

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 27, 2025		
HEARING DATE:	December 10, 2025	AGENDA ITEM:	6
PROJECT NUMBER:	R2020-000270		
PERMIT NUMBER:	Tentative Tract Map 82860 (RPPL2020000441)		
SUPERVISORIAL DISTRICT:	1		
PROJECT LOCATION:	269 Coberta Avenue, La Puente		
OWNER/APPLICANT:	Green City Real Estate, LLC.		
PUBLIC MEETINGS HELD:	2 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 R2020-000270, Tentative Tract Map 82860 (RPPL2020000441), based on the 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, HAVING CONSIDERED THE STREAMLINED ENVIRONMENTAL REVIEW ALONG WITH THE FINAL EIR FOR THE GENERAL PLAN (STATE CLEARINGHOUSE NO. 2011081042), HEREBY APPROVE THE STREAMLINED ENVIRONMENTAL REVIEW (ENVIRONMENTAL ASSESSMENT NO. 2021012617) TO THE CERTIFIED FINAL EIR.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE TRACT MAP NUMBER 82860, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Tentative Tract Map to create five single-family residential lots on 0.82 net acres (35,950 net square feet) pursuant to County Code Section 21.48.010 (Tentative Maps).

B. Project

The proposed project includes five single-family lots, ranging from 6,184 to 8,246 net square feet in size ("Project"). The vacant 0.82-net-acre project site is located on the northern half of the Coberta Avenue cul-de-sac ("Project Site"). All lots will front Coberta Avenue, an approximately 57-foot-wide public street to the south. Lot Nos. 1 through 3 will share a 21.52-foot-wide private driveway and require a reciprocal access easement. The Project includes a one-foot-wide dedication to facilitate public right-of-way improvements along Coberta Avenue. The proposed project grading is a total of 2,770 cubic yards ("cy"), including 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over excavation and backfill. The Project is not subject to the IHO because the application was deemed complete on February 28, 2020, prior to the ordinance's effective date of December 10, 2020.

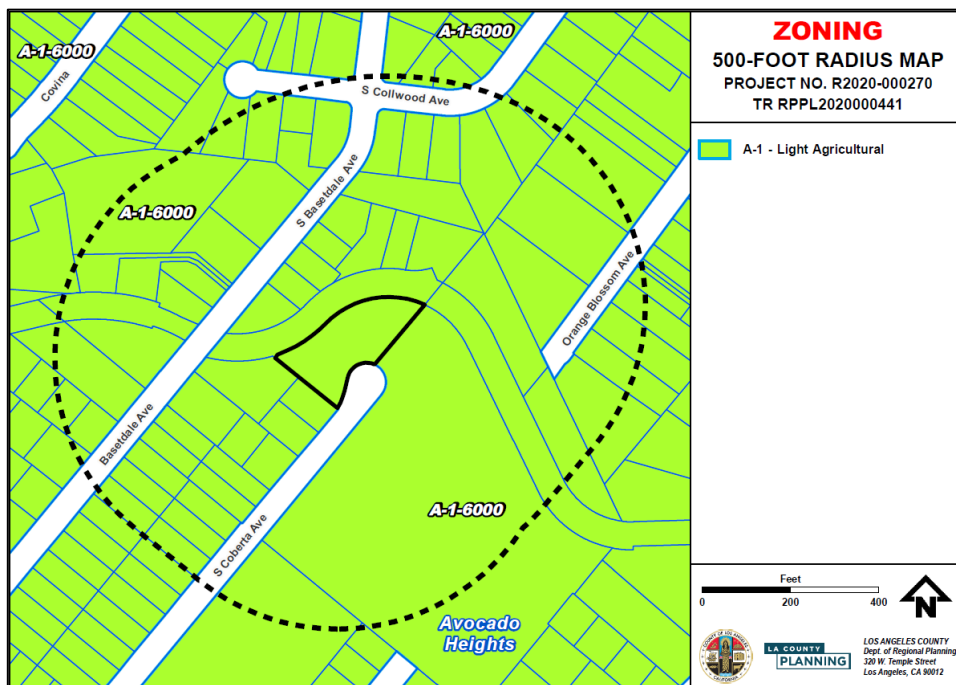
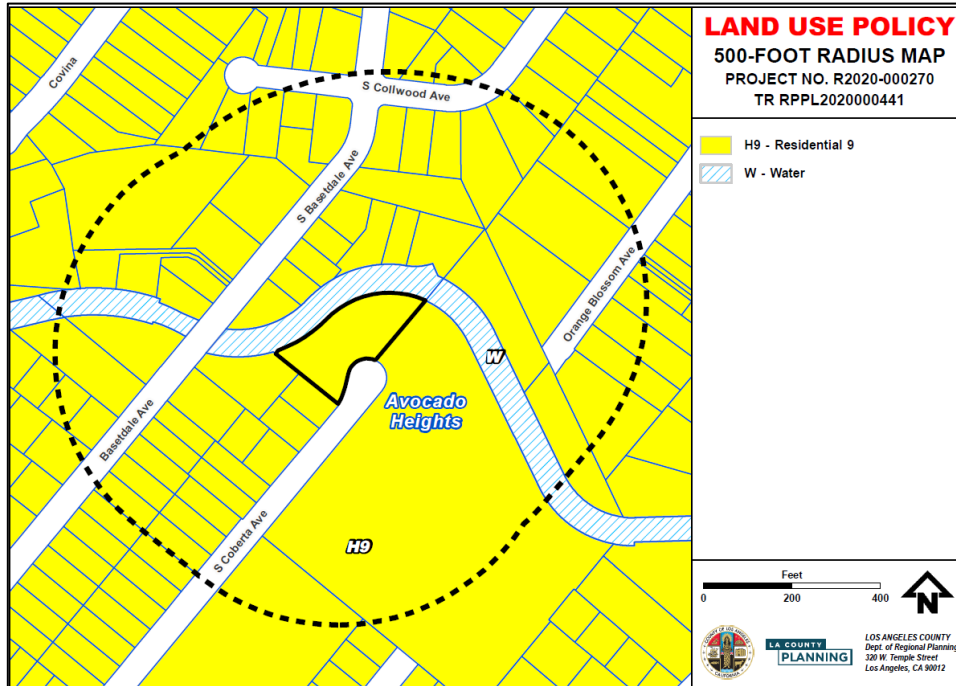
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre	A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area)	Vacant Land
NORTH	H9	A-1-6,000	Single-family residences ("SFRs")
EAST	H9	A-1-6,000	SFRs
SOUTH	H9	A-1-6,000	Church, Vacant Land
WEST	H9	A-1-6,000	SFRs

*The Project Application was deemed complete on February 28, 2020, prior to adoption of the East San Gabriel Valley Area Plan("ESGVA") on May 21, 2024 and is therefore not subject to the plan and related ESGVA Planning Area Standards District Ordinance. The Project has been reviewed for

consistency with the General Plan and ordinances in effect at the time the Project Application was deemed complete.



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
5565	A-1-6,000	07/18/1950
5419	A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area)	10/18/1949
5122	R-1 (Single-Family Residence - 5,000 Square Feet Minimum Required Lot Area)	05/25/1948
4291	A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area)	10/11/1943

B. Previous Cases

No previous cases.

C. Violations

No previous zoning violations.

ANALYSIS

A. Land Use Compatibility

The Project Site has a land use designation of H9, which is intended for the development of SFRs with a maximum density of nine dwelling units per net acre. Based on the size of the property and the H9 land use designation, the maximum allowable density is eight units. The Project consists of five single-family lots that will accommodate future single-family development, which is consistent with the intended land use and density of the H9 land use category. The Project Site is vacant. Single-family residential uses surround the Project Site along with a religious facility that is compatible with SFRs and located immediately south of the Project Site.

B. Neighborhood Impact (Need/Convenience Assessment)

The Project is located within a suburban neighborhood and will potentially accommodate the future development of five primary dwelling units as well as accessory units on each lot. All proposed single-family residential lots will exceed the minimum lot size requirement of 6,000 net square feet set by the zoning designation and are large enough to provide the requisite on-site parking for the future SFRs. The Project will dedicate one foot for road improvements that include the construction of a sidewalk, parkway with street trees, curb, and gutter along the

Project frontage. The Project will also underground all existing power lines that are less than 50 kilovolts and new utility lines.

C. Design Compatibility

The Project Site is irregular in shape and fronts the northern half of the Coberta Avenue cul-de-sac. Therefore, to provide each lot with direct street access and a minimum of 6,000 net square feet, a shared 21.52-foot-wide driveway is utilized. The Project will increase mobility and add street appeal through the construction of a public sidewalk and the installation of public street trees on Coberta Avenue, and on-site trees within the front yard setback areas near the proposed sidewalk to shade the pedestrian path. Currently, Coberta Avenue does not currently have a public sidewalk or street trees.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies 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 applies to this Project. 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 qualifies as a housing development project because it consists of more than one residential unit and is 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 disapproving 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, three meetings occurred on the following dates:

- Subdivision Committee Meeting held on March 12, 2020, and
- Regional Planning Commission Hearing held on October 29, 2025.
- Regional Planning Commission Hearing held on December 10, 2025

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. The project was deemed complete on February 28, 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 California Government Code Section 66474 (Tentative Maps). 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 subdivider has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan

and its Final Environmental Impact Report ("EIR") (SCH Number 2011081042) ("General Plan EIR"), certified on October 6, 2015. This means that an additional comprehensive environmental review of the Project is not necessary. The General Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce all Project-specific impacts.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. As voluntarily agreed to by the applicant, the Project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered. See Exhibit F (Environmental Determination).

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The LA County Subdivision Committee consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on Tentative Tract Map dated August 20, 2024, the Subdivision Committee cleared the Project for public hearing.

B. Other Agency Comments and Recommendations

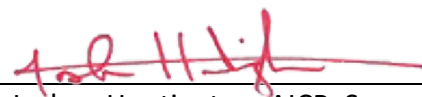
Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff received one public comment by email on October 1, 2025 requesting access to the Project's tentative map and any building plans, as well as the online location of the Avocado Heights Community Standards District ("CSD"), and confirmation that the future homes will be held to the rear yard standard required by the CSD.

Report

Reviewed By:



Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Tentative Tract Map
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
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Public Correspondence

EXISTING EASEMENTS:

(PER PRELIMINARY REPORT PROVIDED BY WFG NATIONAL TITLE COMPANY OF CALIFORNIA, ORDER NO. 18-168091, DATED APRIL 3, 2018)

4. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
(BLANKET IN NATURE)
11. An easement for gas pipes, for conveying gas for heat light and power and rights incidental thereto granted to Southern Counties Gas Company of California, a corporation as set forth in a document recorded February 8, 1952 in Book 38223, Page 307 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
12. An easement for poles and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded December 10, 1956 in Book 53077, Page 430 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (FOUND OUTSIDE OF PROPERTY)
13. The effect of a recital in the deed from Bassett School District of Los Angeles County to Griffard O. Tacker and Agnes Tacker, husband and wife, Henry T. Yuge and Tokiko Yuge, husband and wife, John Kulsar, a single man and Ethel K. Lewis, a widow, all as joint tenants, which recited as follows:
- Reserving unto the grantor herein over all of said Parcel 2, all easement rights for right of access, drainage and utility purposes and shall restrict said land from use for any purposes other than road purposes, recorded May 17, 1962 in Book D-1617, Page 399 of Official Records. (PLOTTED HEREON)
14. An easement for public utilities and rights incidental thereto, granted to Southern California Edison Company, a corporation as set forth in a document recorded June 9, 1964 in Book D2503, Page 191 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
15. An easement for public utilities and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202127 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
BLANKET IN NATURE
16. An easement for sanitary sewer and appurtenant structures and rights incidental thereto, granted to the County of Los Angeles as set forth in a document recorded October 5, 1984 as Instrument No. 84-1202129 of Official Records.
- Affects: said land
Reference is hereby made to said document for full particulars.
BLANKET IN NATURE
32. The effect of an instrument executed by County Sanitation District No. 15 of Los Angeles County in which they consent to a proposed Grant of Easement by record owners to the County of Los Angeles, for the construction of a storm drain over the Northwesterly 6 feet of the Southeasterly 10 feet of Lot 4, Block 11, Tract No. 1343, as recorded in Book 45929 Page 426, Official Records, also the Southeasterly 10 feet of the Southwesterly 396 feet of Lot 2, Block 11, Tract No. 1343. (PLOTTED HEREON)
33. An easement for utilities, public and/or private and rights incidental thereto, as set forth in a document recorded December 10, 1956 as Instrument No. 3271 of Official Records.
- Reference is hereby made to said document for full particulars.
(FOUND OUTSIDE OF PROPERTY)
39. An easement for public road and highway and rights incidental thereto, granted to the County of Los Angeles, a body corporate and politic as set forth in a document recorded April 5, 2005 as Instrument No. 05-0782472 of Official Records.
- Reference is hereby made to said document for full particulars. (PLOTTED HEREON)
40. An easement for covered storm drain, appurtenant structures and ingress and egress and rights incidental thereto, granted to Los Angeles County Flood Control District, a body corporate and politic as set forth in a document recorded May 17, 2005 as Instrument No. 05-1156874 of Official Records.
- Reference is hereby made to said document for full particulars.
(PLOTTED HEREON)

LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- DP POWER POLE
— POWER POLE ANCHOR
8" Ø TREES
① STORM DRAIN MANHOLE

NOTES:

1. THIS MAP IS FOR A PROPOSED FIVE SINGLE FAMILY DWELLINGS
2. NO. OF PROPOSED LOT(S): FIVE (5)
3. EXISTING AND PROPOSED ZONING: A-1 (LIGHT AGRICULTURAL)
4. EXISTING USE: A-1 (LIGHT AGRICULTURAL)
5. PROPOSED USE: FIVE (5) SINGLE FAMILY DWELLINGS
6. REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
7. SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON COBERTA AVENUE
8. DRAINAGE: SURFACE DRAINS TOWARD STREETS
9. REFERENCE DOCUMENT: PRELIMINARY TITLE REPORT PROVIDED BY ORANGE COAST TITLE COMPANY DATED JUNE 15, 2017, ORDER NO. 140-1884821-32
10. THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE (PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)
11. INTERFERING UTILITIES TO BE RELOCATED OR MODIFIED AS NECESSARY.
12. AVERAGE SLOPE IS LESS THAN 5%.
13. SUBJECT PROPERTY IS IN FLOOD ZONE "X", FEMA PANEL NO: 06037C1700F, EFFECTIVE DATE 09/26/2008
14. ALL ONSITE EASEMENTS TO REMAIN.
15. THE 5-FOOT-HIGH CHAIN LINK FENCE ALONG THE CUL-DE-SAC WILL BE REDUCED IN HEIGHT TO 3.5 FEET WHICH IS THE MAXIMUM HEIGHT FOR A FRONT YARD FENCE.
16. PROPOSED IMPROVEMENTS: DRIVEWAY AND BUILDING PAD

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

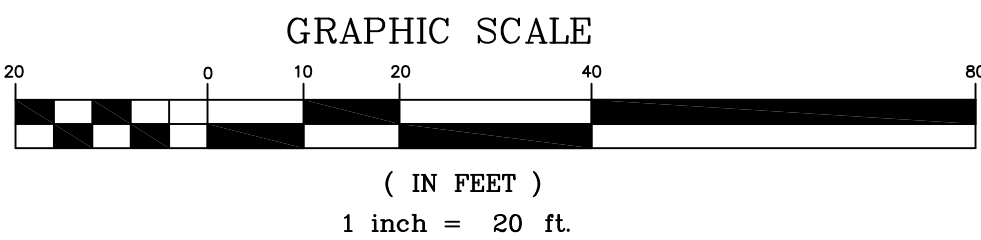
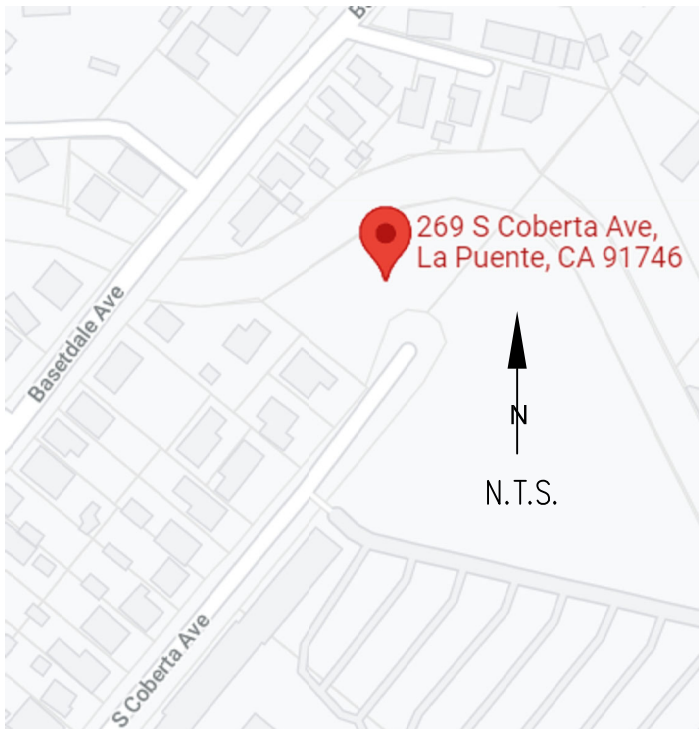
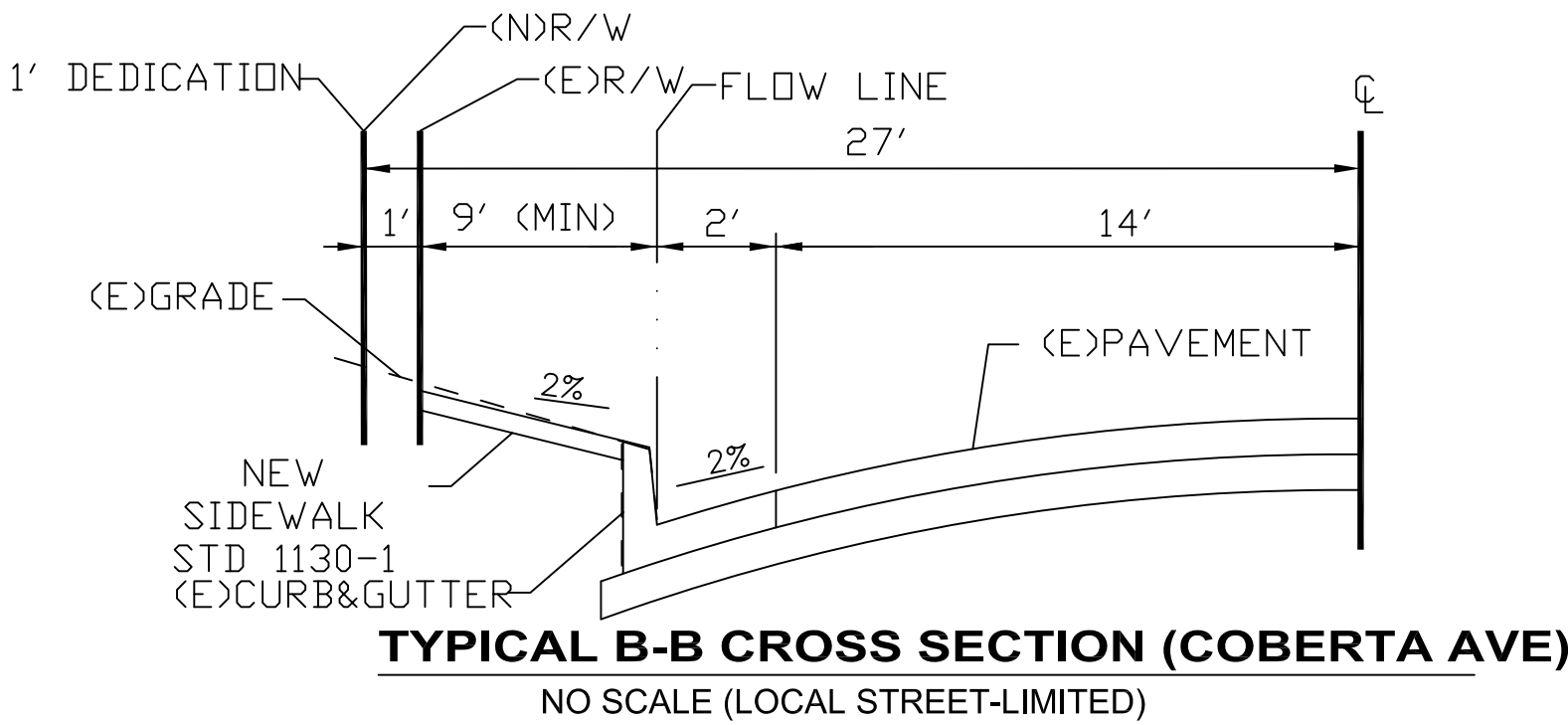
LEGEND:

- PROPERTY LINE
--- CENTERLINE
--- EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
--- EASEMENT LINE

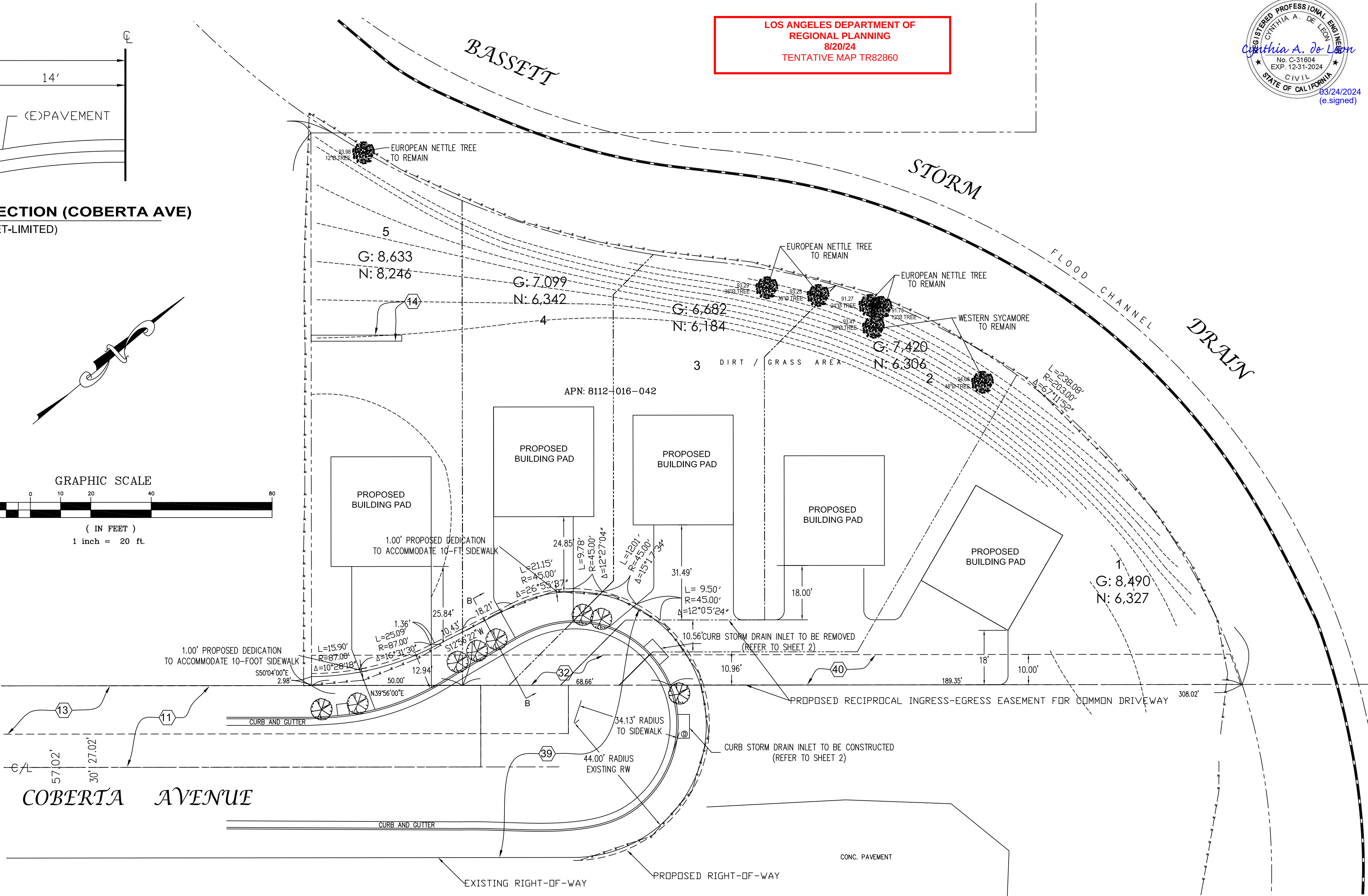
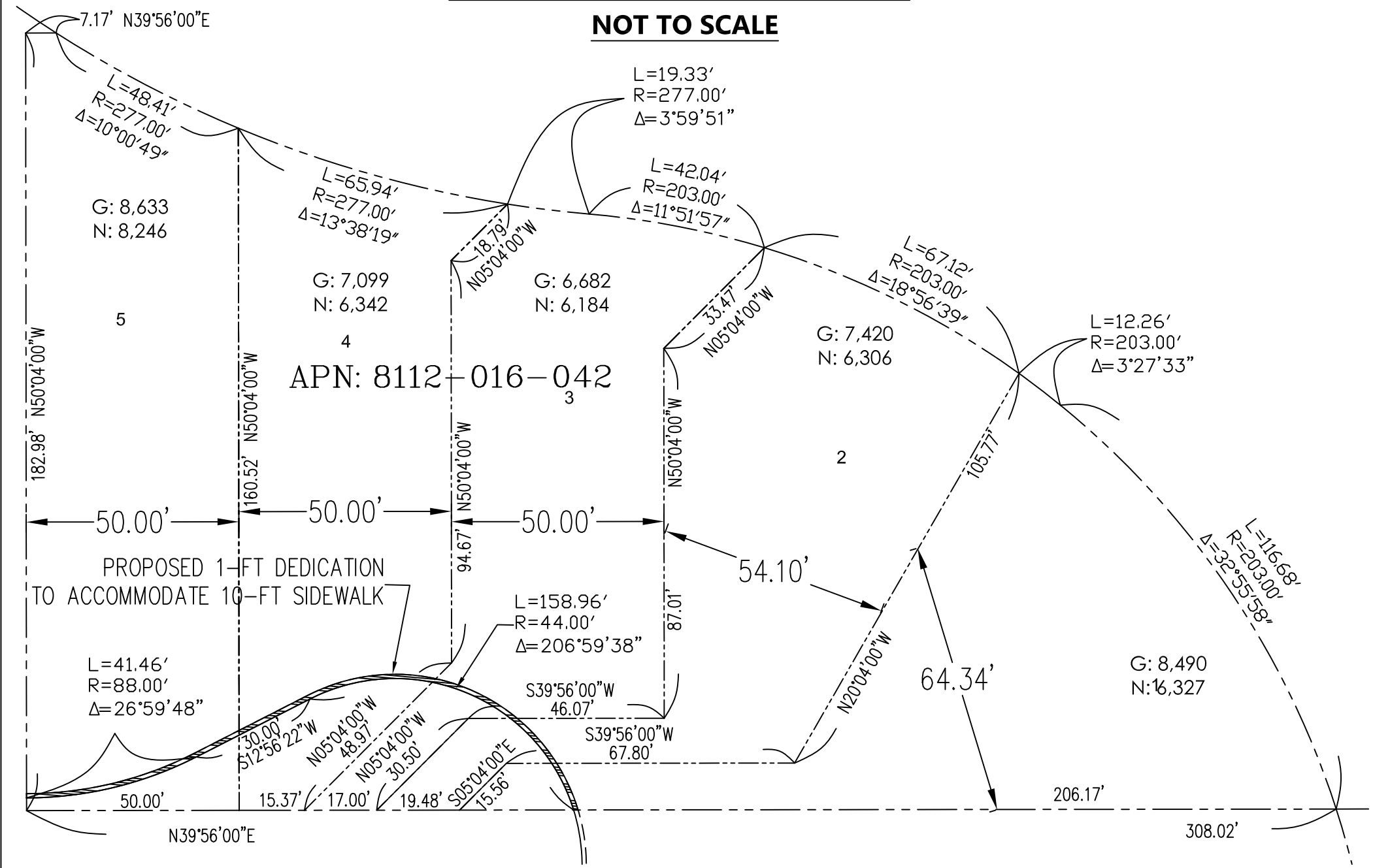
SURVEYOR'S INFORMATION:

CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE
BUENA PARK, CA



PROPERTY LINE DIMENSION DETAIL
NOT TO SCALE



MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

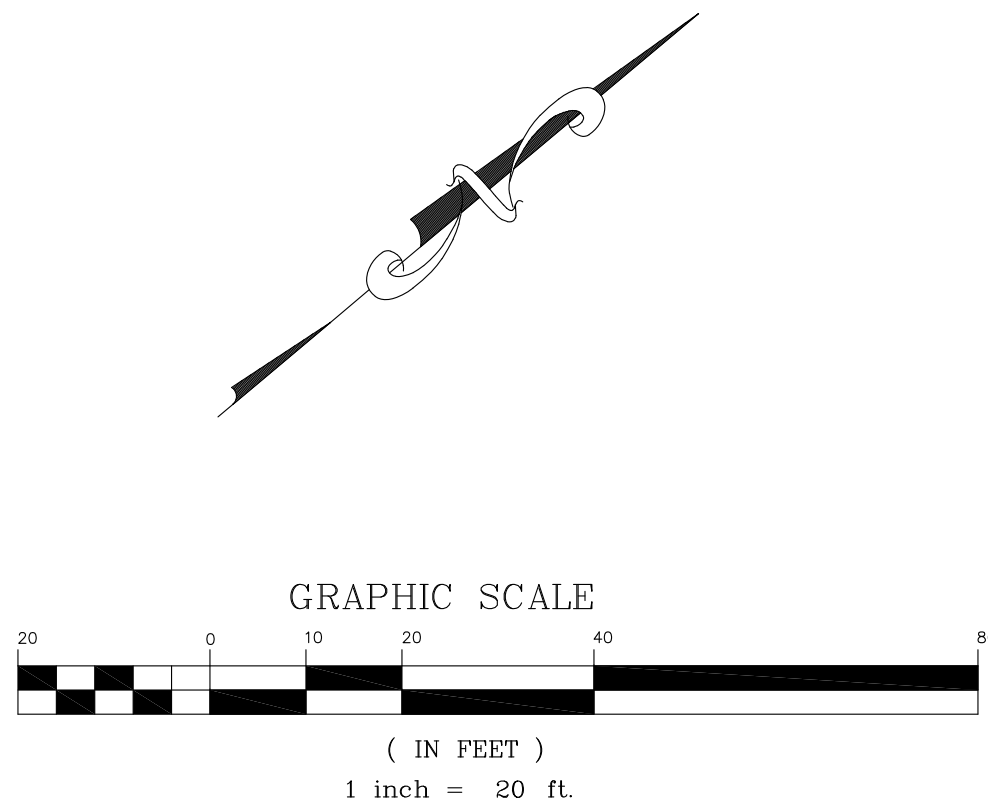
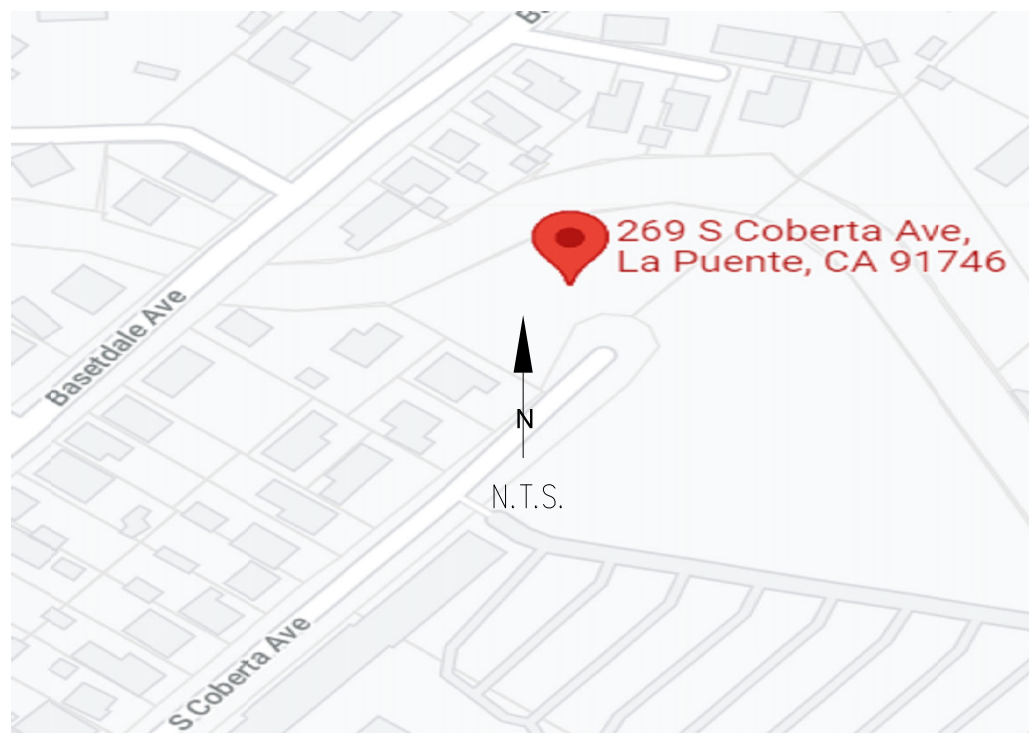
A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- PP POWER POLE
POWER POLE ANCHOR
8"Ø TREES
① STORM DRAIN MANHOLE

CONSTRUCTION NOTE

- 1 CONSTRUCT 6-INCH-THICK PCC TYPE B DRIVEWAY PER SPPWC 110-2, TYPE B
- 2 RELOCATE EXISTING POWER POLE
- 3 CONSTRUCT CONCRETE DRIVEWAY
- 4 INSTALL UNDERGROUND 4" PVC PIPE
- 5 CONSTRUCT SPREADER OUTLET
- 6 CONSTRUCT TRENCH DRAIN
- 7 CONNECT ROOF DRAIN DOWNSPOUT TO 4" PVC PIPE
- 8 CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- 9 CONSTRUCT 6' HEIGHT BLOCK WALL
- 10 REMOVE EXISTING CURB STORM DRAIN INLET
- 11 CONSTRUCT NEW CURB STORM DRAIN INLET PER SEPARATE PERMIT
- 12 CONSTRUCT NEW PLANTER BOX



