or nearby public rights-of-way. The parcels to the north across the 105 Freeway is an educational institution, Los Angeles southwest Community College, Stella High Charter Academy and Middle College Highschool. The land to the south, east and west are residential uses. These properties did not have any significant material which would represent a REC

No other indications of RECs, HRECs or de minimis conditions were observed in connection with the adjacent properties that are likely to have affected the Property.

12.2 DATA GAPS

The federal AAI final rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical Records Review:	None.
Other Data Gaps:	None.

12.3 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the property located at 1721 W. 120th street and east of Southwestern Ave. and west of S Normandie Dr. in Los Angeles, California, defined by APN 6079-022-081, the Property. Any exceptions to, or deletions from, this practice are described in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

However, this assessment has revealed no evidence of RECs in connection with the Property. No further investigation appears to be warranted at this time. The following ASTM E1527-13 Non-Scope Considerations were performed as part of this Phase I ESA:

12.4 NON-SCOPE CONSIDERATION

12.4.1 Lead Based Paint

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows: maximum risk is from paint applied before 1950.
- There is severe risk from paint applied before 1960.
- There is moderate risk from deteriorated paint applied before 1970.
- There is slight risk from the paint that is intact but applied before 1977.
- The condition of the painted surfaces.
- The presence of children and certain types of households in the building.
- Previously reported cases of lead poisoning in the building or area.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
	No	Slight risk from paint that is intact.
	No	Moderate risk from deteriorated paint.

12.4.2 Asbestos

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and inhaled, which has been associated with specific

types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

Elevated Entitlements makes no warranty as to the possible existence or absence of inaccessible materials or to their evaluation with respect to asbestos content. There is no structures on this lot.

12.4.3 Polychlorinated Bipheynyls (PCBS) in Caulk

PCBs belong to a broad family of man-made organic chemicals known as chlorinated hydrocarbons. The commercial production of PCBs started in the late 1920s until their manufacture was banned in 1979 because of the possible carcinogenic risk to human health and to the environment. PCBs have a range of toxicity and vary in consistency from thin, light-colored liquids to yellow or black waxy solids. Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes, and carbonless copy paper; and many other industrial applications. The PCBs used in these products were chemical mixtures made up of a variety of individual chlorinated biphenyl components, known as congeners. Most commercial PCB mixtures are known in the United States by their industrial trade names. The most common trade name is Aroclor.

Prior to the 1979 ban, PCBs entered the environment during their manufacture and use in the United States. Although no longer commercially produced in the United States, PCBs may be present in products and materials such as caulk produced before the 1979 PCB ban. Today PCBs associated with building demolition or renovation projects can still be released into the environment from illegal or improper dumping of PCB wastes; disposal of PCB-containing consumer products into municipal or other landfills not designed to handle hazardous waste and through improper containment during removal. Due to the lot having no structures, no further assessment of PCBs in caulk is warranted.

12.4.4 Radon

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993). Elevated Entitlements reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (http://www.epa.gov/radon/zonemap.html).

EPA Radon Zones (w/Average Measured Indoor Radon

concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)
	X	
Normally-occupied sub grade areas present? (i.e., basement apartments, offices, stores, etc.)		
No normally-occupied sub grade areas are present.		

The Property is located in Zone 2 and is considered to have medium potential for radon. To determine Property-specific radon levels, a radon survey would have to be conducted. However, because the Property is not developed and there are no normally-occupied sub grade areas, further investigation of indoor radon issues does not appear to be warranted.

12.4.5 Flood Zones

According to the Physical Setting summary portion of the EDR report, the Property is not located within a 500-year or 100-year flood plain. Elevated Entitlements also searched the FEMA flood plain map service at www.msc.fema.gov identified the Property as located within Flood Zone X: an area of minimal flood hazard.

13.0 REFERENCES

ASTM International, 2015, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, Designation E 2600-15.

ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13.

California Department of Toxic Substances Control, 2021, Envirostor

California State Department of Water Resources Control Board, 2021, GeoTracker

California Geological Survey Earthquake Fault Zones and Seismic Hazard Zones.

California State University Northridge, Geomorphic Regions of California, https://www.csun.edu/science/sierras/geomorphic-regions/index.html

Environmental Data Resources, Inc. (EDR), EDR Radius Map, Inquiry Number 6292494.2s.

EDR Radius Map with Geocheck, Inquiry Number 6292494.2s0.

References
June 29, 2023

Certified Sanborn Map Report, Inquiry Number 6292494.3.

Historical Topographic Map Report, Inquiry Number 6292494.4.

Aerial Photo Decade Package, Inquiry Number 6292494.8.

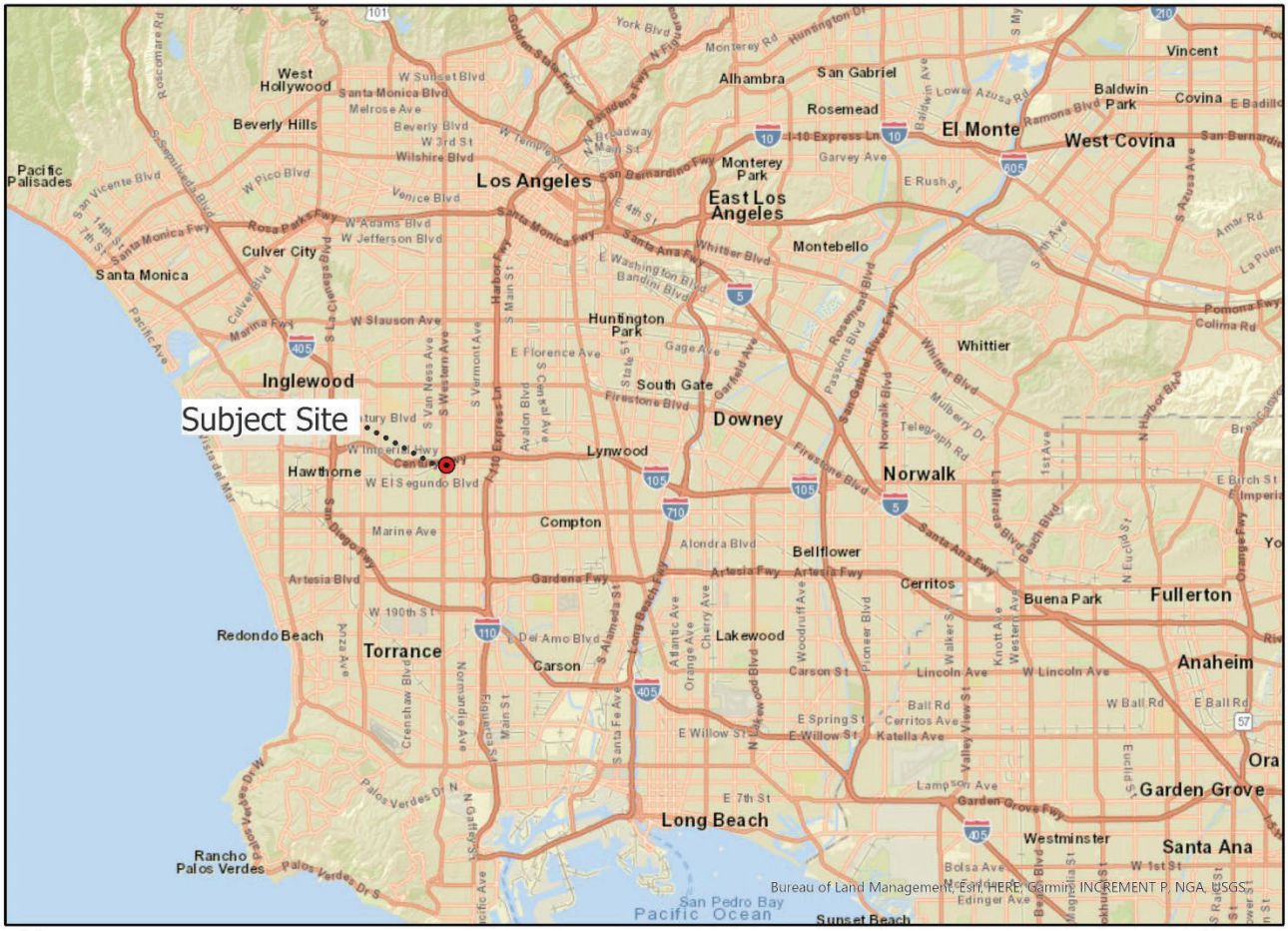
City Directory Image Report, Inquiry Number 6292494.5.

United States Environmental Protection Agency (EPA), 2021, EPA Radon Zones https://www.epa.gov/radon/find-information-about-local-radon-zones-and-state-contact-information

United States Federal Emergency Management Agency (FEMA), 2021, FEMA Flood Zone Map Service

Appendix A FIGURES

A.1 FIGURE 1: PROPERTY VICINITY MAP



N

1721 W. 120th St Los Angeles CA 90047

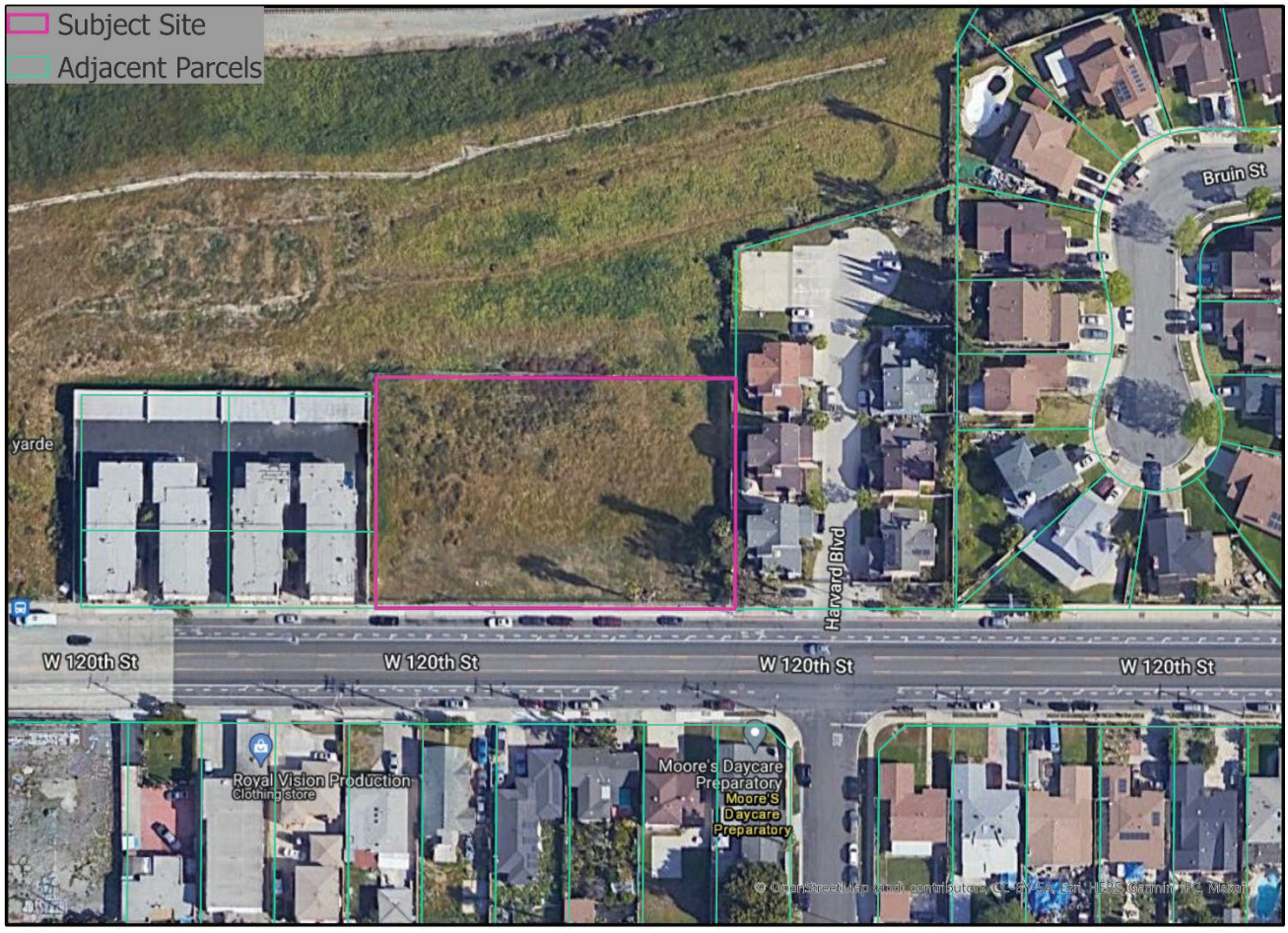
2 1 0 2 4 6 8 Miles

Figure 1: Property Vicinity Map

Author: Ramiro Gomez
Date: 4/10/2023
Data: LA County GIS

ELEVATED ENTITLEMENTS

A.2 FIGURE 2: PROPERTY LOCATION MAP



Appendix B AGENCY RECORDS

Appendix C GOOGLE STREET VIEW PHOTOS

Photo 1: Street view facing North toward 1721 W. 120th St.

Photo 2: Street view facing Northwest toward 1721 W. 120th St.

Photo 3: Street view facing northwest at the residential uses around the property on 1721 E. 120th St.

Photo 4: Street view facing southeast at the property and the behind uses from S Western Ave.

ORO ENGINEERING CORPORATION

60 HACKAMORE LANE, BELL CANYON, CA. 91307 (818) 887-4422

February 28, 2017

Mr. Bill Little
P. O. Box 1380
Los Angeles, Ca. 90078

Re: 1719 W. 120TH St., Los Angeles, Ca.

Mr. Bill Little:

Dear Mr. Little:

Oro Engineering has drilled 5 holes on the above referenced property at random locations as shown on the attached Location of Test Holes drawing. The purpose of our work was to visually observe the soil material derived from each of the test holes to ascertain if there is any indication of oil or organic material in the soil material excavated from each of the test holes.

We found each of the test holes to contain only clean soil consisting of a brown clayey sand, medium moist, medium dense and moderaterly plastic. There was no indication of organic material from the test holes that were drilled and sampled.

If you have any questions on the above, please do not hesitate to contact me at our office.

Respectfully,

ORO ENGINEERING CORP.

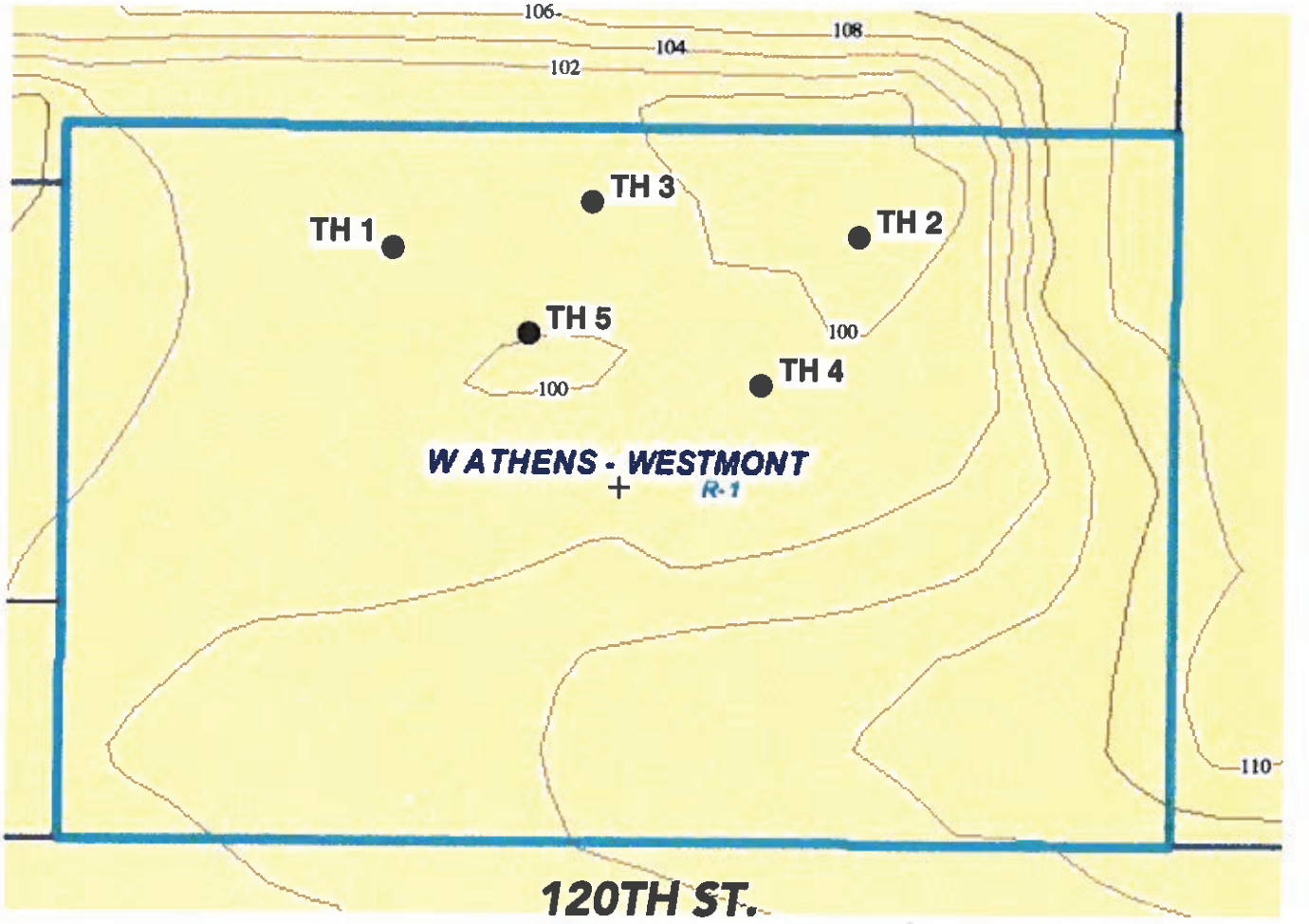
REGISTERED PROFESSIONAL ENGINEER
ROBERT J. SHUBECK
C.E. # 773
EXP. DATE
12/31/17
GEOTECHNICAL
STATE OF CALIFORNIA

Robert J. Shubeck
Geotechnical Engineer No. 773

1-22-19

LOCATION OF TEST HOLES
PROPOSED CONSTRUCTION

SCALE: 1"=40'



LEGEND: TP X: APPROXIMATE LOCATION OF
BACKHOE EXCAVATED TEST HOLES

MAP FROM L.A. COUNTY
DEPT. OF REG. PLANNING

ORO
ENGINEERING CORPORATION

1719 120TH ST.
LOS ANGELES, CA.

ELEVATED ENTITLEMENTS

Memo

To:	Francis Pierce Environmental Hygiene	From:	Ramiro Gomez Elevated Entitlements
File:	1701 W 120th St., Los Angeles	Date:	November 29, 2022

Proposed Construction/Demolition Noise

The applicant proposes a subdivision of an existing lot into five (5) lots with a modification to reduce one lot to 46 feet from 50 feet. The project site is located at 1701 West 120th Street in Los Angeles. All construction activity would be conducted in accordance with the permissible hours of construction as stated in the County of Los Angeles Municipal Code (Code). Notwithstanding compliance with the Code, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the duration of the construction period. Construction of the Project would require the use of heavy equipment for paving and building construction. During construction there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity.

As shown in Table 1, below, typical construction noise can reach 86 dBA Leq when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA Leq measured at 50 feet from the noise source to the receptor would reduce to 78 dBA Leq at 100 feet from the source to the receptor and reduce by another 6 dBA Leq to 72 dBA Leq at 200 feet from the source to the receptor.

Table 1 Typical Outdoor Construction Noise Levels

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA L_{eq})	Noise Levels at 60 Feet with Mufflers (dBA L_{eq})	Noise Levels at 100 Feet with Mufflers (dBA L_{eq})	Noise Levels at 200 Feet with Mufflers (dBA L_{eq})
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74

Reference: 1701 W 120th St., Los Angeles

The nearest sensitive receptors that would be subject to construction noise impacts include single-family residential uses to the east and south of the project site. In addition, there are exiting multi-family uses to the west of the project site. Construction noise impacts would be mitigated to less than significant levels with implementation of the following mitigation measures.

Mitigation Measures

NOISE-1: Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The Project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.

NOISE-2: Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

NOISE-3: A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public.

South Central Coastal Information Center
California State University, Fullerton - Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
(657) 278-5395 / FAX (657) 278-5542
sccic@fullerton.edu
California Historical Resources Information System
Serving Los Angeles, Orange, San Bernardino and Ventura Counties

Project Review / Quick Check** Date: June 3, 2019

Lead Agency (Name & billing address): County of Los Angeles, Department of Regional Planning

320 W. Temple Street, 13th Floor, Los Angeles, CA 90012

Case Planner: Lynda Hikichi Phone 213-974-6433

Email address to send results and invoice lhikichi@planning.lacounty.gov / bakshconstructioninc@hotmail.com

USGS 7.5' Quad: Inglewood Permit/Project #: TR071251

Project Address: 1701 W. 120th Street, West Athens-Westmont (APN 6079-022-081)

Always attach a map (either a 7.5' USGS Topographic Quadrangle or similar map) that clearly indicates project area location. APN and aerial maps may be added in addition to – but not in place of - a required map. Please describe the current project area conditions in addition to providing a brief project description. If any buildings or structures (45 years and older) are within the project area, please note the age of the resource and how it will be affected. How has the project area been utilized in the past? If more space is needed, add an additional sheet. Please do not delete any of the information or instructions from this form.

The 120th Street project is a proposed 5-lot subdivision to create five single-family residential lots on 38,154.6 square feet (0.876 acre). The project site is located at 1701 W. 120th Street along the northern side of W. 120th Street, east of Western Avenue and west of Normandie Avenue. The project site is currently vacant but the Property Appraisal Records indicate that the property was used for "oil" and "oil lifts" were present on the project site.

20309.6340

Project Review / Quick Check Summary

/ / The project area has been surveyed by a qualified cultural resource consultant and cultural resources were found / were not found.

/ / The project area was last surveyed in_____.

X The project area has not been surveyed by a qualified cultural resource consultant.

X The archaeological sensitivity of the project site is known / unknown.

/ / Based upon the known archaeological sensitivity of the surrounding area, prehistoric or historic cultural resources may be present within the project site.

X Current surface conditions appear / do not appear to allow for an adequate survey of potential surface or sub-surface cultural artifacts.

/ / The project area appears to contain built-environment resources that are 45 years old or older.

/ / Other findings:

RECOMMENDATIONS for Permit/Project # 20309.6340

/ / A Phase I * archaeological survey should be done by a professional archaeologist prior to approval of project plans.

/ / An architectural historian should evaluate the built-environment of the project site for local, state, or national significance prior to the approval of project plans.

/ / The effects of this project on recorded resources needs to be further evaluated by a qualified cultural resource consultant prior to the approval of project plans.

/ / A professional archaeologist should be retained to monitor* any ground disturbing activities.

X No archaeological work is needed prior to approval of the project plans. However, customary caution and a halt-work condition should be in place for all ground disturbing activities. In the event that cultural resources are encountered, all work within the vicinity of the find should stop until a professional archaeologist can be retained to assess such finds and make recommendations. Project personnel should not attempt to excavate any finds.

/ / Other recommendation (see below)

ADDITIONAL RECOMMENDATIONS OR COMMENTS:

The subject property appears to have previously contained an oil field.

* Phase I survey, and archaeological monitoring should include a complete records search, field evaluation, and a final report with results and recommendations.

** Quick Checks do not review built-environment resources adjacent to the project site or in the area-of-potential-effect (APE). Only a complete records search would satisfy this requirement and is billed at a different rate. Call the office for a current rate schedule.

Date completed: _____ Signature: _____
Stacy St. James, Coordinator

Invoice # 6/26/19
20309.6340

PROJECT REVIEWS / QUICK CHECKS

By Memorandum of Agreement (MOU) only

These reviews were developed as a way for **city** and **county planners** to assess the potential for cultural resources in their preliminary planning or permit process while providing land-owners and/or developers with the earliest possible notice of the potential presence of cultural remains that may have special considerations as required by local, state, and federal laws. **These reviews were never intended to replace a complete Records Search where the cultural resource sensitivity of the project site and the area of potential effect is reviewed.** Projects directed by cities or counties that require Federal permits or Federal funding by other government agencies (such as HUD, FHA, OHP, Army Corps of Engineers, etc.) **are not included in the Quick Check review process and require a full records search.** The fee for the Quick Check is $75.00. The review is limited to the project boundaries only and does not provide information or recommendations for any property beyond the boundaries of the area being reviewed. Projects with non-contiguous boundaries or multiple locations may result in separate summaries and recommendations and may be processed and billed as separate searches. Failure to pay for services rendered under this agreement may result in denial of service for this and all other services provided by this office.