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING		
CUT	35	CUBIC YARDS
FILL	925	CUBIC YARDS
IMPORT	890	CUBIC YARDS
OVER EXCAVATION AND BACK FILL	920	CUBIC YARDS

ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY-NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS/HER OWN QUANTITIES

LEGEND:

PROPERTY LINE
CENTERLINE
EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
EASEMENT LINE

- FL FLOW LINE
FF FINISH FLOOR
FS FINISH SURFACE
INV INVERT
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
R-R RIDGE LINE
(N)4" PVC DRAIN PIPE
(N)RETAINING WALL
FLOW LINE AND DIRECTION
- PP POWER POLE
(N)SPOT ELEVATION
(E)SPOT ELEVATION
(X) FENCE LINE
(N)CONTOUR LINE
(E)CONTOUR LINE
PROPERTY LINE
CENTER LINE
(N)HOUSE
SPREADER OUTLET

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

BENCHMARK INFORMATION:

PUENTE QUAD, NAVD 88, 2013 ADJUSTMENT
BM ID: G5687

DESCRIPTION:

L&DPW TAG ON MOC@NW COR C/L INT DON
JULIAN RD & COBERTA AVE

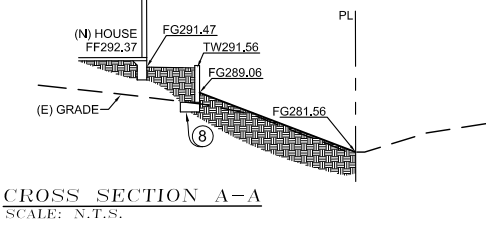
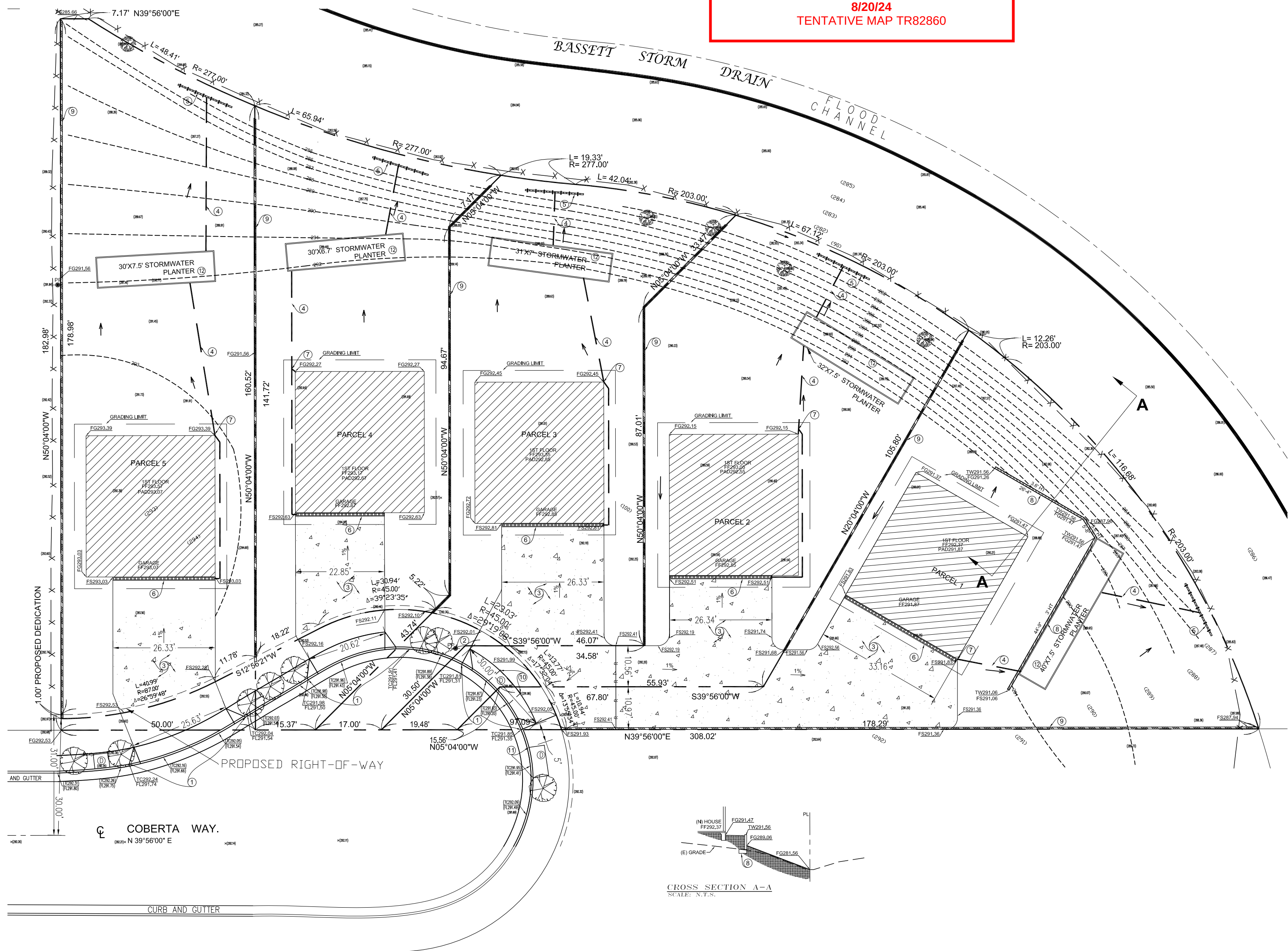
ELEVATION = 295.591 FT

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860

SURVEYOR'S INFORMATION:

CYNTHIA A. DE LEON
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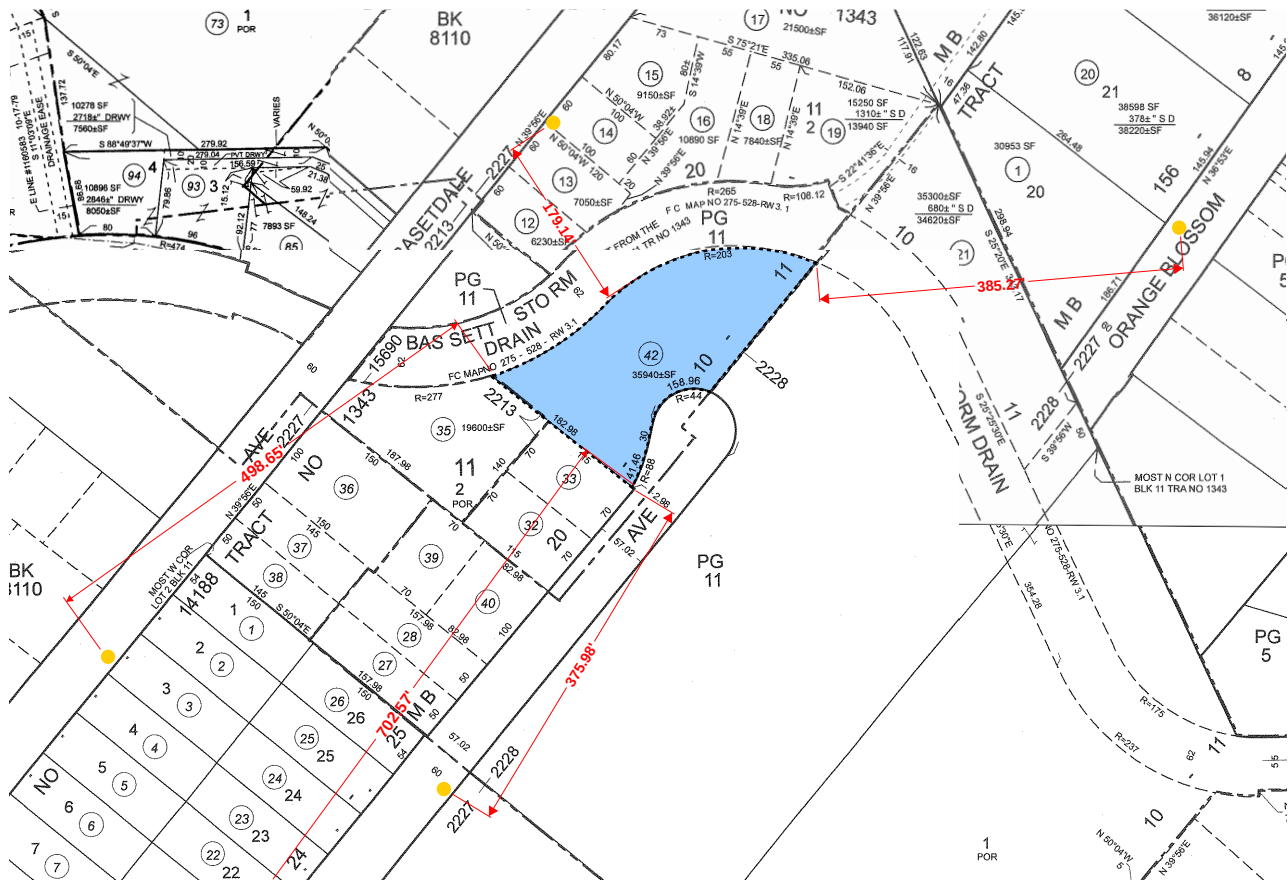
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MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CONSTRUCTION NOTE

- 1 CONNECT EXISTING WATER LINE WITH NEW WATER LINE
- 2 CONNECT EXISTING SEWER LINE WITH NEW SEWER LINE
- 3 INSTALL NEW WATER LINE
- 4 INSTALL NEW SEWER LINE
- 5 INSTALL NEW 2" WATER METER
- 6 INSTALL NEW SEWER CLAN OUT PER DETAIL
- 7 INSTALL NEW 1 1/2" COPPER WATER LINE
- 8 CONSTRUCT NEW 4" VCP SEWER LATERAL
- 9 CONSTRUCT MAX 2' HEIGHT GARDEN WALL



EXISTING FIRE HYDRANT LOCATIONS

LEGEND

- WATER METER
- SEWER CLANDUT
- (W) EXISTING WATER LATERAL
- (S) EXISTING SEWER LATERAL
- W NEW WATER LATERAL
- S NEW SEWER LATERAL

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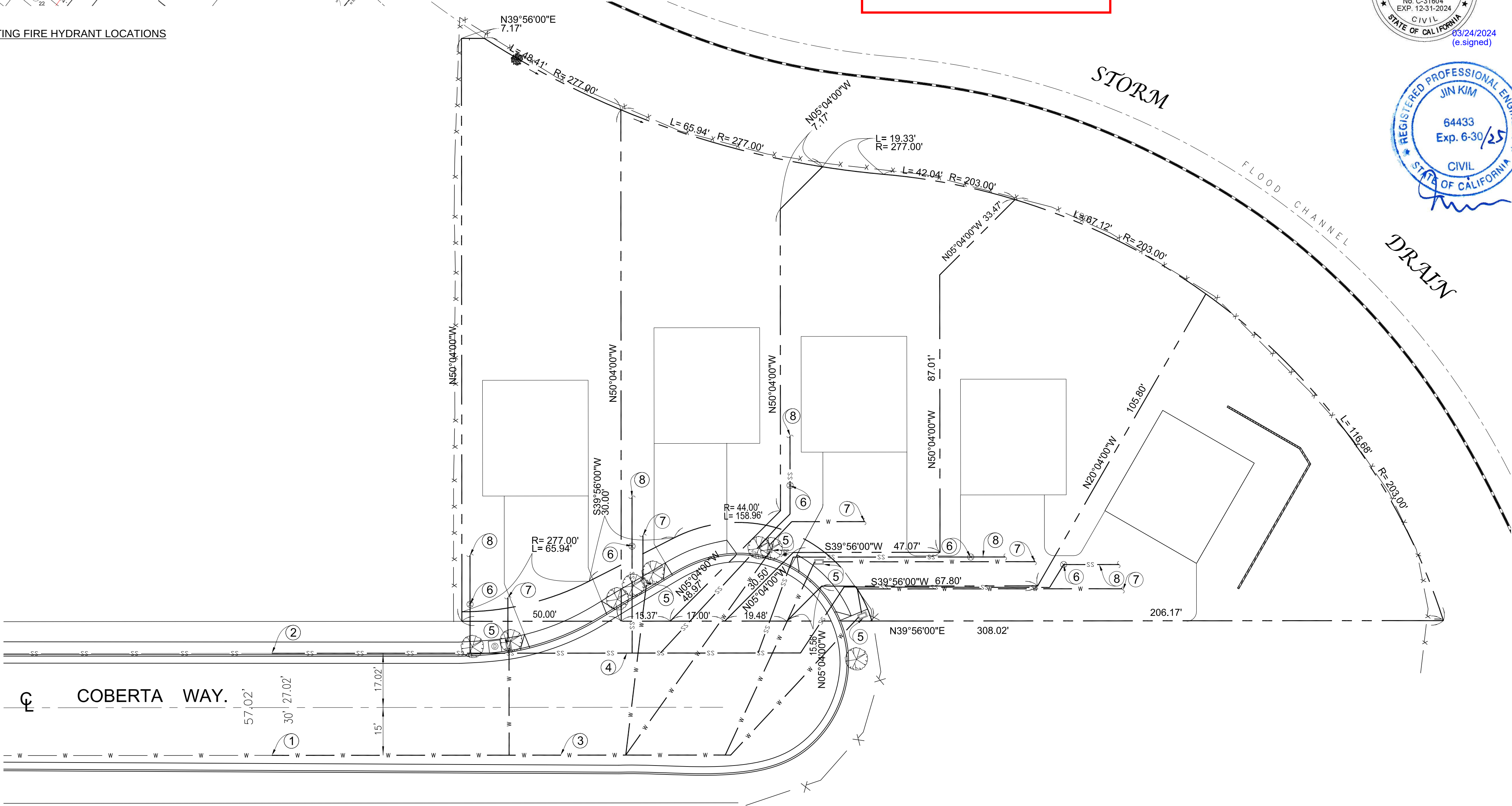
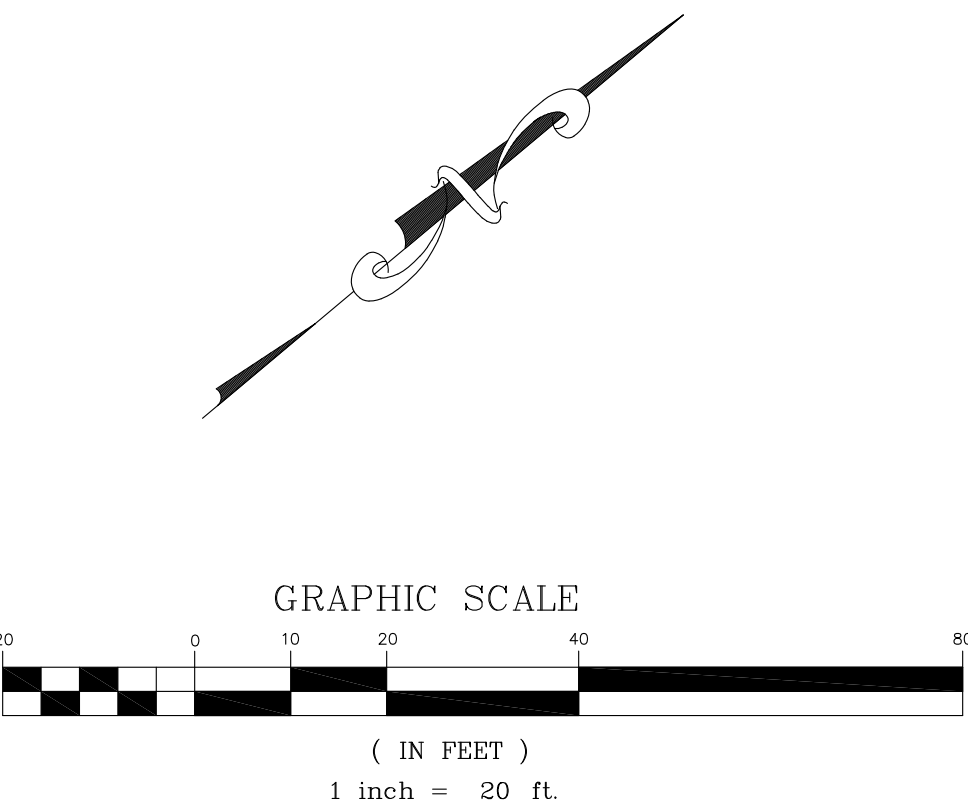
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LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860



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LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**PROJECT NUMBER**

R2020-000270

HEARING DATE

October 29, 2025

December 10, 2025

REQUESTED ENTITLEMENT(S)

Tentative Tract Map No. 82860 (RPPL2020000441)

Environmental Assessment No. RPPL2020000446

PROJECT SUMMARY**OWNER / APPLICANT**

Green City Real Estate, LLC

MAP/EXHIBIT DATE

08/20/2024

PROJECT OVERVIEW

To create five single-family residential lots on 0.82 net acres (35,950 net square feet). The project site is currently vacant, and all proposed lots will front Coberta Avenue, a public street approximately 57 feet wide to the south. Lot Nos. 1 through 3 will share a 21.52-foot-wide private driveway and require a reciprocal access easement. The proposed project grading totals 2,770 cubic yards ("cy"), comprising of 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over-excavation and backfill.

LOCATION

269 Coberta Avenue, La Puente

ACCESS

Coberta Avenue

VERY HIGH FIRE HAZARD

No

ASSESSORS PARCEL NUMBER

8112-016-042

SITE AREA

0.87 Gross Acres (38,324 Gross Acres) / 0.82 Net Acres (35,950 Net Square Feet)

GENERAL PLAN / LOCAL PLAN

General Plan (See Key Issues)

PLANNING AREA

East San Gabriel Valley

SUP DISTRICT

1st

LAND USE DESIGNATION

H9 (Residential 9 - 0 to 9 Dwelling Unit Per Acre)

ZONE

A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Area)

ZONED DISTRICT

Puente

PROPOSED LOTS

5

MAX DENSITY

8

APPLICABLE STANDARDS DISTRICT

Avocado Heights Community Standards District (pre-East San Gabriel Valley Area Plan) (See Key Issues)

ENVIRONMENTAL DETERMINATION ("CEQA")

The project qualifies for Streamlined Environmental Review pursuant to CEQA Guidelines section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning, including development standards set forth by any Community Standards District or Planning Area Standards District). The project is consistent with the General Plan and its Final Environmental Impact Report ("EIR") (SCH Number 2011081042) ("General Plan EIR"), certified on October 6, 2015. This means that an additional comprehensive environmental review of the project is not necessary. The General Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce project-specific impacts.

The project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects,

including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. As voluntarily agreed to by the applicant, the project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

KEY ISSUES

- The project was deemed complete on February 28, 2020, prior to the May 24, 2024, effective date of the East San Gabriel Valley Area Plan (“ESGVAP”) and the development standards set forth by the accompanying Planning Area Standards District. Therefore, the project is subject to the General Plan.
 - Consistency with the General Plan and the Subdivision Map Act.
 - Satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
 - Chapter 21.40 (Tentative Tract Maps)
 - Section 22.16.050 (Development Standards for A-1 and A-2)
 - Chapter 22.308 (Avocado Heights Community Standards District)
-

CASE PLANNER:

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2020-000270
TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 10, 2025, after it was continued without opening the public hearing on October 29, 2025, in the matter of Project No. **R2020-000270**, consisting of Tentative Tract Map No. 82860 (RPPL2020000441).
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The subdivider, Green City Real Estate, LLC. ("subdivider"), requests the tentative map to authorize the creation of five single-family lots on 0.82 net acres (35,950 net square feet) ("Project") at 269 Coberta Avenue in the unincorporated community of Avocado Heights ("Project Site") pursuant to County Code Chapter 21.40 (Tentative Maps).
4. **ENTITLEMENT 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.
5. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 - 0 to 9 Dwelling Units Per Net Acre) land use category of the General Plan Land Use Policy Map. The Project Application was deemed complete on February 28, 2020, prior to the adoption of the East San Gabriel Valley Area Plan ("ESGVAP") on May 21, 2024 and is therefore not subject to the ESGVAP and related East San Gabriel Valley Planning Area Standards District Ordinance.
6. **ZONING.** The Project Site is located in the Puente Zoned District, is currently zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).

7. SURROUNDING LAND USES AND ZONING.

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	A-1-6,000	Single-Family Residences ("SFRs")
EAST	H9	A-1-6,000	SFRs
SOUTH	H9	A-1-6,000	Church, Vacant Land
WEST	H9	A-1-6,000	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.82 net acres (35,950 net square feet) in size and consists of one lot. The flat vacant Project Site is located on a cul-de-sac and is adjacent to a flood channel to the northeast.

B. Site Access

The Project Site is accessible via Coberta Avenue, an approximately 57-foot-wide public street to the south. Each lot will have direct access to Coberta Avenue. The Project includes a one-foot dedication to accommodate a 10-foot-wide sidewalk to be constructed along the Project Site's frontage for pedestrian access.

C. Tentative Map

The Tentative Tract Map dated August 20, 2024, depicts five single-family residential lots on 0.82 net acres (35,950 net square feet). The Project Site is currently vacant, and all proposed lots will front Coberta Avenue. Lot Nos. 1 through 3 will share a private driveway and require a reciprocal access easement. The proposed Project grading includes a total of 2,770 cubic yards ("cy"), which includes 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over-excavation and backfill.

D. Internal Circulation

Each lot fronts Coberta Avenue and therefore has direct access. Lot Nos. 1 through 3 will share a 21.52-foot-wide driveway and require a reciprocal access easement. Each lot of Lot Nos. 1 through 3 contributes approximately 10 feet to form the shared driveway.

9. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan analysis, Final Environmental Impact Report ("EIR") (SCH Number 2011081042), performed for the General Plan Update ("GPU"). This means that additional comprehensive environmental review of the Project is not necessary. The GPU EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the

urban infill project there are no project-specific significant effects, including traffic, which are peculiar to the Project or its Site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. As voluntarily agreed to by the subdivider, the Project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

10. **PUBLIC COMMENTS.** Staff received one public comment by email on October 1, 2025, requesting access to the Project's tentative map and any building plans, as well as the online location of the Avocado Heights Community Standards District ("CSD"), and confirmation that the future homes will be held to the rear yard standard required by the CSD.

11. **AGENCY RECOMMENDATIONS.**

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended clearance to public hearing with conditions of Tentative Tract Map dated August 20, 2024.

12. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.060 (Public Hearings), 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. This included mailings, newspaper (The Daily Journal) publication, and property posting. On September 8, 2025, Staff mailed a total of 265 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included 12 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

13. **DEEMED COMPLETE.** The Commission finds that the Project was deemed complete on February 28, 2020. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).
14. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the General Plan because the H9 category is intended for single-family residences, which the Project proposes through fee simple lots. The Commission further finds that the Project provides low-density housing that is consistent with what is allowed by the land use designation. The Project is consistent with the intent of the land use category and maximum allowable density of eight dwelling units. The Project proposes five single-family lots.

15. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies 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 ("SEA"). 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 that is served by public water and sewer. The Project Site is located in an urbanized area and is an urban infill project because it is surrounded by existing residential uses and infrastructure. The Project Site is not located within an SEA.

Goal LU 4: Infill development and redevelopment that strengthens and enhances communities. Policy LU 4.1: "Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites."

The Project is an infill development because it is located in an urbanized area and surrounded by development. The creation of five lots would result in the gain of four additional units in addition to the primary SFR allowed by right. Lot Nos. 4 and 5 will have direct access and Lot Nos. 1 through 3 will share a 21.52-foot-wide driveway.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-6,000 zoning classification as SFRs are permitted in such zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). The future development of homes will be reviewed under a separate entitlement.
17. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.110.130 (Required Area and Width). As required by the zoning designation, each lot has a minimum average lot width of 50 feet and a minimum lot area of 6,000 net square feet.
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 a frontage width of 40 feet when located on knuckle or cul-de-sac and 50 feet for all other lots, wherever practical. The Project Site is irregular in shape and located at the end of a cul-de-sac. Lot Nos. 1 through 4 have a frontage width that is each less than 40 feet and share an access driveway. Lot No. 5 has a frontage width of 51.4 feet, consistent with the width requirement for lots not located on a cul-de-sac.

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 six-foot-high chain link perimeter fence is installed to prevent trespassing and Illegal dumping on the vacant property. The height of the existing fence will be revisited under a future Site Plan Review for the SFRs. Fencing that is appurtenant to SFRs is required to conform to the height limits established for front, side, and rear yards.
20. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.40.40 (Items Required for Tract Maps). The total amount of grading proposed to construct subdivision improvements is 2,770 cubic yards ("cy"), including 35 cy of cut, 925 cy of fill, 890 cy of import, and a combined 920 cy of over-excavation and backfill.
21. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees), which requires that one tree be planted for every 25 linear feet of street frontage. Based on the frontage width of each lot, which is 51.4 feet or less, each lot shall plant two trees per lot. The total Project frontage is 148.31 feet.
22. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements). The Project will provide the necessary improvements to support the subdivision, including utility connections, storm drainage, and access. As detailed in the attached Subdivision Committee conditions of approval, the Project is required to dedicate one foot along the width of the Project's frontage to provide for a sidewalk.

TENTATIVE TRACT MAP SPECIFIC FINDINGS

23. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The proposed five single-family lots are consistent in use and density with the H9 land use category of the General Plan. Based on the size of the Project Site and the corresponding land use category, a maximum of eight lots may be created. The Project is also consistent with General Plan policies, which promote infill housing.
24. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Project is consistent with the goals and policies of the General Plan as described above, in particular, the Project is an infill development in an urban area on an underutilized site.
25. **The Commission finds that the site is physically suitable for this type of development.** The Project complies with all development standards for the A-1-6,000 zoning, as detailed above.
26. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is of suitable size to fully accommodate the proposed net gain of

four units, not including one unit allowed by-right. Based on the Project's Site's shape, net square footage of 35,950, and zoning designation of A-1-6,000, the Project Site can accommodate five lots.

27. **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 proposed Project is located in an urbanized area and is not located within an adopted SEA and will not affect any stream courses or high-value riparian habitat. Further, sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
28. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** Sewage, water, and grading have been addressed in the recommended conditions of approval. The Project will connect to public water and sewer, and provide a one-foot-wide dedication for right-of-way improvements.
29. **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

30. The Commission finds that the Project qualifies for streamlined environmental review pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan analysis, Final EIR (SCH Number 2011081042), performed for the GPU. This means that additional comprehensive environmental review of the Project is not necessary. The GPU EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts.

The project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the general plan for which an EIR was certified. As voluntarily agreed to by the subdivider, the project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

ADMINISTRATIVE FINDINGS

31. **HOUSING ACCOUNTABILITY ACT.** The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

32. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following date:

- Subdivision Committee meeting held on March 12, 2020, and
- Commission Hearing held on October 29, 2025.
- Commission Hearing held on December 10, 2025

33. **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 A-1-6,000 zoning.
- 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 A-1-6,000 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. Finds that the Project qualifies for streamlined environmental review pursuant to State CEQA Guidelines section 15183, and
2. Approves **TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)**, subject to the attached conditions.

ACTION DATE: December 10, 2025

JH:EGA:MP
October 16, 2025

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2020-000270
TENTATIVE TRACT MAP NO. 82860 (RPPL2020000441)**

PROJECT DESCRIPTION

The project is a subdivision of land to create five single-family residential lots on 0.82 net acres (35,950 net) square feet ("Project Site"), subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Subdivider.** 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. **Affidavit of Acceptance.** 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 that the conditions of the grant have been recorded as required by Condition No. 7. 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. **Date of Final Approval.** 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 as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** 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. **Invalidation.** 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. **Litigation Deposit.** 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. **Recordation.** Prior to the use of this grant, the Subdivider, or the owner of the subject property if other than the Subdivider, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the Subdivider, or the owner of the subject property if other than the Subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration. Tentative Tract Map No. 82860 shall expire on December 10, 2025.** 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.
9. **Conditions Compliance.** 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.
10. **Inspection Fees.** 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 \$456.00 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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

11. **Library Facilities Mitigation Fees.** 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. 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.
12. **Revocation.** 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 County Code Chapter 22.238(Modifications and Revocations) . Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
13. **County Fire Code.** 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").
14. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
15. **Compliance to County Code Title 21 and Title 22.** 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 Tentative Map.
16. **Maintenance.** 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 SPECIFIC CONDITIONS

17. **Grant.** This grant shall authorize the creation of five single-family lots, including reduced frontage for Lot Nos. 1 through 3, as depicted on the Tentative Tract Map dated August 20, 2024.
18. **Conformance.** The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code and the Subdivision Map Act.
19. **Lot Lines.** Permission is granted to adjust lot lines to the satisfaction of LA County Planning.
20. **Subdivision Committee Reports.** Except as expressly modified herein, this approval is subject to all conditions listed in the attached Subdivision Committee Reports for Tentative Tract Map dated August 20, 2024, consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health ("Public Health").

PRIOR TO THE RECORDATION OF A FINAL MAP

21. **Tree Planting Plan.** 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. 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.
22. **Easement.** Lot Nos. 1 through 3 shall provide a reciprocal easement for access and utility purposes. The Subdivider shall submit a draft copy of the reciprocal access and maintenance easement for the private driveway to the Director for review and approval and record a covenant guaranteeing the recordation of the access easement immediately following recordation of the final map.
23. **Maintenance Agreement.** Prior to recordation of the final map, the Subdivider shall submit a draft copy of the maintenance agreement for the continued maintenance of the shared private driveway and fire lane to the Director for review and approval.

Greenhouse Gases

24. **Climate Action Plan Checklist Compliance.** The Subdivider shall comply with the Climate Action Plan Checklist prior to building permit issuance. Prior to final map recordation, the Subdivider shall record a covenant guaranteeing implementation of the applicable strategies

per the attached Climate Action Plan Checklist (Appendix F) prior to issuance of a building permit for a residential unit, following the Director's review and clearance of the draft covenant.

PRIOR TO GRADING

25. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Noise

26. **Feasible Mitigation Measures.** Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.
27. **Muffling Devices.** All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
28. **Temporary Sound Barrier.** Installation of a temporary sound barrier at the property lines of the Project Site shall be required to mitigate noise impacts on all surrounding properties prior to issuance of a grading permit or building permit, whichever comes first. The Subdivider shall submit a temporary barrier sound plan to Public Health and Public Works for review and approval prior to the start of construction activity including grading.
29. **Construction Equipment.** All construction equipment shall be properly maintained and tuned to minimize noise emissions throughout construction.
30. **Stationary Noise Sources.** Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible throughout construction.
31. **Construction-Related Vibration.** Vibration-intensive construction activities, involving the use of pile drivers, jack hammers, and vibratory rollers, etc. near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB at sensitive receptor locations), additional requirements, such as use of less vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver). The Subdivider shall include a list of all construction equipment and machinery that will be used during construction on the temporary barrier sound plan.

Cultural Resources

32. **Archaeological Resources.** Prior to the issuance of any grading permit, the Subdivider shall provide written evidence to the County that an archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the Subdivider, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the Subdivider, for exploration and/or salvage. Prior to the release of the grading bond the Subdivider shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Subdivider shall prepare excavated material to the point of identification.

The Subdivider shall offer excavated finds for curatorial purposes to the County, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. The Subdivider shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by an archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

33. **Paleontological Resources.** Prior to the issuance of any grading permit, the Subdivider shall provide written evidence to the County that a paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the Subdivider, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the Subdivider, for exploration and/or salvage. Prior to the release of the grading bond the Subdivider shall obtain approval of the

paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Subdivider shall prepare excavated material to the point of identification.

Subdivider shall offer excavated finds for curatorial purposes to the County, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Subdivider shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

Tribal Cultural Resources

34. **Tribal Cultural Resources.** The Subdivider shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

The subdivider shall submit a copy of the executed monitoring agreement to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

The monitor shall complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs shall identify and describe any discovered Tribal Cultural Resources ("TCRs"), including but not limited to, Native American cultural and historical artifacts, any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Subdivider/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from the Subdivider that all ground-disturbing activities and phases

that may involve ground-disturbing activities on the Project Site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the Subdivider that no future, planned construction activity and/or development/construction phase at the Project Site possesses the potential to impact Kizh TCRs.

35. **Inadvertent Discovery.** Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.
36. **Contact the Coroner.** Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the Project Site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

Biological Resources

37. **Nesting Birds.** Prior to the approval of a grading plan, the Subdivider shall obtain the services of a qualified biologist to identify any nest(s) located in the two trees that would be removed. Nesting bird surveys in Los Angeles County shall be conducted between February 1 and September 15, which is the nesting season for many birds in California. However, the exact timing depends on the species of bird and location, and some birds nest year-round. The Subdivider shall provide evidence that the biologist has been retained and the results shall be reported to the County.

Attachments:

- Exhibit D-1 Subdivision Committee Report (pages 1- 17)
Exhibit D-2 Climate Action Plan Checklist

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 82860 (Rev)

Page 1/2

TENTATIVE MAP DATED 08/20/2024

The following reports consisting of 11 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/parcel 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, Undergrounding 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If applicable, label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. If applicable, reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. 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.
11. 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.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. 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.



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

TRACT NO.: 82860

TENTATIVE MAP DATE: 08/20/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 2/13/2024 or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/ldd/web/forms.aspx>

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:  Date: 09/03/2024 Phone: (626) 458-7102
Lonnie Chung

PCA LX001129 / A863
RPPL2020000441
EPIC LA ESTU2022000175
Telephone: (626) 458-4925

Los Angeles County Public Works
Geotechnical and Materials Engineering Division

Sheet 1 of 1

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 82860 Tentative Map Dated 08/20/2024 Parent Tract ---
Grading By Subdivider? [Y] (Y or N) 920 yd³ Location La Puente
Geologist --- Subdivider Green City Real Estate LLC
Soils Engineer Salem Engineering Group, Inc Engineer/Arch. Cynthia A. De Leon

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: 10/14/2022, 04/18/2020
Geotechnical Report(s) Dated: _____
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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



Date 09/05/2024

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:\gmpub\Development Review\Combined Reviews\Tracts and Parcels\82860, La Puente, 2024-09-05, TM-7-A.docx

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Record a deed restriction to hold future owners responsible for maintaining the driveway paving and drainage pattern without obstructing cross-lot drainage.