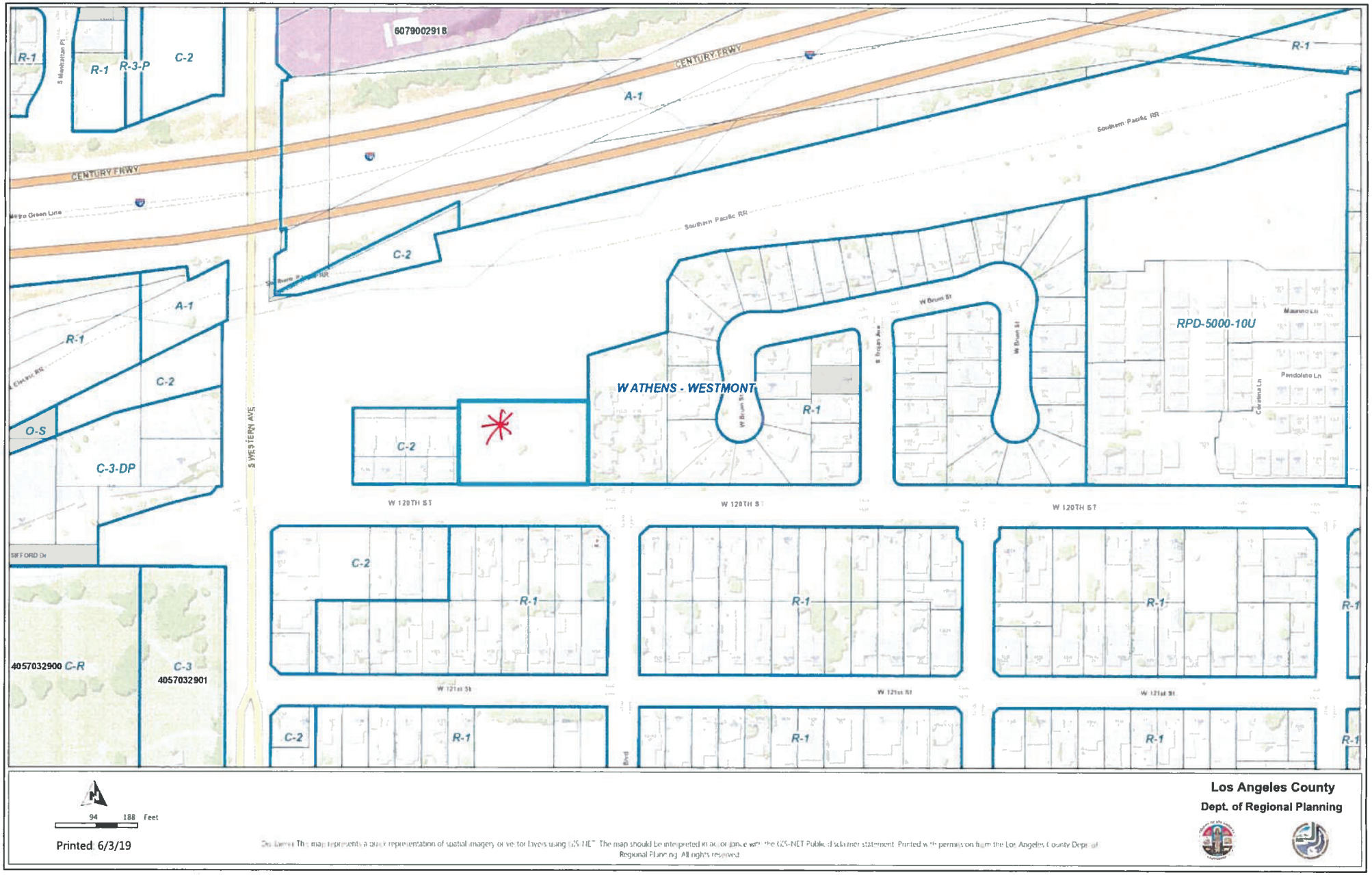


Table F-1: General Plan and 2045 CAP CEQA Streamlining Checklist

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Step 1: Demonstrate Consistency with the General Plan Growth Projections		
1. The Project is Consistent with the General Plan Growth Projections The growth projections included in the General Plan were used in the 2045 CAP to estimate unincorporated Los Angeles County GHG emissions over time. Therefore, projects must be consistent with the General Plan to comply with the CEQA streamlining requirements. To determine a project's consistency with the General Plan growth projections, please answer the following question and provide an explanation with supporting documentation. **Is the proposed project consistent with the existing land use designation of the Land Use Element and the 2021 Housing Element Update?** If "Yes," proceed to **Step 2: Determine Whether the Project Screens Out of Certain CEQA Streamlining Requirements** below. If "No," the proposed project may not streamline its GHG impacts analysis by using the 2045 CAP's EIR and must prepare a comprehensive project-specific analysis of GHG emissions and impacts pursuant to CEQA.	*Describe how the project is consistent with the General Plan growth projections. Provide additional supporting documentation as an attachment as needed.* *OR,* *Explain why the project is not consistent with the General growth projections, and whether the project would include a General Plan amendment. If the project includes a General Plan amendment, STOP HERE.*	☑ Yes ☐ No
Step 2: Determine Whether the Project Screens Out of the CEQA Streamlining Requirements		
Certain projects may screen out of the 2045 CAP CEQA Streamlining Requirements if they meet the following screening criterion. **Does the project achieve net-zero GHG emissions?** The project must conduct a comprehensive project-specific analysis of all GHG emissions, sinks, and removals, consistent with all CEQA guidelines and standard practice for modeling GHG emissions for projects, to demonstrate that the project achieves net-zero GHG emissions. If "Yes," the project would comply with the CEQA streamlining requirements and no additional analysis is needed (no project-specific GHG impact analysis would be required). If "No," proceed to **Step 3: Demonstrate Compliance with the CEQA Streamlining Requirements** below.	*If "Yes," attach to this checklist the estimated project GHG emissions. Provide supporting calculation files and documentation for this analysis. If the proposed project is determined to result in net-zero GHG emissions, STOP HERE.* *If "No," proceed to Step 3 below.*	☐ Yes ☑ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Step 3: Demonstrate Compliance with the CEQA Streamlining Requirements		
Energy Supply		
1. TIER 1: Sunset Oil and Gas Operations For any project involving the decommissioning, replacement, retrofit, or redesign of infrastructure or facilities associated with the oil and gas industry, including energy generation (i.e., cogen), the project must: A) Comply with the Oil Well Ordinance (Title 22). B) Reduce fossil fuel–based emissions by at least 80% compared to existing conditions. C) If the project site includes existing active and abandoned oil wells, examine all wells for fugitive emissions of methane. Reduce such existing emissions by a minimum of 80%. D) To reduce any residual fossil fuel–based emissions generated by the project, incorporate carbon removal technologies including direct air capture and carbon and sequestration, as feasible. **Supports 2045 CAP Measures (and Actions):** ES1 (ES1.1, ES1.2, ES1.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed as a replacement strategy (provide additional documentation as described below).* *IN ADDITION, provide documentation of the project's ability to reduce fossil fuel–based emissions, including fugitive methane emissions.* *Provide the number of oil and gas operations/wells closed. Provide documentation of any carbon removal technologies incorporated at the project site.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
2. TIER 1: Utilize 100% Zero-Carbon Electricity The project must utilize 100% zero-carbon electricity on-site. The project must comply with one of the following options: A) Install on-site renewable energy systems or participate in a community solar program to supply 100% of the project's estimated energy demand to the maximum extent feasible. B) Participate in Southern California Edison at the Green Rate level (i.e., 100% carbon-free electricity) for all electricity accounts associated with the project until SCE provides 100% carbon-free electricity for all accounts by default. C) Participate in the Clean Power Alliance at the Clean Rate level (i.e., 100% carbon-free electricity) for all electricity accounts associated with the project until CPA provides 100% carbon-free electricity for all accounts by default. D) A combination of #1, #2, and #3 above such that 100% of the project's electricity consumption is supplied by zero-GHG emission sources of power generation, whether by utilities or by on-site electricity generation or both. **Supports 2045 CAP Measures (and Actions):** ES2 (ES2.1, ES2.2), ES3 (ES3.1, ES3.2, ES3.3, ES3.4, ES3.5, ES3.6)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below)* *IN ADDITION, provide the project's anticipated electricity demand, the project's participation and opt-out rates for SCE's Green Rate and CPA's Clean Rate electricity rate options used by tenants; and the total kW of solar PV panels installed at the project site.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Transportation		
3. Meets Transportation Screening Criteria For development projects, does the project: A) have no retail component and generate a net increase of less than 110 daily vehicle trips? If "Yes," skip streamlining requirements #4, #5, #12, #13, and #14 below. Please complete items #6 through #11 below. If "No," proceed to item (B) below. For development projects, does the project: B) have a retail component and contains retail uses that do not exceed 50,000 square feet of gross floor area? If "Yes," skip streamlining requirements #4, #5, #12, #13, and #14 below. Please complete items #6 through #11 below. If the project contains retail and is mixed use, proceed to item (C) below. If "No," proceed to item (C) below. For development projects, does the project: C) have a residential component and 100% of the units, excluding manager's units, are set aside for lower income households? If "Yes," skip streamlining requirements #4, #5, #12, #13, and #14 below. Please complete items #6 through #11 below. If the project contains retail and is mixed use, proceed to item (D) below. If "No," proceed to item (D) below. For development projects: D) Is the project located within a one-half mile radius of a major transit stop or an existing stop along a high-quality transit corridor and: i. has a Floor Area Ratio greater than 0.75? ii. provides less parking than required by the Los Angeles County Code? iii. is consistent with the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)? iv. does not replace residential units set aside for lower income households with a smaller number of market-rate residential units? If "Yes," skip streamlining requirements #4, #5, #12, #13, and #14 below. Please complete items #6 through #11 below. If "No," proceed to streamlining requirement #3 below. For transportation projects, does the project meet one of the following transportation screening criteria?	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why such actions are infeasible and identify the alternative measure(s) proposed as an alternative strategy (provide additional documentation as necessary).*	☑ Yes ☐ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
A) The project would not include the addition of through traffic lanes on existing or new highways, including general-purpose lanes, high-occupancy vehicle (HOV) lanes, peak-period lanes, auxiliary lanes, and lanes through grade-separated interchanges (except managed lanes, transit lanes, and auxiliary lanes of less than 1 mile in length designed to improve roadway safety). B) The project would reduce roadway capacity and VMT. If "Yes," skip streamlining requirements #4, #5, #12, #13, and #14 below. Please complete items #6 through #11 below. If "No," proceed to streamlining requirement #4 below. **Supports 2045 CAP Measures (and Actions):** T1 (T1.1, T1.2)		
4. TIER 1: Increase Density Near High-Quality Transit Areas If the project is located within a High Quality Transit Area (HQTA), it must achieve a minimum of 20 dwelling units (DU) per acre, consistent with the Housing Element Rezoning Program. If the project is not located within an HQTA, it must locate residential and employment centers within 1 mile of an HQTA. **Supports 2045 CAP Measures (and Actions):** T1 (T1.1, T1.2)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed as a replacement strategy (provide additional documentation as described below).*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
5. TIER 1: Incorporate Bicycle and Pedestrian Infrastructure The project must incorporate pedestrian and bicycle infrastructure into its design: A) Provide pedestrian facilities and connections to public transportation consistent with the Pedestrian Action Plan, Active Transportation Plans, and Vision Zero Action Plan, and any other relevant governing plan. B) Provide bicycle facilities consistent with the Bicycle Master Plan, Active Transportation Plans, and Vision Zero Action Plan, and any other relevant governing plan, and meet or exceed minimum standards for bicycle facilities in the Zoning Code and CALGreen Code. C) Increase sidewalk coverage to improve pedestrian access. D) Improve degraded or substandard sidewalks. E) Incorporate best practices to ensure pedestrian infrastructure is contiguous and links externally with existing and planned pedestrian facilities; best practices include high-visibility crosswalks, pedestrian hybrid beacons, and other pedestrian signals, mid-block crossing walks, pedestrian refuge islands, speed tables, bulb-outs (curb extensions), curb ramps, signage, pavement markings, pedestrian-only connections and districts, landscaping, and other improvements to pedestrian safety.	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed as a replacement strategy (provide additional documentation as described below)* *IN ADDITION, provide the length and/or amount of bicycle and pedestrian infrastructure incorporated, such as feet or miles of bikeways.*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
F) Minimize barriers to pedestrian access and interconnectivity, such as walls, landscaping buffers, slopes, and unprotected crossings. G) Provide bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added off-street vehicle parking spaces. H) Provide short- and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity and nothing less than CALGreen Code requirements, whichever is more restrictive. I) Support the County's goal to increase bikeway miles by 300 percent by 2030 (including Class I bike paths, Class II bike lanes, and Class III bike routes). **Supports 2045 CAP Measures (and Actions):** T3 (T3.1, T3.2, T3.3)		
6. TIER 1: Comply with the County Transportation Demand Management (TDM) Ordinance The Project must comply with the TDM ordinance at the time of project approval. This may include preferential carpool/vanpool parking, bicycle parking, and shower facilities and locker rooms; trip reduction plans; transit-supportive infrastructure development; and similar strategies. Comply with any applicable VMT reduction target and incorporate any required monitoring mechanisms for development, subject to the ordinance. **Supports 2045 CAP Measures (and Actions):** T4 (T4.5)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below)* *IN ADDITION, provide the number of employers participating in the TDM program, the total trip reduction goals for the project's TDM program, and the total trips and VMT reduced via the project's TDM program.*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
7. TIER 1: Comply with the County's Transportation Impact Guidelines The project must comply with the County's current Transportation Impact Analysis (TIA) Guidelines. Projects may screen out if they meet certain criteria, such as being located in a transit priority area or local-serving retail development less than 50,000 square feet. Projects that do not screen out must meet the VMT efficiency metrics identified by the TIA Guidelines (e.g., daily VMT per capita for residential projects that is 16.8% below the existing residential VMT per capita for the Baseline Area in which the project is located) and quantitatively demonstrate how these metrics are achieved, pursuant to the TIA Guidelines requirements. **Supports 2045 CAP Measures (and Actions):** T1, T2, T3, T4, T5	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed strategy (provide additional documentation as described below).*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
8. TIER 1: Incorporate Electric Vehicle Charging Infrastructure The project must incorporate zero-emission vehicle (ZEV) infrastructure and incentives into its design as follows: A) Comply with any CALGreen Code requirement, County ordinance, building code, or condition of approval that requires a certain amount of electric vehicle (EV) charging infrastructure (EVCSs) and readiness. This may include minimum requirements for EV charging stations, EV-capable parking spaces, and EV-ready parking spaces. B) Comply with any provisions and requirements in the forthcoming Zero Emission Vehicle Master Plan.[1] C) Include electric options for promoting active transportation, such as electric scooters and e-bikes. D) Provide education and outreach to tenants and occupants about the benefits of ZEVs and the project's EV infrastructure. **Supports 2045 CAP Measures (and Actions):** T6 (T6.1, T6.2, T6.3, T6.4, T6.5, T6.6, T6.7)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below)* *IN ADDITION, provide the number of ZEVs in the project's tenant's and vendor fleet, if available; the number of public and private EVCSs installed; and the number of scooters/e-bikes available to tenants.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
9. TIER 1: Decarbonize Trucks For projects that include goods movement facilities and/or warehouses, the project must incorporate freight decarbonization technologies and infrastructure, including: A) Comply with any CALGreen Code requirement, County ordinance, building code, or condition of approval that requires a certain amount of EV charging infrastructure and readiness for goods movement facilities and trucks. B) Provide EVCSs at all new warehouse loading docks. C) Comply with any provisions and requirements in the forthcoming Zero Emission Vehicle Master Plan related to goods movement. D) Implement freight decarbonization technologies along highway corridors. E) For all goods movement facilities, install alternative fueling infrastructure such as EVCSs, green hydrogen fueling stations, and/or biomethane fueling stations. F) Comply with any established zero-emission delivery zones. **Supports 2045 CAP Measures (and Actions):** T8 (T8.1, T8.2, T8.3, T8.4, T8.5)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the number of ZEV trucks in the project's tenant's and vendor fleet if available and the number EVCS installed.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
10. TIER 1: Incorporate Zero-Emission Technologies for Off-Road Vehicles & Equipment The project must: A) Prohibit the use of small equipment powered by gasoline, diesel, propane, or other fossil fuels, including lawn and garden equipment and outdoor power equipment, for all tenants and owners. B) Provide educational materials to tenants regarding the SCAQMD Electric Lawn and Garden Equipment Incentive and Exchange Program, Commercial Lawn & Garden Battery Buy-Down Rebate Program, the Residential Lawn Mower Rebate Program, the new requirements of AB 1346, and any other available options and incentives for purchasing zero-emission equipment, including rebates and subsidies offered by CARB, the County, or other agencies and entities. C) Use electric and zero-emission construction equipment during project construction to the maximum extent feasible. Such equipment shall include forklifts, manlifts, loaders, welders, saws, pumps, fixed cranes, air compressors, sweepers, aerial lifts, pressure washers, and other small equipment. At minimum, the project must use off-road construction equipment that meet CARB Tier 4 Final engine emission standards. D) Use electric and zero-emission agriculture and manufacturing equipment to the maximum extent feasible. These requirements must be stipulated in the contract specifications for the project's construction and for the project's future tenants and any landscaping contracts for the property or tenants. **Supports 2045 CAP Measures (and Actions):** T9 (T9.1, T9.2, T9.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide off-road vehicle and equipment fleet count, type, and fuel type, as available.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
11. TIER 1: Electrify County Fleet Vehicles (for municipal projects only) For all new municipal projects and facilities that include the purchase or operation of new fleet vehicles, including public transit buses and shuttles, all such fleet vehicles must be ZEVs. **Supports 2045 CAP Measures (and Actions):** T7 (T7.1, T7.2)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the number of new ZEV buses and the total ZEV percentage of the project's fleet.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
12. TIER 2: Achieve a High Jobs/Housing Balance For projects with nonresidential development, the Project must incorporate the following design elements: A) Support the County's goal to achieve a job density of 300 jobs per acre. **Supports 2045 CAP Measures (and Actions):** T2 (T2.1)	*Describe how the project will achieve a job density of 300 jobs per acre.* *OR,* *Describe why this action is not applicable to your project.* *OR* *Describe why such actions are not incorporated into your project.* *IN ADDITION, provide the job density of the project in terms of jobs per acre.*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply
13. TIER 2: Encourage Transit, Active Transportation, and Alternative Modes of Transportation For transit projects only, incorporate the following: A) Expand and improve frequency of existing network of County shuttles. B) Install bus-only lanes and signal prioritization along major thoroughfares. C) Install full bus rapid transit infrastructure along priority corridors. For all other projects, incorporate the following: A) Provide new mobility services, such as micro transit, autonomous delivery vehicles, and on-demand autonomous shuttles, in unincorporated Los Angeles County. B) Offer free transit passes for students, youth, seniors, disabled, and low-income populations. C) Implement telecommuting by project tenants and residents. D) Establish temporary and permanent car-free areas at the project site. **Supports 2045 CAP Measures (and Actions):** T4 (T4.1, T4.2, T4.3, T4.6, T4.7, T4.8, T4.10)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project.* *IN ADDITION, for transit projects, provide the size of area served by transit, the number of employees and residents served by transit, the transit service frequency and headways, the increase in headways or frequencies provided by the project, total transit service hours provided by transit, the number and length of bus-only lanes, and information on signal prioritization on transit routes implemented by the project.* *For non-transit projects, provide the number of residents within one-half mile of bus or active transportation services; information on any new mobility services offered, information on free transit passes offered, the number of employers participating in telecommuting programs, and the number and location of car-free areas provided by the project.*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply
14. TIER 2: Implement Parking Limitations Projects should include the following characteristics: A) Shared and reduced parking strategies, such as shared parking facilities, carpool/vanpool-only spaces, shuttle facilities, EV-only spaces, and reduced parking below allowable amount B) Minimum amount of required parking C) Unbundled parking costs to reflect cost of parking D) Parking pricing to encourage "park-once" behavior E) Compliance with all County parking reform strategies and policies **Supports 2045 CAP Measures (and Actions):** T5 (T5.1)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions not incorporated into your project.* *IN ADDITION, provide the total number of parking spaces, carpool/vanpool-only spaces, shuttle facilities, EV-only spaces; information on parking costs and unbundling; and parking prices.*	☐ Project Complies ☐ Not Applicable ☐ Project Does Not Comply

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Building Energy and Water		
15. TIER 2: Decarbonize Existing Buildings This action applies only to projects that include a retrofit, remodel, or redesign of an existing building. If the proposed project does not include a retrofit, remodel, or redesign, select "Not Applicable" in the *Project Complies* column. The project must incorporate the following design elements: A) Achieve zero GHG emissions for on-site energy use. B) Comply with all applicable Building Performance Standards.[2] C) Comply with all building carbon intensity limits.[3] D) If the project is a major renovation, achieve ZNE and/or comply with the City's ZNE ordinance.[4] **Supports 2045 CAP Measures (and Actions):** E1 (E1.1, E1.2, E1.3, E1.4, E1.5, E1.6)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the project's anticipated GHG emissions associated with on-site energy consumption (i.e., natural gas use and electricity use) and the number of existing buildings transitioned to zero-GHG buildings.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
16. TIER 2: Decarbonize New Buildings For projects under construction before 2030, the project must achieve zero GHG emissions for on-site energy use, and/or comply with the County's building decarbonization ordinance, unless the project meets specific exemptions identified in the ordinance.[5] For projects under construction after 2030, the project must be zero-net-energy (ZNE) and achieve zero GHG emissions for on-site energy use, and/or comply with the County's ZNE ordinance, unless the project meets specific exemptions identified in the ordinance.[6] **Supports 2045 CAP Measures (and Actions):** E2 (E2.1, E2.2, E2.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the number and square footage of zero GHG emission buildings built, all ZNE buildings built, and the total GHG emissions anticipated for all buildings.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
17. TIER 1: Increase Building Energy Efficiency This action applies only to projects that include a retrofit of an existing building. If the proposed project does not include a retrofit, select "Not Applicable" in the *Project Complies* column. The project shall incorporate the following energy efficiency measures into the design: A) Comply with all applicable building performance standards.[7] B) Incorporate strategic energy management programs to reduce building energy demands. C) Conduct an energy audit or benchmarking analysis to identify potential energy savings opportunities and implement such opportunities. D) Achieve CALGreen Code Tier 2 or voluntary building energy measures as they apply to the retrofit. E) Replace existing appliances with higher-efficiency models. F) Install heat-trapping surfaces to cool or green surfaces, as feasible. G) Participate in SoCalREN, SCE, CPA, or other energy efficiency programs. H) Conduct other energy efficiency retrofits. I) Achieve zero-net-energy, if feasible. **Supports 2045 CAP Measures (and Actions):** E4 (E4.1, E4.2, E4.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the total number of energy retrofits performed, the building size (square footage) retrofit, the total project energy use and anticipated energy savings through retrofits, and the number and area of cool and green roofs installed.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
18. TIER 1: Implement Water Use Efficiency and Water Conservation The project must comply with the current water conservation ordinance in place, including any requirements for LEED or Sustainable SITES standards.[8] The project must also incorporate water use efficiency and conservation measures, including: A) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design B) CALGreen Code Tier 1 and Tier 2 voluntary water conservation measures C) Low-flow or high-efficiency water fixtures D) Water-efficient landscapes with lower water demands than required by the DWR 2015 Model Water Efficient Landscape Ordinance E) Drought-tolerant and native plant species only F) A comprehensive water conservation strategy G) Educational materials provided to future tenants and building occupants about water-saving behaviors and water-conserving landscaping	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the project's estimated total water consumption (in GPCD or total gallons), the square footage of buildings that are water-neutral, and the project's building size (square footage).*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Supports 2045 CAP Measures (and Actions): E6 (E6.1, E6.2, E6.3, E6.4, E6.5)		
19. TIER 2: Reduce the Life-Cycle Carbon Intensity of Building Materials and Phase Out the Use of High-GWP Refrigerants The project must incorporate the following design elements to the maximum extent feasible: A) For projects that are not fully electric, incorporate biomethane into the natural gas mix in place of traditional natural gas. B) Use negative-carbon concrete for all construction. C) Use low-GWP refrigerants and fire suppression equipment for all uses on-site. D) Comply with all County codes and ordinances regarding building material carbon intensity and high-GWP refrigerants and other gases. **Supports 2045 CAP Measures (and Actions):** E3 (E3.1, E3.2, E3.3, E3.4)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project.* *IN ADDITION, provide the amount of biomethane used by the project, the quantify of negative-carbon concrete for construction, and the quantity of low-GWP refrigerants and fire suppression equipment used.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply
20. TIER 2: Use Energy Storage and Microgrids The project must incorporate the following design elements to the maximum extent feasible: A) Install energy storage systems. B) Use a building-scale or community microgrid to support demand management and peak shaving. **Supports 2045 CAP Measures (and Actions):** ES4 (ES4.1, ES4.2, ES4.3, ES4.4, ES4.5)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project* *IN ADDITION, provide the total kW of energy storage capacity installed and operational information for any microgrids utilized, if applicable.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply
21. TIER 2: Use Recycled Water and Graywater for Non-potable Uses and Include Rainfall Capture The project must implement water reuse strategies onsite through the following design elements: A) Require use of reclaimed/recycled water and/or graywater for outdoor uses. B) Install residential graywater systems that meet appropriate regulatory standards. C) Install rainfall capture systems. D) Install dual plumbing for the use of recycled water. **Supports 2045 CAP Measures (and Actions):** E5 (E5.1, E5.2, E5.3, E5.4)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project* *IN ADDITION, provide the amount of reclaimed/recycled water and/or graywater used by the project.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
Waste		
22. TIER 1: Compost Organic Materials The project must comply with all state and local requirements for composting and organic waste collection, including but not limited to Chapter 20.91 (Mandatory Organic Waste Disposal Reduction Ordinance) of the Los Angeles County Code, including all County requirements pursuant to AB 1826 and SB 1383. The project must also: A) Provide proper storage, collection, and loading of organics in a manner that is convenient and safe for all users of the building. Ensure there are sufficient sizes of collection containers for organics. Containers must be kept clean, be clearly labeled, and are co-located next to any other solid waste receptacles. Ensure sufficient pick-up of collection containers to meet the needs of the occupants. B) Include space for multi-stream collection containers for both recycling and organics in any location where a solid waste container is traditionally housed. This includes both outdoor collection containers serviced by a waste hauler or indoor collection containers utilized by occupants. Provide educational material and training to occupants and tenants in how to properly separate organics from all other solid waste and place organics in a separate container designated for organics. C) Ensure that all project occupants and tenants will separate compostables from all other refuse and place compostables in a separate container designated for composting. D) Require that all single-use food service ware (plates, bowls, cups) and accessories (straws, utensils, condiment cups) used by tenants at the project site be BPI certified compostable fiber, except where certain materials may be deemed medically necessary or necessary to ensure equal access for persons with disabilities. E) Require that any single-use accessories (straws, utensils, condiment cups) be only available on demand. F) Ensure that containers are audited annually to ensure proper service levels and to check for contamination. Report findings back to occupants within 30 days and to the County as requested. G) Work with the waste hauler to provide educational materials to tenants on at least an annual basis. H) Provide compliance data to the County as required for any current auditing program. **Supports 2045 CAP Measures (and Actions):** W1 (W1.1, W1.2) and W2 (W2.1, W2.2, W2.5)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the project's estimated organic waste generation (tons), the amount of organic waste sent to landfills, and the amount of organic waste generated by the project which is diverted from landfills.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
23. TIER 1: Recycle Recyclable Materials The project must comply with all state and local requirements for recycling, also including but not limited to Section 20.72.170 (Recyclable Materials Collection Program) of the Los Angeles County Code and all County requirements pursuant to AB 341 and AB 1826. The project must also: A) Comply with any zero waste ordinance in place at the time of project approval. B) Comply with all Mandatory Construction & Demolition (C&D) Recycling Program Requirements, including Chapter 20.87 (Construction and Demolition Debris Recycling and Reuse). C) Provide substantial storage, collection, and loading of recyclables in a manner that is convenient and safe for all users of the building. Ensure there are sufficient sizes and amount of collection containers for recyclables. Containers must be kept clean, be clearly labeled, and are co-located next to any other solid waste receptacles. Ensure sufficient pick-up of collection containers to meet the needs of the occupants. D) Include space for multi-stream collection containers in any location where a solid waste container is traditionally housed. This includes both outdoor collection containers serviced by a waste hauler or indoor collection containers utilized by occupants. Provide educational materials and training to occupants and tenants in how to properly separate recyclables from all other solid waste and place recyclables in a separate container designated for recycling. E) Ensure that all project occupants and tenants separate recyclables from all other refuse and place recyclables in a separate container designated for recycling. F) Require that all single-use food service ware (plates, bowls, cups) and accessories (straws, utensils, condiment cups) used by tenants at the project site be BPI certified compostable fiber, except where certain materials may be deemed medically necessary or necessary to ensure equal access for persons with disabilities. G) Require that any single-use accessories (straws, utensils, condiment cups) be only available on demand. H) Ensure that containers are audited annually to ensure proper service levels and to check for contamination. Report findings back to occupants within 30 days and to the County as requested. I) Work with the waste hauler to provide educational materials to tenants on at least an annual basis. J) Provide compliance data to the County as required for any current auditing program. **Supports 2045 CAP Measures (and Actions):** W1 (W1.1, W1.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the total C&D tonnage recycled and/or diverted from landfills, the project's estimated recyclable waste generation (tons), the amount of recyclable waste sent to landfills, and the amount of recyclable waste generated by the project which is diverted from landfills.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
24. TIER 2: Incorporate On-Site Composting, Mulching, and/or Anaerobic Digestion The project may incorporate organic waste processing capabilities, such as composting, mulching, or anaerobic digestion facilities (where applicable). Collaborate with PW and waste agencies to share organic processing information with interested parties. **Supports 2045 CAP Measures (and Actions):** W2 (W2.2, W2.3, W2.4)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project.* *IN ADDITION, provide information on any anaerobic digestion facilities constructed including their capacity and the amount of organic waste digested and converted to electricity, and the project's total energy generation from organic waste.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply
Agriculture, Forestry, and Other Land Use (AFOLU)		
25. TIER 1: Incorporate Tree Plantings and Expand Urban Forest Cover The project must: A) Enhance and expand urban forest cover and vegetation by planting trees and other vegetation. All trees and vegetation planted must be drought-tolerant or California native trees and plants. B) Comply with the Urban Forest Management Plan. C) Replace all native trees removed by the project with an equal or greater number of new trees. D) To the extent feasible, incorporate equitable urban forest practices and prioritize: i. Tree- and park-poor communities ii. Climate and watershed-appropriate and drought/pest-resistant vegetation iii. Appropriate watering, maintenance, and disposal practices iv. Shading v. Biodiversity **Supports 2045 CAP Measures (and Actions):** A3 (A3.1, A3.2, A3.3)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are infeasible and identify the alternative measure proposed (provide additional documentation as described below).* *IN ADDITION, provide the total number of trees planted, the total tree canopy cover, the project's total green space area, and the area of impervious surface converted to pervious surfaces.*	☑ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
26. TIER 2: Conserve Forests, Woodlands, Shrublands, Grasslands, Desert, and other Carbon-Sequestering Wildlands and Working Lands For all projects involving the preservation, conservation, and restoration of agricultural lands, working lands, rangelands, forest lands, wetlands, and other wildlands in unincorporated Los Angeles County, the project may: A) Support the use of public and private land for urban and peri-urban agriculture, such as community gardens, and including urban vertical surfaces. B) Conserve and restore natural forest lands, wetlands and wildlands through land acquisitions and conservation easements. C) Preserve existing agricultural and farmlands, including those mapped as Agricultural Resource Areas. Expand adjoining areas to enlarge farmland area. D) Actively manage forests to reduce wildfire risk and prevent carbon loss in forest lands. **Supports 2045 CAP Measures (and Actions):** A1 (A1.1 and A1.2)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project.* *IN ADDITION, provide the total number of acres preserved, conserved, and restored by land type, the number and size of community gardens added, the amount of vertical surface converted, and the acres of forest land managed for wildfire risk reduction and carbon stock savings if applicable.*	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply
27. TIER 2: Implement Regenerative Agricultural Practices For all agricultural projects, the project may: A) Utilize fallow and field resting practices to reduce bare-fallow land by adding cover crops and promoting crop rotation for active agricultural sites to improve soil quality and limit risks of nutrient erosion, pollutant runoff, and yield reduction. B) Implement a carbon farming plan with the primary objectives of carbon removal and regenerative agriculture. C) Use compost and/or organic fertilizer. **Supports 2045 CAP Measures (and Actions):** A2 (A2.1, A2.2)	*Describe which project compliance options from the leftmost column you are implementing.* *OR,* *Describe why this action is not applicable to your project.* *OR,* *Describe why such actions are not incorporated into your project.* *IN ADDITION, provide the q*uantity of synthetic fertilizers and compost used / applied, the number of acres of cover crops using regenerative agricultural techniques, the tonnage of fertilizer/compost produced each year.	☐ Project Complies ☑ Not Applicable ☐ Project Does Not Comply