PC

Name Patricia Constanza Date 09/4/24 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 82860\GP\tr82860g_rev5 conditions.doc

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

1. Provide right of way, 45 feet radial at the cul-de-sac on Coberta Avenue. An additional one foot of right of way dedication is required along the project frontage on Coberta Avenue.
2. Provide irrevocable reciprocal easement between lots 1, 2 and 3 for ingress and egress purposes.
3. Construct street improvements, curb, gutter and sidewalk along the project frontage on Coberta Avenue to the satisfaction of Public Works. Review fees apply.
4. Construct driveways to meet American Disability Act (ADA) guidelines along the project frontage to the satisfaction of Public works.
5. A flood permit will be required for the proposed Catch Basin at the Cul-de-sac of Coberta Avenue.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Contact Land Development Division at (626) 458-3129 for locations of any above ground utility structures in the parkway.
7. Plant street trees in 24- inch boxes along the project frontage on Coberta Avenue to be privately irrigated and maintained, to the satisfaction of Public Works. Replace any existing trees that are deemed unacceptable.
8. Provide 10 feet X 10 feet pedestrian visibility triangle at all the driveway access to Coberta Avenue. No above ground obstruction higher than 42 inches within this triangle. This should be depicted on all Landscape and Grading plans.
9. Comply with Street Lighting requirements as stipulated in the attached condition of approval from our Traffic Safety and Mobility (TSM) Division, Street Lighting Section, dated September 12, 2024.

TENTATIVE MAP DATE 08-20-2024

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED.
SEE BELOW FOR FURTHER DETAILS.

The project is not in the County Lighting Maintenance District (CLMD). The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

EG

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.
2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a County owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
6. For subdivisions, Street lighting plans shall be approved prior to map recordation.
7. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

EG

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

8. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
9. Upon approval of the Tentative Map the developer must notify JoCampos@pw.lacounty.gov in order to initiate the annexation process.
10. Upon approval of the Tentative Map the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

TENTATIVE MAP DATE 08-20-2024

- a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
 - b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
 - d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
 - e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
11. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
12. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to JoCampos@pw.lacounty.gov.

EQ **TRANSFER REQUIREMENTS**

13. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.
14. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):
 - a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
 - b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
 - c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to

TENTATIVE MAP DATE 08-20-2024

JoCampos@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.

- d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

- 15. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.
- 16. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

EG Prepared by: Jonathan Campos

Phone: (626) 300-4767

Date: 9/12/2024

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 82860

Page 1/1

TENTATIVE MAP DATED 08-20-2024

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 extend the existing mainline sewer along Coberta Avenue and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.


Prepared by Mike Tran
TR82860S-rev5 (RPPL2020000441)

Phone (626) 458-4921

Date 08-29-2024

LOS ANGELES COUNTY PUBLIC WORKS
LAND DEVELOPMENT DIVISION – WATER

TRACT NO. 82860(Rev)

TENTATIVE MAP DATED 08-20-2024

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 buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The Will Serve letter issued by the San Gabriel Valley Water Company, dated October 9, 2023, will expire in one month. It shall be sole responsibility of the applicant to renew the Will Serve letter and abide by all requirements of the water purveyor.



Prepared by Sam Richards
tr82860w-rev5.doc

Phone (626) 458-4921

Date 09-09-2024.

(PER PRELIMINARY REPORT PROVIDED BY WFG NATIONAL TITLE COMPANY OF CALIFORNIA, ORDER NO. 18-168091, DATED APRIL 3, 2018)

- A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

 POWER POLE
 POWER POLE ANCHOR
 8"Ø TREES
 STORM DRAIN MANHOLE

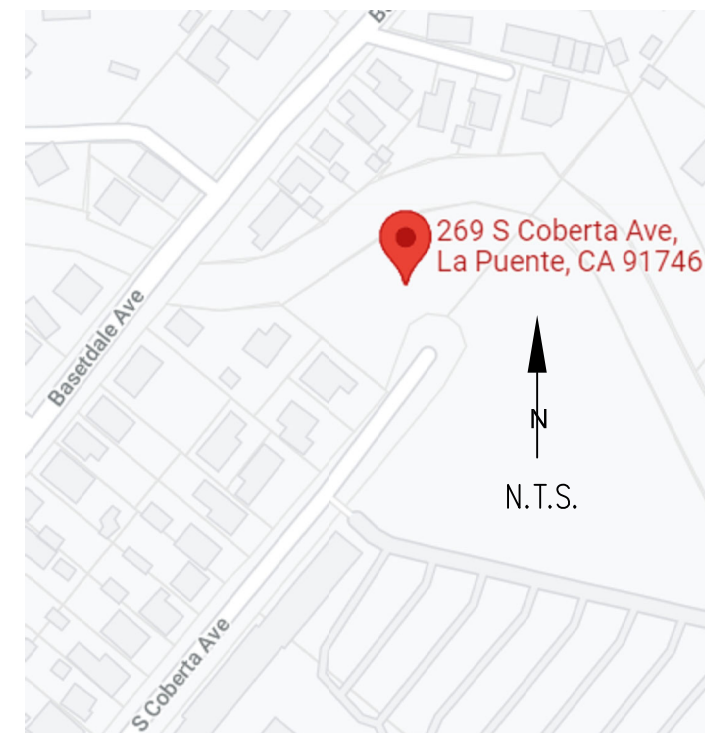
1. THIS MAP IS FOR A PROPOSED FIVE SINGLE FAMILY DWELLINGS
2. NO. OF PROPOSED LOT(S): FIVE (5)
3. EXISTING AND PROPOSED ZONING: A-1 (LIGHT AGRICULTURAL)
4. EXISTING USE: A-1 (LIGHT AGRICULTURAL)
5. PROPOSED USE: FIVE (5) SINGLE FAMILY DWELLINGS
6. REMOVE, REPAIR, AND REPLACE ANY DAMAGED STREET, CURB, AND GUTTERS
7. SEWAGE: PROPOSED METHOD OF SEWAGE REMOVAL IS TO TIE INTO SEWER LINE ON COBERTA AVENUE
8. DRAINAGE: SURFACE DRAINS TOWARD STREETS
9. REFERENCE DOCUMENT: PRELIMINARY TITLE REPORT PROVIDED BY ORANGE COAST TITLE COMPANY
DATED JUNE 15, 2017, ORDER NO. 140-1884821-32
10. THE FOLLOWING TREES ARE NOT FOUND ONSITE: (A) OAK TREE INCLUDING VALLEY OAK (QUERCUS
LOBATA) AND CALIFORNIA LIVE OAK (QUERCUS AGRIFFOLIA), OR ANY OTHER TREE OF THE OAK GENUS
INDIGENOUS TO CALIFORNIA EXCLUDING THE SCRUB OAK (QUERCUS DUMOSA); (B) SOUTHERN
CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); (C) WESTERN SYCAMORE
(PLATANUS RACEMOSA); (D) CALIFORNIA BAY (UMBELLULARIA CALIFORNICA)
11. INTERFERING UTILITIES TO BE RELOCATED OR MODIFIED AS NECESSARY.
12. AVERAGE SLOPE IS LESS THAN 5%.
13. SUBJECT PROPERTY IS IN FLOOD ZONE "X", FEMA PANEL NO: 06037C1700F. EFFECTIVE DATE 09/26/2008
14. ALL ONSITE EASEMENTS TO REMAIN.
15. THE 5-FOOT HIGH CHAIN LINK FENCE ALONG THE CUL-DE-SAC WILL BE REDUCED IN HEIGHT TO 3.5 FEET
WHICH IS THE MAXIMUM HEIGHT FOR A FRONT YARD FENCE.
16. PROPOSED IMPROVEMENTS: DRIVEWAY AND BUILDING PAD

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

269 COBERTA AVENUE
LA PUENTE, CA 91746

8061 SAN MATEO CIRCLE
BUENA PARK, CA

 PROPERTY LINE
 CENTERLINE
 EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
 EASEMENT LINE

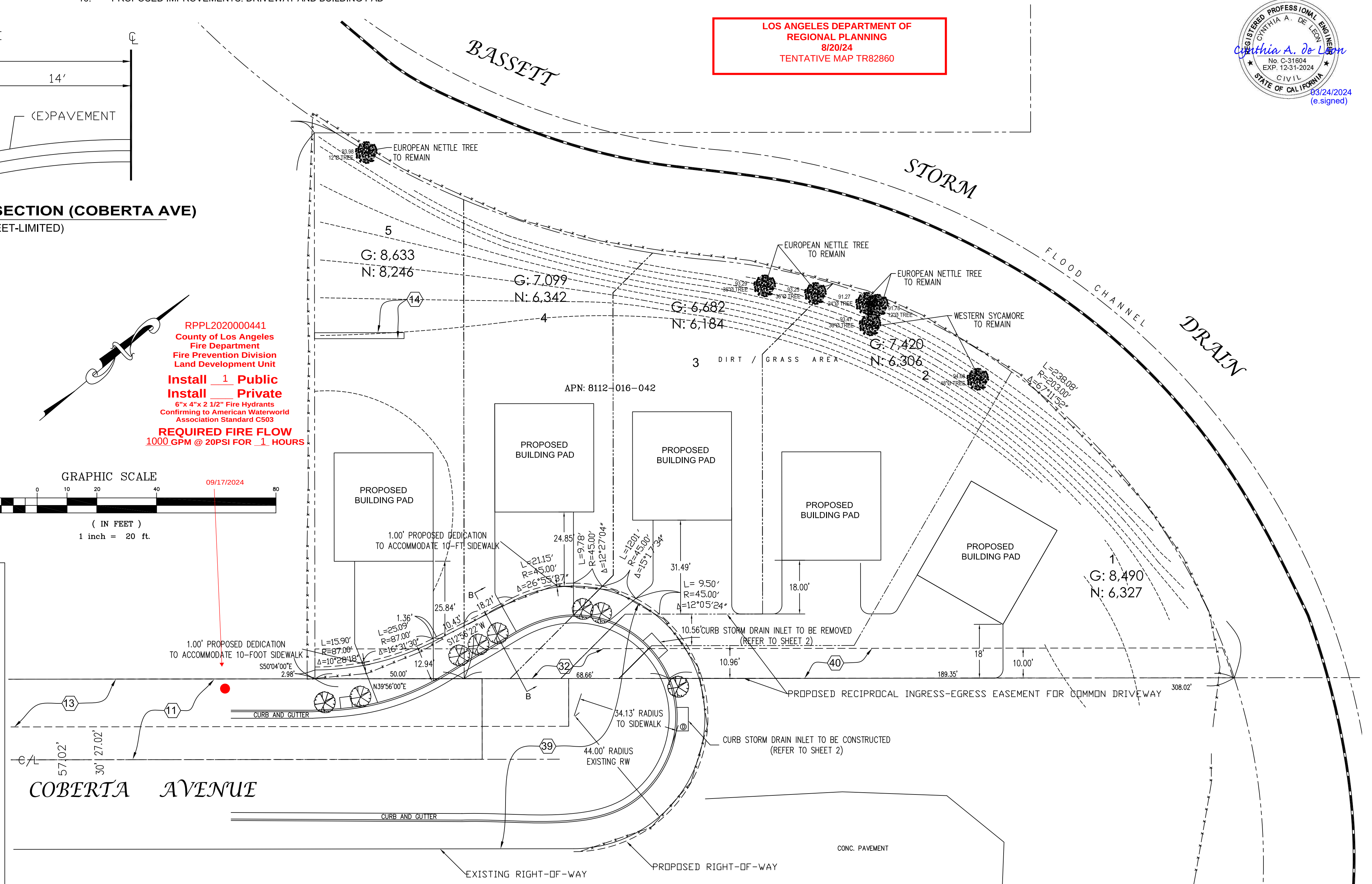
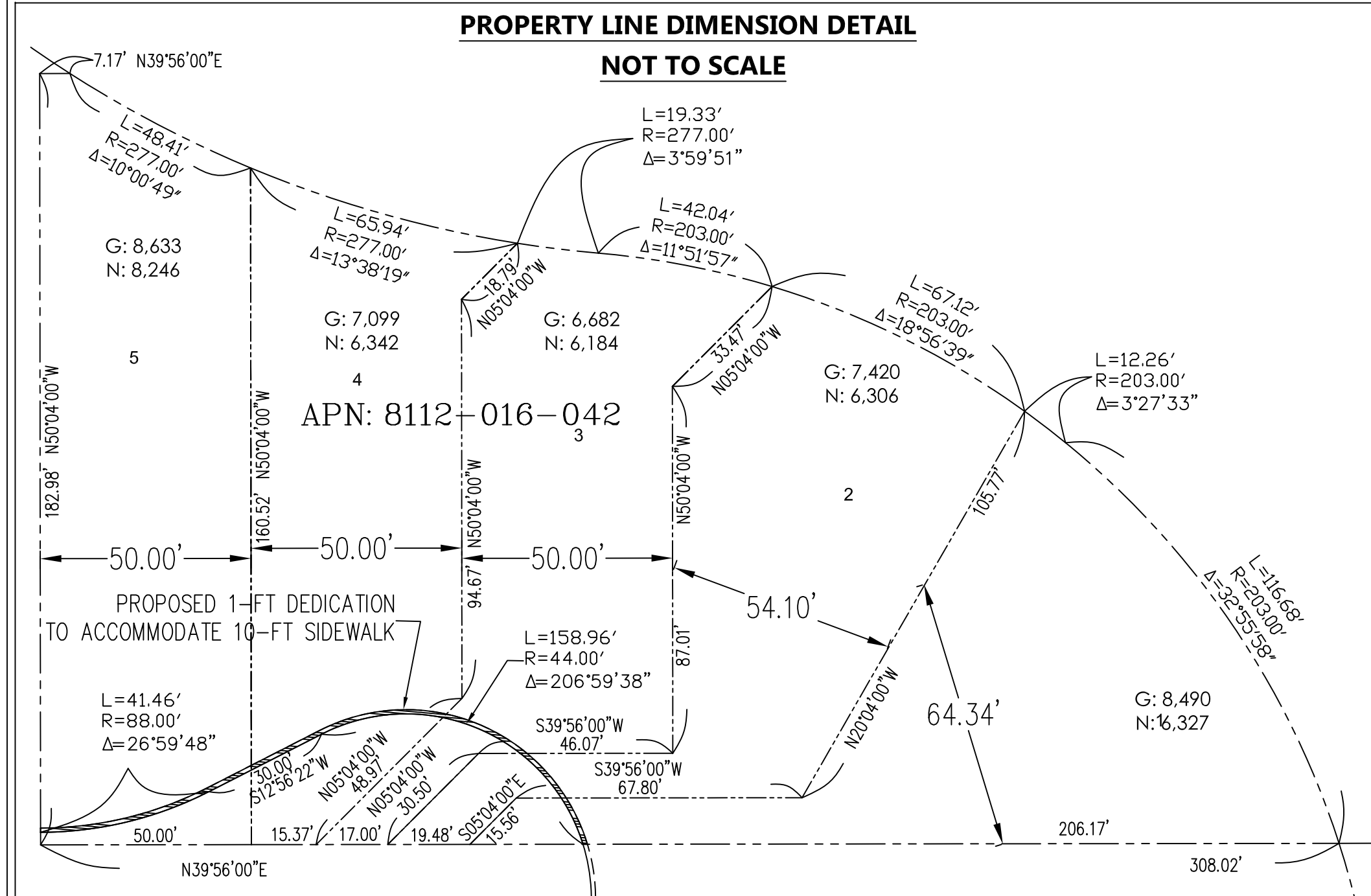
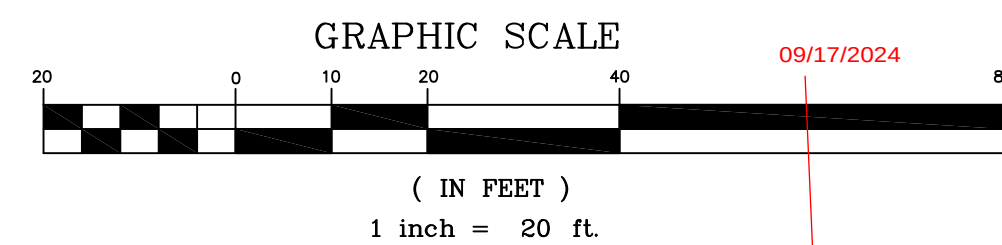


RPPL2020000441
County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit

Install 1 Public
Install Private

6"x 4"x 2 1/2" Fire Hydrants
Conforming to American Waterworks
Association Standard C503

REQUIRED FIRE FLOW
000 GPM @ 20PSI FOR 1 HOURS



LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860



MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF LOT 2 IN BLOCK 11 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DESCRIBED IN GRANT DEED RECORDED ON MAY 23, 2018 AS INSTRUMENT NO. 20180512407, OF OFFICIAL RECORDS.

SYMBOLS:

- PP POWER POLE
POWER POLE ANCHOR
8"Ø TREES
① STORM DRAIN MANHOLE

CONSTRUCTION NOTE

- 1 CONSTRUCT 6-INCH-THICK PCC TYPE B DRIVEWAY PER SPPWC 110-2, TYPE B
- 2 RELOCATE EXISTING POWER POLE
- 3 CONSTRUCT CONCRETE DRIVEWAY
- 4 INSTALL UNDERGROUND 4" PVC PIPE
- 5 CONSTRUCT SPREADER OUTLET
- 6 CONSTRUCT TRENCH DRAIN
- 7 CONNECT ROOF DRAIN DOWNSPOUT TO 4" PVC PIPE
- 8 CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
- 9 CONSTRUCT 6' HEIGHT BLOCK WALL
- 10 REMOVE EXISTING CURB STORM DRAIN INLET
- 11 CONSTRUCT NEW CURB STORM DRAIN INLET PER SEPARATE PERMIT
- 12 CONSTRUCT NEW PLANTER BOX

LEGEND:

PROPERTY LINE
CENTERLINE
EXISTING 5-FOOT HIGH FENCE TO BE REDUCED TO 3.5 FEET
EASEMENT LINE

- FL FLOW LINE
FF FINISH FLOOR
FS FINISH SURFACE
INV INVERT
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
R RIDGE LINE
N4" PVC DRAIN PIPE
RETAINING WALL
FLOW LINE AND DIRECTION
- PP POWER POLE
XX.XX SPOT ELEVATION
XXX.XX SPOT ELEVATION
X FENCE LINE
XX CONTOUR LINE
XXX CONTOUR LINE
PROPERTY LINE
CENTER LINE
HOUSE
SPREADER OUTLET

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

BENCHMARK INFORMATION:

PUENTE QUAD, NAVD 88, 2013 ADJUSTMENT
BM ID: G5687

DESCRIPTION:

L&DPW TAG ON MOC@NW COR C/L INT DON
JULIAN RD & COBERTA AVE

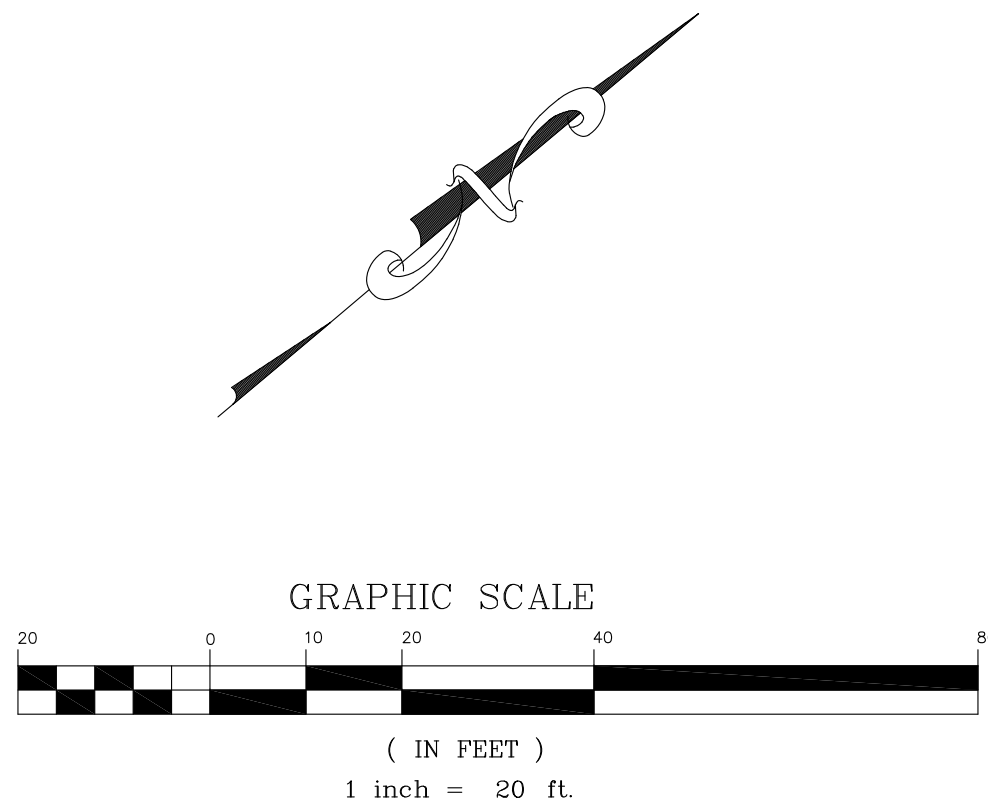
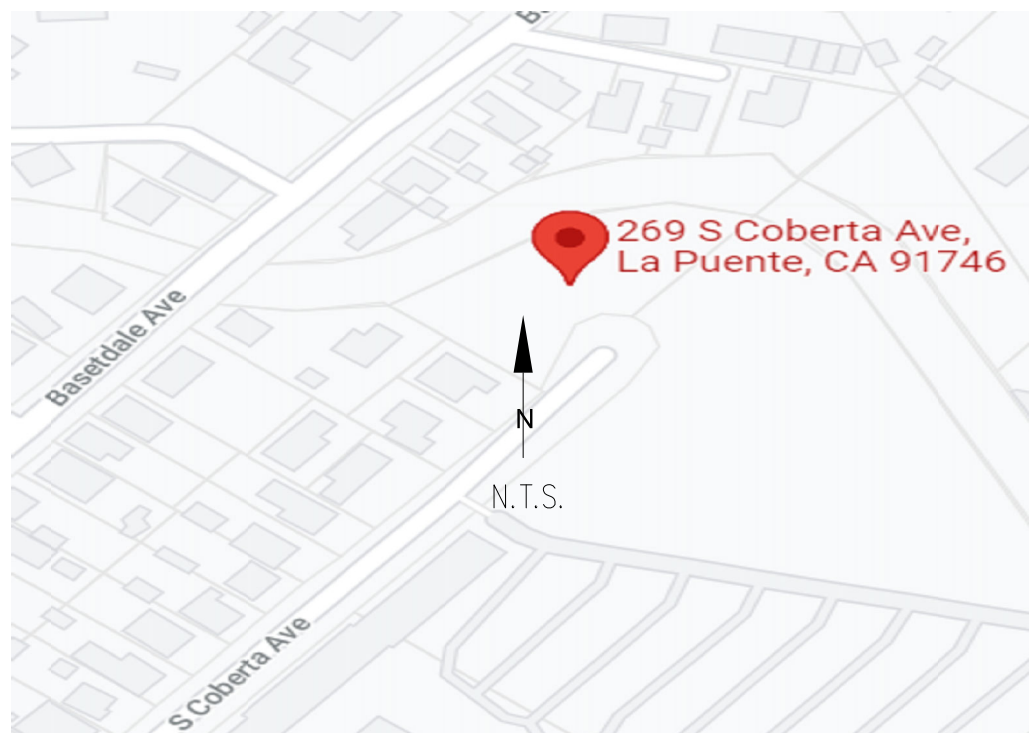
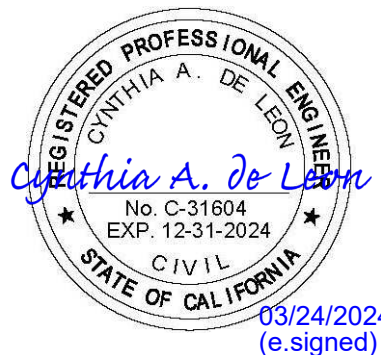
ELEVATION = 295.591 FT

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860

SURVEYOR'S INFORMATION:

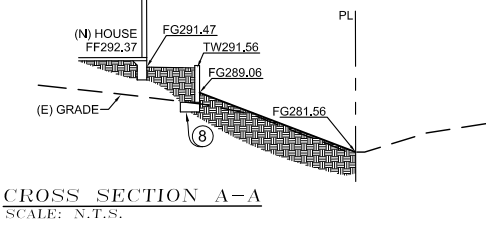
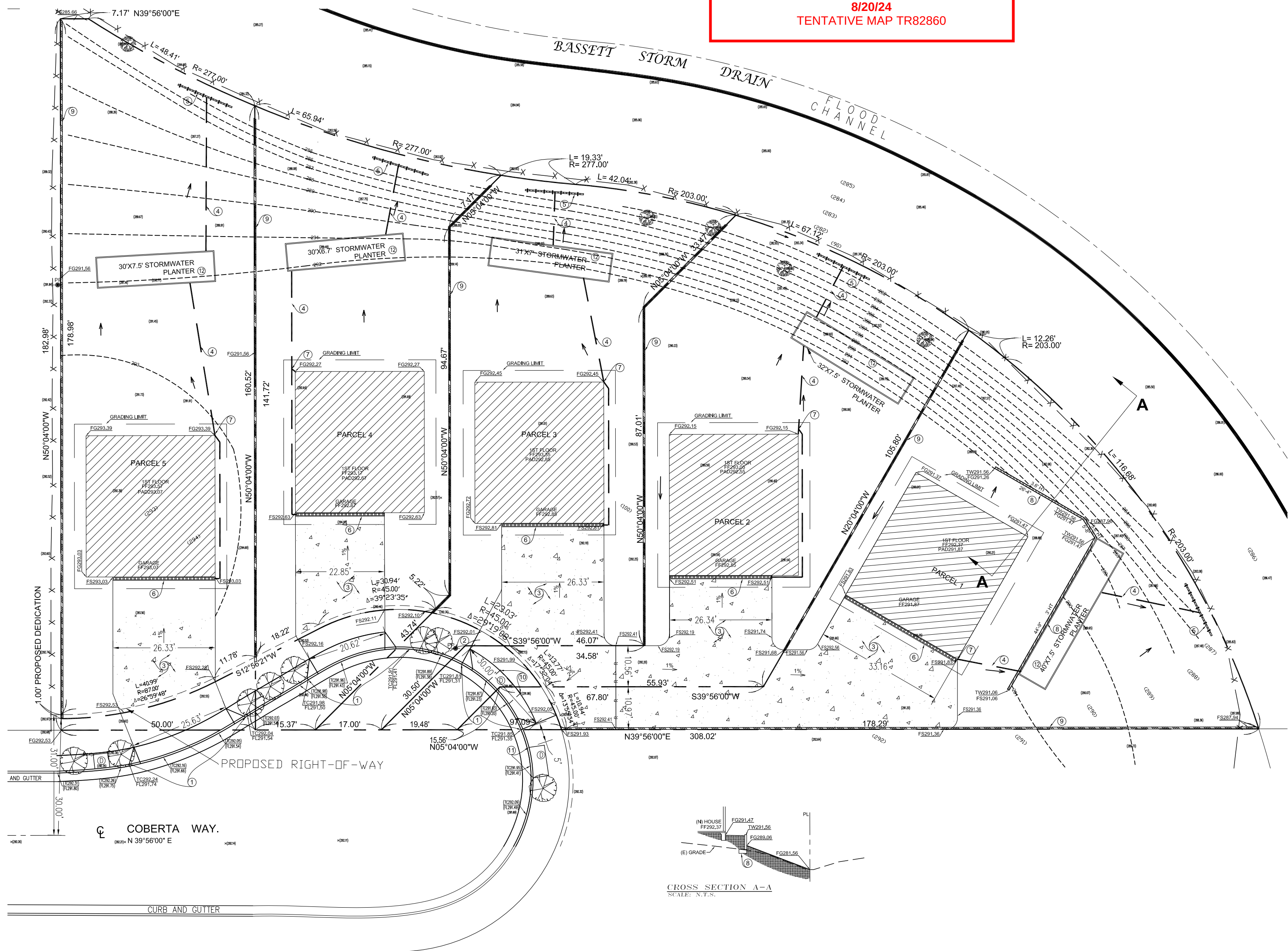
CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE
BUENA PARK, CA



STATEMENT OF QUANTITIES - INCLUDING ALL REMEDIAL GRADING
CUT 35 CUBIC YARDS
FILL 925 CUBIC YARDS
IMPORT 890 CUBIC YARDS
OVER EXCAVATION AND BACK FILL 920 CUBIC YARDS

ALL EARTHWORK AND OTHER QUANTITIES ARE ESTIMATED FOR BONDING AND PLAN CHECK FEE PURPOSES ONLY-NOT FOR BIDDING PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS/HER OWN QUANTITIES



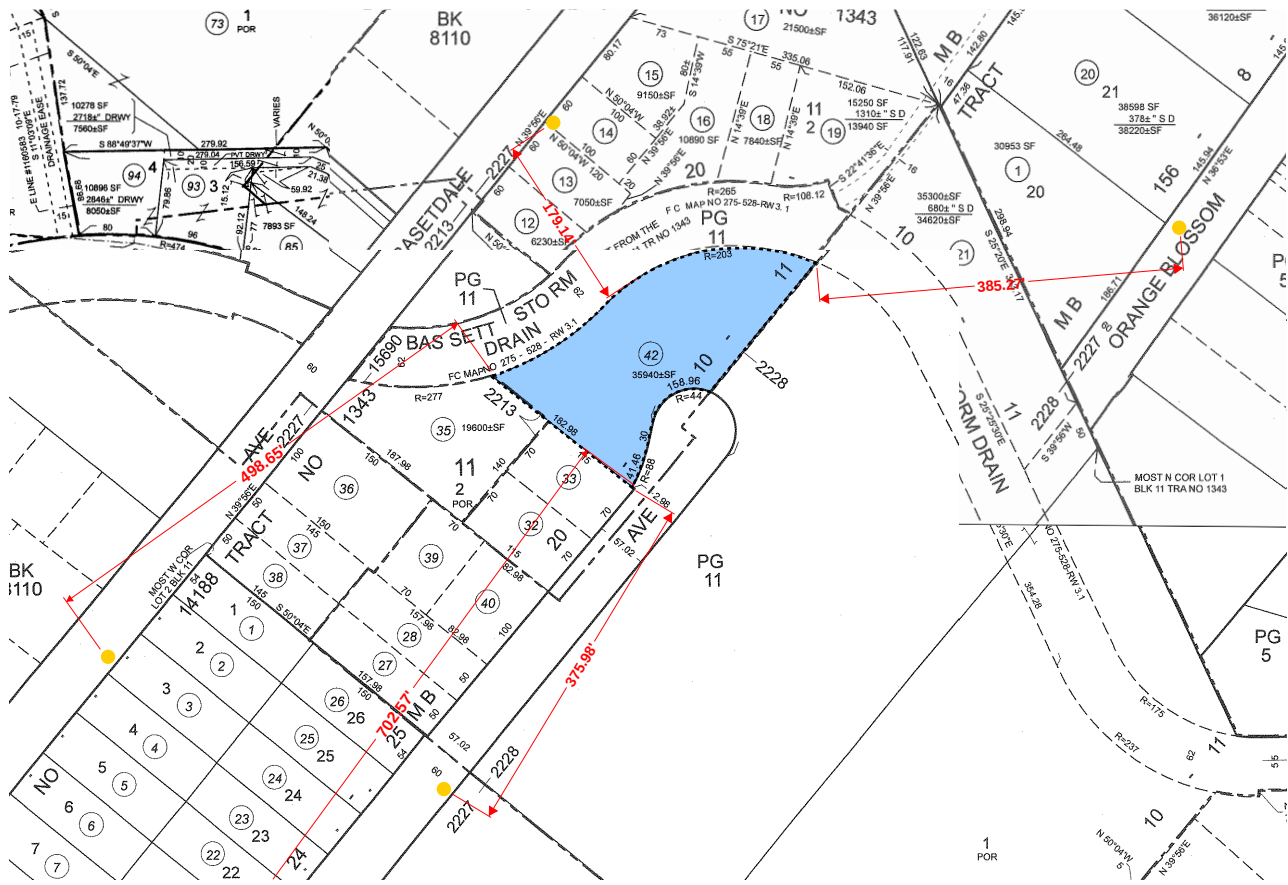
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CONSTRUCTION NOTE

- 1 CONNECT EXISTING WATER LINE WITH NEW WATER LINE
- 2 CONNECT EXISTING SEWER LINE WITH NEW SEWER LINE
- 3 INSTALL NEW WATER LINE
- 4 INSTALL NEW SEWER LINE
- 5 INSTALL NEW 2" WATER METER
- 6 INSTALL NEW SEWER CLAN OUT PER DETAIL
- 7 INSTALL NEW 1 1/2" COPPER WATER LINE
- 8 CONSTRUCT NEW 4" VCP SEWER LATERAL
- 9 CONSTRUCT MAX 2' HEIGHT GARDEN WALL

LEGEND

- WATER METER
- SEWER CLANDUT
- (W) EXISTING WATER LATERAL
- (S) EXISTING SEWER LATERAL
- W NEW WATER LATERAL
- S NEW SEWER LATERAL



EXISTING FIRE HYDRANT LOCATIONS

SUBDIVIDER/APPLICANT:

GREEN CITY REAL ESTATE LLC
21000 EAST MALAD
DIAMOND BAR, CA 91765

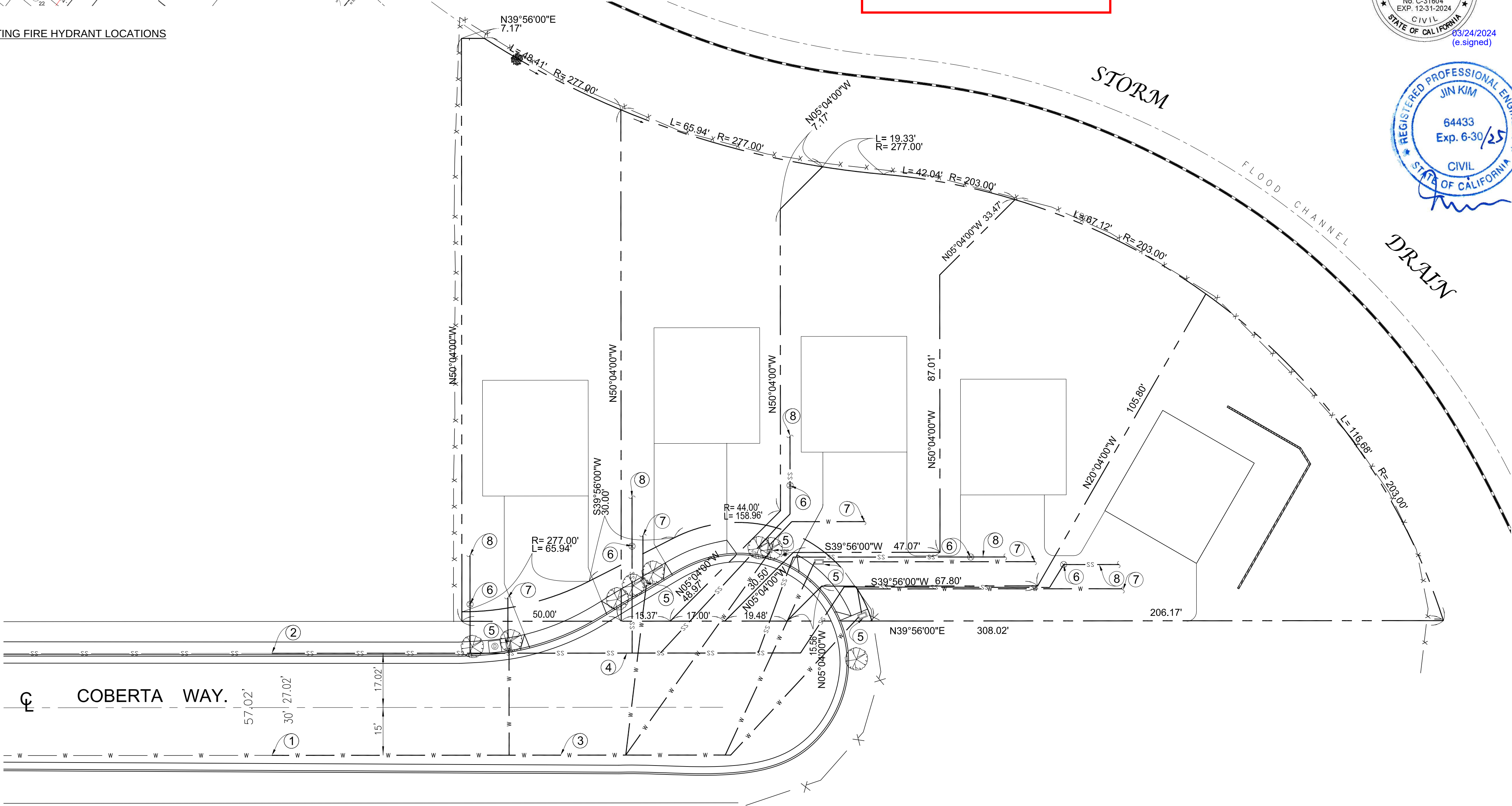
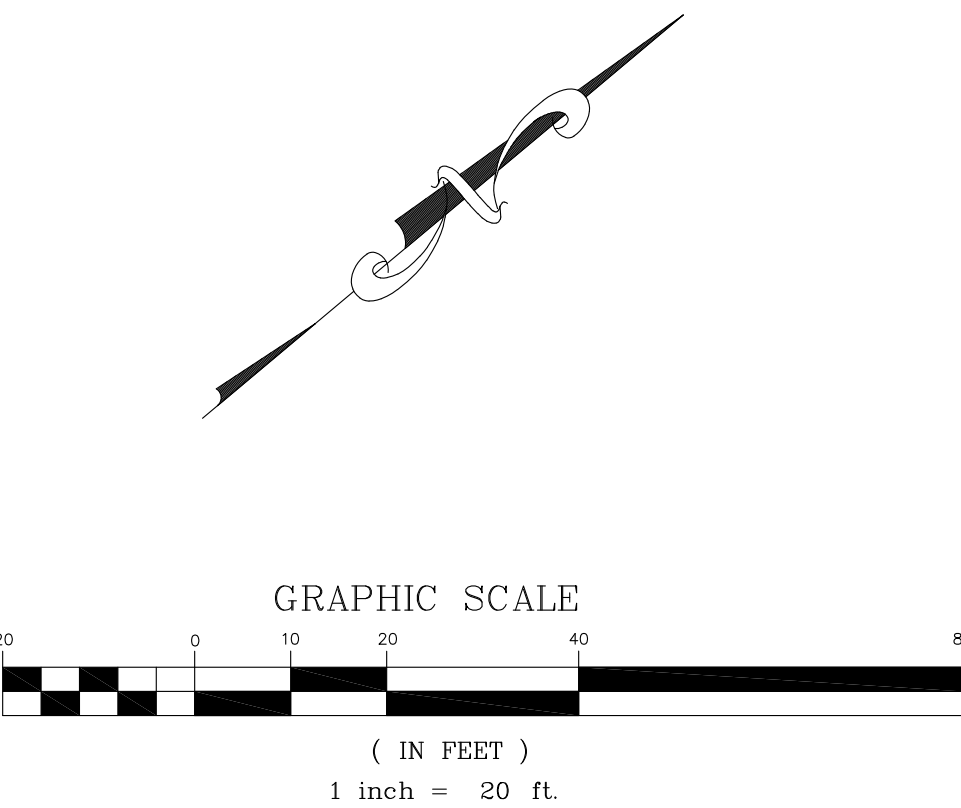
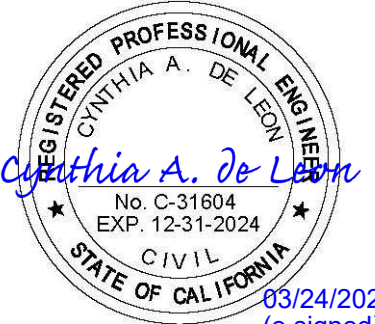
ADDRESS:

269 COBERTA AVENUE
LA PUENTE, CA 91746

SURVEYOR'S INFORMATION:
CYNTHIA A. DE LEON
RCE 31604 EXPIRES: 12/31/24

8061 SAN MATEO CIRCLE
BUENA PARK, CA

LOS ANGELES DEPARTMENT OF
REGIONAL PLANNING
8/20/24
TENTATIVE MAP TR82860



MAJOR LAND DIVISION
TENTATIVE TRACT NO. 82860
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **82860**
Park Planning Area # **7**

DRP Map Date: **01/28/2020**
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **09/13/2022**

Report Date: **09/21/2022**
Map Type: **Tentative Map - Tract**

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.06
IN-LIEU FEES:	\$20,494

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 \$20,494 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: _____

Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **82860**
Park Planning Area # **7**

DRP Map Date: **01/28/2020**
CSD: **AVOCADO HEIGHTS CSD**

SCM Date: **09/13/2022**

Report Date: **09/21/2022**
Map Type: **Tentative Map - Tract**

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

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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 = **7**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.30	0.0030	5	0.06
M.F. < 5 Units	2.98	0.0030	0	0.00
M.F. >= 5 Units	2.64	0.0030	0	0.00
Mobile Units	4.23	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			5	0.06

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.06	\$317,730	\$20,494

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
0.06	0.00	0.06	\$317,730	\$20,494



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/



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Fifth District

September 28, 2022

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Marie Pavlovic

FROM: Brenda Lopez *Brenda Lopez*
Assistant Director of Environmental Health
Department of Public Health

SUBJECT: TENTATIVE MAP - TRACT
CASE: RPPL2020000441
269 SOUTH COBERTA AVENUE LA PUENTE CA 91746

Thank you for the opportunity to review the application and subdivision request for the subject property. The project proposes to subdivide an 0.85-acre lot into 5 separate parcels with the intention of building 5 single-family homes, one on each parcel.

- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval 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:

The applicant provided a "Water Will Serve Letter" dated September 08, 2022, from San Gabriel Valley Water Company and a "Sewer Will Serve Letter" dated August 18, 2022, from the Los Angeles County Sanitation Districts. Any change of methods for the provision

Joshua Huntington
September 28, 2022
Page 2 of 2

of potable water 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.

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

BL:me
DPH_CLEARED_269 S COBERTA AVE LA PUENTE CA 91746_ RPPL2020000441_09.28.2022

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.	<i>The project is consistent with the General Plan growth projections. According to the most recent U. S. Census, the average household size in the Avocado Heights Community is 3.67 persons per unit. Assuming 4 persons per unit, the new development would result in 20 new residents. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:</i> <i>New development in an area presently undeveloped and economic factors which may influence development. The site is currently largely undeveloped (the site is currently vacant) though the site has been disturbed. All land use surrounding the property are designated for light agricultural uses (A-1) and residential development.</i> <i>Extension of roadways and other transportation facilities. Future roadway and infrastructure connections will serve the proposed project site only.</i> <i>Extension of infrastructure and other improvements. The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.</i> <i>Major off-site public projects (treatment plants, etc.). The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.</i> <i>The removal of housing requiring replacement housing elsewhere. The site is vacant. As a result, no replacement housing will be required.</i> <i>Additional population growth leading to increased demand for goods and services. The proposed 10-unit project would potentially result in 20 new residents assuming an average household size of 4 persons per unit derived from the most recent U. S. Census.</i> <i>Short-term growth-inducing impacts related to the project's construction. The project will result in temporary employment during the construction phase.</i> <i>The existing roads and existing utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth.</i>	☒ Yes ☐ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
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.	<i>No, the project does not achieve net-zero GHG emissions.</i>	☐ Yes ☒ No
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)	<i>The project does not involve any decommissioning, replacement, retrofit, or redesign of infrastructure or facilities associated with the oil and gas industry.</i>	☐ 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
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)	<i>Southern California Edison (SCE) will provide electricity to the project site. Currently, the existing site is currently vacant. The project would 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. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities and the future on-site solar panels. As shown in Table 4 of the Initial Study, the proposed project is anticipated to consume 37,770 kWh annually.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
Transportation		
3. Meets Transportation Screening Criteria For <u>development projects</u>, 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 <u>development projects</u>, 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 <u>development projects</u>, 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.	<i>Yes. The project has no retail component and would generate approximately 47 daily trips, which is less than 110 daily vehicle trips.</i>	☒ Yes ☐ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
If "No," proceed to item (D) below. For <u>development projects</u>: 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 <u>and</u>: 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 <u>transportation projects</u>, does the project meet <u>one</u> of the following transportation screening criteria? 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 (HQT), 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 HQT, it must locate residential and employment centers within 1 mile of an HQT. Supports 2045 CAP Measures (and Actions): T1 (T1.1, T1.2)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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
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. 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). J) Supports 2045 CAP Measures (and Actions): T3 (T3.1, T3.2, T3.3)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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
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)	<i>With the proposed project's implementation, the net change in traffic will be as follows: 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Additionally, the Los Angeles County Transportation Demand Management (TDM) Ordinance has not yet been adopted. Given the relatively low number of daily and peak hour trips, and its close proximity to active Metro lines, the project's impact to VMT would be less than significant.</i>	☒ 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	<i>With the proposed project's implementation, the net change in traffic will be as follows: 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Given the relatively low number of daily and peak hour trips, and its close proximity to active Metro lines, the project would screen out.</i>	☒ 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 EVready 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)	<i>Consistent with the 2022 California Building Code, all residences would include EV-capable infrastructure to accommodate future installation of a Level 2 EV charger.</i>	☒ 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)	<i>The proposed project are 5 single-family residential units. The project would not include goods movement facilities and/or warehouses.</i>	☐ 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)	<i>The requirements will be implemented by the applicant, as feasible. The project will add compliance notes to the grading plan, and prior to issuance of a grading permit, the applicant shall provide a copy of the DOORS Report for Equipment over 50 HP Used During Construction. During construction, all equipment over 50 HP that is used shall meet CARB Tier 4 off-road emission standards.</i>	☒ 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)	<i>The proposed project are 5 single-family residential units. This is not a municipal project.</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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 <i>Project Complies</i> 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)	<i>The project does not include a retrofit, remodel, or redesign of an existing building.</i>	☐ 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 zeronet-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)	<i>The Los Angeles County's building decarbonization ordinance has not yet been adopted. The individual units would consist of two levels and each unit would include an enclosed two-car garage. To achieve zero GHG emissions, the project would 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.</i>	☒ 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 <i>Project Complies</i> 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)	<i>The project does not include a retrofit of an existing building.</i>	☐ 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
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 Supports 2045 CAP Measures (and Actions): E6 (E6.1, E6.2, E6.3, E6.4, E6.5)	<i>The project would incorporate water use efficiency and conservation measures such as high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design, CalGreen Code Tier 1 and Tier 2 voluntary water conservation measures, Low-flow or high-efficiency water fixtures, water-efficient landscapes, drought-tolerant and native plant species, a comprehensive water conservation strategy, and educational materials provided to future tenants and building occupants about water-saving behaviors and water-conserving landscaping. The project would comply with the current water conservation ordinance including any requirements for LEED or Sustainable SITES standards. The project would also incorporate water use efficiency and conservation measures. The proposed project of 5 single family homes is anticipated to consume approximately 2,385 gallons of water on a daily basis.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
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)	<i>The project would implement all the design elements to reduce the life cycle intensity of building materials and phase out the use of high GWP refrigerants. The proposed project of 5 single family homes will be all electric and would not use any natural gas. Additionally, negative-carbon concrete will be used for construction, low-GWP refrigerants and fire suppression equipment would be available on-site, and the single family homes would comply with all Los Angeles County codes and ordinances regarding building material carbon intensity and high-GWP refrigerants and other gases.</i>	☒ 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
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)	<i>The project would incorporate energy storage and microgrids to support demand management and peak shaving. The energy produced from future solar panels would be then transferred to an energy storage to be stored and use at a later time. The proposed project of 5 single family homes is anticipated to consume approximately 103.5 kWh on a daily basis.</i>	☒ 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)	<i>The project would incorporate water reuse strategies onsite such as reclaimed/recycled water, residential graywater systems, rainfall capture systems, and dual plumbing.</i>	☒ 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 pickup 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)	<i>The project would comply with this compost organic materials requirement. The project would also comply with all state and local requirements for composting and organic waste collection. The proposed project of 5 single family homes is anticipated to generate approximately 60 pounds of solid waste on a daily basis.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

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)	<i>The project would comply with this recycle recyclable materials CAP requirement. The project would also comply with all state and local requirements for recycling.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
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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)	<i>This requirement is not applicable to the project. The organic waste from the homes would be donated to an organic waste collection service.</i>	☐ 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/pestresistant 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)	<i>No trees would be removed by the project. The project would install drought-tolerant plants. The project would comply with the Urban Forest Management Plan.</i>	☒ 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 periurban 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)	<i>The project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i>	☐ 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)	<i>The project is not an agricultural project.</i>	☐ 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; HQT = 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.		

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.

The proposed subdivision map aligns with the land use designations outlined in the General Plan, Community Plan, and Specific Plan. The proposed lot sizes, configurations, and intended uses are consistent with the planned residential land uses identified in these planning documents. The proposed map includes provisions for necessary infrastructure, such as roads, utilities, and drainage systems, that are consistent with the infrastructure goals and implementation strategies of the General and Specific Plans.

b) The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

The proposed subdivision adheres to the designated land use classifications outlined in the General Plan and Specific Plan. The type, density, and intensity of the development are consistent with the planned residential zoning and surrounding land uses. The proposed improvements include necessary infrastructure—such as water, sewer, and storm drainage systems—that meet city standards and are in line with the infrastructure goals of the General Plan.

c) The site is physically suitable for the type of development.

The site's terrain is relatively flat with slope at the far ends, which minimizes grading requirements and supports efficient construction and infrastructure installation. Preliminary geotechnical studies indicate that the site is suitable to support the proposed structures, utilities, and driveways without significant risk of erosion, settlement, or instability. The site can be readily served by existing or planned utility infrastructure, including water, sewer, and electricity, ensuring that essential services can be provided to future occupants.

d) The site is physically suitable for the proposed density of development.

The total area of the site can accommodate the number of units or lots proposed while meeting applicable zoning standards, including minimum lot size, setbacks, height limits, and open space requirements. The site can support the volume of traffic and circulation associated with the proposed density. Adequate pedestrian pathways and driveways can be provided to ensure safe and efficient movement within and around 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 project has undergone appropriate environmental review in accordance with the California Environmental Quality Act (CEQA), and any potential impacts have been thoroughly evaluated. Biological assessments indicate that the site does not contain sensitive habitat, wetlands, or critical areas that support protected or endangered species.

f) The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The layout of the subdivision supports healthy living conditions, including adequate lot sizes, open space, pedestrian pathways, and separation between incompatible land uses, which contributes to overall community well-being. The project is not expected to generate significant air pollution or noise beyond what is typical for similar developments. The subdivision has been designed to ensure adequate emergency vehicle access, and the improvements include fire hydrants and other fire prevention features in coordination with local fire safety requirements.

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.

The proposed design of the subdivision and all planned improvements have been carefully reviewed to ensure they do not conflict with any existing easements of record, including those for utilities, access, or other purposes.

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 proposed subdivision 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 proposed subdivision is not located in a state responsibility area or a very high fire hazard severity zone.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	September 1, 2025
PROJECT NUMBER:	R2020-000270
PERMIT NUMBER(S):	Tentative Tract Map No. 82860 (RPPL2020000441)
SUPERVISORIAL DISTRICT:	1
PROJECT LOCATION:	269 Coberta Avenue, La Puente
OWNER/APPLICANT:	Green City Real Estate
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

LA County Planning completed an initial review of the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the project qualifies for streamlined environmental review based on examination of the Project proposal and the supporting information included in the application pursuant to State CEQA Guidelines section 15183. The Project is consistent with the General Plan and its Final Environmental Impact Report (“EIR”) (SCH Number 2011081042) (“General Plan EIR”), certified on October 6, 2015. This means that additional comprehensive environmental review of the Project is not necessary. The General Plan EIR adequately anticipated and described the impacts of the Project and identified applicable mitigation measures necessary to reduce Project-specific impacts.

The Project implements applicable policies or standards for Biological Resources, Greenhouse Gases, Noise, Cultural Resources, and Tribal Cultural Resources to reduce impacts in these environmental areas as these were areas identified in the attached section 15183 - General Plan Streamlining Environmental Checklist as uniform policies standards that apply to the urban infill project where there are no project-specific significant effects, including traffic, which are peculiar to the project or its site. Applying uniformly applicable policies and standards streamlines review of projects that are consistent with the development density established by the General Plan for which an EIR was certified. As voluntarily agreed to by the applicant, the Project also includes one additional condition of approval for a tribal monitor during grading activities to provide more robust protection in the event any tribal cultural resources are inadvertently encountered.

Attachments: Section 15183 – General Plan Streamlining Environmental Checklist

PROJECT SUMMARY

Project Title	Tentative Tract Map No. 82860
Project No./Case No.	R2020-000270-(1)
Related Case No(S).	N/A
Lead Agency Name & Address	County of Los Angeles Department of Regional Planning ("LA County Planning") 320 W. Temple Street, 13 th Floor
Location & Custodian of Record of Proceedings	Los Angeles, CA 90012
Staff Contact	Marie Pavlovic
Staff Email & Phone Number	mpavlovic@planning.lacounty.gov (213) 974-6433
Project's Sponsor/ Project Applicant's Name & Address	Hyung Seo Green City Real Estate, LLC. 2100 East Malad, Diamond Bar, CA 91765
Project Location	The proposed project site is located at 269 Coberta Avenue in La Puente. The project site is located in the Avocado Heights Community. The project site is located at the northern terminus of Coberta Avenue. The nearest freeway is the San Gabriel River Freeway (I-605) located approximately 3,145 feet to the west of the site. The proposed project site's latitude and longitude is 34.045602 N; -117.998165 W.
Assessor's Parcel Number (APN)	8112-016-042
USGS Quadrangle	Baldwin Park Quadrangle. California – Los Angeles County. 7.5 Minute Series
Net Acreage	0.82 acres (35,940 sq. ft.)
Supervisory District	1
General Plan or Community/Area Plan Designation	H9, (Residential with a maximum density of 9 units per acre)
Planning Area	East San Gabriel Valley
Zoning/Community Standards District (if applicable)	A-1-6000 (Light Agricultural – 6000 net sq. ft. minimum lot size). The Project is located in the Avocado Heights Community Standards District.
Brief Description of Project:	

The proposed project would involve the construction and subsequent occupancy of 5 single-family residential units. The discretionary action would involve the approval of a Tentative Tract Map (TTM 82860). As part of the TTM approval, the Applicant seeks to create five single-family lots with reduced frontage width. The individual units would consist of one to two levels and each unit would include an enclosed two-car garage. The driveway aprons for the individual units would connect to the Coberta Avenue cul-de-sac. The site is currently vacant and undeveloped. As part of the site's development, grading would total 2,770 cubic yards (CY). Of this total, 35 CY would be cut, 925 CY would be fill, 890 CY would be import, and 920 CY each would be for over excavation and recompaction. Following development, the site's density would be approximately 5 units per acre. According to the most recent U. S. Census, the average household size in the Avocado Heights Community is 3.67 persons per unit. Assuming 4 persons per unit, the new development would result in 20 new residents.

Surrounding Land Uses & Setting:

The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing. Trees are located in the north portion of the site. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. Avocado Creek, a concrete lined flood control channel, extends around the project site's northern Project boundary. Single-family residential units are located on the opposite of this channel from the project site.

Prior Environmental Document(s) Analyzing the CEQA Guidelines Section 15183 Streamlining

Los Angeles County General Plan Update Final Environmental Impact Report, March 2015.
State Clearinghouse Number 2011081042

Location of Prior Environmental Document(s) Analyzing the Effects of the Infill Project

County of Los Angeles 320 West Temple Street, Los Angeles, CA 90012

Native American Consultation:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1?

☐ Yes ☒ No

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.

Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):

Public Agency

Approval Required

Los Angeles County Department of Public Works

Final Map and Building and Grading Permits

Concurrent projects in the area:

Project/Case No.

Description and Status

TR60068

A pending subdivision consisting of 15 detached residential condominium units.

Overview of CEQA Guidelines § 15183

Overview

This Discussion of Reasons for Exemption from Additional Environmental Review and General Plan Streamlining Checklist pursuant to California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Section 15183 (Environmental Checklist) evaluates whether the potential environmental impacts of the Project are addressed in the Los Angeles County General Plan Update Environmental Impact Report (GPU EIR). California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are “consistent with the development density established by the existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site.” (CEQA Guidelines § 15183(a), also Public Resources Code, §21083.3(b): Exemption applies to “a development project [that] is consistent with the general plan of a local agency [if] an environmental impact report was certified with respect to that general plan.) The CEQA Guidelines further state that “if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact.” (CEQA Guidelines § 15183(c)).

GPU EIR

The Los Angeles County General Plan Update (GPU), adopted in October 2015, encompasses the unincorporated areas of Los Angeles County, which are comprised of approximately 2,650 square miles, and over one million people. The Los Angeles County GPU provides the policy framework and establishes the long-range vision for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable, and sustainable communities.

A project is consistent with a general plan if the density of the project is the same or less than the standard contemplated for the involved parcel in the general plan for which an EIR has been certified, and the project complies with the density-related standards contained in that plan. (CEQA Guidelines, § 15183(i)(2)). Density standards are expressed in various ways, including based on the number of dwelling units per acre, the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, and size limitations and use restrictions (State of California, Governor’s Office of Planning and Research General Plan Guidelines, 2003:50).

The Project is consistent with the density standards analyzed in the GPU EIR. The maximum allowable density for the Project site is 9 dwelling units per acre. The Project would have a density of 10.53 dwelling units per net acre and would be consistent with the anticipated residential unit and population density analyzed in the GPU EIR. Development facilitated by the GPU would result in approximately 105,022 new housing units being built between 2013 and 2035 and a population increase between 2013 and 2035 of approximately 333,085 persons. The Project includes the construction of five single-family lots at 269 Coberta Avenue in unincorporated Los Angeles County as included in the General Plan and related build out projection. Based on the California Department of Finance data, with an estimate of 2.80 persons per household within Los Angeles County (CDF 2022), the Project would generate approximately 14 persons.

Applicability of CEQA General Plan Streamlining

Pursuant to CEQA Guidelines Section 15183(d), Section 15183 streamlining applies under the following conditions:

1. The project shall be consistent with:
 - a. A community plan adopted as part of the general plan,
 - b. A zoning action that zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - c. A general plan of a local agency, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

The streamlining applies only to the extent that all feasible mitigation measures for a significant effect specified in the EIR area or will be undertaken by the public agency having jurisdiction to implement such mitigation measures. (CEQA Guidelines, §15183(e)(1),(2))

As required by CEQA, the County prepared a Final Environmental Impact Report (EIR), State Clearinghouse Number: 2011081042, which analyzed the environmental impacts of the Los Angeles County General Plan Update (GPU EIR). On October 6, 2015, the Los Angeles County Board of Supervisors adopted the Los Angeles County General Plan Update and certified the GPU EIR.

Accordingly, the Section 15183 streamlining applies to the Project because the Project is consistent with the Los Angeles County General Plan, the GPU EIR was certified, and all feasible mitigation measures identified in the GPU EIR as being applicable to the Project will be implemented, as further discussed in the Environmental Checklist.

Applicability of Section 15183 Streamlining

The Project is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project specific impacts, and the Project implements these mitigation measures. (see https://planning.lacounty.gov/assets/upl/project/gp_2035_lac-mmrf-final.pdf for complete list of GPU Mitigation Measures).

A comprehensive environmental evaluation has been completed for the Project as documented in the attached §15183 Streamlining Checklist. This evaluation concludes that the Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of Los Angeles General Plan, as analyzed by the Los Angeles County General Plan Update Final Program EIR (SCH Number 2011081042) and all required findings can be made.

In accordance with CEQA Guidelines §15183, the Project qualifies for Section 15183 streamlining because the following findings can be made:

1. **The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.** The Project would subdivide a 35,940 net square feet lot into five residential lots consistent with the development density established by the General Plan and Certified by the GPU EIR. The Project site is designated Residential 9 (H9) by the General Plan, allowing for a density of 9 residential units per acre. The Project is consistent with its H9 land use designation.
2. **There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR Failed to analyze as significant effects.** The subject property is located in an urban area and there are no Project specific effects which are peculiar to the Project or its site. In

addition, all Project impacts were analyzed by the GP EIR and/or as part of tentative map review. All potentially significant impacts are addressed with the applicable mitigation measures specified within the General Plan EIR, which have been made conditions of approval for this Project.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.** The Project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the Project, and as explained further in the 15183 Streamlining Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.** As explained in the 15183 streamlining checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.
5. **The project will undertake feasible mitigation measures specified in the GPU EIR.** As explained in the 15183 streamlining checklist below, the Project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be implemented through the Project's conditions of approval, and/or compliance with regulations and ordinances.

Applicability of Class 32 Exemption and Common Sense Exemption

Article 19 of the California Environmental Quality Act (CEQA) Guidelines includes, as required by Public Resources Code Section 21084, a list of classes of projects which have been determined not to have a significant effect on the environment. If the Property were located in an incorporated area, this document demonstrates that the proposed Project would qualify for a CEQA Exemption as an Infill Development Project (Class 32 Exemption), consistent with the provisions of CEQA Guidelines Sections 15332 and 15300.2.

If the Project were located in an incorporated area, pursuant to CEQA Guidelines Section 15332, the Project would qualify for a Class 32 Exemption because it is: (1) consistent with the General Plan designation and policies and Zoning regulations; (2) is surrounded by urban uses and is less than 5 acres in size; (3) has no value for endangered, rare or threatened species; (4) would not result in any significant effects related to traffic, noise, air quality or water quality; and (5) can be adequately served by all required utilities and public services. Additionally, this document demonstrates that the Project and its circumstances would not result in any exceptions identified in CEQA Guidelines Section 15300.2. Additionally, as discussed throughout this document the proposed Project would not result in any potential significant impacts or changes to the environment. As such, the proposed Project would also qualify for a Common Sense Exemption, as outlined in CEQA Guidelines Section 15061.

Reviewing Agencies: [See [CEQA Appendix B](#) to help determine which agencies should review your project]

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
☐ California State University
Fullerton (Historical
Resources Information
Center)

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)

County Reviewing Agencies

- ☒ Department of Public Water
☒ Fire Department
- Planning Division
☐ Sanitation District
☒ Public Health/Environmental Health Division
☐ Sheriff Department
☒ Parks and Recreation
☒ Subdivision Committee
☐

CEQA Guidelines Section 15183 Streamlining Checklist

This CEQA Guidelines §15183 Streamlining Checklist provides an analysis of potential environmental impacts resulting from the Project. Following the format of CEQA Guidelines Appendix M and the County of Los Angeles Environmental Checklist, environmental effects are evaluated to determine if the Project would result in a potentially significant impact triggering additional review under CEQA Guidelines §15183.

- Items checked “Peculiar Impact that is not Substantially Mitigated” indicates that the Project could result in a peculiar impact, including a physical change that belongs exclusively or especially to the Project or that is a distinctive characteristic of the Project or the Project site and that peculiar impact is not substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(1)(f))
- Items checked “Impact not Analyzed as Significant Effect in GPU EIR” indicates that the Project could result in a significant effect that was not analyzed as significant in the GPU EIR. Such a Project impact is not significant if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(2),(c),(f))
- Items checked “Potentially Significant Offsite or Cumulative Impact Not Discussed in GPU EIR” indicates the Project could result in a significant offsite or cumulative impact that was not discussed in the GPU EIR. Such an offsite or cumulative Project impact is not significant if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(3),(c),(f))
- Items checked “Adverse Impact More Severe Based on Substantial New Information” indicates that there is new information that leads to a determination that a Project impact is more severe than discussed in the GPU EIR. Such an impact is not more severe if it can be substantially mitigated by the imposition of uniformly applied development policies or standards. (CEQA Guidelines §15183(b)(4),(c),(f)).
- Items checked “No New Impact” indicates that potential impacts from the Project have been adequately analyzed in the GPU EIR.

A project does not qualify for a §15183 streamlining if it is determined that it would result in one or more of the following: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR, 2) a significant impact was not analyzed as significant in the GPU EIR, 3) a potentially significant offsite impact or cumulative impact not discussed in the GPU EIR, or 4) a more severe impact due to substantial new information that was not known at the time the GPU EIR was certified. However, if a project having any of the foregoing impacts can be substantially mitigated through the imposition of uniformly applied development policies or standards then it does qualify for §15183 streamlining. Uniformly applied development policies or standards that are applicable to the proposed Project are included within this analysis and identified as DP/S.

A summary of the County’s analysis of each potential environmental effect is provided below the checklist for each subject area.

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/Service Systems |
| ☐ Energy | ☐ Noise | ☐ Wildfire |
| ☐ Geology & Soils | ☐ Population/Housing | ☐ Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed Project **WOULD NOT** result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. **NO FURTHER ACTION** is required and a Notice of Determination (Section 15094) will be filed indicating that the project **IS ELIGIBLE** for CEQA streamlining under CEQA Guidelines §15183.
- ☐ I find that the proposed Project would result in: 1) a peculiar impact that was not identified as a significant impact under the prior EIR; 2) a significant impact that was not analyzed as significant in the prior EIR; 3) a potentially significant offsite impact or cumulative impact not discussed in the prior EIR; or 4) a more severe impact due to substantial new information that was not known at the time the prior EIR. I find that **FURTHER ENVIRONMENTAL REVIEW** is necessary to analyze those effects that are subject to CEQA, and therefore, this Project is **NOT ELIGIBLE** for CEQA streamlining under CEQA Guidelines §15183.

Marie Pavlovic

Print Name (Project Planner)

Signature (Project Planner)

Date

Joshua Huntington

Print Name (Section Head)

Signature (Section Head)

Date

PROJECT DESCRIPTION

Project Location

The proposed project site is located 269 Coberta Avenue in La Puente. The project site is located in the Avocado Heights Community. The Assessor's Parcel Number (APN) is 8112-016-042. The project site is located at the northern terminus of Coberta Avenue. The nearest freeway is the San Gabriel River Freeway (I-605) located approximately 3,145 feet to the west of the site. The proposed project site's latitude and longitude is 34.045602 N; -117.998165 W. The site's regional location is shown in Exhibit 1. A vicinity map is provided in Exhibit 2. A local map is provided in Exhibit 3.

Overview

The proposed project would involve the construction and subsequent occupancy of 5 single-family residential units. The discretionary action would involve the approval of a Tentative Tract Map (TTM 82860). As part of the TTM approval, the Applicant seeks to create five single-family lots with a reduced frontage width. The individual units would consist of two levels and each unit would include an enclosed two-car garage. The driveway aprons for the individual units would connect to the Coberta Avenue cul-de-sac. The site is currently vacant and undeveloped. As part of the site's development, grading would total 2,770 cubic yards (CY). Of this total, 35 CY would be cut, 925 CY would be fill, 890 CY would be import, and 920 CY each would be for over excavation and recompaction. Following development, the site's density would be approximately 5 units per acre. According to the most recent U. S. Census, the average household size in the Avocado Heights Community is 3.67 persons per unit. Assuming 4 persons per unit, the new development would result in 20 new residents.

ENVIRONMENTAL SETTING

Existing Conditions/Site Characteristics

The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing for brush removal. Trees are located in the north portion of the site. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. Avocado Creek, a concrete lined flood control channel, extends around the project site's northern Project boundary. Single-family residential units are located on the opposite of this channel from the project site. An aerial photograph of the project site is provided in Exhibits 4 and 5.