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES

NOTES:

Abbreviations: 2045 CAP = 2045 Los Angeles County Climate Action Plan*; AB = Assembly Bill; AFOLU = Agriculture, Forestry, and Other Land Use; C&D = Construction & Demolition; CALGreen Code = California Green Building Standards Code; CAP = Climate Action Plan; CARB = California Air Resources Board; CEQA = California Environmental Quality Act; County = County of Los Angeles; CPA = Clean Power Alliance; DU = dwelling unit(s); DWR = California Department of Water Resources; EIR = environmental impact report; EV = electric vehicle; EVCS = electric vehicle charging station; General Plan =* Los Angeles County General Plan 2035*; GHG = greenhouse gas; GWP = global warming potential; HOV = high-occupancy vehicle; HQTA = High Quality Transit Area; kW = kilowatts; LEED = Leadership in Energy and Environmental Design; MWELO = Model Water Efficient Landscape Ordinance; PV = photovoltaic; PW = Los Angeles County Department of Public Works; RTP/SCS = Regional Transportation Plan/Sustainable Communities Strategy; SB = Senate Bill; SCAG = Southern California Association of Governments; SCAQMD = South Coast Air Quality Management District; SCE = Southern California Edison; SoCalREN = Southern California Regional Energy Network; TDM = transportation demand management; TIA = Transportation Impact Analysis; VMT = vehicle miles traveled; WUI = wildland urban interface; ZEV = zero-emission vehicle; ZNE = zero net energy.*

1 *Although the County has not yet developed the Zero Emission Vehicle Master Plan, the County will develop such a Plan before 2030, pursuant to Implementing Action T6.1 in the 2045 CAP.*

2 *Although the County has not yet developed building performance standards, the County will develop such a standard before 2030, pursuant to Implementing Action E1.1 in the 2045 CAP.*

3 *Although the County has not yet developed carbon intensity limits, the County will develop such a standard before 2030, pursuant to Implementing Action E1.2 in the 2045 CAP.*

4 *Although the County has not yet developed a ZNE ordinance, the County will develop such a standard before 2030, pursuant to Implementing Action E1.3 in the 2045 CAP.*

5 *Although the County has not yet developed a building decarbonization ordinance, the County will develop such an ordinance before 2030, pursuant to Implementing Action E2.1 in the 2045 CAP.*

6 *Although the County has not yet developed a ZNE ordinance, the County will develop such a standard before 2030, pursuant to Implementing Action E2.2 in the 2045 CAP.*

7 *Although the County has not yet developed building performance standards, the County will develop such a standard before 2030, pursuant to Implementing Action E4.1 in the 2045 CAP.*

8 *Although the County has not yet developed a net-zero water ordinance, the County will develop such a standard before 2030, pursuant to Implementing Action E6.1 in the 2045 CAP.*

9 *Although the County has not yet developed building performance standards for building material carbon intensity and high-GWP refrigerants, the County will develop standards before 2030, pursuant to Implementing Actions E3.3 and E3.4 in the 2045 CAP.*

Table F-2: 2045 CAP Greenhouse Gas Emissions Reduction Alternative Measures

DESCRIPTION OF PROPOSED ALTERNATIVE MEASURE	DESCRIPTION OF GHG REDUCTION ESTIMATE
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*
Alternative for 2045 CAP Compliance Requirement #: *[Number]* **Emissions Sector:** *[transportation, building energy and water, waste, AFOLU, or other sector]* **Measure Description:** [Describe the proposed project measure and why it is proposed]	*[Demonstrate the effectiveness of the proposed measure to reduce the project's GHG emissions. Include a description of how your measure will reduce emissions and provide supporting quantification documentation and assumptions. The GHG emissions reduction analysis must be consistent with all CEQA guidelines and standard practice for modeling GHG emissions for project measures and actions.]*

ELEVATED ENTITLEMENTS

Memo

To:	Kerry Gold Design Group	From:	Mark Mouavangsou
File:	1701 W. 120th St.	Date:	November 14, 2024

Step 1: Demonstrate Consistency with the General Plan Growth Projections

- The proposed project site is a vacant flat parcel which is zoned R-1 and falls within the West-Athens Community Plan. The project has a land use designation of RD 2.3 which designates a land use of Single-family residential units, with 1-8 units per acres. As this project requests a subdivision for 5 single family lots on approximately 0.88 acres, it abides by the Community Plan Design's Goals and Policies and with the long-term goal of the General Plan.

Step 3: Demonstrate Compliance with the CEQA Streamlining Requirements

I. Energy Supply

1. Sunset Oil and Gas Operations

i. This action is not applicable to this project as the project proposes to develop single-family residential dwelling units. Thus, the project is not involved in decommissioning, replacing, or retrofitting facilities associated with oil and gas.

2. Utilize 100% Zero Carbon Electricity

i. The renewable energy systems installed at the project site will be designed to meet 100% of the estimated energy demand for the project. As such, the

project adheres to Compliance Option A. Each household is projected to require an electrical demand of 10,800 kilowatts (kW). The solar photovoltaic panels installed for each household will generate the equivalent of 10,800 kW, enabling the use of 100% zero-carbon electricity.

II. Transportation

3. Meets Transportation Screening Criteria

i. Implementation of compliance options A

7. Tier 1: Comply with County's Transportation Impact Guidelines

i. Project is screened out, the project is not anticipated to exceed the screening criteria of 110 daily trips for non-retail land use (LAC DPW Transportation Impact Analysis Guidelines).

8. Tier 1: Incorporate Electric Vehicle Charging Infrastructure

i. The project adheres with Compliance Options A, B, and D. Each single-family home will feature EV-ready parking spaces and incorporate active transportation alternatives. Additionally, the project will meet the requirements outlined in the upcoming Zero Emissions Vehicle (ZEV) Master Plan and provide educational resources to future residents regarding the benefits of ZEVs. Each household will include one ZEV.

9. Tier 1: Decarbonize Trucks

i. Tier 1: Decarbonize Trucks is not applicable to project as the project is a single-family subdivision and will not include the usage of good movement facilities and/or warehouses.

10. Tier 1: Incorporate Zero-Emission Technologies for Off-Road Vehicles & Equipment

i. This action is not applicable to this project as the only request of the proposed project is the subdivision of the project site into 5 single-family parcels.

11. Tier 1: Electrify County Fleet Vehicles (municipal projects only)

i. This action is not applicable as this project is not a municipality project.

III. Building Energy and Water

15. Tier 2: Decarbonize Existing Buildings

i. This action is not applicable as the proposed project does not include a retrofit, remodel, or redesign.

16. Tier 2: Decarbonize New Buildings

i. The project will likely be developed before 2030.

ii. The project will comply with zero GHG emissions for on-site energy use. 5 single-family homes that are 2,500 square foot each will be built which will approximately be 70 tons of GHG for the construction of each building. The

properties will be required to generate enough solar energy to offset there utilization of power and will not be connected to natural gas.

17. Tier 1: Increase Building Energy Efficiency

i. This action is not applicable to the proposed project as the proposed project does not include a retrofit.

18. Tier 1: Implement Water Use Efficiency and Water Conservation

i. The Project adheres to Compliance Options A and E. Specifically, the construction will ensure each fixture in the single-family development homes will be high-efficiency and will include drought-tolerant and native plant species. The project's total estimated water consumption will be 547,500 gallons per year. The square footage of buildings that are water neutral is 11,500 and the project's total building size is 11,500 square feet.

19. Tier 2: Reduce the Life Cycle Carbon Intensity of Building Materials and Phase Out the Use of High-GWP Refrigerants

i. The project adheres to Compliance Options B and C. The development will utilize 100% of negative-carbon concrete for all its construction. As 5 single-family homes will be constructed, they will each be equipped with a low-GWP refrigerant.

20. Tier 2: Use Energy Storage and Microgrids

i. The project adheres to Compliance Option A which dictates the installation of energy storage systems. The total kW of the capacity of the energy storage system for the 5 single family residences is 57.5 Kilowatts of BESS.

21. Tier 2: Use Recycled Water and Graywater for Non-potable Uses and Include Rainfall Capture

i. The project's designs incorporates the installation of residential graywater systems that meet appropriate regulatory standards. In doing so, the project will adhere to compliance option B. As the project will be developing 5 single-family residential homes, the project's estimated amount of annual gray water is 100,800 gallons assuming that it will be a 4-member household.

22. Tier 1: Compost Organic Materials

i. The project adheres to Compliance Option A and will provide clean, clearly labeled sufficiently sized containers for organic waste. The total amount of estimated organic waste for the project will be 10.6 tons, in which 3 tons will be sent to landfills and 7.6 tons will be diverted from landfills.

23. Tier 1: Recycle Recyclable Materials

The project will adhere to standards and provisions of Compliance Options A (Zero Waste Ordinance) and B (Mandatory Construction and Demolition Recycling Program). In addition, the project will adhere to Compliance Options C and E by providing clean and clearly labeled collection containers

for recycling and by ensuring occupants and tenants separate recyclables from other refuse. A maximum of 20 tons of C&D will be generated from the construction of the site and 70% of the total C&D tonnage (14 tons) will be recycled and/or diverted from landfills. The project's estimated recyclable waste generation is 1.92 tons per year, and 30% of the amount of recyclable waste shall be sent to landfills and the remaining 70**%** shall be diverted from landfills.

24. Tier 2: Incorporate On-Site Composting, Mulching, and/or Anaerobic Digestion

i. This action is not applicable to this project as the only request of the proposed project is the subdivision of the project site into 5 single-family parcels. As such, there are no proposed processes of incorporating organic waste processes now or in the future. The future residents may choose to compost or mulch on site at their own discretion.

25. Tier 1: Incorporate Tree Plantings and Expand Urban Forest Cover

i. The project will adhere to Compliance Options A and B. There will be a total of 10 native trees planted with a 25% tree canopy cover. The project's total green space area will be 3,750 square feet. As the lot is currently vacant, there are no impervious surfaces that will be converted to pervious surfaces.

Reference: 1701 W 120th Street (TR071251)

26. Tier 2: Conserve Forests, Woodlands, Shrublands, Grasslands, Desert, and other Carbon-Sequestering Wildlands and Working Lands

ii. The proposed project exclusively pertains to parcels designated for residential use by the General Plan and West-Athens Community Plan, are currently vacant and void of protected features. It will not encroach upon any lands that are outside this zoning classification.

27. Tier 2: Implement Regenerative Agricultural Practices

iii. This standard is not applicable to the project as it is not agricultural.

E R R A T A

Project No. TR071251

Mitigated Negative Declaration

TR No. 071251 / Variance No. 200900013 / Env. Assessment No. 200900129

SCH No. 2024080019

Subsequent to State Review of the Draft Mitigated Negative Declaration (MND) (RENV-200900129) which ended on August 30, 2024, revisions to the environmental document have been made. Specifically, Section VIII, GREENHOUSE GAS ("GHG") EMISSIONS, the response to Thresholds (a) and (b) have been revised to demonstrate consistency with the County's 2045 Climate Action Plan pursuant to CEQA Guidelines Section 15183.5(b). Compliance with the County's 2045 Climate Action Plan CEQA Streamlining Checklist will ensure the Project's GHG impacts will be less than significant and does not change the conclusions of the MND. The following revisions to the environmental document have been made and are reflected in a strikethrough and/or underline format.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The Los Angeles County Board of Supervisors approved the 2045 CAP on June 25, 2024. The 2045 CAP replaces the 2020 CCAP. The 2045 CAP is LA County's path toward meeting the goals of AB 1279 and achieving carbon neutrality for unincorporated areas of the County. The 2045 CAP is not a regulatory document. Rather, the 2045 CAP provides a policy framework to guide future County actions, so that the County can reach its emissions reduction targets. The County recognizes that its GHG reduction goals cannot be achieved by individual projects alone, but instead requires a comprehensive Countywide approach that would include the enactment of future plans, changes to existing ordinances, and an integrated and sustainable approach. The goals in the 2045 CAP are Countywide, not requirements or mandates for individual, private development projects, unless and until they are implemented through appropriate legal processes.

The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB's 2022 Scoping Plan. The Pavley Program, RPS, LCFS, SB 375 land use and transportation strategies, energy efficiency measures, solar PV measures, vehicle and fuel efficiency measures, landfill methane capture, and urban forestry practices are all measures in the 2022 Scoping Plan that are also included in the 2045 CAP emission forecasts or as CAP measures. Consistent with AB 1279, the 2045 CAP sets a GHG emissions target for 2030 equal to 40 percent below 2015 levels, for 2035 equal to 50 percent below 2015 levels, and for 2045 equal to 83 percent below 2015 levels and sets a long-term aspirational goal for carbon neutrality by 2045.

GHG emissions associated with the construction of projects, including demolition and decommissioning activities, are generally orders of magnitude lower than operational GHG emissions. This is primarily because construction emissions are typically short in duration compared to the project's overall lifetime. Typically, construction GHG emissions are amortized over 30 years and added to a project's 30-year lifetime emissions total; after this amortization, construction GHG emissions usually represent a small fraction of a project's total annual emissions. It is generally difficult to enforce low-emission construction equipment because of the limited availability of zero-emission and near-zero-emission construction equipment, along with contracting requirements. In addition, the 2045 CAP quantifies GHG emissions from off-road construction activity at the unincorporated Los Angeles County level; these emissions are accounted for in the 2045 CAP's ability to achieve the 2030, 2035, and 2045 targets.

The County of Los Angeles 2045 Climate Action Plan ("CAP") CEQA Streamlining Checklist (Appendix F) is attached. The project would be compliant with the CEQA streamlining requirements. The proposed project includes but is not limited to measures that pertain to 100% zero-carbon electricity, transportation screening criteria, decarbonizing new buildings, implementing water use efficiency and water conservation, and incorporating drought-tolerant plants. The measures that are not required by regulation have been incorporated as Project mitigation to guarantee implementation. As a result, consistency with the CAP ensures the potential impacts are less than significant:

MM GHG-1
Install on-site renewable energy systems.

MM GHG-2
Submit a draft covenant for review and clearance to the Department of Regional Planning. The covenant shall obligate the subdivider and successors to provide educational resources about the benefits of zero-emission vehicles and the project's electic vehicles to future residents at the time of sale. Following Planning's clearance the subdivider or successor in interest shall sign and notarize the covenant.

MM GHG-3
The project shall not use natural gas.

MM GHG-4
The project shall incorporate high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design. Project landscaping shall be plant only drought-tolerant or California native trees and plants.

MM GHG-5
The project shall use negative-carbon concrete for all construction and use low-GWP refrigerants and fire suppression equipment for all uses on-site to the maximum extent feasible.

MM GHG-6
Install a battery energy storage system for energy capture.

MM GHG-7
Install residential graywater systems that meet appropriate regulatory standards.

~~Greenhouse gases (GHGs) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO2), methane (CH4), water vapor (H2O), and nitrous oxide (N2O), while others are synthetic. Man-made GHGs include the chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF6). Different GHGs have different effects on the Earth's warming. GHGs differ from each other in their ability to absorb energy (their "radiative efficiency") and how long they stay in the atmosphere, also known as the "lifetime".~~

~~To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has recommended a threshold of 3,000 metric tons (Mtons) of CO2e per year for residential and commercial projects. For construction, the SCAQMD recommends that construction GHG emissions be totaled and amortized over a period of 30 years, then added to the emissions generated by the project's operation. The Project's Air Quality Study reports the Project's total CO2e emissions would be 1,412.5 (construction and operation emissions combined.~~

~~The project's construction and operational ghg emissions combined are not expected to exceed the threshold of 3,000 Mtons per year. The project proposes five single family lots for a net gain of four lots. The applicable Community Plan is the West Athens/Westmont Community Plan which limits the project site's single-family density to eight dwelling units per acre. In 2019, the Connect Southwest Transit-Oriented District (TOD) Specific Plan was adopted superseding the West Athens/Westmont Community Plan as the governing local.~~

This means that the Project site is located in an area that is within a 1/2-mile radius from a major transit stop that have development and design standards, and incentives to facilitate transit-oriented development. The Project site sits between two Los Angeles County Metropolitan Transportation Authority (Metro) mass transit rail stations, the Vermont/Athens Metro station located about 1 mile to the east and the Crenshaw station located 2 miles to the west. The project is not anticipated to exceed the screening criteria of 110 daily trips for a non-retail land use (LAC DPW Transportation Impact Analysis Guidelines). Therefore, a traffic impact study was not required for the project and the project's GHG emissions resulting from mobile sources is not expected to be significant. Further, future buildings are required to comply with the Green Building Code which would reduce GHG emissions resulting from stationary sources to less than significant. The project's density is consistent with both the applicable Community Plan. Consequently, the project's over-all GHG emissions is expected to be less than significant.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

The 2045 CAP is designed to be consistent with the GHG reduction measures and recommendations contained in CARB's 2022 Scoping Plan. Consequently, the Project would not conflict with any policies or regulations intended to reduce GHG.

In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Statewide strategies to reduce GHG emissions include reduced building emission requirements specified in the Building and Energy Efficiency Standards and California Green Building Standards Code, which was most recently updated in 2019.

Additionally, the California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.

The Project is consistent with the applicable 1990 West Athens/Westmont Community Plan. Community Plan's general land use policy of allowing for the development of residential, commercial, recreation, public and supportive land uses, at varying density and intensities and encourages infill of vacant parcels in residential areas.

The Project is also consistent with the Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) as follows:

- Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods.
- Goal 5: Reduce greenhouse gas emissions and improve air quality.
- Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options

~~The Project is an infill development that is located within a half mile buffer of high-quality transit area and major transit stops as identified by the Southern California Association of Governments. The Project would be constructed in compliance with the current CBC including the Green Building Code. The Project would be developed with energy efficient heating and ventilation, windows, roofs and building materials. The Project would install solar and energy efficient plumbing and electric fixtures, and appliances. As discussed in Sections 10 and 19 below, the Project also includes water quality improvements and would comply with waste recycling requirements. Consequently, the Project would not conflict with policies or regulations aimed at reducing GHG.~~

Resources:

- Air Quality Study For 1701 W. 120th St., dated September 7, 2023, prepared by Elevated Entitlements.
- Los Angeles County Department of Public Works. Traffic Impact Analysis Guidelines, July 23, 2020, https://dpw.lacounty.gov/traffic/docs/Transportation-Impact-Analysis-Guidelines-July-2020-v1.1.pdf. Accessed April 14, 2024.
- Los Angeles County. 2045 Climate Action Plan, Appendix F 2045 Climate Action Plan CEQA Streamlining Checklist.
- ~~The Southern California Association of Governments. 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy, https://scag.ca.gov/sites/main/files/file-attachments/23-2987-connect-socal-2024-final-complete-040424.pdf?1712261565. Accessed April 15, 2024.~~

These revisions made to the final MND do not affect the environmental analysis or conclusions of the MND. In accordance with the California Environmental Quality Act, Section 15073.5, recirculation is not required when new information is added which merely clarifies, amplifies, or makes insignificant modifications to the MND. An environmental document need only be recirculated when a new, avoidable significant effect is identified, or a new mitigation measure or project revision is required to reduce potential effects to less than significance.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. TR071251 / PERMIT NO. 071251 / VARIANCE NO. 200900013 / ENV NO. 200900129

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

William Little	11/21/24
Applicant	Date
Maria Pavlovic	11/20/24
Staff	Date

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. TR071251 / VTTM NO. 071251 / ENV NO. RPPL201900129

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
5.1	Cultural Resources	In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find would need to occur. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted by the Permittee to the County, the South-Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources.	Retain a qualified archaelogist to monitor grading as specified.	During Construction	Applicant and subsequent owner(s)	DRP
5.2	Cultural Resources	If potential Native American resources are uncovered during grading, the applicant shall be halt work in the immediate area of the find, inform the Department of Regional Planning immediately and retain a qualified professional archaeologist and a Native American monitor approved by the Gabrieleno Band of Mission Indians - Kizh Nation to examine the material to determine whether it is a “unique cultural resource” as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist. Work may continue outside the area of the find. However, no further work shall occur in the immediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.	Retain a qualified paleontologist to monitor grading as specified.	During Construction	Applicant and subsequent owner(s)	DRP
8.1	Greenhouse Gases	Install on-site renewable energy systems.	Depict the on-site renewable energy systems on the residential building plans.	Prior to issuance of a Building Permit for the construction of residential units.	Applicant and subsequent owner(s)	DRP
8.2	Greenhouse Gases	Submit a draft covenant for review and clearance to the Department of Regional Planning. The covenant shall obligate the subdivider and successors to provide educational resources about the benefits of zero-emission vehicles and the project's electic vehicles to future residents at the time of sale. Following Planning's clearance the subdivider or successor in interest shall sign and notarize the covenant.	Submit a draft covenant.	Prior to issuance of a Building Permit for the construction of residential units.	Applicant and subsequent owner(s)	DRP
8.3	Greenhouse Gases	The project shall not use natural gas.	Add a note to the building plans for residential units	Throughout the life of the project.	Applicant and subsequent owner(s)	DRP
8.4	Greenhouse Gases	The project shall incorporate high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design. Project landscaping shall be plant only drought-tolerant or California native trees and plants.	Incorporate design features into landscape and building plans.	Prior to issuance of a building permit and landscape plan approval.	Applicant and subsequent owner(s)	DRP
8.5	Greenhouse Gases	The project shall use negative-carbon concrete for all construction and use low-GWP refrigerants and fire suppression equipment for all uses on-site to the maximum extent feasible.	Incorporate the water efficiency and conservation measures into grading and building plans.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	DRP
8.6	Greenhouse Gases	Install a battery energy storage system for energy capture.	Incorporate the system into residential building plans.	Prior to issuance of a building permit.	Applicant and subsequent owner(s)	DRP