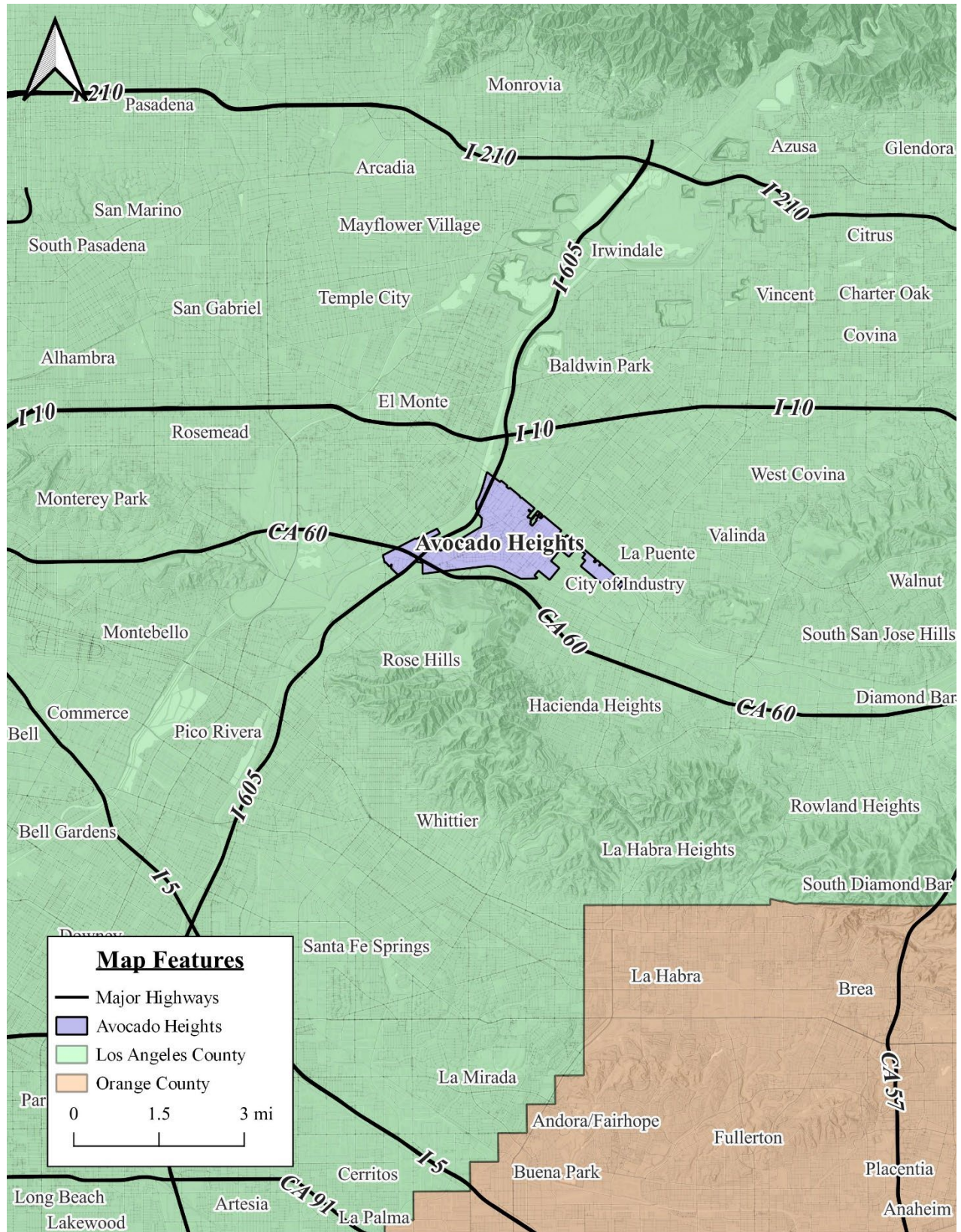


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

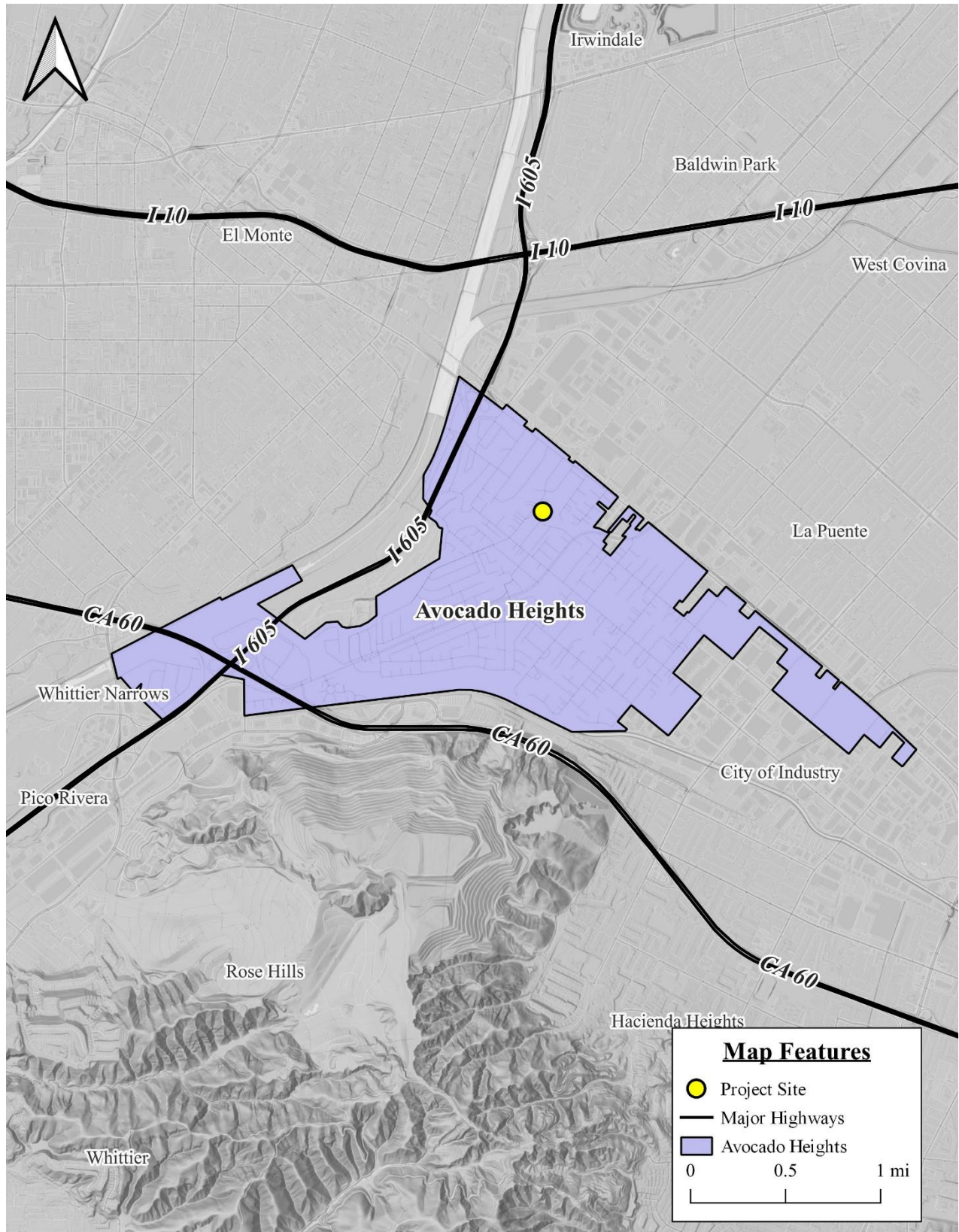


EXHIBIT 2 AREA MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

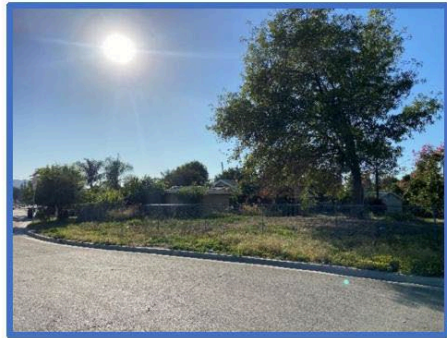


EXHIBIT 3 VICINITY MAP

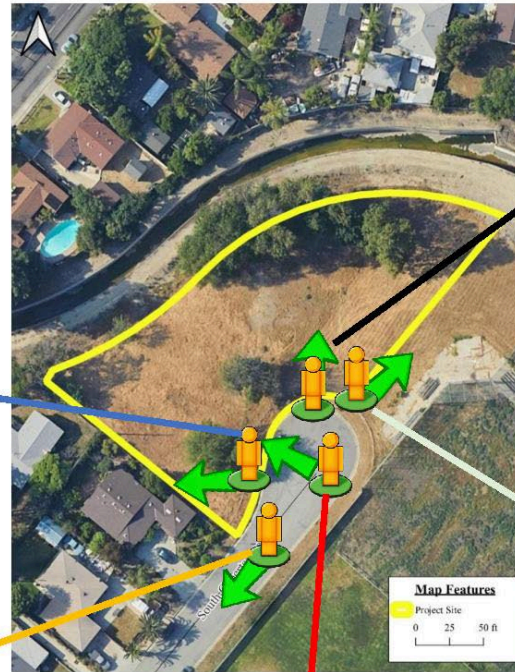
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 4 AERIAL PHOTOGRAPH
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



Picture A



Picture E



Picture B



Picture C



Picture D

EXHIBIT 5 ON SITE PHOTOGRAPHS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

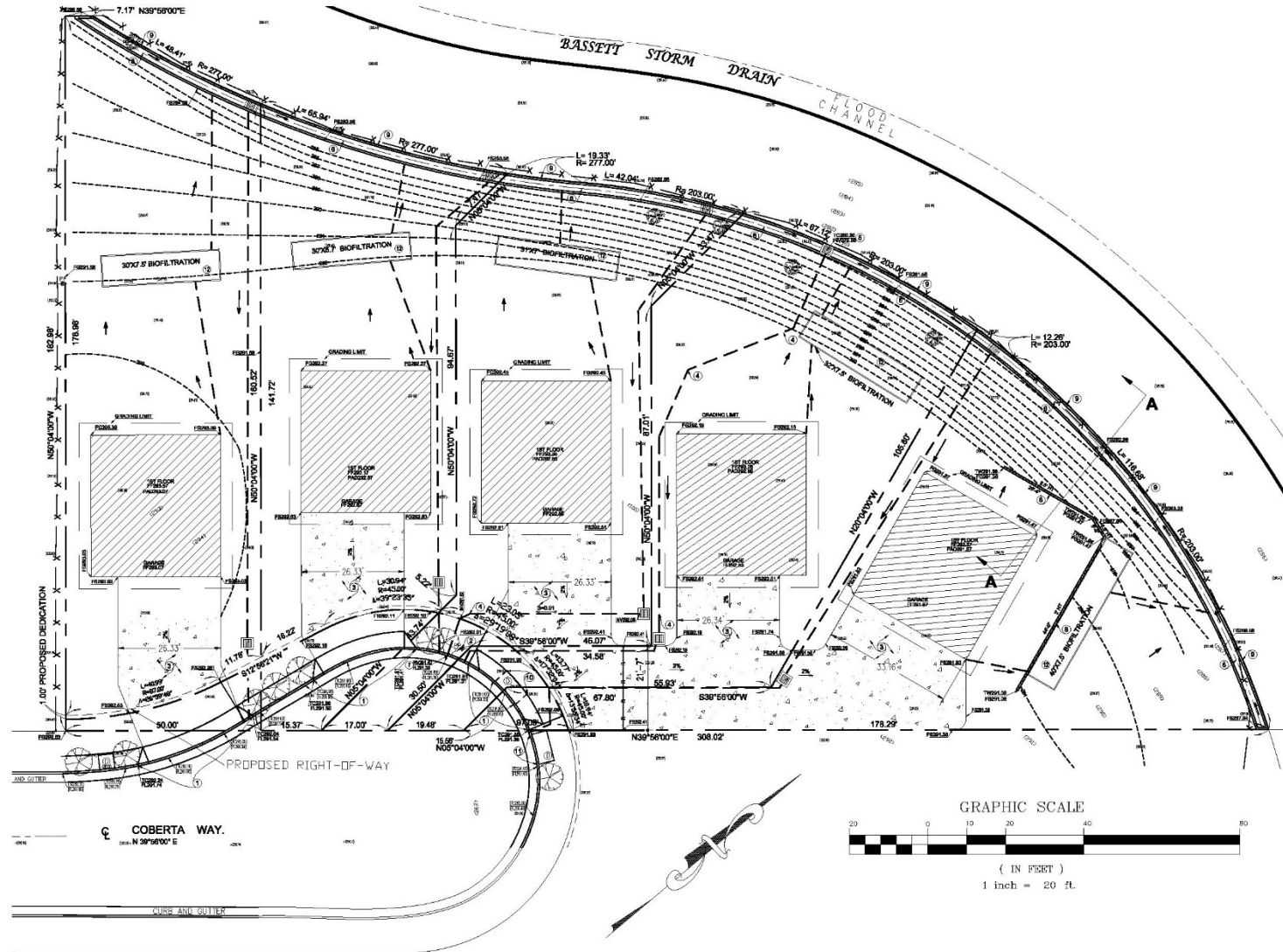


EXHIBIT 6 SITE PLAN

SOURCE: HACE INC

ENVIRONMENTAL IMPACT ANALYSIS

I. Aesthetics

County General Plan Update EIR Analysis

The GPU EIR analyzes aesthetics on pages 5.1-1 through 5.1-33. The EIR reviews the potential for development accommodated by the GPU to result in adverse impacts on scenic vistas, views, and resources, light or glare that could adversely affect day or nighttime views, degradation of the visual character of the County or specific neighborhoods, and damage to scenic resources including historic buildings. The GPU recognizes scenic highways and corridors (or routes), and hillsides and ridgelines as valuable scenic resources. The EIR describes that the San Gabriel Mountains, Verdugo Hills, Santa Susana Mountains, Simi Hills, Santa Monica Mountains and Puente Hills play a major role in physically defining the topographically and aesthetically diverse communities in the County. Scenic viewsheds vary by location and community and can include ridgelines, unique rock outcroppings, waterfalls, ocean views or various other unusual or scenic landforms. As analyzed in the GPU EIR, buildout of the GPU is anticipated to increase the number of units in the unincorporated County by 358,931 and the number of nonresidential square feet by 7.2 million, compared to existing conditions. With this growth, viewsheds or scenic vistas would have the potential to be interrupted by new buildings and structures, which could detract from the quality of those vistas. Additionally, other new development that would be accommodated by the GPU, including potential improvements to the transportation system, could have the potential to impact scenic vistas. However, the GPU EIR found that impacts to scenic vistas would be less than significant as the existing regulatory setting would minimize impacts, and the GPU did not authorize construction that would impact scenic vistas.

According to the GPU EIR, within the County of Los Angeles there are three adopted state scenic highways: Angeles Crest Highway Route-2, from 2.7 miles north of I-210 to the San Bernardino County line; Mulholland Highway (two sections), from SR-1 to Kanan Dume Road, and from west of Cornell Road to east of Las Virgenes Road; and Malibu Canyon–Las Virgenes Highway, from SR-1 to Lost Hills Road. As shown in GPU EIR Figure 5.1-1, there are also eight highways in the unincorporated County identified with an “Eligible for State Scenic Highway” designation. The GPU EIR found that no significant impact would result to state scenic highways as the GPU would not result in significant construction near state scenic highways, and GPU policies would reduce impacts.

According to the GPU EIR, the proposed Project site is located in the East San Gabriel Valley Planning Area. The visual character of this region is dominated by the urban form with several areas of open space that allow for some variety in the visual setting. Additionally, portions of the San Gabriel River flows through the planning area. The GPU EIR found that increased growth within the County, as facilitated by the GPU has the potential to impact the visual character of the County. However, existing regulations, including provisions contained in the County’s Zoning Ordinance relating to the regulation of building form, massing, subdivisions, signs, architectural features, CUPs, design, and oak tree preservation would serve to lessen the impact of the GPU on the visual character of the County.

The GPU EIR stated that existing levels of lighting and light pollution in the County are relatively high, especially in urbanized areas. Some rural and open space areas, including the higher

elevations of the Santa Monica Mountains and San Gabriel Mountains, do not have existing high levels of light and light pollution. However, these areas are not planned for growth in the GPU. In addition to applicable provisions of the County Code (including the Rural Outdoor Lighting Ordinance, which applies to rural areas throughout Los Angeles County), the GPU EIR concluded that CEQA requires that development projects requiring discretionary approval be required to undergo separate project-level environmental review, wherein the individual project's contribution to additional sources of light and glare would be assessed at the time formal development plans/applications are submitted to the County for review and approval. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls. These regulations would serve to mitigate potential impacts of new land uses on light and glare.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Except as provided in Public Resources Code §21099, would the project:					
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒
b. Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	☐	☐	☐	☐	☒
c. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒
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)	☐	☐	☐	☐	☒
e. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☐

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Have a substantial adverse effect on a scenic vista?

No New Impact. The GPU EIR concluded impacts would be less than significant. The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing for brush removal. Trees are located in the north portion of the site and next to the Coberta Avenue cul-de-sac. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. Avocado Creek, a concrete lined flood control channel, extends around the project site's northern half. Single family residential units are located on the opposite of this channel from the project site. The approval of the proposed project would promote the construction of 5 single-family detached units with a maximum height of 26-feet. The dominant scenic views from the area include the views of the San Gabriel Mountains, located approximately 7.73 miles to the north of the site and the Puente Hills located approximately 2.65 miles to the south of the site. The nearest County designated significant ridgelines are located on the north-facing slopes of the aforementioned Puente Hills in Hacienda Heights. The proposed project will not significantly impact these views. These views have already been obstructed by existing development. There are no other scenic vistas present in the vicinity of the project site that would be affected by the implementation of the proposed project. *As a result, no new impacts would occur.*

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

No New Impact. The GPU EIR concluded impacts would be less than significant. The nearest trail is the Avocado Heights Trail, located approximately 2,500 feet southeast of the project site. The next nearest trail is the San Gabriel River Trail located approximately 3,500 feet northwest of the project site. The approval of the proposed project would promote the construction of 5 single-family detached units with a maximum height of 26-feet, which is similar to the residential units nearby. Due to the distance of the trails, the proposed project would not be visible from or obstruct views from a regional riding, hiking, or multi-use trail.

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

No New Impact. The GPU EIR concluded impacts would be less than significant. The GP does not include any designated scenic corridors in the vicinity of the project site. In addition, there are no scenic trees, rock outcroppings, or historic structures located on the property. The landscaping present on-site is non-native turf and ruderal vegetation that has been grubbed. The project site is disturbed and does not contain any scenic rock outcroppings. Lastly, the project site does not contain any buildings listed in the State or National register (refer to Section 5 – Cultural Resources). According to the California Department of Transportation, there are no State or County designated scenic highways adjacent to the project site. *As a result, no new impacts on scenic resources would occur.*

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)

No New Impact. The GPU EIR concluded impacts would be less than significant. The nearest County designated significant ridgelines are located on the north-facing slopes of the Puente Hills in Hacienda Heights. The proposed new development will feature new, modern architecture, and will be an improvement over the existing visual character of the undeveloped property. *As a result, no new impacts would occur.*

- e. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No New Impact. The GPU EIR concluded impacts would be less than significant. Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities. Light-sensitive land uses (residential) are located in close proximity to the site and the Project would introduce new sources of light from new building lighting, exterior lighting, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from the Project. However, all new lighting would be required to adhere to the lighting standards set by the County Code, that require Project lighting to be shielded, diffused or indirect to avoid glare to both on and offsite residents, pedestrians and motorists. Further, County Code prohibits shiny/glossy roof and exterior siding materials, as well as any materials that would produce a finished surface that would result in glare or direct illumination across the property line. Compliance with the County Code would be implemented through the construction permitting and plan check process. Therefore, impacts associated with new lighting would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Aesthetics, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

None.

II. Agriculture and Forestry

County General Plan Update EIR Analysis

The GPU EIR analyzed impacts related to agriculture and forestry on pages 5.2-1 to 5.2-39. According to the GPU EIR, Important Farmland is mapped in only four County Planning Areas: Antelope Valley, Santa Clarita Valley, Santa Monica Mountains, and San Fernando Valley. The GPU EIR concluded that implementation of Agricultural Resource Area (ARA) policies would reduce direct and indirect impacts of conversion of mapped Important Farmland to non-agricultural uses. However, ARAs would not be agricultural preserves, and some conversion of Important Farmland to non-agricultural uses would be permitted in ARAs. Therefore, conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to non-agricultural uses due to buildout of the GPU would be a significant and unavoidable in the Antelope Valley Area Planning Area and Santa Monica Mountains Planning Area. In the remaining nine Planning Areas, impacts would be less than significant. Additionally, the GPU EIR concluded that implementation of the GPU would not involve rezoning of farmland and impacts regarding conversion of mapped farmland to non-agricultural uses would be less than significant and no impacts to Williamson Act contracts would occur.

The GPU EIR states that forests in Los Angeles County are limited to narrow formations along creeks and other watercourses and the highest elevations of the San Gabriel Mountains. Because there are no substantial areas of privately-owned forest in Los Angeles County, there is no land used for commercial logging (timberland). The GPU EIR concluded that since the County has no existing zoning specifically designating forest use, implementation of the GPU would not conflict with existing zoning for forest land or timberland. Additionally, forest land within Los Angeles County is protected through the County's Significant Ecological Area (SEA) Ordinance. Compliance with the SEA Ordinance will reduce potential impacts to forest land to a less than significant level.

The GPU EIR concluded that buildout of GPU area based on the existing Antelope Valley Area Plan in the Antelope Valley Planning Area and on the existing Santa Clarita Valley Area Plan in the Santa Clarita Planning Area would have a significant indirect impact on conversion of mapped Important Farmland to nonagricultural use due to pressure to convert farmland to non-agricultural uses and related incompatibilities between agricultural and urban uses. Such indirect impacts would be less than significant in the other nine Planning Areas.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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?	☐	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	☐	☐	☐	☐	☒

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

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California Department of Conservation. State of California Williamson Act Contract Land.
<https://gis.conservation.ca.gov/portal/home/webmap/viewer.html?layers=949ac015919145a2baadc032f0e855ac>
- County of Los Angeles. Los Angeles County 2035 General Plan.

- 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?

No New Impact. The GPU EIR concluded impacts to Farmland would be significant and unavoidable. The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing for brush removal. Trees are located in the north portion of the site. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. Avocado Creek, a concrete lined flood control channel, extends around the project site's northern half. Single family residential units are located on the opposite side of this channel from the project site. The project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The General Plan does not identify any commercial agricultural uses within community's boundaries. The site and the surrounding area is zoned as *Light Agricultural (A-1)* which permits lower density residential development. *As a result, no new impacts on prime farmland soils would occur.*

- b. Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private

landowners for indefinite terms in exchange for reduced property tax assessments. The site's zoning is *Light Agriculture (A-1)*. The applicable zoning designation does not contemplate large-scale commercial farming. There are no agricultural land uses within the project site or on the adjacent parcels. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract. *As a result, no new impacts on existing Williamson Act Contracts would occur.*

- 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))?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site is located in the midst of an urban area and no forest lands are located within the vicinity. The General Plan and zoning designations applicable to the project site do not provide for any forest land preservation. *No new impacts on forest land or timber resources would result.*

- d. Result in the loss of forest land or conversion of forest land to non-forest use?

No New Impact. The GPU EIR concluded that impacts would be less than significant. No forest lands are found within the immediate area of the project site nor does the applicable land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands would result from the proposed project's implementation. *As a result, no new impacts would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. No agricultural activities or farmland uses are located on the project site or within the surrounding area. The proposed project would not involve the conversion of any existing farmland area to an urban use. *As a result, no new impacts would occur.*

Conclusion

With regards to the issue area of Agricultural/Forestry Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

None.

III. Air Quality

County General Plan Update EIR Analysis

The GPU EIR analyzed impacts related to air quality on pages 5.3-1 to 5.3-52. According to the GPU EIR, buildout of the GPU would result in higher population and generate more employment for the unincorporated areas than Southern California Association of Governments (SCAG) forecasts. The GPU EIR concluded that the GPU would not be consistent with the air quality management plans because buildout of the unincorporated areas under the GPU would exceed the forecasts in the air quality attainment plans. Consequently, the GPU would cumulatively contribute to the existing nonattainment designations in the South Coast Air Basin (SCAB) and Antelope Valley portion of the Mojave Desert Air Basin (MDA)B because these emissions are not included in the current regional emissions inventory for the SCAB and MDAB, respectively. The GPU would be considered inconsistent with the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) and Antelope Valley Air Quality Management District's (AVAQMD) Ozone Attainment Plan, resulting in a significant impact in this regard.

The GPU EIR concluded that it is not possible to determine whether individual GPU-implementing projects would result in the exceedance of SCAQMD's or AVAQMD's short-term regional or localized construction emissions thresholds. In addition to regulatory measures (e.g., new source review, permit to operate, rules for fugitive dust control, and CARB's airborne toxic control measures), mitigation for implementing projects may include extension of construction schedules and/or use of special equipment. Nevertheless, because of the likely scale and extent of construction activities pursuant to the future development that would be accommodated by the GPU, at least some projects would likely continue to exceed the relevant SCAQMD and AVAQMD thresholds. Consequently, construction-related air quality impacts associated with development in accordance with the GPU were deemed significant. The GPU EIR stated new development would increase air pollutant emissions in the unincorporated areas and contribute to the overall emissions inventory in the SCAB and Antelope Valley portion of the MDAB. The GPU EIR concluded that criteria air pollutants generated throughout the lifetime of the GPU would exceed the significance thresholds of SCAQMD and AVAQMD and cumulatively contribute to the nonattainment designations of the SCAB and Antelope Valley portions of the MDAB. Despite implementation of regulatory requirements, operational-related air quality impacts would be significant.

In regard to impacts on sensitive receptors, the GPU EIR stated implementation of the following GPU policies ensure that review of air quality compatibility would be conducted when siting receptors near major sources. However, operation of new sources of emissions near existing or planned sensitive receptors is considered a potentially significant impact of the GPU.

In analysis of impacts related to odors, the GPU EIR discussed that growth in the unincorporated areas could generate new sources of odors and place sensitive receptors near existing sources of odors. Nuisance odors from land uses in the SCAB are regulated under SCAQMD Rule 402, *Nuisance*, while odors within the Antelope Valley portion of the MDAB are regulated under AVAQMD Rule 402, *Nuisance*. Major sources of odors include wastewater treatment plants, chemical manufacturing facilities, food processing facilities, agricultural operations, and waste facilities (e.g., landfills, transfer stations, compost facilities). Despite implementation of regulatory

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

requirements and GPU policies, industrial land uses associated with buildout of the GPU may generate odors that affect a substantial number of people.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.					
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)?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- South Coast Air Quality Management District. *Final 2012 Air Quality Plan*. Adopted 2022.
- South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.
- Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2020-2045*. April 2012.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- a. Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The Project site is located in the South Coast Air Basin and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California

Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG uses regional growth projections to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would result in growth that is substantially greater than what was anticipated, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is within the anticipated growth of a jurisdiction, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers a project consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Furthermore, The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2022 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact. According to the Growth Forecast Appendix prepared by SCAG, the County's future projected population in the unincorporated areas for the year 2040 is projected to increase by 233,000 persons from the 2012 population. The potential increase of 20 persons would not result in an exceedance. The population increase from the proposed project will be well within the projections provided by SCAG and the proposed project will not violate Consistency Criteria 2. *As a result, no new impacts related to the implementation of the AQMP would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. SCAB is in a non-attainment status for federal ozone standards, federal carbon monoxide

standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. According to the SCAQMD, any project is significant if it triggers or exceeds the SCAQMD daily emissions threshold identified previously and noted at the bottom of Tables 1 and 2. The proposed project's construction and occupancy would not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.20). For air quality modeling purposes, a twelve-month period of construction for all construction phases was assumed.

Table 1 Estimated Daily Construction Emissions in lbs./day

Construction Phase	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	6.23	15.9	17.0	0.02	3.64	2.05
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.20

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 2 also used the CalEEMod V.2022.1.1.20 computer model. The analysis summarized in Table 2 indicates that the operational (long-term) emissions would be below the SCAQMD daily emissions thresholds.

Table 2 Estimated Operational Emissions in lbs./day

Emission Source	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	1.72	0.28	4.16	0.01	0.63	0.42
Daily Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.20

The analysis presented in Tables 1 and 2 reflects projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 1 and 2, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control for the South Coast Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition would minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations would further reduce the potential impacts. Detailed operation model outputs are provided in Appendix A. As shown, emissions from operation of the proposed Project would not exceed the thresholds of significance. Therefore, impacts would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

c. Expose sensitive receptors to substantial pollutant concentrations?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The project area is located in the midst of urban development. The nearest sensitive receptors are the residential units located south of the site and west of S. Coberta Avenue. According to the SCAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses.

As indicated in the previous section (refer to Tables 1 and 2), the proposed residential development would not result in an exceedance of SCAQMD thresholds. As indicated in Table 3, the project is not anticipated to exceed construction LSTs for particulates. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations would reduce fugitive dust emissions by approximately 50% to levels that are less than significant. Rule 403 requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

Table 3 Local SEA Thresholds Exceedance SRA 11 for 1 Acre of Disturbance (0.85 acres)

Emissions	Maximum Emissions (lbs./day)	Type	Allowable Emissions Threshold (lbs./day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NOx	0.28	Operation	83	84	96	123	193
	15.9	Construction	83	84	96	123	193
CO	4.16	Operation	673	760	1,113	2,110	6,884
	17.0	Construction	673	760	1,113	2,110	6,884
PM10	0.63	Operation	1	4	7	15	37
	3.64	Construction	5	13	29	60	153
PM2.5	0.42	Operation	1	2	3	5	20
	2.05	Construction	4	5	9	20	83

Source: CalEEMod Version 2022.1.1.20

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

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The proposed project is a residential use and is not anticipated to create any objectionable odors. *As a result, no new impacts would occur.*

Conclusion

With regards to the issue area of Air Quality, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

DP/S AQ-1: SCAQMD Rule 403. The following measures shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

DP/S AQ-1: SCAQMD Rule 1113. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 1113. The Project shall only use “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113.

DP/S AQ-1: SCAQMD Rule 445. The following measure shall be incorporated into construction plans and specifications as implementation of SCAQMD Rule 445. Wood burning stoves and fireplaces shall not be included or used in the new development.

GPU EIR Mitigation Measures

MM AQ-1: If, during subsequent project-level environmental review, construction-related criteria air pollutants are determined to have the potential to exceed the applicable Air Quality Management District (AQMD) adopted thresholds of significance, the County of Los Angeles Planning Department shall require that applicants for new development projects incorporate mitigation measures as identified in the CEQA document prepared for the project to reduce air pollutant emissions during construction activities. Mitigation measures that may be identified during the environmental review include but are not limited to:

- Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower.
- Ensuring construction equipment is properly serviced and maintained to the manufacturer’s standards.
- Limiting nonessential idling of construction equipment to no more than five consecutive minutes.
- Water all active construction areas at least three times daily, or as often as needed to control dust emissions. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Pave, apply water three times daily or as often as necessary to control dust, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers using reclaimed water if possible), or as often as needed, all paved access roads, parking areas, and staging areas at the construction site to control dust.
- Sweep public streets daily (with water sweepers using reclaimed water if possible) in the vicinity of the project site, or as often as needed, to keep streets free of visible soil material.
- Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- Enclose, cover, water three times daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

(GPU EIR MM AQ-1 is not applicable to the Project as impacts are less than significant)

MM AQ-2: New industrial or warehousing land uses that: 1) have the potential to generate 40 or more diesel trucks per day and 2) are located within 1,000 feet of a sensitive land use (e.g. residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the County of Los Angeles Planning Department prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the applicable Air Quality Management District. If the HRA shows that the incremental cancer risk exceeds ten in one million ($10E-06$), particulate matter concentrations would exceed $2.5 \mu\text{g}/\text{m}^3$, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that best available control technologies for toxics (T-BACTs) are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, restricting idling onsite or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project.

(GPU EIR MM AQ-2 is not applicable to the proposed Project)

MM AQ-3: Applicants for sensitive land uses within the following distances as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, from these facilities:

- Industrial facilities within 1000 feet
- Distribution centers (40 or more trucks per day) within 1,000 feet
- Major transportation projects (50,000 or more vehicles per day) within 1,000 feet
- Dry cleaners using perchloroethylene within 500 feet
- Gasoline dispensing facilities within 300 feet

Applicants shall submit a health risk assessment (HRA) to the County prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the applicable Air Quality Management District. The latest OEHHA guidelines shall be used for the

analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes located away from high volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the Proposed Project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the County of Los Angeles and shall be verified by the County's Planning Department.

(GPU EIR MM AQ-3 is not applicable to the proposed Project)

MM AQ-4: If it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan may be required, subject to County of Los Angeles. Facilities that have the potential to generate nuisance odors include but are not limited to:

- Wastewater treatment plants
- Composting, greenwaste, or recycling facilities
- Fiberglass manufacturing facilities
- Painting/coating operations
- Large-capacity coffee roasters
- Food-processing facilities

If an odor management plan is determined to be required through CEQA review, the County shall require the project applicant to submit the plan prior to approval to ensure compliance with the applicable Air Quality Management District's Rule 402, for nuisance odors. If applicable, the Odor Management Plan shall identify the Best Available Control Technologies for Toxics (T-BACTs) that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. T-BACTs may include, but are not limited to, scrubbers (e.g., air pollution control devices) at the industrial facility. T-BACTs identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.

(GPU EIR MM AQ-4 is not applicable to the proposed Project)

IV. Biological Resources

County General Plan Update EIR Analysis

The GPU EIR analyzed programmatic impacts from buildout of the GPU related to biological resources on pages 5.4-1 to 5.4-124. According to the GPU EIR, Los Angeles County supports

at least 159 special-status plant species and 133 special-status wildlife species. The GPU incorporates the Sensitive Ecological Areas (SEAs), which are designed to identify Los Angeles County's most sensitive biological resources. However, the SEAs do not guarantee preservation, nor do they protect all habitats potentially supporting special-status species. Rather, they are a planning tool to provide a higher level of scrutiny for those areas and resources of greatest biological concern within the County. The buildout of the GPU will result in impacts to various habitat types, which will result in the loss of special-status species through direct mortality or via indirect effects (e.g., through wildlife habitat loss and edge effects at the urban-wildland interface). As a consequence, buildout of the GPU will have a significant adverse effect on special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant at the General Plan level.

Los Angeles County supports 24 sensitive plant communities including California walnut woodland, canyon live oak ravine forest, island cherry forest, island ironwood forest, mainland cherry forest, maritime succulent scrub, Mojave riparian forest, open Engelmann oak woodland, Riversidean alluvial fan sage scrub, southern coast live oak riparian forest, southern coastal bluff scrub, southern coastal salt marsh, southern cottonwood willow riparian forest, southern dune scrub, southern foredunes, southern mixed riparian forest, southern riparian forest, southern riparian scrub, southern sycamore alder riparian woodland, southern willow scrub, valley needlegrass grassland, valley oak woodland, walnut forest, and wildflower field. The four aquatic communities supported in Los Angeles County include Southern California arroyo chub/Santa Ana sucker stream, Southern California coastal lagoon, Southern California steelhead stream, and Southern California threespine stickleback stream. Buildout of the GPU will impact various habitat types, including riparian habitat and other sensitive plant communities. Thus, buildout of the GPU will have a significant adverse effect on these resources.