8.7	Greenhouse Gases	Install residential graywater systems that meet appropriate regulatory standards.	Depict the graywater systems on the building and landscape plans.	Prior to issuance of a building permit and landscape plan approval.	Applicant and subsequent owner(s)	DRP
9.1	Hazards / Hazardous Materials	manner that is convenient and safe for all users of the building.	Obtain a CSWR	Prior to Issuance of a Building Permit	Applicant and subsequent owner(s)	DPW
9.2	Hazards / Hazardous Materials	Ensure there are sufficient sizes of collection containers for organics.	Obtain information and approval to perform remedial operation in the event wells are damaged during excavation or grading.	Throughout any grading activities	Applicant and subsequent owner(s)	CALGEM
13.1	Noise	Containers must be kept clean, be clearly labeled, and are co-located	Avoid operating multiple pieces of equipment and implement mufflers and other noise shields.	Throughout Construction	Applicant and subsequent owner(s)	DPH
13.2	Noise	next to any other solid waste receptacles. Ensure sufficient pickup	Ensure that all construction and operational equipment is placed away from noise sensitive receptors and provide noise barriers as needed.	Throughout Construction	Applicant and subsequent owner(s)	DPH
13.3	Noise	of collection containers to meet the needs of the occupants.	Post a construction notice on-site with the information stated in the mitigation measure.	Prior to Construction	Applicant and subsequent owner(s)	DPH
13.4	Noise	A temporary noise barrier shall be installed along the west and east boundary of the project site in order to attenuate noise levels from surrounding sensitive uses. The noise barrier shall be 6 feet in height and be placed along the boundary of the subject parcel.	Install a noise barrier.	Prior to Construction	Applicant and subsequent owner(s)	DPH
13.5	Noise	All construction activities shall adhere to Los Angeles County Noise Ordinance standards. However, the subject parcel shall adhere to more restrictive construction hours of 7am to 4pm.	Comply with the Noise Code.	Throughout Construction	Applicant and subsequent owner(s)	DPH
17.1	Transportation	Submit a Site Plan to Caltrans for review and clearance that depicts: 1) the number of proposed parking spaces and ensure it is designed to support active transportation, including providing communal bike racks and/or lockers and short-term racks for guests, and ensure proper conflict zone striping where the existing westbound Class II bike lane will cross any new driveways; and 2) surface parking that does not face the street directly.	Submit a Site Plan to Caltrans	Prior to Issuance of a Building Permit	Applicant and subsequent owner(s)	Caltrans
17	Transportation	A Caltrans transportation permit shall be obtained for any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State Highways.	Obtain a transportation permit.	Prior to and Throughout Construction	Applicant and subsequent owner(s)	Caltrans

17.2	Transportation	Limit construction traffic to off-peak periods to minimize the potential impact on State facilities. Prior to construction, the permittee shall submit a construction traffic control plan to Caltrans if construction traffic is expected to cause issues on any State facilities.	Submit a Construction Traffic Control Plan.	Prior to and Throughout Construction	Applicant and subsequent owner(s)	Caltrans
18.1	Tribal Cultural Resources	A qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation shall be retained to monitor all ground disturbing activities within the Project Site. Prior to ground disturbing activities, the subdivider shall provide evidence of a separate executed monitoring agreement with the Gabrieleno Band of Mission Indians-Kizh Nation for the monitoring of all grading activities, to the satisfaction of the monitoring agency. In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to Construction	Applicant and subsequent owner(s)	DRP
18.2	Tribal Cultural Resources	If the Native American Monitor determines the resources are not tribal cultural resources, a qualified archaeologist shall be notified of the find and the action set forth in Cultural Resources Mitigation Measures 5.1 and 5.2 shall be taken.	Retain a qualified Native American Monitor and qualified archaeologist as specified.	Prior to Construction	Applicant and subsequent owner(s)	DRP
20.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the subdivider and susequent owner(s) are responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, if necessary, until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	DRP

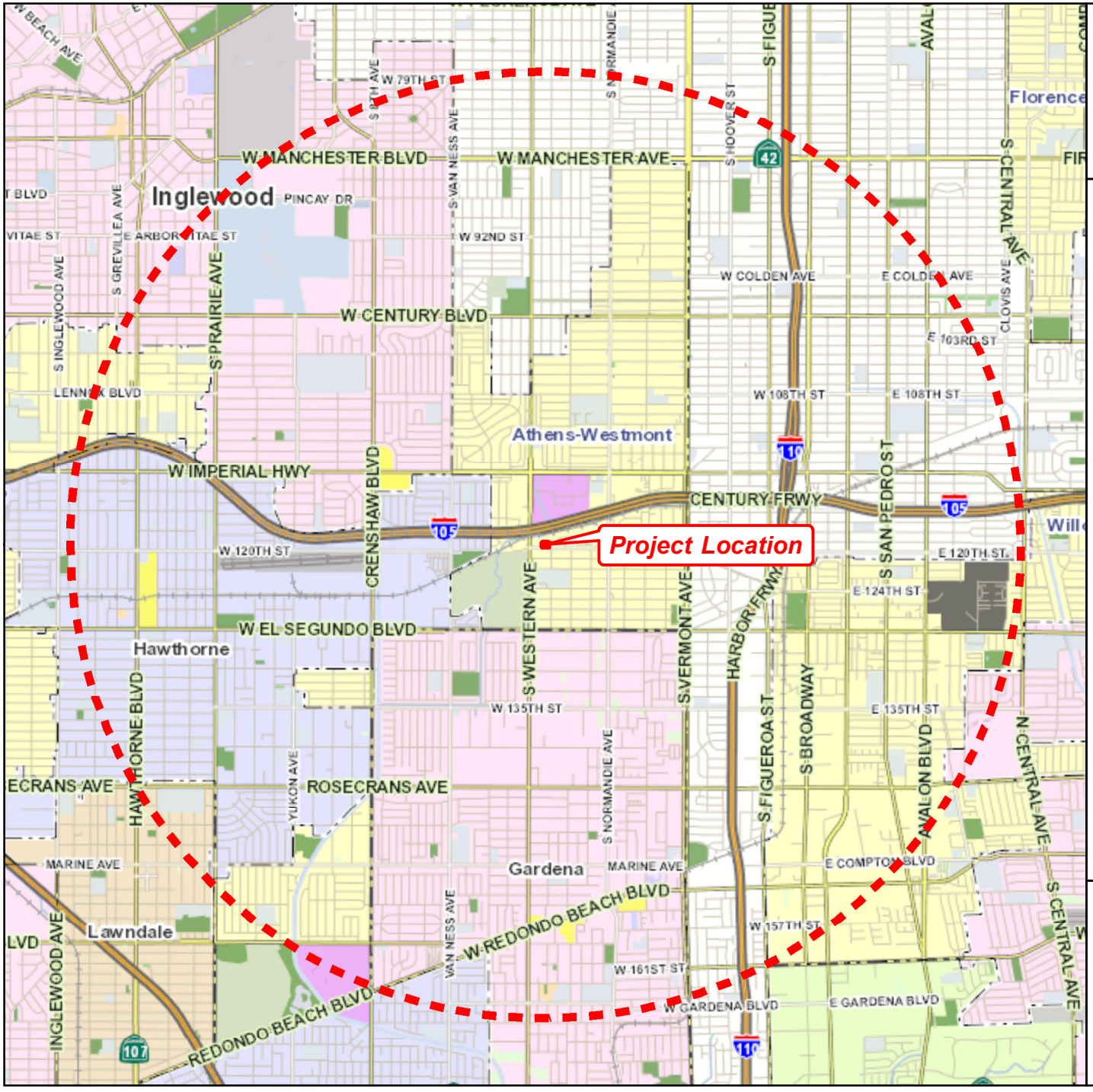
EXHIBIT G

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. TR071251

TR RTM-TR071251



Miles

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COUNTY OF LOS ANGELES CALIFORNIA

LA COUNTY PLANNING

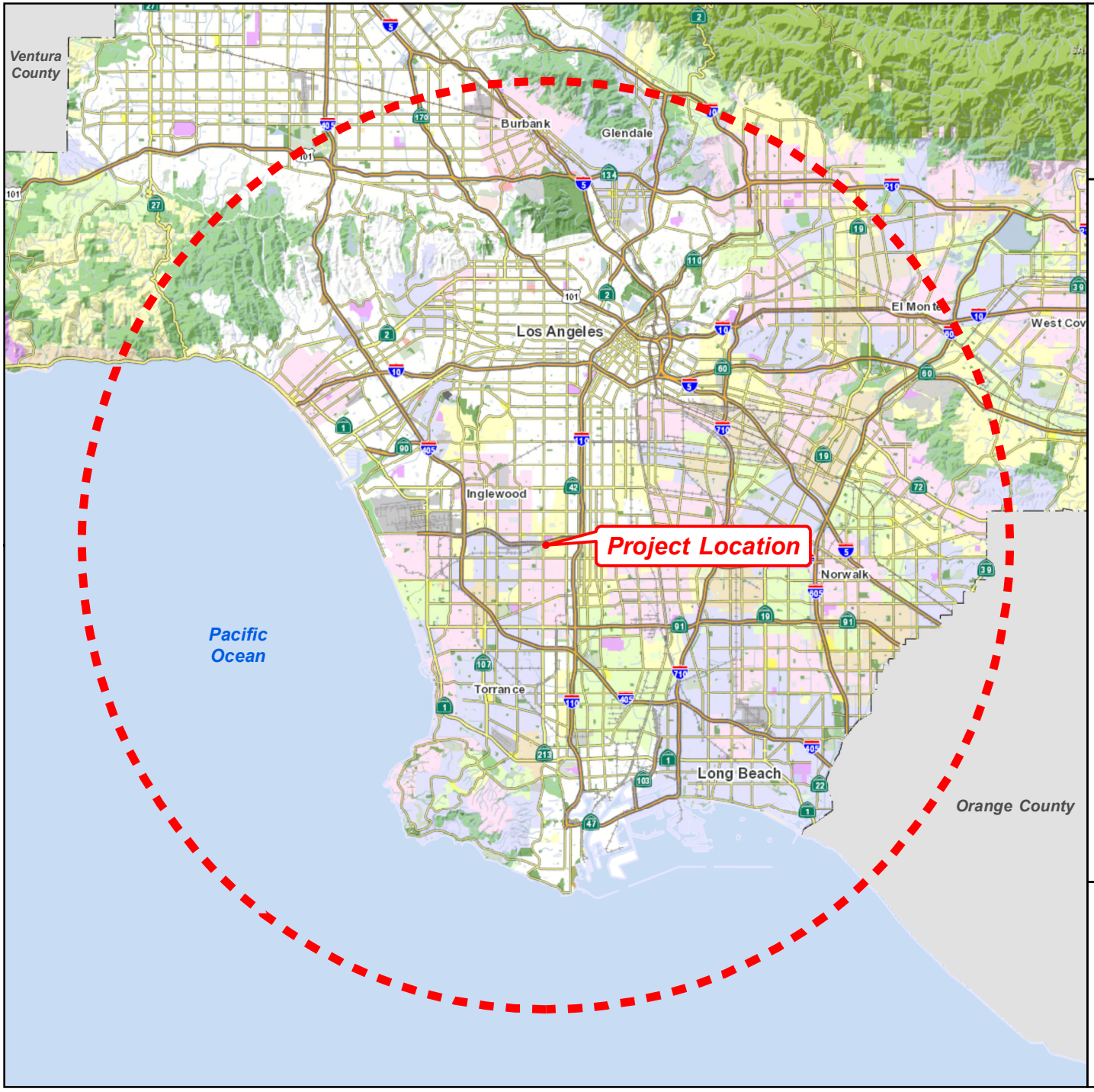
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. TR071251

TR RTM-TR071251



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LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. TR071251

TR RTM-TR071251

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2022

Feet

0 100

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LA COUNTY PLANNING

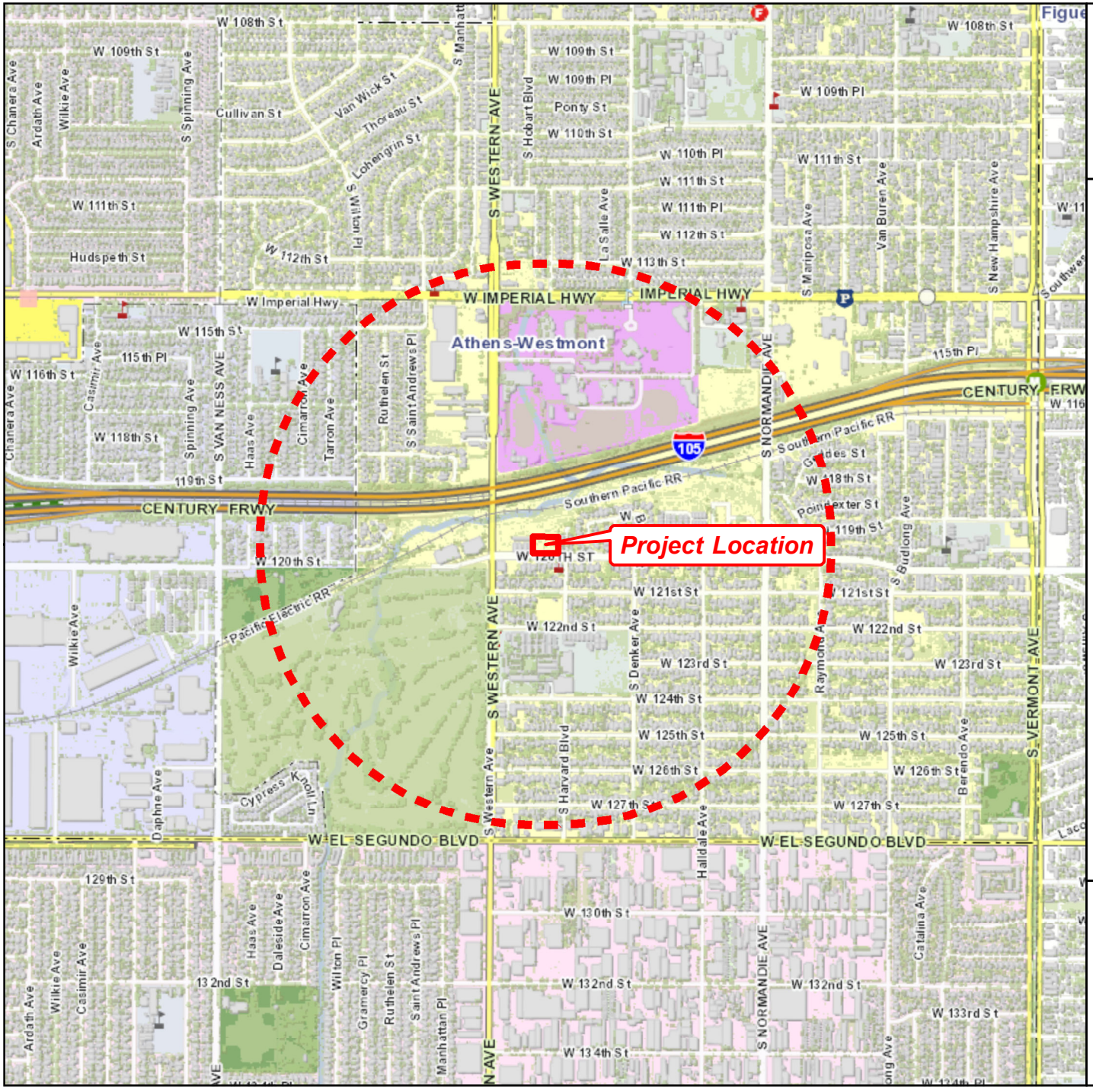
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. TR071251

TR RTM-TR071251



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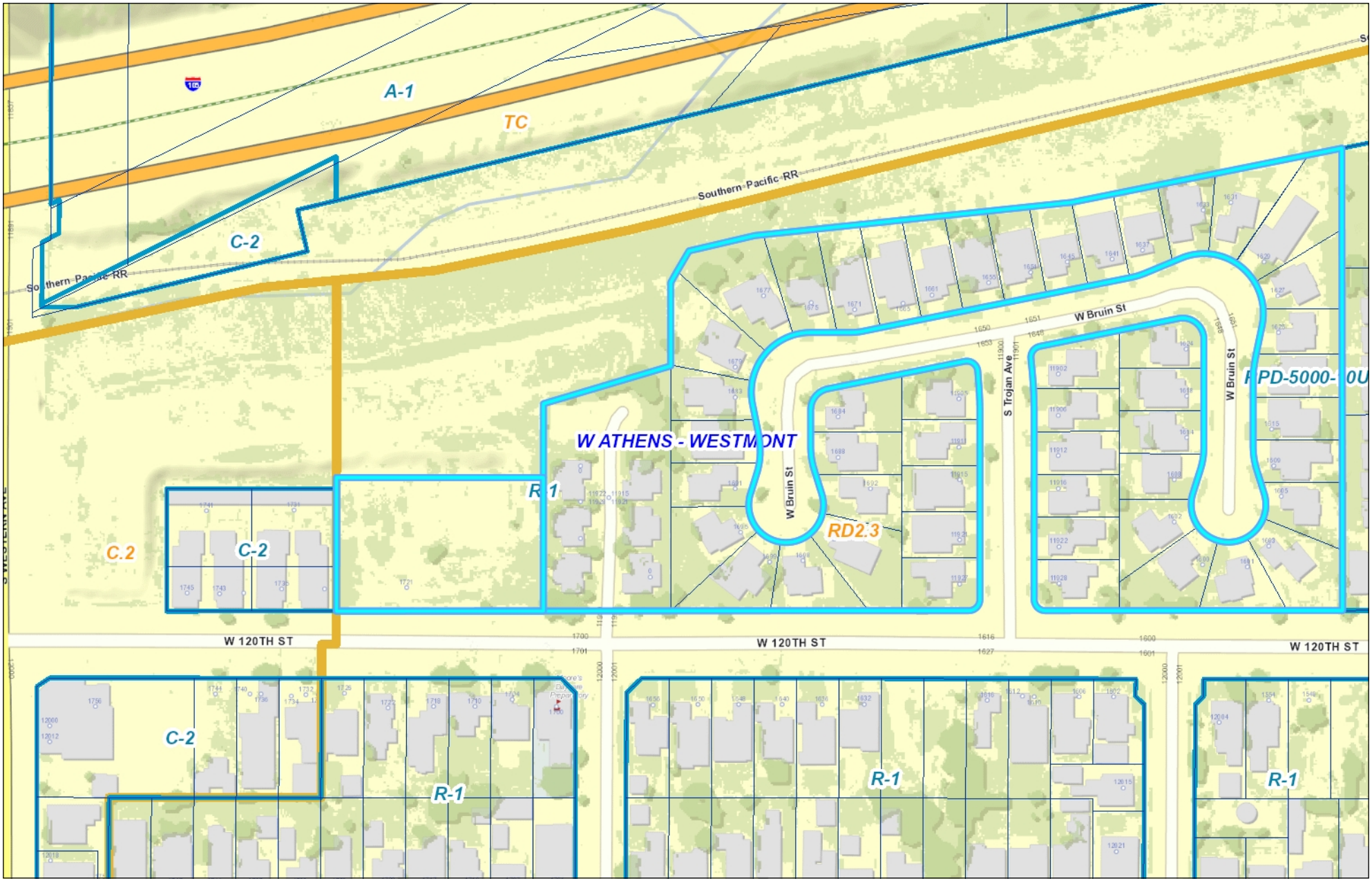
LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

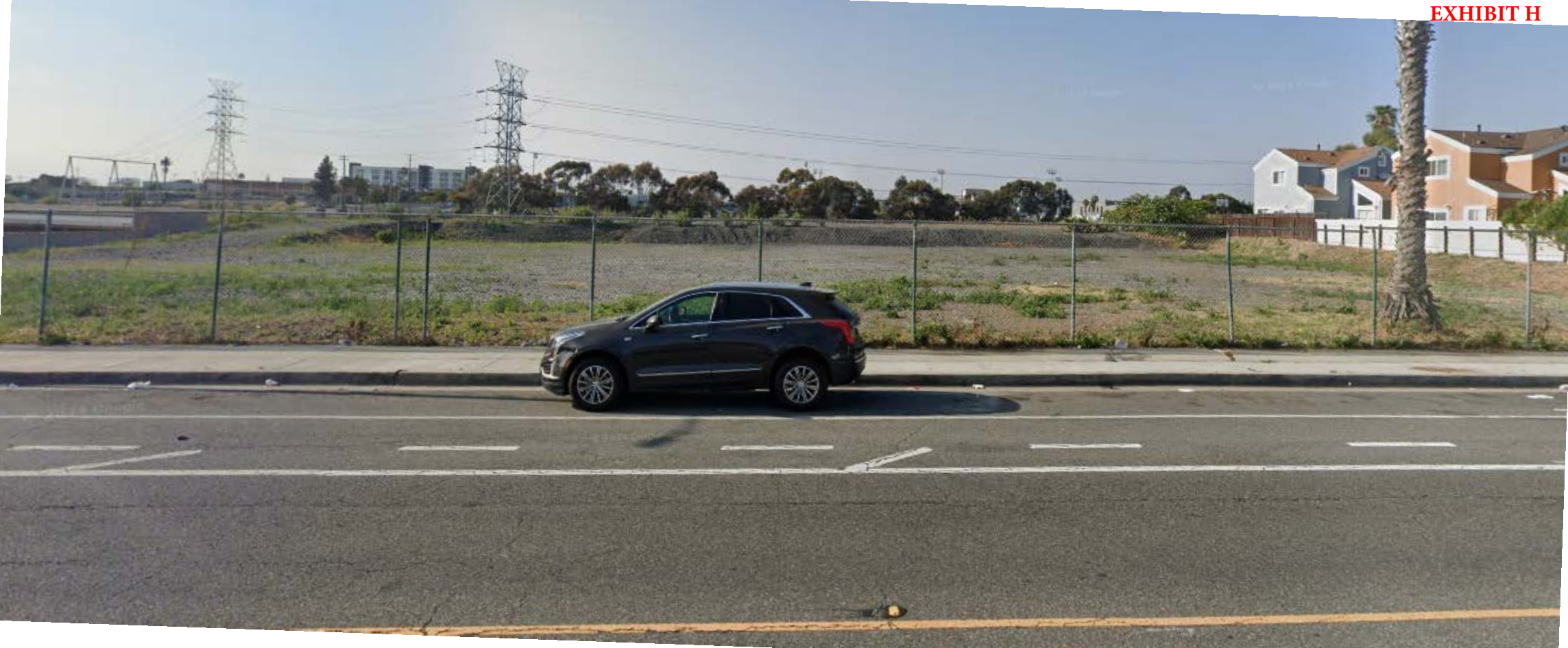


0 94 188 Feet

Zoning and Land Use

Printed: 2/5/19

EXHIBIT H



California
Department of Conservation
Geologic Energy Management Division

Gavin Newsom, Governor
David Shabazian, Director

August 29, 2024

VIA EMAIL

Ms. Marie Pavlovic, Senior Planner
Los Angeles County Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012
Email: mpavlovic@planning.lacounty.gov

Dear Ms. Pavlovic:

TR071251
NOTICE OF COMPLETION
MITIGATED NEGATIVE DECLARATION
LOS ANGELES COUNTY
SCH: NO. 2024080019

The Department of Conservation's Geologic Energy Management Division (Division) has reviewed the above-referenced project for impacts with Division jurisdictional authority. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California. The Division offers the following comments for your consideration.

The project area is in Los Angeles County and lies within the Howard Townsite oil field. Division records indicate the presence of Howard Community 1-1 (API 0403707643), a plugged oil and gas well on the subject property. The Division's Construction Site Well Review Program should be contacted to review the status of this well. Division information can be found at: www.conservation.ca.gov. Individual well records are also available on the Division's web site, or by emailing CalGEMSouthern@conservation.ca.gov.

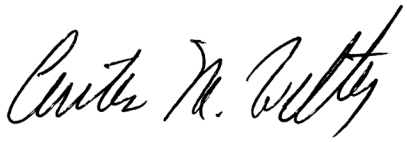
The scope and content of information that is germane to the Division's responsibility are contained in Section 3000 et seq. of the Public Resources Code, and administrative regulations under Title 14, Division 2, Chapters 2, 3 and 4 of the California Code of Regulations.

If any wells, including any plugged, abandoned or unrecorded wells, are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements and approval to perform remedial operations.

The possibility for future problems from oil and gas wells that have been plugged and abandoned, or reabandoned, to the Division's current specifications are remote. However, the Division recommends that a diligent effort be made to avoid building over any plugged and abandoned well.

Questions regarding the Division's Construction Site Well Review Program can be addressed to the local Division's office in Long Beach by emailing CalGEMSouthern@conservation.ca.gov or by calling (562) 637-4400.

Sincerely,



Curtis M. Welty, PG
Associate Oil and Gas Engineer

cc: Governor's Office of Planning and Research, State Clearinghouse Unit
Email: state.clearinghouse@opr.ca.gov

Office of Legislative and Regulatory Affairs
Email: OLRA@conservation.ca.gov

Jan Perez, CalGEM CEQA Unit
Email: Jan.Perez@conservation.ca.gov

Environmental CEQA File

DEPARTMENT OF TRANSPORTATION
DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897- 0673
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation
a California Way of Life

August 28, 2024

Marie Pavlovic, Senior Planner
Los Angeles County Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

RE: TR071251/1701 W. 120th Street –
Mitigated Negative Declaration (MND)
SCH #2024080019
GTS #07-LA-2024-04589
LA 105/R 5.85

Dear Marie Pavlovic,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes to create five single-family lots on 38,154 square feet (0.87 acre) and requests to modify the minimum lot width from 50 feet to 46 feet for one of the proposed lots. The project site is located at 1701 West 120th Street along the northern side of 120th Street, east of Western Avenue, west of Normandie Avenue, and south of the 105 Century Freeway. Access to the project site is via 120th Street.

After reviewing the MND, Caltrans has the following comments:

Caltrans supports the Project as an infill development, located in a high-quality transit area, which is consistent with Connect SoCal 2024 Plan Goals 2, 5, and 9. These goals relate to encouragement of diverse housing in multimodal areas, the reduction of greenhouse gas emissions (GHG), and the improvement of mobility and accessibility for people and goods. For more information, please reference the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy.

Caltrans requests future attachment of the Project's site plans to confirm the number of proposed parking spaces and ensure that it is designed to support active transportation. Recommended design choices include providing communal bike racks and/or lockers and short-term racks for guests and ensuring proper conflict zone striping where the existing westbound Class II bike lane will be crossing any new driveways. There should also be

appropriate pedestrian-level lighting and preferably native shade trees installed along the street frontage to enhance pedestrian comfort. As the Project is adjacent to a Class II bike facility and close to public transit stops, the inclusion of such elements would create a safer and more reliable environment for pedestrians and bicyclists.

Lastly, it is generally recommended that surface parking not face the street directly. By shifting the parking to the rear or interior of the project site, a more inviting streetscape with more active frontage against the sidewalk can encourage both recreational and transportation walking. These urban design principles can affect mode choice and help the State of California achieve its goals to improve health and reduce GHG.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2024-04589.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse

EXHIBIT J

From: Jennifer Williams
To: Marie Pavlovic
Subject: Project Number TR071251
Date: Sunday, November 17, 2024 3:33:17 PM

Hello Marie,

My name is Jennifer Williams, a resident of West Athens-Westmont, and I am emailing to request any and all publicly available documentation for the proposed project number TR071251, which is scheduled for a hearing on December 18, 2024.

Kind regards,
Jennifer

--

Jennifer Trichelle-Marie Williams, CPA (she/her)
District 2 - Commissioner
LA County Citizens' Economy and Efficiency Commission
AD 61 Delegate
Email: jtmwill3@gmail.com
Mobile: (323) 972-1696