Los Angeles County supports a number of major water bodies (e.g., Castaic Lake, Los Angeles River, San Gabriel River, Santa Clara River) as well as smaller streams and tributaries that support important riverine and riparian habitat, including wetlands. The buildout of the GPU may impact wetland areas and these impacts may have a significant adverse effect on wetlands through hydromodification, filling, diversion or change in water quality. However, with implementation of mitigation, impacts to wetlands would be less than significant.

Los Angeles County supports seven regional wildlife linkages: San Gabriel – Castaic Connection, San Gabriel – San Bernardino Connection, Santa Monica – Sierra Madre Connection, Sierra Madre – Castaic Connection, Tehachapi Connection, Antelope Valley Connection, and the Puente Hills – Chino Hills Connection. There are 11 linkages along principal water courses, 9 linkages along ranges of mountains and hills, and an important linkage along the San Andreas Fault. The update to the SEA Ordinance development standards within the GPU includes provisions for connectivity areas to be maintained through project design such that linkages and corridors will not be narrowed to less than 1,000 feet in width or less than 200 feet in constriction areas. However, the buildout of the GPU will impact regional wildlife linkages and may impact nursery sites. Thus, buildout of the GPU area will have a significant adverse effect on wildlife movement and nursery sites.

The Los Angeles County Oak Tree Ordinance regulates oak trees of 25 inches or more in circumference (8 inches in diameter), or in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter). An oak tree permit must be obtained in order to cut, destroy, remove, relocate, inflict damage, or

encroach into the protected zone of any regulated oak tree. The buildout of the GPU will impact oak trees and oak woodlands. However, the County Oak Tree Ordinance and OWCMP are applied on a project-specific level and consistency with these plans will be determined on a project-by-project basis.

Los Angeles County's coastal zone contains valuable biological resources, including San Clemente Island, Santa Catalina Island, Marina del Rey, Ballona Wetlands and the Santa Monica Mountains. The study and management of these resource areas is more rigorous than other areas in Los Angeles County, and any land disturbance is regulated through coastal land use plans and local coastal programs (LCPs), in compliance with the California Coastal Act. Biological resource management and regulation within these areas are implemented through the Marina del Rey LCP, Santa Catalina Island LCP and the Malibu Local Coastal Land Use Plan. Island resources, such as SEAs, are identified in the LCP and are subject to restrictive development regulations. Any changes to the SEA boundaries or associated regulations require an amendment to the LCP and certification by the California Coastal Commission. Finally, resources within San Clemente Island and the Ballona Wetlands are managed by the U.S. Navy and California Department of Parks and Recreation, respectively. The policies of the Proposed General Plan Update do not conflict with these goals and policies of these plans and LCPs.

The County Hillside Management Area (HMA) Ordinance applies to all unincorporated areas that contain Hillside Management Areas, which includes terrain with a natural slope of 25 percent or greater. The goal of the ordinance is to ensure that development preserves the physical integrity and scenic value of HMAs, provides open space, and enhances community character. The buildout of the GPU will impact hillsides; however, the HMA Ordinance is applied on a project-specific level and consistency with these plans will be determined on a project-by-project basis.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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)?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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.)?	☐	☐	☐	☐	☒
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)?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>
- U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/decoders/wetlands.aspx>
- Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- 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)?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing for brush removal. Trees are located in the north portion of the site. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. The site's zoning is Light Agricultural (A-1). Avocado Creek, a concrete-lined flood control channel, extends around the project site's northern half. Single-family residential units are located on the opposite of this channel from the project site. The approval of the proposed project would involve the construction of 5 single-family detached units. The project site is surrounded on all sides by urban development. The site's small size, its disturbed character, and the uses in the surrounding areas do not provide for a suitable habitat. Two existing trees located just west of S. Coberta Avenue would be removed to accommodate the new housing construction. Any nesting birds and roosting bats is expected be adequately protected with adherence to the Federal Migratory Bird Act of 1918, which prohibits the take of protected migratory bird species without prior authorization, and California Fish and Game Code Section 4150, which prohibits the take and harassment of nongame mammals.

- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. Avocado Creek, a concrete-lined flood control channel, extends around the project site's northern half. Single-family residential units are located on the opposite of this channel from the project site. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there is no natural riparian habitat present within the project site or in the surrounding areas. In addition, the portion of the San Gabriel River that is located nearest to the project site is located 4,500 feet to the west. *As a result, no impacts on natural or riparian habitats would result.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant with mitigation. Avocado Creek, a concrete-lined flood control channel, extends around the project site's northern half. Single-family residential units are located on the opposite of this channel from the project site. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there is no riparian habitat present within the project site or in the surrounding areas. *As a result, the proposed project would not impact any protected wetland area.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The GPU EIR concluded that impacts would be significant and unavoidable. As indicated previously, the project site is located in the midst of an urban area and there are no natural bodies of water located in the vicinity of the project site. The aforementioned conditions restrict the site's utility as a migration corridor because the site lacks adequate suitable habitat for migratory species. Refer to Subsection f for a discussion on trees onsite. *As a result, no impacts will occur.*

- 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.)?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. There are no oak woodlands or other unique native woodlands on or near the project site. *As a result, no impacts will occur.*

- 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)?

No New Impact. The GPU EIR concluded that impacts would be less than significant. No protected tree species are located within the project site boundaries. There are a number of trees located in the northern portion of the site that would not be affected by the proposed development. *As a result, no impacts would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The San Gabriel River that is located approximately 4,500 feet to the west of the project site. In addition, the closest Significant Ecological Areas to the project site include the Rio Hondo College Wildlife Sanctuary SEA and the Puente Hills SEA. The proposed project will be restricted to the project site and will not impact either SEA. *As a result, no impacts would occur.*

Conclusion

With regards to the issue area of Biological Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

Federal Migratory Bird Act of 1918, California Fish and Game Code Section 4150

GPU EIR Mitigation Measures

MM BIO-1: Biological resources shall be analyzed on a project-specific level by a qualified biological consultant. A general survey shall be conducted to characterize the project site, and focused surveys should be conducted as necessary to determine the presence/absence of special-status species (e.g., focused sensitive plant or wildlife surveys). For proposed discretionary projects within SEAs, a biological resources assessment report shall be prepared to characterize the biological resources on-site, analyze project-specific impacts to biological resources, and propose appropriate mitigation measures to offset those impacts. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of biological resources on-site (e.g., observed and detected species as well as an analysis of those species with potential to occur onsite).

(Not applicable to the proposed Project)

MM BIO-2: If there is potential for direct impacts to special-status species with implementation of construction activities, the project-specific biological resources assessment report (as mentioned in Mitigation Measure BIO-1) shall include mitigation measures requiring pre-construction surveys for special-status species and/or construction monitoring to ensure avoidance, relocation, or safe escape of special-status species from the construction activities, as appropriate. If special-status species are found to be nesting, brooding, denning, etc. on-site during the pre-construction survey or monitoring, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate offsite habitat areas. Relocations into areas of appropriate restored habitat would have the best chance of replacing/incrementing populations that are lost due to habitat converted to development. Relocation to restored habitat areas should be the preferred goal of this measure. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.

(Not applicable to the proposed Project as there are no special-status species onsite).

MM BIO-3: No feasible mitigation measures are available that would reduce impacts to wildlife movement completely. However, corridors shall not be entirely closed by any development, and partial mitigation shall be mandatory for impact on wildlife corridors and wildlife nursery sites. This shall include provision of a minimum of half the corridor width. (The width shall be at least what is needed to remain connective for the top predators using the corridor.) Mitigation can include preservation by deed in perpetuity of other parts of the wildlife corridor connecting through the development area; it can include native landscaping to provide cover on the corridor. For nursery site impacts, mitigation shall include preservation by deed in perpetuity for another comparable nursery site of the same species.

(Not applicable to the proposed Project as there are no wildlife corridors or nursery sites onsite)

V. Cultural Resources

County General Plan Update EIR Analysis

The GPU EIR analyzed impacts related to cultural resources on pages 5.5-1 to 5.5-26. According to the GPU EIR, buildout of the GPU would not directly demolish or materially alter historic resources. The GPU EIR concluded that compliance with General Plan policies, Title 22 of the County Code, and state and federal regulations would ensure impacts would be mitigated. In addition, a comprehensive historic preservation ordinance for the unincorporated areas is in process of being drafted by the Department of Regional Planning, Historic Landmarks and Records Commission, and Regional Planning Commission. However, the determination of feasibility will occur on a case-by-case basis as future development applications on sites containing historic structures are submitted. Additionally, some structures that are not currently considered for historic value (as they must generally be at least 50 years or older) could become worthy of consideration during the planning period for the GPU. The policies would minimize the probability of historic structures being demolished but cannot ensure that the demolition of a historic structure would not occur in the future. Despite the inclusion of Mitigation Measures CUL-1 through CUL-3, the GPU EIR concluded that impacts to historical resources were significant and unavoidable.

In regard to impacts on archaeological and paleontological resources, the GPU EIR stated unincorporated LA County is considered potentially sensitive for archaeological resources and has a high potential for uncovering archaeological resources. In addition, abundant fossils occur in several rock formations in unincorporated LA County that have produced numerous important fossil specimens. Thus, unincorporated LA County contains significant, nonrenewable, paleontological resources considered to have high sensitivity. The GPU EIR concluded that the GPU has the potential to impact archaeological and paleontological resources. However, existing federal, state and local regulations address: the provision of studies to identify archaeological and paleontological resources application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. In addition, the Policy C/NR 14.1 addresses the management of artifacts and Policy C/NR 14.6 addresses notification and inventory of archaeological and paleontological resources. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological and paleontological resources is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures CUL-4 and CUL-5. With inclusion of Mitigation Measures CUL-4 and CUL-5, the GPU EIR concluded that impacts to archaeological and paleontological resources would be less than significant.

In analysis of impacts related to human remains, excavation during construction activities by projects consistent with the GPU has the potential to disturb human burial grounds, including Native American burials, in underdeveloped areas of Los Angeles County. Public Resources Code Section 5097.98 mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts. The California Health and Safety Code

(Sections 7050.5, 7051, and 7054) also have provisions protecting human burial remains from disturbance, vandalism, or destruction. California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, compliance with these regulations would ensure impacts to human burial grounds remain less than significant.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California Office of Historic Preservation. California Historical Resources. <http://ohp.parks.ca.gov/ListedResources/?view=countyandcriteria=19>
- U National Park Service, U.S. Department of the Interior. *National Registrar of Historic Places*. <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>
- County of Los Angeles. Los Angeles County 2035 General Plan.
- California Native American Heritage Commission. Sacred Lands File, October 2, 2024.

- a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The Project site does not contain any historical resources. To be considered eligible for the National Register, a property must meet the *National Register Criteria for Evaluation*. This evaluation involves the examination of the property's age, integrity, and significance. A property may be historic if it is old enough to be considered historic (generally considered to be at least 50 years old and appearing the way it did in the past). Significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

A search was conducted using the National Register of Historic Places, which yielded no results. The proposed project would be confined to the existing vacant lot. In addition, the project site does not appear on any State or Federal historic register. The vacant property is not a locally designated landmark or within a locally designated historic district. *As a result, no impacts would occur.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant with mitigation. Because the site has previously been disturbed, there is reduced potential for the Project to impact and archeological resources. No signs of human habitation nor any cemeteries are apparent within or near the project, and no signs of development on the parcel appear on any historic aerial map reviewed, nor on later USGS maps. While not anticipated, should excavations extend to 6 feet below the ground surface, GPU EIR Mitigation Measures CULT-4 requires the retention of an archaeologist for archaeological monitoring for ground disturbances beyond 6 feet in depth and includes procedures for halting work if potential archaeological resources are uncovered. With implementation of GPU EIR Mitigation Measure CULT-4, the Project would not cause a substantial adverse change in the significance of an archaeological resource, and impacts

would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No New Impact. The GPU EIR concluded that impacts would be less than significant. According to the GP EIR, paleontological resources have been discovered in the Puente Hills, but not within the vicinity of the Project. Consequently, the Project would not have a new impact. According to the Geotechnical Report for the Project (Appendix B), undocumented fill up to 7 feet was encountered during test borings, which is recommended for removal. GPU EIR Mitigation Measures CULT-5 requires the retention of a paleontologist for paleontological monitoring for ground disturbances beyond 6 feet in depth and includes procedures for halting work if potential paleontological resources are uncovered. With implementation of GPU EIR Mitigation Measure CULT-5, the Project would not destroy a unique paleontological resources, site, or geologic feature, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

- d. Disturb any human remains, including those interred outside of dedicated cemeteries?

No New Impact. The GPU EIR concluded that impacts would be less than significant. There are no cemeteries present on-site or in the immediate area. The site is currently undeveloped, though it has been disturbed. In the event that an un-recorded burial is encountered, conformance to the Health and Safety Code § 7050.5 will be required. The Code section requires the project to halt until the County coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code § 5097.98. Should human remains or archaeological resources be encountered, all construction activities must stop and the Los Angeles County Sheriff must be contacted. CEQA Guidelines §15064.5 of CEQA also regulates the identification of significant archaeological resources and their salvage. This section of CEQA, among other things, incorporates provisions previously contained in Appendix K of the Guidelines. *The aforementioned requirements would ensure impacts would be less than significant.*

Conclusion

With regards to the issue area of cultural/paleontological resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cult-4 and Cult-5) would be applied to the Project. These mitigation measures, detailed below, require monitoring for archaeological and paleontological resources.

Uniformly Applied Development Policies or Standards (DP/S)

Compliance with State Health and Safety Code Section 7050.5.

GPU EIR Mitigation Measures

MM CUL-1 Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.
(Not applicable to the proposed Project)

MM CUL-2 Draft a comprehensive historic preservation ordinance for the unincorporated areas.
(Not applicable to the proposed Project).

MM CUL-3 Prepare an Adaptive Reuse Ordinance within the context of, and in compliance with, existing building codes that considers the conversion of older, economically distressed or historically-significant buildings into multifamily residential developments, live-and-work units, mixed use developments, or commercial uses.
(Not applicable to the proposed Project).

MM CUL-4 Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification.

Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).
(Applicable to the proposed Project and will be added as a condition of approval).

MM CUL-5 Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified paleontologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue paleontological resources as necessary. The paleontologist shall be present at the pre-grade conference, shall

establish procedures for paleontologist resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification.

Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

(Applicable to the proposed Project and will be added as a condition of approval).

VI. Energy

County General Plan Update EIR Analysis

Impacts related to energy were discussed in sections 5.7 Greenhouse Gas Emissions and 5.17 Utilities and Service Systems of the GPU EIR. In regard to impacts of electricity, Southern California Edison (SCE) provides electricity to Los Angeles County. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH) per year in 2012 and are forecast to increase to 96,516 GWH in 2024 (CEC 2013); one GWH is equivalent to one million kilowatt-hours. The GPU EIR Growth in the unincorporated areas would result in additional demand for electricity service. Presently and for the foreseeable future, the national and regional supply of electrical energy is not in jeopardy. The acceleration of the approval and licensing process of additional state power plants will ensure an adequate supply of electricity for state consumers. Past shortages of electricity were solved by the additional power plants being brought "online" in California. The matter of electrical generation capacity is not one of physical shortages due to power plant limitations; rather, it is a function of market forces and the wholesale cost of electricity. Implementation of the GPU would result in increased demand in electricity service to the unincorporated areas. New development occurring from buildout of the GPU would be subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. The forecasted net increase in electricity demand due to GPU buildout is about 9.9 billion kWh per year, or about 10,300 GWH per year,

and is within SCE's demand forecast for its service area. Therefore, impacts of GPU buildout on electricity supplies would be less than significant. According to the GPU EIR, estimated cumulative electricity demands in 2035 GPU buildout conditions would be about 15.1 billion kWh per year, that is, 15,100 GWH per year, within SCE's demand forecast for its service area. Thus, cumulative impacts on electricity supplies would be less than significant.

In regard to natural gas, The Southern California Gas Company (SCGC) supplies natural gas to most of Los Angeles County except for a few cities, including the City of Vernon and City of Long Beach, which supply natural gas to their own residents and other customers. The estimated net increase in natural gas demand is about 192 million therms per year, that is, 51 million cubic feet of natural gas per day. Forecasted natural gas demands due to the GPU buildout are within SCGC's estimated supplies; thus, impacts of the GPU buildout on natural gas supplies would be less than significant. cumulative net increase in natural gas demands in 2035 conditions would be about 232 million therms per year, or 61.6 million cubic feet of natural gas per day, within SCGC's natural gas supply forecast. Thus, cumulative impacts on natural gas supplies would be less than significant.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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?	☐	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No New Impact. The GPU EIR did not analyze this threshold as it was not an adopted threshold at the time the document was written but impacts related to energy were discussed in sections 5.7 Greenhouse Gas Emissions and 5.17 Utilities and Service Systems of the GPU EIR and were considered less than significant. During construction of the proposed Project, energy would be consumed in 3 general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Southern California Edison (SCE) will provide electricity to the project site. Currently, the existing site is currently vacant. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. As shown in Table 4 the proposed project is anticipated to consume 37,770 kWh annually or 103.5 kWh daily.

Table 4 Proposed Project's Energy Consumption

Energy Type	Consumption Rate	Daily Energy Consumption
Electrical Consumption	7,554 kWh/unit/year	103.5 kWh/day

Source: Blodgett Baylosis Environmental Planning

During construction, the proposed project would consume energy related to the use of fuels used to power construction vehicles and other equipment that would be used during site clearing, grading, and construction. Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips, haul truck trips for material transport, and vendor trips for construction material deliveries. The proposed project would be constructed pursuant to the 2022 energy standards of Title 24. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

In addition, the Project site is within an area where existing infrastructure would provide for efficient delivery of electricity and natural gas to the Project and the Project would not inhibit the development of other alternative energy sources. Furthermore, other existing and future regulations are likely to result in more efficient use of all types of energy, and reduction in reliance on non-renewable sources of energy. These include the federal Energy Independence and Security Act, the state Long Term Energy Efficiency Strategic Plan, SB 350, and AB 1007 (described above), which are designed to reduce reliance on non-renewable energy resources and reduce demand by providing federal tax credits for purchasing fuel-efficient items and improving the renewable fuel, appliance, and lighting standards. Thus, operation of the proposed Project would not use large amounts of energy or fuel in a wasteful, inefficient, or unnecessary manner, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction are anticipated and no mitigation measures are required. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No New Impact. The GPU EIR did not analyze this threshold as it was an adopted threshold at the time the document was written but impacts related to energy were discussed in sections 5.7 Greenhouse Gas Emissions and 5.17 Utilities and Service Systems of the GPU EIR and were considered less than significant. On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. The most recent update became effective January 1, 2020. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant- emitting finish materials. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. *As a result, the potential impacts will be less than significant.*

Conclusion

With regards to the issue area of Energy, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

None.

VII. Geology and Soils

County General Plan Update EIR Analysis

The GPU EIR analyzed impacts related to geology and soils on pages 5.6-1 to 5.6-24. According to the GPU EIR, GPU buildout may result in the development of up to 368,432 additional residential units, approximately 1.3 million additional residents, and 225,201 additional jobs in unincorporated LA County. Future cumulative development under the GPU and the surrounding area would be subject to the same local, state, and federal regulations pertaining to geology and soils, including CBC and Los Angeles County Building Code requirements. The GPU EIR concluded the GPU in combination with other cumulative projects, would not contribute to a potentially significant cumulative impact.

In analysis impacts related to rupture of a known fault, several areas of unincorporated Los Angeles County are within designated Alquist-Priolo Zones. GPU implementation would result in the construction of new buildings, many of which are expected to be residential in nature. The siting of such buildings would have to comply with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, the purpose of which is to prevent the construction of residential

buildings on top of the traces of active faults. Adherence to this law, and the associated setbacks from active fault traces, would help would reduce the hazards associated with earthquake fault rupture to a less than significant level.

Los Angeles County is in a seismically active region. Strong ground shaking is very likely to occur in Los Angeles County during the useful lives of structures that would be developed or redeveloped pursuant to the GPU. Unincorporated LA County, and Los Angeles County in general, contain more than two dozen active earthquake faults. Although strong seismic shaking is a risk throughout Southern California, unincorporated Los Angeles County is not at greater risk of seismic activity or impacts than other areas. Additionally, the State regulates development through a variety of tools that reduce hazards from earthquakes and other geologic hazards. The California Building Code contains building design and construction requirements that are intended to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. Future development projects pursuant to the GPU would be required to adhere to the provisions of the CBC, which are imposed on project developments by the County during the building plan check and development review process. Each future development would be preceded by a detailed, site-specific geotechnical investigation. The geotechnical investigation would calculate seismic design parameters pursuant to CBC requirements, and would include foundation and structural design recommendations, as needed, to reduce hazards to people and structures arising from ground shaking. Compliance with the requirements of the CBC for structural safety during a seismic event would reduce the hazards associated with strong seismic ground shaking to a less than significant level.

In analysis of impacts related to liquefaction, liquefaction zones have been mapped within unincorporated Los Angeles County. However, future development pursuant to the GPU would not result in increased risk of or exposure to liquefaction or other seismic-related ground failures. Geotechnical investigations for future development projects considered for approval by the County pursuant to the GPU would be required to evaluate the potential for liquefaction and other seismic ground failure such as lateral spreading, under the respective project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other seismic-related ground failure. Future development projects pursuant to the GPU would be required to adhere to existing building and grading codes, and construction-related grading requires the preparation and submittal of site-specific grading plans and geotechnical reports that must be reviewed and approved by the County beforehand. Each future development project would be required to comply with the recommendations in the geotechnical investigation report and comply with the CBC, thereby reducing such hazards to a less than significant level.

In regard to impacts related to landslides, the propensity for earthquake-induced landslides is greatest in hilly areas, with steep slopes and bedrock or soils that are prone to mass movement. Very few areas of unincorporated Los Angeles County have been mapped by the State as zones of seismically induced landslide hazards under the Seismic Hazard Zonation Program. Nevertheless, the existing County's building plan check and development review process provides meaningful safeguards against exposure to such hazards. Compliance with existing state and county regulations, as well as goals and policies included as part of the GPU would ensure that the impacts associated with exposure to strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides are reduced to a less than significant level.

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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 fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒
c. Be located on a geologic unit 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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐	☒
f. Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- .S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

- California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*.
<http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>
- County of Los Angeles. Los Angeles County 2035 General Plan.
- Salem Engineering Group, Inc. *Geotechnical Engineering Investigation*. April 8, 2020.

a. (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or known fault?

No New Impact. The GPU EIR concluded that impacts would be less than significant. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Southern California region is bisected by numerous faults, many of which are still considered to be active and many more unknown blind thrust faults are also likely to be present in the area. There are a number of active faults located in the surrounding region that could contribute to localized seismic effects. The nearby faults are summarized below:

- *Whittier-Elsinore Fault.* The Whittier fault extends over 20 miles from the Whittier Narrows area continuing southeasterly to the Santa Ana River where it merges with the southeasterly trending Elsinore fault. These two faults, combined with smaller faults, form the Whittier-Elsinore fault zone. This fault is located approximately two miles south of the site.
- *Norwalk Fault.* The Norwalk fault is an active fault located approximately 16 miles in length and is located approximately two miles to the south of the site.
- *Elysian Park Fault.* The Elysian Park Fault is located approximately one mile north of the site, in the Montebello and Monterey Park areas. This fault produced the 5.9 magnitude Whittier Narrows earthquake (1987) and is a blind thrust fault that extends from the Puente Hills into downtown Los Angeles.
- *San Andreas Fault.* The San Andreas Fault is located approximately 60 miles north of the Avocado Heights Community.

The project site is not identified as being in or in proximity to a fault rupture zone. *Therefore, the impacts would be less than significant.*

(ii) Strong seismic ground shaking?

No New Impact. The GPU EIR concluded that impacts would be less than significant. From the California Department of Conservation Earthquake Zones of Required Investigation, the project site is not subject to strong seismic ground shaking.

(iii) Seismic-related ground failure, including liquefaction?

No New Impact. The GPU EIR concluded that impacts would be less than significant. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. From the California Department of Conservation Earthquake Zones of Required Investigation, the project site is located within a liquefaction zone. According to the geotechnical investigation (as

shown in Appendix B) conducted for this project, liquefaction analysis for the site indicated the soils had low potential for liquefaction under seismic conditions and the total liquefaction-induced settlement was calculated to be 0.08 inches. The project site would be constructed in accordance with the recommendations found within the report and the California Building Code to reduce potential impacts to less than significant.

(iv) Landslides?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site is not at risk for landslides. The proposed project is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the Avocado Heights Community.

b. Result in substantial soil erosion or the loss of topsoil?

No New Impact. The GPU EIR concluded that impacts would be less than significant. According to the United States Department of Agriculture General Soil Map for Los Angeles County, the project site is underlain by the Azuvina-Montebello Soils Complex. The Hanford Soils Association is used extensively for development but is also suitable for residential uses. They are excessively drained and are over 60 inches deep with high water permeability. However, soils of the Hanford Soils Association have a moderate to high wind erosion risk.

c. Be located on a geologic unit 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Soils of the Azuvina-Montebello Soils Complex underlie the project site and immediate area. The Hanford Soils Association is suitable for development, as evident by the existing land uses. The surrounding area is relatively level and is at no risk for landslides. Lateral spreading is not anticipated to occur because prior development would have compressed the native soils that underlie the project site. In addition, the project site is not prone to subsidence because subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table. The soils that underlie the project site are not prone to shrinking and swelling (refer to section 3.6.2.D), thus no impacts related to unstable soils and subsidence are expected. The site is located in an area that is subject to liquefaction. The level of impact within the project site is the same as that identified for the surrounding area.

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?

No Impact. The GPU EIR concluded that impacts would be less than significant. As indicated in Section 3.6.2.C, the soils that underlie the project site are not prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils. Clay is not present in the composition of Azuvina-Montebello Soils Complex. *As a result, no impacts related to expansive soils would occur.*

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No New Impact. The GPU EIR concluded that impacts would be less than significant. No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. *As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site would not conflict with the Hillside Management Area Ordinance. The project site does not contain grades of more than 25%.

Conclusion

With regards to the issue area of Geology and Soils, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the Project conditions of approval, which are consistent with the GPU EIR.

Uniformly Applied Development Policies or Standards (DP/S)

None

GPU EIR Mitigation Measures

None.

VIII. Greenhouse Gas Emissions

County General Plan Update EIR Analysis

The GPU EIR analyzed impacts related to cultural resources on pages 5.7-1 to 5.7-46. According to the GPU EIR, buildout of the GPU would contribute to global climate change through direct and indirect emissions of GHG from land uses within the unincorporated areas. In addition, the County would not achieve the SCAQMD per capita efficiency target for 2035. Impacts would be significant for short-term growth anticipated under the GPU. Additional state and local actions are necessary to achieve the post-2020 GHG reduction goals for the State. CARB has released an update to the 2008 Scoping Plan to identify a path for the State to achieve additional GHG reductions. The Community Climate Action Plan (CCAP) ensures that GHG emissions from buildout of the GPU is minimized. However, As identified by the California Council on Science and Technology, the State cannot meet the 2050 goal without major advancements in technology. Since no additional statewide measures were available, cumulative GHG emissions impacts would remain significant and unavoidable.

In regard to impacts related to conflicting with any applicable plan, policy, or regulation, projects within the unincorporated areas would be required to adhere to the following programs and regulations identified by the Scoping Plan and implemented by state, regional, and local agencies

to achieve the statewide GHG reduction goals of SB 32. The GPU is consistent with the statewide GHG reduction policies as outlined in the CARB Scoping Plan. Consequently, impacts associated with development of the GPU would be less than significant. To achieve the local goals identified in CARB's 2022 Scoping Plan, the GPU included multiple policies intended to reduce greenhouse gas emissions from buildout of the GPU area. Local actions identified in the GPU include incorporating a multi-modal transportation system into the Mobility Element and ensuring that the Land Use Policy Map for the unincorporated areas connects the transportation to land uses. Mobility management is an important component of a multi-modal transportation and a strategy for improving congestion and reducing VMT. Thus, the impacts from consistency with applicable plans, policies, or regulations were found to be less than significant.

	Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New Impact
Would the project:					
a. Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒
b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.
- County of Los Angeles. Los Angeles County 2045 Climate Action Plan

- a. Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The County of Los Angeles 2045 Climate Action Plan CEQA Streamlining Checklist is shown in Appendix C – CAP CEQA Streamlining Checklist. The project would be compliant with the CEQA streamlining requirements. The proposed project includes but is not limited to measures such as utilizing 100% zero-carbon electricity, meeting transportation screening criteria, decarbonizing new buildings, implementing water use efficiency and water conservation, and incorporating drought-tolerant plants. The proposed project shall be required to adhere to implement six Climate Action Plan actions, refer to Appendix C.

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

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The project would not conflict with any plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases. The County of Los Angeles 2045 Climate Action Plan (CAP) was adopted on June 2024. The development of the project site would be consistent with the CAP strategies and would not result in a conflict with the adopted CAP. The project would also be consistent with California Air Resource Board (CARB) 2022 Scoping Plan, which has a goal to achieve targets for carbon neutrality and reduce anthropogenic greenhouse gas (GHG) emissions by 85 percent below 1990 levels no later than 2045. For the Southern California Association of Governments (SCAG) region, the Sustainable Communities Strategy (SCS) is contained in the Connect SoCal 2020–2045 Regional Transportation Plan (RTP)/SCS. The RTP/SCS focuses the majority of new job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in an improved jobs-housing balance and more opportunity for transit-oriented development. The project would be consistent with the RTP/SCS. The project would be consistent with LA County General Plan 2035 as well as Our County Los Angeles Countywide Sustainability Plan. Table 5 shows the project consistency with the 2022 Scoping Plan Greenhouse Gas Reduction Strategies. The proposed project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. *As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation would occur and the potential impacts are considered to be less than significant.*

Table 5 Project Consistency with 2022 Scoping Plan Greenhouse Gas Reduction Strategies

Measure	Consistency Determination
Deploy ZEVs and reduce driving demand	Consistent: While the project would not deploy ZEVs, the project would include pedestrian infrastructure. In addition, consistent with the 2022 California Building Code, all residences would include EV-capable infrastructure to accommodate future installation of a Level 2 EV charger.
Generate clean electricity	Consistent: The residences would include rooftop solar panels to generate electricity.
Decarbonize Buildings	Consistent: The residences would not include any natural gas infrastructure and would include rooftop solar panels to generate clean electricity.
Reduce non-combustion emissions (Methane)	Consistent: The proposed project is a residential subdivision and does not include land uses which generate methane such as landfills and dairy farms.
Reduce non-combustion emissions (hydrofluorocarbons)	Consistent: The proposed project would comply with all state regulations governing hydrofluorocarbons.

Conclusion

With regards to the issue area of Greenhouse Gas Emissions, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

Climate Action Plan Actions - #2, 6-8, 10, 18-23, 25, Appendix C – CAP CEQA Streamlining Checklist

GPU EIR Mitigation Measures

MM GHG-1 The County shall monitor GHG emissions by updating its GHG emissions inventory every five years. Upon the next update to the CCAP, the inventory, GHG reduction measures, and GHG reductions should be forecasted to 2045 to ensure progress toward achieving an interim target that aligns with the long-term GHG reduction goals of Assembly Bill 1279. The CCAP update should take into account the reductions achievable due to federal and state action as well as ongoing work by the County government and the private sector. The 2045 CCAP was adopted by the Board of Supervisors and took effect on June 25, 2024, which provides a plan to achieve GHG reductions for 2035, 2040, and 2045. The CAP includes new reduction programs in similar sectors CCAP (building energy, transportation, waste, water, wastewater, agriculture and others) will likely be necessary. Future targets are considered in alignment with state reduction targets, as feasible, but it is premature at this time to determine whether or not such targets can be feasibly met through the combination of federal, state, and local action given technical, logistical and financial constraints. Future updates to the CCAP account for the horizon beyond 2035 as the state adopts actual plans to meet post-2035 targets.

(Not applicable to the proposed Project.)

IX. Hazards and Hazardous Materials

County General Plan Update EIR Analysis

Impacts related to Hazards and Hazardous Materials were analyzed in the GPU EIR on pages 5.8-1 through 5.8-24. Implementation of the GPU would result in land uses in the County that typically involve the use, storage, disposal and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. Numerous federal, state and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using or disposing of hazardous materials include Resource Conservation and Recovery Act (RCRA), which provides the 'cradle to grave' regulation of hazardous wastes; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; IFC, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; California Code of Regulations (CCR) Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520. LACoFD is the Certified Unified Program Agency (CUPA) for the County and is responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA,

LACoFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk-management plans. The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and man-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.

Numerous sites within the County are listed on hazardous materials databases compiled pursuant to Government Code Section 65962.5. Some of the sites are listed as closed, indicating that they have been investigated and/or remediated to the satisfaction of the lead responsible agency (i.e., RWQCB, DTSC, ACDEH, ACWD) based on land use at the time of closure. The GPU would facilitate new development, including residential, mix-use, commercial, parks, and recreational open spaces, within Los Angeles County. Some of the new development could occur on properties that are likely contaminated. Demolition of existing structures likewise could potentially result in the release hazardous building materials (e.g., asbestos, lead paint, etc.) into the environment. However, compliance with applicable existing regulations and processes would ensure that the GPU would not result in a significant hazard to the public or the environment from future development on existing hazardous materials sites. Therefore, the GPU would have a less than significant impact associated with existing hazardous materials sites.

There are 15 public use airports within the boundaries of the Los Angeles County Airport Land Use Commission's (ALUC) jurisdiction, which is coterminous with Los Angeles County. Five are County-owned, nine are owned by other public entities, and one is privately owned. Of these, only two airports in Los Angeles County are located within unincorporated Los Angeles County: Aqua Dulce Airport in Santa Clarita Valley and Catalina Airport. Los Angeles International Airport, Palmdale Regional Airport, and the William J. Fox Airfield in Lancaster also have airport influence areas that include portions of unincorporated Los Angeles County. Some land uses designated under the GPU would be more likely to result in public airport safety hazards than others. For example, areas designated as residential and commercial would be likely to continually contain high concentrations of persons. If land uses containing high concentrations of persons are located in areas adjacent to public airport operations, public airport hazards would be considered potentially significant. In contrast, open space recreation or open space conservation land use designations would generally not accommodate high density populations. Therefore, impacts from public airport hazards in areas with open space land use designations would generally not occur. Existing Federal Aircraft Administration (FAA) regulations, County policies and regulations, and GPU goals and policies are intended to identify and properly address potential airport hazards prior to implementation of specific projects within the unincorporated County. Therefore, potential impacts associated with public airports, private airstrips, and heliports are less than significant.

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency 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?	☐	☐	☐	☐	☒
ii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☐	☒
iii) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☐	☒
h. Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.

- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List), 2023.
- California State Water Resources Control Board. GeoTracker. 2024.
- Los Angeles County Fire Department. Fire Hazard Severity Zones. 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- a. Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phases include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. *As a result, less than significant impacts would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Environstor database. Additionally, from California State Water Resources Control Board GeoTracker, there are no cleanup site cases located on or near the project site. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote. *As a result, no impacts would occur.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. The nearest school is the Don Julian Elementary School is located 2,900 feet to the northwest of the site. Once implemented, the proposed 5-unit residential project would not be involved in the handling of hazardous materials. *As a result, no impacts would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. A review was conducted using the California Department of Toxic Substances Control (DTSC) Envirostor database. The project site is not included in the list of Cortese sites. Additionally, from California

State Water Resources Control Board GeoTracker, there are no cleanup site cases located on or near the project site. As a result, no impacts are anticipated to occur regarding the placement of the proposed project on a Federal or State designated hazardous waste site. *As a result, no impacts would occur.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site is not located within two miles of an operational public airport. The nearest airport, the San Gabriel Valley Airport, is located in the City of El Monte, approximately four miles to the northwest of the site. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area. *As a result, no impacts would occur.*

- f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

No New Impact. The GPU EIR concluded that impacts would be less than significant. At no time will any local street be closed to traffic during the project's construction and subsequent occupancy. *As a result, no impacts are anticipated.*

- g. (i) Located within a high fire hazard area with inadequate access?

No New Impact. The GPU EIR concluded that impacts would be less than significant. According to the Los Angeles County Fire Department Fire Hazard Severity Zones map, the project site is not located within a high fire hazard area. *As a result, no impacts are anticipated.*

- (ii) Located within an area with inadequate water and pressure to meet fire flow standards?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Water mains are located within the existing public streets located adjacent to the project site. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project. *As a result, no impacts are anticipated.*

- (iii) Located within proximity to land uses that have the potential for dangerous fire hazard?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The surrounding land uses are single family residential units, athletic field, Evergreen Baptist Church, and a concrete lined flood control channel. The project site is not located within proximity to land uses that have the potential for dangerous fire hazard. *As a result, no impacts are anticipated.*

- h. Does the proposed use constitute a potentially dangerous fire hazard?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project proposed use is residential single family homes. The proposed use does not constitute a potentially dangerous fire hazard. *As a result, no impacts are anticipated.*

Conclusion

With regards to the issue area of Hazards and Hazardous Materials, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR as described above.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

None.

X. Hydrology and Water Quality

County General Plan Update EIR Analysis

Impacts related to Hydrology and Water Quality were analyzed on pages 5.9-1 through 5.9-42 of the GPU EIR. According to the GPU EIR, buildout would involve soil disturbance, construction, and operation of developed land uses that could each generate pollutants affecting stormwater. GPU buildout would result in a total of about 669,000 housing units, and nearly 730 million square feet of non-residential land uses, in the unincorporated County. There were about 300,000 housing units in the unincorporated County in 2013; thus, the GPU would involve a net increase of about 369,000 housing units, which is more than double the existing number. There were about 365 million square feet of non-residential building area in the unincorporated County in 2013; thus, the GPU would double the total building area of non-residential land uses. Pollutants associated with stormwater include sediment, nutrients, bacteria and viruses, oil and grease, metals, organics, oxygen-demanding substances, pesticides, and trash and debris. Construction projects of one acre or more in area in each of the three Water Board regions in the County would be required to comply with the General Construction Permit, Order No. 2022-0057-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2022. Projects obtain coverage by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters, and specifying Best Management Practices (BMPs) that would be used by the project to minimize pollution of stormwater. With compliance with regulatory requirements and GPU policies, the GPU EIR concluded that impacts related to water quality standards would be less than significant.

The GPU buildout based on the existing Antelope Valley Area Plan would substantially increase impervious areas in the Antelope Valley Planning Area. While substantial impervious areas would be added in the Antelope Valley Planning Area, the increase in impervious areas would still be a

small fraction of the Planning Area. About 97.6 percent of the Planning Area is designated for either Open Space or Rural uses; the maximum permitted density in the Rural designation is one residential unit per acre. Therefore, buildout of the Antelope Valley Area Plan would not substantially interfere with groundwater recharge due to increase in impervious areas. About 97 percent of the existing Santa Monica Mountains North Area Plan in the Santa Monica Mountains Planning Area is designated either for public and open-space uses or for rural development. Thus, while buildout of this Area Plan would cause an increase in impervious areas, the increase would be minor compared to the over 20,000-acre Area Plan area and impacts would be less than significant. Developments in the unincorporated areas of other Planning Areas—Coastal Islands, East San Gabriel Valley, Gateway, Metro, San Fernando Valley, South Bay, West San Gabriel Valley, and Westside—would be mostly limited to redevelopments and reuses of currently developed areas. Thus, redevelopments in those Planning Areas would result in relatively minor increases in impervious areas. Consequent impacts on groundwater recharge would be less than significant.

Implementation of the GPU would not substantially change drainage patterns in the watersheds in the Los Angeles Water Board Region: the Los Angeles River, San Gabriel River, Santa Monica Bay, Santa Clara, and Calleguas watersheds. Under the MS4 Permit certain categories of development and redevelopment projects are required to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use. Projects in the unincorporated areas within the Los Angeles RWQCB Region and for which LID Plan are required must limit post-development, peak, stormwater-runoff discharge rates to no greater than the estimated predevelopment rate for developments where the increased peak, stormwater discharge rate will result in increased potential for downstream erosion. Construction projects in the Los Angeles Water Board Region of one acre or more in area must implement BMPs for erosion control and sediment control pursuant to the General Construction Permit. Implementation of the GPU would not substantially change drainage patterns in the Antelope Valley Watershed in the Lahontan Water Board Region. The part of Los Angeles County in the Central Valley Water Board region is designated N-1 (Non-Urban 1) and C (Commercial) in the existing Antelope Valley Area Plan. Considering the small size of the portion of Los Angeles County in the Central Valley Water Board Region, GPU buildout would not substantially change drainage patterns in that area. Therefore, the GPU EIR concluded that impacts to drainage from buildout of the GPU would be less than significant.

Implementation of the GPU would not change drainage patterns in Los Angeles County or in parts of adjoining counties in watersheds extending from Los Angeles County into those counties. Under the MS4 Permits in the Los Angeles and Central Valley Water Board regions, certain categories of development and redevelopment projects are required to mimic predevelopment hydrology through infiltration, evapotranspiration, and rainfall harvest and use. Projects within the LARWQCB Region and subject to LID requirements are required must limit post-development peak stormwater runoff discharge rates to no greater than the estimated pre-development rate for developments where the increased peak stormwater discharge rate will result in increased potential for downstream erosion. Developments pursuant to the GPU would not substantially increase runoff rates or volumes and substantial consequent flood hazard would occur. Impacts would be less than significant.

Although portions of all GPU Planning Areas within the current 100-year floodplain are proposed for development, future development within 100-year flood zones would require improvements to flood control facilities, and issuance of Letters of Map Revision by FEMA showing changes to 100-year flood zones reflecting such improvements; or that the floor beams of the lowest floor of the structure be raised above the 100-year base flood elevation. Flood insurance available through the

NFIP would also be required. Therefore, buildout of the GPU would not place substantial numbers of people or structures at risk of flooding in 100-year flood zones, and impacts would be less than significant.

Dam inundation areas span some unincorporated areas of all of the Planning Areas except the South Bay Planning Area; and parts of the Antelope – Fremont Valleys, Santa Clara, San Gabriel River, Santa Monica Bay, Los Angeles River, and San Pedro Channel Islands watersheds. About 74 percent of the net increase in population due to the GPU would be in the Antelope Valley Planning Area. The dams in that Planning Area that have dam inundation areas spanning many square miles are Pyramid Lake in the Santa Clara Watershed; and San Gabriel Dam and Morris Dam in the San Gabriel River Watershed. The dam inundation areas for Fairmont Reservoir, Lake Palmdale, and Littlerock Reservoir each encompass limited areas directly below the respective dams. Thus, buildout of the existing Antelope Valley Area Plan would not subject large numbers of people to flood hazards from dam failure. About half the remaining net increase in population due to the GPU, and about one-third of the total employment growth due to the GPU, would be in the Santa Clarita Valley Planning Area based on the existing Santa Clarita Valley Area Plan. Net increases in population and employment in Planning Areas other than Antelope Valley and Santa Clarita Valley due to the GPU would be relatively minor compared to the total numbers of residents and workers in those nine Planning Areas (in cities and unincorporated areas). The total net increases in population and employment in those nine Planning Areas would be about 205,000 residents and 120,000 workers. Considering the relatively small proportional net increases in numbers of residents and workers that would be put at potential risk from dam inundation; the operation of most of the dams as flood control dams, not impounding large reservoirs most of the time; and safety requirements and inspections by the Division of Safety of Dams, impacts would be less than significant.

Most of the unincorporated areas within the coastal zone of the Santa Monica Mountains Planning Area that is in tsunami inundation areas is designated Parks in the Malibu Local Coastal Land Use Plan. Therefore, buildout of the GPU would not subject substantial additional numbers of people or structures to tsunami flood hazards. Marina del Rey is largely built out except for one vacant lot, about 4.1 acres in area, at the northeast corner of Via Marina and Tahiti Way, and designated for hotel use in the Marina del Rey Coastal Land Use Plan. Any hotel developed on that lot would prepare and maintain a hotel evacuation plan conforming with Los Angeles County Fire Department requirements. Therefore, buildout of the GPU would not subject substantially increased numbers of people or structures to tsunami flood hazards. Impacts would be less than significant.

Canyons in the northern slopes of the San Gabriel Mountains in the Antelope Valley Planning Area, and alluvial fans at the foot of the San Gabriel Mountains, are susceptible to mudflows. Such areas are mostly designated N-1 (Non-Urban; maximum density 0.5 residential unit per acre). Canyons and areas along the bases of mountain slopes are susceptible to mudflows. Much of such areas in the Santa Clarita Valley Planning Area are designated Open Space or Rural Land by the existing Santa Clarita Valley Area Plan; thus, most new development in this Planning Area would be directed away from such areas. Geotechnical investigations would be required for the development of structures for human occupancy pursuant to the GPU. Where such geotechnical investigations identified mudflow hazard areas in or next to the sites of proposed structures or other improvements, the geotechnical investigations would include recommendations for minimizing such hazards. Compliance with recommendations of geotechnical investigations is required under the County Grading Code, Title 26, Appendix J of the County Code. Impacts would be less than significant after compliance with recommendations in geotechnical investigations.

GENERAL PLAN STREAMLINING ENVIRONMENTAL CHECKLIST FORM

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
e. Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	☐	☐	☐	☐	☒

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
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)?	☐	☐	☐	☐	☒
g. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☐	☒
h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- FEMA. Flood Zones, Definition/Description. <http://www.fema.gov/floodplain-management/flood-zones>
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

No New Impact. The GPU EIR concluded that impacts would be less than significant. In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in debris, leaves, soils, oil/grease, and other pollutants. Developers would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Developers will be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the property owner to implement over the life of the project. In addition, the following *standard conditions* are required as part of this project to ensure that potential water quality impacts are mitigated:

- Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, Developers shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification

(WDID) Number or other proof of filing shall be provided to the Chief Building Official and the County Engineer.

- Developers shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Building Official and County Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request. *With the aforementioned requirements (standard conditions), the impacts 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. According to information obtained from the Los Angeles Department of Public Works, Hydrological Division, groundwater in the vicinity of the site is found at a depth of approximately 90 feet below the ground surface (bgs). This datum represents the reported depth to static water level at the time of measurement. Depth to groundwater beneath the site is expected to be at a depth of approximately 90 feet. However, this depth can vary due the effects of infiltration of rainfall and pumping activities. The flow direction of groundwater beneath the site is not known; however, based on the slope of the surrounding land and flow direction of surface water, the groundwater flow direction is inferred to be to the west toward the San Gabriel River. The proposed project will not affect this existing well. The proposed project will be connected to the City's water and sewer lines and will not impact a local aquifer. *As a result, no impacts would occur.*

- c. (i) Result in substantial erosion or siltation on- or off-site?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Avocado Creek, a concrete lined flood control channel, lies to the northern side of the project site. the proposed Project would not involve the alteration of the flood control channel. The proposed project would be required to obtain a General Construction Activity Stormwater Permit, issued by the SWRCB. One of the conditions of the General Permit is the development and the implementation of a SWPPP, which would identify structural and nonstructural BMP to be implemented during the construction phase. With implementation of BMPs, the proposed Project would not violate any water quality standards or waste discharge requirements. The proposed Project would comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Activity Permit, and therefore, would not alter existing drainage patterns in a manner that would result in erosion or flooding or increase stormwater runoff that would likely exceed existing storm drain capacity or increase pollutants in stormwater runoff. *As a result, impacts would be less than significant.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site is covered in impervious surfaces and the concrete lined flood control lies north of the project site. Construction activities would include minor earth moving, maintenance/operation of construction equipment and handling/storage/disposal of materials, which may contribute to pollutant loading in the flood control channel as well as storm water runoff. However, as previously stated, all activities would comply with the SWPPP to prevent surface runoff from discharging into

the river channel including the use of drainage outlet spreaders. Following final site stabilization, the proposed project would not pose additional sediment discharge risk compared to existing conditions. According to Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the project site is located within Flood Zone X, which has minimal risk of flooding. *As a result, the impacts are 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. As discussed above, construction of the proposed project would comply with the NPDES General Construction Activity Permit, which mandates the development and the implementation of a SWPPP. The proposed project would increase the 50-year storm runoff from 2.64 to 2.66 cubic feet per second. The SWPPP will include measures to control the amount and manner of surface runoff and would prevent surface runoff from discharging into the river channel. Any changes to the existing drainage pattern due to the increase of impervious surfaces would be mitigated through compliance with federal, state, and local regulation. *As a result, less than significant impact would occur.*

- (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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. As discussed above, construction of the proposed project would comply with the NPDES General Construction Activity Permit, which mandates the development and the implementation of a SWPPP. The SWPPP will include measures to control the amount and manner of surface runoff and would prevent surface runoff from discharging into the river channel. Any changes to the existing drainage pattern due to the increase of impervious surfaces would be mitigated through compliance with federal, state, and local regulation. *As a result, less than significant impact would occur.*

- 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?

No Impact. The GPU EIR concluded that impacts would be less than significant. According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. Areas located within the designated Zone X have a minimal flood hazard and are usually depicted on FIRMs as above the 500-year flood level. Thus, properties located in Zone X are not located within a 100-year flood plain. *As a result, no impacts would occur.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. Pursuant to the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12,

Ch.12.84), the proposed construction and subsequent occupancy of 5 single-family residential units project is considered new development and is subject to the County's LID Standards Manual. The project site and surrounding area are subject to the LID Ordinance, and the proposed project is located in or directly adjacent to or potentially discharging directly to a sensitive environmental area (SEA) as defined in Section 22.08.190 of Title 22 of the LID Development Standards.

In accordance with the County's LID Standards Manual, the project's stormwater management design incorporates bioinfiltration basins, which will be designed for mitigated 85th percentile flows, and treatment for the required LID volumes in order to meet the County's LID and stormwater quality requirements. *As a result, no impacts would occur.*

- 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)?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Pursuant to the regulations set forth by the Los Angeles Regional Water Quality Control Board (RWQCB) and the County of Los Angeles Department of Public Health for Onsite Wastewater Treatment Systems (OWTS), the proposed 5 single family home development project is subject to the standards for development of onsite wastewater treatment. The project is located near a concrete lined flood control channel. Developers would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Developers will be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. *As a result, less than significant impacts would occur.*

- g. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project site is not located near a body of water that is large enough to create a seiche during a seismic event. The project site is located approximately 22 miles north of the Pacific Ocean and is not within a coastal zone or tsunami inundation area. According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X, which have minimal flood hazard. *As a result, no impacts would occur.*

- h. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The proposed project will be required to comply with the policies and plans outlined in the Los Angeles Department of Water and Power (LADWP) 2020 Urban Water Management Plan (UWMP) and the Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Developers would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Developers will be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the property owner to implement over the life of the project. *As a result, no impacts would occur.*

Conclusion

With regards to the issue area of Hydrology and Water Quality, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant by adhering to the project conditions of approval, which are consistent with the GPU EIR as described above.

Uniformly Applied Development Policies or Standards (DP/S)

DP/S WQ-1: NPDES/SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the County Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

DP/S WQ-2: LID. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Low Impact Development Plan (LID) shall be submitted to and approved by the County's Building and Safety Division. The LID shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.

(A Conceptual LID has been prepared for the Project and has been approved by the County of Los Angeles Department of Public Works; therefore, this policy has been adhered to).

GPU EIR Mitigation Measures

None.

XI. Land Use/Planning

County General Plan Update EIR Analysis

Land Use and Planning was analyzed on pages 5.10-1 through 5.10-44 of the GPU EIR. According to the GPU EIR, most major land use and zoning changes planned for the unincorporated areas are concentrated in Transit Oriented Districts, which contain established roadway networks and urbanized land use patterns. Targeted increases in development capacity in unincorporated areas are intended primarily to allow intensified development or a more flexible mix of land uses. The changes do not introduce radically different land uses into neighborhoods, propose new street patterns, or otherwise divide these areas. The GPU EIR concluded that the GPU does not allow land uses patterns that would result in division of an established neighborhood or community. The GPU EIR analyzed that in addition to identifying land use changes in the County, the GPU identifies proposed and planned roadways in Los Angeles County. However, none of these planned roadways would result in the division of established communities and impacts would be less than significant.

The GPU is intended to shape development within the County through 2035 and beyond. Buildout of the GPU would allow for up to 668,911 residential dwelling units; 1.65 million square feet (3,793 acres) of commercial use; 2.27 million square feet (5,210 acres) of industrial use; 3.52 million square feet (80,896 acres) of public/semi-public; and 714,704 acres of public/open space. The EIR concludes that the GPU would be consistent with applicable planning law, SCAG's RTP/SCS, Airport Land Use Compatibility Plans, and Local Coastal Programs through compliance with GPU policies and regulatory requirements.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
a. Physically divide an established community?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
c. Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Physically divide an established community?

No New Impact. The GPU concluded that impacts would be less than significant. The project site is currently vacant and undeveloped. The project site has undergone grading and grubbing for brush removal. Trees are located in the northern portion of the site. The Coberta Avenue cul-de-sac provides access to the site's south side. Three residential units abut the site's southwest side (333 S. Coberta Avenue, 342 Coberta Avenue, and 340 Coberta Avenue). An athletic field is located to the east of Coberta Avenue and west of the Evergreen Baptist Church and parking area is located to the southeast and east of the site. A concrete lined flood control channel extends around the project site's northern half. Single family residential units are located on the opposite side of this channel from the project site. The site and the surrounding properties are zoned *Light Agricultural (A-1)*. The proposed project will be restricted to the project site and will not divide an established neighborhood. In addition, the majority of the uses in the surrounding area are residential. The implementation of the proposed project will not result in incompatible land uses. *As a result, no impacts would occur.*

- 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?

No New Impact. The GPU concluded that impacts would be less than significant. The proposed project is an application to construct five single-family residential units. The proposed development will be restricted to the project site and will not divide an established neighborhood. The proposed project will not result in incompatible land uses. *As a result, no impacts will occur.*

- c. Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

No New Impact. The GPU concluded that impacts would be less than significant. The site and the surrounding properties are zoned *Light Agricultural (A-1)*. The proposed project will be restricted to the project site and will not divide an established neighborhood. The development of the project would not conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas. *As a result, no impacts would occur.*

Conclusion

With regards to the issue area of Land Use and Planning, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

None.

XII. Mineral Resources

County General Plan Update EIR Analysis

Mineral Resources were analyzed on pages 5.11-1 through 5.11-50. The GPU EIR analyzed that buildout of the GPU would only result in impacts to mineral resources in the Antelope Valley Planning Area, but not in the other 10 Planning Areas. Of the 15,882 acres of MRZ-2 area in the existing Antelope Valley Area Plan, 1,823 acres, or 11.5 percent, are designated for land uses incompatible with mining. Buildout of the GPU would substantially reduce availability of mineral resources in one mineral extraction area identified in the Existing General Plan: the Little Rock Wash area in the Antelope Valley Planning Area. This impact would be significant and unavoidable.

Buildout of the GPU would not substantially reduce the regional availability of oil and natural gas, and it would not render any large oil fields completely inaccessible. Large oil fields in Los Angeles County are generally located within 1) cities (and therefore not in the GPU Area), 2) unincorporated areas already built out with urban development (as in the Los Angeles Basin), 3) areas where both urban development and continued oil extraction are permitted (as in the Newhall Ranch Specific Plan area), and 4) areas where urban development above and/or near oil fields is neither permitted nor feasible (as in large areas of the Santa Clarita Valley Planning Area). Furthermore, development of residential, commercial, and other urban uses does not preclude the continued use of nearby oil wells. Therefore, the geographic scope of areas available for the extraction of oil and natural gas are not expected to be dramatically reduced by implementation of the GPU.

	Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New 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?	☐	☐	☐		☒
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?	☐	☐	☐		☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder.
<https://www.conservation.ca.gov/calgem/Pages/Wellfinder.aspx>
- County of Los Angeles. Los Angeles County 2035 General Plan.

- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The project site does not contain sand, gravel, mineral, or timber resources. In addition, there are no active oil wells or natural resource extraction activities within the project site. Furthermore, the project area is not located within a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that no abandoned wells are located in the vicinity of the project site. *As a result, no new impacts on available mineral and energy resources are anticipated.*

- 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?

No New Impact. New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. There is no mineral, oil, or energy extraction and/or generation activities located within or near the proposed project site. Review of the General Plan and maps provided by the State Department of Conservation indicated that there are no significant mineral resources located in the vicinity of the project site. The resources and materials used during construction activities will not include any materials that are considered rare or unique. *As a result, the proposed project will not result in any impacts on mineral resources in the region.*

Conclusion

With regards to the issue area of Mineral Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant. Therefore, the Project would not result in an impact which was not adequately evaluated by the GPU EIR.

Existing Plans, Programs, or Policies

None.

GPU EIR Mitigation Measures

None.

XIII. Noise

County General Plan Update EIR Analysis

Noise was analyzed on pages 5.12-1 through 5.12-110. The GPU EIR stated that two types of temporary noise impacts could occur during construction. First, the transport of workers and movement of materials to and from the individual work sites could incrementally increase noise levels along local access roads. The second type of temporary noise impact is related to demolition, site preparation, grading, and/or physical construction. Construction equipment generates high-levels of noise with maximums ranging from 71 dBA to 101 dBA. Construction of individual developments associated with the buildout of the GPU would temporarily increase the ambient noise environment and would have the potential to affect noise sensitive land uses in the vicinity of an individual project. County Code Section 12.08.440 allows for construction activities during the specified hours of 7:00 AM to 7:00 PM on weekdays (including Saturdays), but restricts such activities on Sundays or holidays. Furthermore, this code section restricts noise levels by both equipment type (i.e., mobile or stationary) and receptor land use classification type. The GPU EIR concluded that construction of individual developments associated with buildout of the GPU would temporarily increase the ambient noise environment in the vicinity of each implementing project. Because construction activities associated with any individual development may occur near noise-

sensitive receptors and, depending on the project type noise, disturbances may occur for prolonged periods of time, construction noise impacts associated with implementation of GPU were considered significant and unavoidable, despite inclusion of Mitigation Measure N-1, as outlined below.

Future development in accordance with the GPU would cause increases in traffic along some roadways. For purposes of the GPU EIR analysis, a significant impact would occur if project-related traffic increases the ambient noise environment of noise-sensitive locations by 3 dB or more and the ambient noise level under with project conditions is 70 dBA CNEL or higher (i.e., those with-project conditions that fall within the “Normally Unacceptable” or “Clearly Unacceptable” land use categories). Additionally, a significant impact would also occur if project-related traffic increases the ambient noise environment of noise-sensitive locations by 5 dB or more regardless of the ambient noise level under with-project conditions. According to the GPU EIR, seven of the 10 Planning Areas would have noise impacted roadways. Buildout of the GPU could result in noise level increases of up to 19.6 dB. The GPU EIR concluded that cumulative increases in the ambient noise environment along the roadway segments identified from buildout of the proposed land use plan would be substantial. Additionally, there are no other reasonably feasible measures to reduce traffic noise impacts to existing uses either due to implementation constraints, aesthetics drawbacks, and/or costs considerations⁴. Therefore, traffic noise impacts to existing noise-sensitive receptors (along certain roadway segments) would experience a substantial increase in noise over existing conditions, would meet the significance criteria, and would be exposed to potentially significant noise levels due to traffic flows.

New sensitive land uses would have to demonstrate compatibility with the ambient noise levels. A potentially significant impact could occur if the GPU designates noise-sensitive exterior land uses in areas where the ambient noise level exceeds 65 dBA CNEL. Likewise, interior noise levels in habitable noise-sensitive areas should not exceed 45 dBA CNEL. Implementation of GPU policies would reduce impacts to the extent feasible. However, additional measures would be required during specific, project-level assessments to ensure that future land uses are compatible to their noise environment. Implementation of the noise-related policies contained within the GPU in addition to Mitigation Measure N-2, as outlined below, would reduce exterior noise compatibility impacts. While interior noise levels are required to achieve the 45 dBA CNEL interior noise limit of Title 24 and Title 25, exterior noise levels may still exceed the County noise land use compatibility criteria, despite exterior noise attenuation (i.e., walls and/or berms). Therefore, impacts related to exterior noise compatibility would remain significant and unavoidable.

The GPU EIR discussed that transportation routes within Los Angeles County are not expected to generate excessive vibration. However, implementation of the GPU may add new sensitive uses in areas adjacent to existing and future railroad lines. These developments may result in placing residential or other sensitive uses near the railroad lines which could result in excessive groundborne vibration from train operations. The extent of the exposure to vibration depends on site-specific conditions, location of buildings, and size and design of the proposed buildings. Further specific, project-level review would be required as future developments are proposed. The use of heavy equipment associated with industrial operations can create elevated vibration levels in its immediate proximity. Soil conditions have a strong influence on the levels of groundborne vibration and, as a result, vibration typically dissipates rapidly with distance away from the source. Further specific, project-level review would be required as future developments are proposed. Vibration generated by construction equipment has the potential to be substantial, since it has the potential to exceed the FTA Criteria for human annoyance of 78 VdB and structural damage of 0.200 in/sec. However, groundborne vibration is almost never annoying to people who are

outdoors, so it is usually evaluated in terms of indoor receivers (FTA 2006). Vibration impacts may occur from construction equipment associated with development in accordance with the GPU. GPU Mitigation Measure N-3 (train-related vibration) would reduce potential train-related vibration impacts to new uses below the thresholds (i.e., below 0.08 RMS in/sec for residential uses). GPU Mitigation Measure N-4 (construction-related vibration) would reduce vibration impacts associated with construction activities to the extent feasible. GPU Mitigation Measure N-5 (industrial-related vibration) would reduce potential vibration impacts from industrial uses to less-than-significant levels. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, impacts related to vibration from GPU buildout would remain significant.

Buildout of the GPU would involve new development and redevelopment on parcels within the plan areas of adopted Airport Land Use Compatibility Plans (ALUCPs), including the comprehensive Los Angeles County ALUCP and the ALUCP for the General William J. Fox Airfield. However, future development under the GPU would be required to be consistent with any applicable ALUCP constraints pertaining to nearby developments. Furthermore, compliance with policies included in the Land Use Element and Noise Element of the GPU related to land use compatibility would ensure that development would not conflict with airport land use plans. Therefore, the GPU EIR concluded that, with the application of Policy LU 7.6 and Policy N 1.12 and review by the Los Angeles County ALUC, future development under the GPU would be consistent with adopted ALUCPs and there would be no significant noise exposure impacts relative to airport or airstrip noise levels.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
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?	☐	☐	☐	☐	☒
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.

- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
 - County of Los Angeles. Los Angeles County 2035 General Plan.
- 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity.² The project’s traffic would not be great enough to result in an audible change in traffic noise. The project site is located in an area with substantial ambient noise levels related to vehicular traffic on adjacent roadways. In addition, the project site is located in the midst of a residential area. The proposed project’s potential construction noise impacts are outlined in Sections 3.12.2.D, respectively.

Noise measurements were taken at one location near the project site on October 30, 2023, at 11:45 AM. The measurement location is located approximately 15 feet from the project site. A Sper Scientific Digital Sound Meter was used to conduct the noise measurements. A series of one hundred (100) discrete noise measurements were recorded and the results of the survey are summarized in Table 6. The L50 noise level represents the noise level that is exceeded 50 percent of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. The average noise levels during the measurement period was 60.0 dBA. As indicated in Table 6, the ambient noise environment is relatively quiet.

Table 6 Noise Measurement Results

Noise Metric	Noise Level (dBA) Location
L ⁵⁰ (Noise levels <50% of time)	60.0
L ⁷⁵ (Noise levels >75% of time)	61.3
L ⁹⁰ (Noise levels >90% of time)	62.3
L ⁹⁹ (Noise levels >L99% of time)	63.8
Lmin (Minimum Noise Level)	54.6
Lmax (Maximum Noise Level)	64.7
Average Noise Level	60.0

Source: Blodgett Baylosis Environmental Planning. October 30, 2023

According to the Los Angeles County Code of Ordinances Chapter 12.08.440 Construction Noise, operating or causing the operation of any tools or equipment used in construction, drilling, repair,

alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

The construction of the project would generate short-term noise impacts. Construction activities have a short and temporary duration, lasting from a few days to a period of several months. Groundborne noise and other types of construction related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise. Generally, site preparation has the shortest duration of all construction phases. Activities that occur during this phase include earthmoving and soils compaction. High groundborne noise levels can occur during this phase due to haul trucks, backhoes, and other heavy-duty construction equipment. Due to the close proximity of the adjacent residential properties to the southwest, construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. The degree of noise impact would be dependent upon the distance between the construction activity and the noise receptor. To ensure compliance with County Code standards, the County's building and plan check permitting process includes verification that the location of operational noise sources would not result in an exceedance of the County code standards. Thus, the County's standards development permitting process would ensure that the proposed Project would not generate onsite operational noise that would exceed noise standards and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

b. Generation of excessive groundborne vibration or groundborne noise levels?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. Construction activities would produce varying degrees of ground vibration, depending on the equipment and methods employed. While ground vibrations from typical construction activities very rarely reach levels high enough to cause damage to structures, special consideration must be made when sensitive or historic land uses are near the construction site. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. The effects of vibration on buildings are summarized in Table 7.

Table 7 Common Effects of Construction Vibration

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings

0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Table 8 indicates the typical vibration from construction equipment.

Table 8 Vibration Source Levels for Typical Construction Equipment

Construction Equipment		PPV @25 ft. (inches/sec.)	Vibration (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The project will be required to adhere to all pertinent County noise control regulations. The limited duration of construction activities and the County's construction-related noise control requirements will reduce the potential impacts. Therefore, project construction would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant. *As a result, the impacts 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?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The project site is not located within two miles of an operational airport. The San Gabriel Valley Airport is located in El Monte approximately four miles to the northwest. *As a result, no impacts are expected with regard to excessive noise levels due to airfields.*

Conclusion

With regards to the issue area of Noise, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (N-1 and N-4) have been incorporated into the project as Project Design Features. The mitigation measure, as detailed above, requires the project applicant to comply with the County Noise Ordinance.

Uniformly Applied Development Policies or Standards (DP/S)

None

Project Design Features

PDF N-1: Construction Sound Barrier. Construction plans and specifications shall state that stationary construction equipment shall be located a minimum of 100 feet from the property line of any offsite residence. Construction plans and specifications shall state that a manmade barrier (i.e., proposed homes, sound wall, or sound blanket) shall screen propagation of noise from stationary equipment (e.g., air compressors and generators) to minimize noise levels from stationary equipment at nearby sensitive receptors (implementing GPU EIR MM N-1).

(In fulfillment of this PDF, the Project applicant shall install a temporary sound barrier along the Project's property lines and locate stationary noise sources far from residential receptor locations.)

PDF N-2: Vibration-intensive equipment. The Project construction plans and specifications shall state that operation of off-road construction equipment that is 150 horsepower or greater shall not occur within 6 feet of either the north or south property lines in order to limit construction-related vibration levels at the nearby residences. Typical construction equipment that is less than 150 horsepower include backhoes, skid steers, skip loaders, and tractors, that are capable of performing all Project grading and excavation activities (implementing GPU EIR MM N-4).

(In fulfillment of this PDF, the Project applicant shall muffle all construction equipment with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers and maintain and tune all construction equipment to minimize noise emissions. These devices shall be kept in good working condition throughout the construction process.)

GPU EIR Mitigation Measures

MM N-1: Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing non-essential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.

(Applicable to the proposed Project and is incorporated as PDF N-1)

MM N-2: Prior to the issuance of building permits for any project that involves a noise-sensitive use within the 65 dBA CNEL contour (i.e., areas in or above 65 dBA CNEL) along major roadways and freeways the project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features (e.g., setbacks, berms, or sound walls), and/or required building acoustical improvements (e.g., sound transmission class rated windows, doors, and attic baffling) to ensure compliance with the County's Noise

Compatibility Criteria and the California State Building Code and California Noise Insulation Standards (Title 24 of the California Code of Regulations).

(Not Applicable to the proposed Project)

MM N-3: New development that occurs within 200 feet of a railroad track (according to the FTA's vibration screening distances) shall be evaluated for potential vibration impacts. The project property owner/developers shall retain an acoustical engineer to conduct an acoustic analysis and identify, where appropriate, site design features and/or required building construction improvements to ensure that vibration impacts would remain below acceptable levels of 0.08 RMS in/sec for residential uses.

(Not Applicable to the proposed Project).

MM N-4: Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB at sensitive receptor locations), additional requirements, such as use of less vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

(Applicable to the proposed Project and is incorporated as PDF N-2).

MM N-5: Prior to the issuance of building permits, proposed heavy industrial projects are required to provide evidence that vibration due to the operation of machinery would not adversely affect nearby vibration sensitive uses such as commercial, hotel, institutional, and residential uses. The project property owner/developers shall retain an acoustical engineer to conduct a vibration analysis and identify, where appropriate, project design features and/or required building/equipment improvements to ensure that vibration impacts would remain below acceptable levels of 78 VdB at sensitive receptor locations. This vibration level is considered to be significant at vibration-sensitive uses. This can be accomplished with vibration reducing measures such as, but not limited to, equipment placement, equipment selection, vibration dampers, and/or changes to operation modes (speed, power, frequency).

(Not Applicable to the proposed Project).

XIV. Population/Housing

County General Plan Update EIR Analysis

Population and housing were analyzed on pages 5.13-1 through 5.13-10 of the GPU EIR. According to the GPU EIR, the estimated buildout population of the GPU is 2,356,890 residents, which is expected to occur sometime after 2035. SCAG projects the population in the unincorporated LA County area to increase to 1,399,500 by 2035. The mixture of land uses and densities prescribed in the GPU can accommodate the growth projected by SCAG by 2035; therefore, the GPU is consistent with SCAG's RTP/SCS. According to the EIR, the East San Gabriel Valley Planning Area would increase from an existing jobs-housing ratio of 1.06 to 1.07 at buildout and would become closer to the recommended jobs-housing balance of 1.3 to 1.7. The Antelope Valley Planning Area would decrease from 1.29 to 0.18 which is considered housing-rich. Therefore, MM PH-1 was included to reduce impacts to less than significant.

According to the GPU EIR, the GPU would allow existing uses to continue even where new zoning and land use designations are proposed under the GPU. None of the existing uses would be forced to be removed or relocated as a result of General Plan implementation.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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)?	☐	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

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)?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The proposed project is an application to construct five single-family residential units on a 0.82-acre property. According to the most recent U. S. Census, the average household size in the Avocado Heights Community is 3.67 persons per unit. Assuming 4 persons per unit, the new development would result in 20 new residents. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently largely undeveloped (the site is currently vacant) though the site has been disturbed. All land use surrounding the property are designated for light agricultural uses (A-1) and residential development.
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.

- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is vacant. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The proposed 10-unit project would potentially result in 20 new residents assuming an average household size of 4 persons per unit derived from the most recent U. S. Census.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The existing roads and existing utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth. *Therefore, the impacts would be less than significant.*

- b. Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The project area is currently vacant and no *occupied* housing units will be displaced as part of the proposed project's implementation. As a result, no impacts related to housing displacement will result from the proposed project's implementation. *As a result, no new impacts related to population displacement will result from the proposed project's implementation.*

Conclusion

With regards to the issue area of Population and Housing, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

MM PH-1: Prior to adoption of the Antelope Valley Area Plan Update, the County shall identify land use changes to achieve a minimum jobs-housing ratio of 1.3 for the Antelope Valley Planning Area. *(Not applicable to the proposed Project)*

XV. Public Services

County General Plan Update EIR Analysis

Public Services was analyzed on pages 5.14-1 through 5.13-34 of the GPU EIR. The population and housing increase projected under the GPU would increase the demands on the Los Angeles County Fire Department (LACoFD) to provide fire protection and emergency services. To maintain or achieve acceptable travel time standards for fire protection, it is reasonably foreseeable that the provision of new or physically altered fire facilities would be required, which would have the potential to result in adverse environmental impacts. Existing County policies and regulations and GPU goals and policies are intended to reduce impacts associated with fire protection facilities. Specifically, the County has implemented a Developer Fee Program to fund the purchase of fire station sites, the construction of new stations, and the funding of certain capital equipment. As new development occurs, fees will be collected to ensure adequate levels of service for fire protection are maintained. Therefore, the GPU is not anticipated to result in a potentially significant impact to fire protection or emergency services with construction or expansion of fire protection facilities and compliance with the mitigation measures listed below.

It is anticipated that the demand for law enforcement services would increase substantially above current levels due to development pursuant to the GPU and the resulting increase in population. At buildout, an additional 1,316,958 residents would be located in unincorporated Los Angeles County and require law enforcement services. Without additional staffing and facilities, the projected population increase would decrease the existing level of service of the Sheriff's Department (LASD). The need for additional staffing could result in the need to expand or construct new facilities in the unincorporated areas of the Santa Clarita Valley and Antelope Valley Planning Areas. According to the GPU EIR, LASD has a desired officer-to-population ratio of one officer to every 1,000 residents. Based on projected population increased from buildout of the GPU, an additional 1,317 officers would be needed at buildout of the GPU. The majority of new development pursuant to the GPU would occur in the Santa Clarita Valley and Antelope Valley Planning Areas (82 percent of future housing units). As described above, a mitigation fee has been adopted for the Santa Clarita Valley to fund capital improvements for law enforcement, and no significant impacts are anticipated. However, tax revenues generated by new land uses in the Antelope Valley are anticipated to grow proportionally to the need for law enforcement services generated in that Planning Area. As described above, a portion of such General Fund revenues are allocated for Sheriff's services. As such, impacts related to law enforcement services would be less than significant.

According to the GPU EIR, a total of 257,919 additional students are anticipated at buildout of the GPU. The majority of these students would be located in school districts serving the Antelope Valley and Santa Clarita Valley Planning Areas. The GPU would result in housing and population growth throughout unincorporated Los Angeles County, which would result in an increase in school enrollment. To maintain acceptable service ratios, the construction of new or expanded school facilities would be required. However, under state law, development projects are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The funding program established by SB 50 has been found by the Legislature to constitute "full and complete mitigation of the impacts of any legislative or adjudicative act...on the provision of adequate school facilities" (Government Code Section 65995[h]). The fees authorized for collection under SB 50 are conclusively deemed full and adequate mitigation of impacts on school district facilities. Therefore, the increase in the demand for school facilities and services due to implementation of the GPU would be adequately mitigated by the payment of SB 50 fees.

Implementation of the GPU would result in the potential for increased demand for library services within unincorporated Los Angeles County to the extent that expansion and construction of new facilities would be required. The projected increase in population at buildout of the GPU is

1,316,958 persons. According to the GPU EIR, the current guideline for library facility space is a minimum of 0.5 gross square foot per capita and 2.75 items (books and other library materials) per capita. To adequately serve future residents within unincorporated Los Angeles County, the County library system would need to add 3,621,635 library items and 658,479 square feet of library space. In order to minimize potentially adverse effects, the County has devised library facilities mitigation fee programs, and future residential projects would be required to remit payment pursuant to the County-wide program to account for library-related construction and acquisition costs. Project-related impacts on the County Library are less-than-significant level.

	Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New Impact
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:					
a. Fire protection?	☐	☐	☐	☐	☒
b. Sheriff protection?	☐	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☐	☒
e. Libraries?	☐	☐	☐	☐	☒
f. Other public facilities?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Fire protection?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The Avocado Heights Community is served by the Los Angeles County Fire Department which operates out of the City of Industry station. The proposed residential development would be subject to any conditions prescribed by the LACFD (including compliance with applicable codes and ordinances including those related to emergency access, fire flows, etc.). The proposed project would also be required to adhere to all pertinent site and building design regulations. Compliance with the following condition as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant. The proposed project will undergo review by the Los Angeles County Fire Department to ensure that sprinklers, hydrants, fire flow,

etc. are adequate in meeting the Department's requirements. *The aforementioned condition would reduce the potential impact to levels that are less than significant.*

b. Sheriff protection?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Law enforcement services in the Avocado Heights Community is provided by the Los Angeles County Sheriff's Department. The Los Angeles County Sheriff which operates out of the City of Industry Sheriff's station. Emergency response times are approximately three minutes throughout the reporting district. The proposed commercial development would likely result in an increase in the number of calls for service. To ensure the proposed project elements adhere to the City's security requirements, the following standard condition would be required. The Los Angeles County Sheriff's Department shall review the site plan and other plans for the proposed project to ensure that the development adheres to the Department requirements. The aforementioned condition would reduce the potential impacts to levels that are less than significant.

c. Schools?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The area is served by the Basset Unified School District which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The proposed 5-unit residential development would result in a limited increase in direct impact on school enrollments. The developer will be required to pay any pertinent development fees to the local school districts. *As a result, less than significant impact would occur.*

d. Parks?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The nearest park is the San Angelo Park located approximately 1,700 feet northwest of the project site. The Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or impose fees for park or recreational purposes as a condition to the approval of a tentative or parcel subdivision map, if specified requirements are met. The proposed project is subject to the Quimby Act and the developer would pay the adequate fees that will offset the increased demand for parks. *As a result, less than significant impact would occur.*

e. Libraries?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The nearest library is the Sunkist Library located approximately 1.4 miles northeast of the project site. The proposed project would not generate an increased demand in library facilities due to the construction of 5 single family homes and would not include substantial population growth through residential development. The development of the project is not anticipated to substantially increase the City's population and demand for library services. *As a result, less than significant impact would occur.*

f. Other public facilities?

No New Impact. The GPU EIR concluded that impacts would be less than significant. No new governmental services will be needed to serve the facility and the proposed project is not expected to have any impact on existing governmental services. *As a result, no impacts are anticipated.*

Conclusion

With regards to the issue area of Public Services, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None.

GPU EIR Mitigation Measures

MM PS-1: Prior to issuance of building permits, future project applicants/developers shall pay the Los Angeles County Fire Department Developer Fee in effect at that time.
(*Uniform County Code*).

MM PS-2: Each subdivision map shall comply with the applicable County Fire Code requirements for fire apparatus access roads, fire flows, and fire hydrants. Final fire flows shall be determined by LACoFD in accordance with Appendix B of the County Fire Code. The required fire apparatus road and water requirements shall be in place prior to construction.
(*Uniform Fire Code*).

MM PS-3: Prior to approval of a tentative map, a Fuel Modification Plan shall be prepared for each subdivision map in which urban uses would permanently adjoin a natural area, as required by Section 1117.2.1 of the County Fire Code and approved by LACoFD prior to building permit issuance.
(*Not applicable to the proposed Project*).

XVI. Recreation

County General Plan Update EIR

Recreation was analyzed on pages 5.15-1 through 5.15-27 of the GPU EIR. According to the GPU EIR, the presence of a variety of recreation options beyond local park facilities, a planning framework that would allow for an efficient allocation of funds, and would require funding for parks to be proportional to future increases in population, would all serve to reduce the potential for significant deterioration of recreational facilities associated with buildout of the GPU. Therefore, existing regulations, Proposed GPU policies, and Implementation Programs assure that the funding for parkland acquisition would be proportional to increases in population pursuant to the Quimby Act and impacts would be less than significant.

Implementation of the GPU would require the construction and expansion of new recreational facilities to serve the forecasted population growth in the unincorporated areas. Goals, policies, and actions in the Proposed GPU, including the creation of a County Parks and Recreation Master Plan, a trails program, and Parks Sustainability Program would guide the development of future recreational facilities. Moreover, by directing the County to preserve historic and natural resources on County park properties, Policies P/R 5.1 and 5.3 would serve to reduce the potential for new or expanded facilities to result in adverse physical impacts. Finally, existing federal, state, and local regulations, would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails pursuant to buildout of the GPU. Furthermore, subsequent environmental review would be required for development of park projects under existing regulations. Consequently, the GPU would not result in significant impacts relating to new or expanded recreational facilities.

	Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New Impact
Would the project:					
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
c. Would the project interfere with regional trail connectivity?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. No parks or related recreational facilities are located adjacent to the project site. The nearest park is the San Angelo Park located approximately 1,700 feet northwest of the project site. The Quimby Act, which

is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or impose fees for park or recreational purposes as a condition to the approval of a tentative or parcel subdivision map, if specified requirements are met. The proposed project is subject to the Quimby Act and the developer would pay the adequate fees that will offset the increased demand for recreational services and facilities. *As a result, the project's potential impacts on park facilities would be less than significant.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The proposed residential development will not place an incremental demand on parks and recreational facilities. The proposed project will be subject to the Quimby Act and the developer would pay the adequate fees that will offset the increased demand for recreational services and facilities. *As a result, the project's potential impacts on park facilities would be less than significant.*

- c. Would the project interfere with regional trail connectivity?

No New Impact. The GPU EIR concluded that impacts would be less than significant. From Los Angeles County Countywide Parks and Recreation Needs Assessment, which includes a complete inventory of parks and open spaces in Los Angeles County, has determined that the proposed development, being a small project, would not interfere with regional open space connectivity. There are no local public trails on or adjacent to the project site that would be removed or disturbed by the proposed development. Furthermore, a review of the broad landscape of open space resources in the area around the project site has found no significant impacts to the regional open space connectivity. *As a result, no impact would occur.*

No New Impact. The proposed Project would not interfere with regional trail connectivity as there are no trails located adjacent to or near the Project site. Therefore, Project impacts related to regional trail connectivity would not occur, and impacts would be less than significant. As such, the Project is consistent with the analysis provided within the GPU EIR because it would not increase impacts identified within the GPU EIR.

Conclusion

With regards to the issue area of Recreation, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Existing Plans, Programs, or Policies

None.

GPU EIR Mitigation Measures

None.

XVII. Transportation

County General Plan Update EIR

The GPU EIR analyzed transportation and traffic on pages 5.16-1 through 5.16-83. The GPU EIR found that implementation of the GPU would result in exceeding the County CMP standard level of service at multiple locations. The impacted locations are still considered to be significantly impacted with mitigation. Because this is a program-level analysis, additional case-by-case mitigation analysis of impacts and mitigation will occur at the project-level to determine more specific physical, program and policy-level mitigation measures to reduce the level of impact below a significant level. Furthermore, inasmuch as the primary responsibility for approving and/or completing certain improvements located within cities lies with agencies other than the County (i.e., cities and Caltrans), there is the potential that significant impacts may not be fully mitigated if such improvements are not completed for reasons beyond the County's control (e.g., the County cannot undertake or require improvements outside of the County's jurisdiction or the County cannot construct improvements in the Caltrans right-of-way without Caltrans' approval). Therefore, impacts related to levels of service along the existing roadway system would remain significant and unavoidable from buildout of the GPU.

The GPU would not result in the development of a new airport within Los Angeles County nor will it introduce new land uses that could prevent safety hazards to air traffic. The GPU has policies aimed at improving the compatibility between aviation facilities and their surroundings, encouraging greater multi-modal access to airports and encouraging the development of a decentralized system of major airports.

The GPU promotes highways to be built to specific standards that have been set by the County. These include increasing the number of lanes on major highways and other improvements under the Highway Plan. Hazards due to roadway design features will be evaluated on a project-by-project basis as the buildout of the GPU occurs. All new highways and upgrades will be planned, designed and built to County standards. The County periodically monitors levels of service, traffic accident patterns, and physical conditions of the existing street system, and upgrade roadways as needed. Additionally, the County applies consistent standards throughout the Highway Plan for street design to promote travel safety. It will accomplish this by designating roadways based on their functional classification, adopting consistent standard street cross sections, coordinating circulation plans of new development project with each other, and adopting common standards for pavement width. Within residential neighborhoods, complete streets will be promoted through traffic-calming devices, shorter block length, and other considerations. Where possible, local street patterns would be designed to create logical and understandable travel paths for users and discourage cut-through traffic.

According to the GPU EIR, emergency access will be evaluated on a project-by-project basis as the buildout of the GPU occurs. Buildout of the GPU will enhance the capacity of the roadway system by upgrading roadways and intersections when necessary, ensure that the future dedication and acquisitions of roadways are based on projected demand, and implement the construction of paved crossover points through medians for emergency vehicles. Additionally, the GPU will facilitate the consideration of the needs for emergency access in transportation planning. The County will maintain a current evacuation plan, ensure that new development is provided with adequate emergency and/or secondary access, including two points of ingress and egress for most

subdivisions, require visible street name signage, and provide directional signage to freeways at key intersections to assist in emergency evacuation operations.

The GPU supports alternative modes of transportation, including walking and bicycling, to reduce total VMT. Additionally, the GPU establishes several policies to ensure the safety and mobility of pedestrians and bicyclists. The County will provide safe and convenient access to safe transit, bikeways, and walkways, consider the safety and convenience of pedestrians and cyclists in the design and development of transportation systems, provide safe pedestrian connections across barriers, such as major traffic corridors, drainage and flood control facilities, and grade separations, adopt consistent standards for implementation of Americans with Disabilities Act requirements and in the development review process prioritize direct pedestrian access between building entrances, sidewalks and transit stops. The Bicycle Master Plan also contains many programs and policies that would mitigate potential hazards or barriers for bicyclists.

	Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New 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?	☐	☐	☐	☐	☒
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☐	☒
c. Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No New Impact. The GPU EIR concluded that impacts would be significant and unavoidable. The project site is located at the northern terminus of Coberta Avenue. The nearest freeway is the San Gabriel River Freeway (I-605) located approximately 3,145 feet to the west of the site. The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – “Single-Family Detached Housing” included in the Institute of Transportation Engineers’ (ITE) *Trip*

Generation, 11th Edition. As shown in Table 9, the proposed project is forecast to generate 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips.

Table 9 Project Trip Generation

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single-Family	ITE Code 210	0.19	0.56	0.74	0.62	0.37	0.99	9.44
Project	5 units	1	3	4	3	2	5	47

As shown in Table 9, the proposed project is forecast to generate 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. The proposed project would not create a level of service deficiency at any area intersection due to the limited trip generation. The proposed project would not preclude the implementation the proposed bike lanes. *As a result, the impacts will be less than significant.*

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

No New Impact. The GPU EIR did not analyze this threshold as the document was written prior to Senate Bill 743 being adopted. Per the *Guidelines for Congestion Management Process (CMP) Transportation Impact Analysis*, which is Appendix B of the CMP, a CMP-level traffic analysis shall address all CMP freeway monitoring intersections where the proposed project would add 150 or more trips during the weekday peak hour. With the proposed project's implementation, the net change in traffic will be as follows: 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Given the relatively low number of daily and peak hour trips, less than the VMT threshold for the preparation of a traffic impact analysis, the project's impact to VMT would be less than significant. *As a result, the impacts will be less than significant.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. Each unit would be provided with an enclosed garage that would accommodate two vehicles. The driveway apron would accommodate an additional two vehicles. The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. *As a result, the potential impacts would be less than significant.*

d. Result in inadequate emergency access?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The proposed project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be completely closed to traffic. As a result, the proposed project's implementation will not result in any new impacts.

Conclusion

With regards to the issue area of Transportation and Traffic, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Existing Plans, Programs, or Policies

None.

GPU EIR Mitigation Measures

MM T-1: The County shall continue to monitor potential impacts on roadway segments and intersections on a project by project basis as buildout occurs by requiring traffic studies for all projects that could significantly impact traffic and circulation patterns. Future projects shall be evaluated and traffic improvements shall be identified to maintain minimum levels of service in accordance with the County's Traffic Impact Analysis Guidelines, where feasible mitigation is available.

(Not applicable to the proposed Project)

MM T-2: The County shall implement over time objectives and policies contained within the General Plan Mobility Element. Implementation of those policies will help mitigate any potential impacts of project growth and/or highway amendments on the transportation system.

(Not applicable to the proposed Project)

MM T-3: The County shall participate with Metro, the CMP Agency in Los Angeles County, on a potential Congestion Mitigation Fee program that would replace the current CMP Debit/Credit approach. Under a countywide fee program, each jurisdiction, including the County, will select and build capital transportation projects, adopt a fee ordinance, collect fees and control revenues. A fee program will require a nexus analysis, and apply only to net new construction on commercial and industrial space and additional residential units and needs to be approved by Metro and the local jurisdictions. A countywide fee, if adopted, will allow the County to mitigate the impacts of development via the payment of the transportation impact fee in lieu of asking each development project for individual mitigation measures, or asking for fair share payments of mitigation. The fee program would itself constitute a "fair share" program that would apply to all development (of a certain size) within the unincorporated areas.

(Not applicable to the proposed Project)

MM T-4: The County of Los Angeles shall continue to secure the funding needed to implement the future planned improvements within the Project Area. A variety of funding sources shall be explored, such as Metro's CMP Fee Program as described under T-3, Metro Call for Project funds, and federal and state grant opportunities. If the CMP fee program is not adopted by Metro and the County of Los Angeles, other funding sources for regional transportation needs in the Project Area, including Caltrans facilities, shall be pursued such as a potential North County Development Impact Fee Program, development agreements for large projects, and/or mitigation agreements between future applicants and Caltrans for projects that impact Caltrans facilities.

(Not applicable to the proposed Project)

MM T-5: The County shall work with Caltrans as they prepare plans to add additional lanes or complete other improvements to various freeways within and adjacent to unincorporated areas.

This includes adding or extending mixed flow general purpose lanes, adding or extending existing HOV lanes, adding Express Lanes (high occupancy toll lanes), incorporating truck climbing lanes, improving interchanges and other freeway related improvements.
(Not applicable to the proposed Project)

MM T-6: The County shall require traffic engineering firms retained to prepare traffic impact studies for future development projects to consult with Caltrans, when a development proposal meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines §15206(b). When preparing traffic impact studies, the most up to date Guide for the Preparation of Traffic Impact Studies from Caltrans shall be followed. Proposed developments meeting the criteria of Statewide, regional or area wide include:

- Proposed residential developments of more than 500 dwelling units
- Proposed shopping centers or business establishments employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- Proposed commercial office buildings employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space
- Proposed hotel/motel developments of more than 500 rooms

When the CEQA criteria of regional significance is not met, Caltrans recommends that Project Applicants consult Caltrans when a proposed development includes the following characteristics:

- All proposed developments that have the potential to cause a significant impact to state facilities (right of way, intersections, interchanges, etc.) and when required mitigation improvements are proposed in the initial study. Mitigation concurrence should be obtained from Caltrans as early as possible.
- Any development which assigns 50 or more trips (passenger car equivalent trips) during peak hours to a state freeway.
- Any development that assigns 10 or more trips (passenger car equivalent trips) during peak hours to an off-ramp. On/off-ramps that are very close to each other in which the project trips may cause congestion on the left-turn lane storage to the on-ramp.
- Any development located adjacent to or within 100 feet of a State highway facility and may require a Caltrans Encroachment Permit. (Exceptions: additions to single family homes or 10 residential units or less).
- When the County cannot determine whether or not Caltrans will expect a traffic impact analysis pursuant to CEQA.

(Not applicable to the proposed Project)

XVIII. Tribal Cultural Resources

County General Plan Update EIR

The GPU EIR analyzed impacts related to cultural resources, including tribal cultural resources on pages 5.5-1 to 5.5-26. According to the GPU EIR, buildout of the GPU would not directly demolish or materially alter historic resources. The GPU EIR concluded that compliance with General Plan policies, Title 22 of the County Code, and state and federal regulations would ensure impacts would be mitigated. In addition, a comprehensive historic preservation ordinance for the unincorporated areas is in process of being drafted by the Department of Regional Planning, Historic Landmarks

and Records Commission, and Regional Planning Commission. However, the determination of feasibility will occur on a case-by-case basis as future development applications on sites containing historic structures are submitted. Additionally, some structures that are not currently considered for historic value (as they must generally be at least 50 years or older) could become worthy of consideration during the planning period for the GPU. The policies would minimize the probability of historic structures being demolished but cannot ensure that the demolition of a historic structure would not occur in the future.

In regard to impacts on archaeological, the GPU EIR stated unincorporated LA County is considered potentially sensitive for archaeological resources and has a high potential for uncovering archaeological resources. The GPU EIR concluded that the GPU has the potential to impact archaeological resources. However, existing federal, state and local regulations address: the provision of studies to identify archaeological resources application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. In addition, the Policy C/NR 14.1 addresses the management of artifacts and Policy C/NR 14.6 addresses notification and inventory of archaeological and paleontological resources. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures CULT-4 and CULT-5.

In analysis of impacts related to human remains, excavation during construction activities by projects consistent with the GPU has the potential to disturb human burial grounds, including Native American burials, in underdeveloped areas of Los Angeles County.

		Project Peculiar Impact that is not Substantia lly Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substanti al New Informati on	No New 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)?	☐	☐	☐	☐	☒

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?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.
- California Native American Heritage Commission. Sacred Lands File, October 2, 2024.

- 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)?

No new Impact. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. The project site is not listed in the Register. *As a result, less than significant impacts would occur.*

- 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?

No New Impact. A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño- people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years. 1 Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Even though the project site has been disturbed to accommodate the existing on-site development, the Project will be required to engage the services of tribal monitor that is approved by the Gabrieleño-Kizh Nation, based on the AB-52 consultation with said tribe.

Conclusion

With regards to the issue area of Tribal Cultural Resources, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (CULT-4) would be applied to the project. The mitigation measure, as detailed below, would require archaeological monitoring.

Uniformly Applied Development Policies or Standards (DP/S)

DP/S CUL-1 as listed above in Section 5, *Cultural Resources*, related to compliance with California Health and Safety Code, Section 7050.5

GPU EIR Mitigation Measures

MM CULT-4 Prior to the issuance of any grading permit, applicants shall provide written evidence to the County of Los Angeles that a County-certified archaeologist has been retained to observe grading activities greater than six feet in depth and salvage and catalogue archaeological resources as necessary. The archaeologist shall be present at the pre-grade conference, shall establish procedures for archaeological resource surveillance, and shall establish, in cooperation with the applicant, procedures for temporarily halting or redirecting work to permit the sampling, identification, and evaluation of the artifacts as appropriate.

If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the archaeologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification.

Applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an

applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified archaeologist. If the archaeological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

(In fulfillment of Mitigation Measure CUL-4, the Project applicant will retain a tribal archaeologist from the Gabrieleño Band of Mission Indians-Kizh Nation to observe grading activities).

XIX. Utilities/Service Systems

County General Plan Update EIR

Utilities and Service Systems were analyzed on pages 5.17-1 through 5.17-66. Development of the land uses proposed under the GPU would exceed wastewater district capacities if proper planning does not occur for the updated land use plan in a timely manner. General Plan Implementation Program PS/F1, Planning Area Capital Improvement Plans, requires Department of Regional Planning (DRP) and the Department of Public Works (DPW) to jointly secure sources of funding and to set priorities for preparing studies to assess infrastructure needs for the 11 Planning Areas. Once funding has been secured and priorities have been set, the County will prepare a Capital Improvement Plan for each of the 11 Planning Areas (see also Planning Areas Framework Program). Each Capital Improvement Plan shall include a Waste Management Study and Stormwater System Study. GPU Policy PS/F 4.2 requires the County to support capital improvement plans to improve aging and deficient wastewater systems, particularly in areas where the GPU encourages development, such as TODs. Policy PS/F 4.4 requires the County to evaluate the potential for treating stormwater runoff in wastewater management systems or through other similar systems and methods. Therefore, implementation of the GPU policies and required regulations would mitigate this impact and impacts would be less than significant.

According to the GPU EIR, the net increase in wastewater generation by the GPU is estimated at about 98 million gallons per day. All wastewater generation – from residential and nonresidential land uses – is estimated as 76 gallons per capita per day (gpcd). The percentage of total water use indoors is lower in warmer, drier regions, as a larger proportion of water use is outdoor use in such areas. Thus, the estimate below overstates wastewater generation in warmer, drier parts of Los Angeles County such as the Antelope Valley and Santa Clarita Valley. Projects developed pursuant to the GPU would pay connection fees to the Los Angeles County Sanitation District (LACSD), or corresponding types of fees to the City of Los Angeles Bureau of Sanitation, as applicable. Payments of such fees would reduce adverse impacts to wastewater generation capacity in the Antelope Valley and Santa Clarita Valley Planning Areas. The GPU EIR concluded that there is sufficient wastewater treatment capacity in the remaining Planning Areas and impacts would be less than significant.

According to the GPU EIR, the projected net increase in water demands due to GPU buildout is approximately 158 million gallons per day. Even with planned future water supplies under consideration by Antelope Valley and Santa Clarita water agencies, water supplies in the Antelope Valley and Santa Clarita Planning Area would not be adequate to serve the buildout of the GPU. New and/or expanded water supplies would be required to meet such demands. This impact would be significant. However, there is adequate forecasted residual water supply at buildout to serve the GPU buildout in the remaining nine planning areas and impacts on water supplies would be less than significant. The total water treatment capacity in the region is about 2.67 billion gallons per day. There is adequate water treatment capacity in the region for the net increase in water demands resulting from GPU buildout, and impacts would be less than significant.

Both the forecasted net increase in solid waste generation by GPU buildout, about 5.81 million pounds per day (2,904 tons per day), and the forecast total solid waste generation in unincorporated County areas at GPU buildout – about 10.6 million pounds per day (5,300 tons per day) are well within the total residual 30,926 tons per day daily disposal capacity of the nine landfills serving Los Angeles County. The GPU EIR concluded that GPU buildout would not require the construction of new or expanded landfills, and impacts would be less than significant.

The forecasted net increase in electricity demand due to GPU buildout is about 9.9 billion kWh per year, or about 10,300 GWH per year, and is within SCE's demand forecast for its service area. Therefore, impacts of GPU buildout on electricity supplies would be less than significant. The estimated net increase in natural gas demand is about 192 million therms per year, that is, 51 million cubic feet of natural gas per day. Forecasted natural gas demands due to the GPU buildout are within SCGC's estimated supplies; thus, impacts of the GPU buildout on natural gas supplies would be less than significant.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New Impact
Would the project:					
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?	☐	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☐	☒

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

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The proposed project would connect to the existing facilities and would not substantially increase demand on the facilities as shown below. *As a result, less than significant impacts would occur.*

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

No New Impact. The GPU EIR concluded that impacts would be less than significant. Water mains are located within the existing public streets located adjacent to the project site. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project. As indicated in Table 10, the proposed project is projected to consume approximately 2,385 gallons of water on a daily basis.

Table 10 Water Consumption (gals/day)

Use	Unit	Factor	Generation
Single-family Home	5 units	477 gals./dwelling unit	2,385 gals./day
Total	5 units		2,385 gals./day

Source: California Home Building Foundation

As indicated in Table 10, the proposed project will result in a net increase consumption of approximately 4,770 gallons of water on a daily basis is well within the 154 acre-feet increase projected for the year 2025. *As a result, the impacts will be less than significant.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The County Sanitation Districts of Los Angeles County (LACSD) also treats wastewater from the Avocado Heights Community. Local sewer lines are maintained by the County, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Los Coyotes Water Reclamation Plant (Los Coyotes WRP), which is operated by the LACSD. The Los Coyotes WRP, located at the northwest junction of the San Gabriel River and Artesia Freeway, provides primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. According to Table 11, the proposed project is expected to generate approximately 1,250 gallons of sewage per day.

Table 11 Wastewater (Effluent) Generation (gals./day)

Use	Unit	Factor	Generation
Single-Family Residential	5 units	245 gals./unit/day	1,250 gals./day
Total	5 units		1,250 gals./day

Source: Blodgett Baylosis Environmental Planning

The project's sewage generation will likely be lower since the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current County Code requirements. *As a result, the impacts would be less than significant.*

- 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?

No New Impact. The GPU EIR concluded that impacts would be less than significant. Trash collection is provided by the Athens Services for disposal at the area MRF facilities and/or area landfills. The proposed project is anticipated to generate approximately 60 pounds per day of solid waste (refer to Table 12). The projected quantity of solid waste is limited and can be accommodated by the existing capacity. *As a result, the potential impacts are considered to be less than significant.*

Table 12 Solid Waste Generation (lbs./day)

Use	Unit	Factor	Generation
Single-Family Residential	5 units	12 lbs./unit/day	60 lbs./day
Total	5 units		60 lbs./day

Source: County of Los Angeles Average Solid Waste Generation Rates

All of the solid waste will be transported to materials recovery facility located in the County. Given the proposed residential use, the majority of the waste would consist of domestic waste, including recyclables. *As a result, less than significant impacts will occur.*

- e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No New Impact. The GPU EIR concluded that impacts would be less than significant. The majority of the proposed project's waste would consist of domestic waste, including recyclables. The proposed project, like all other development in the area would be required to adhere to County ordinances with respect to waste reduction and recycling including Chapter 13.20 (Refuse, garbage and weeds) and Chapter 13.09 (Mandatory organic Waste Disposal Reduction) of the Municipal Code. *As a result, no impacts related to State and local statutes governing solid waste are anticipated.*

Conclusion

With regards to the issue area of Utilities and Service Systems, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None

GPU EIR Mitigation Measures

None.

XX. Wildfire

County General Plan Update EIR

Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR, on pages 5.8-1 through 5.8-24. According to the GPU EIR, Fire Hazard Severity Areas in Los Angeles County are designated by the California Department of Forestry and Fire Prevention, and by the LACoFD within cities. Fire hazard severity zone levels range from Moderate to Very High. Fire hazard severity zones are designated in three types of areas based on what level of government is financially responsible for preventing and suppressing wildfires:

- Federal Responsibility Areas (FRAs): The federal government is financially responsible for wildfire suppression. Within the District, the Angeles National Forest and federal land in the Santa Monica Mountains National Recreation Area are FRAs.
- State Responsibility Areas (SRAs): The state is financially responsible for wildfire suppression. Within the District, SRAs are in outlying areas such as the Santa Susana Mountains, foothills of the San Gabriel Mountains, and parts of the Santa Monica Mountains.
- Local Responsibility Areas (LRAs): Cities or the County are financially responsible for wildfire suppression. LRAs in Los Angeles County include foothills of the Santa Susana and San Gabriel Mountains, and in the Verdugo Mountains, Santa Monica Mountains, Hollywood Hills, San Rafael Hills, Puente Hills, and in other hills in the central Los Angeles area.

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) per Government Code Sections 51175–51189. FHSZs in Los Angeles County are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. The Forestry Division of the LACoFD designates the VHFHSZs in the local responsibility areas. In an effort to reduce the threats to lives and property, the LACoFD has instituted a variety of regulatory programs and standards for vegetation management, pre-fire management and planning, fuel modification, and brush clearance. In addition to these programs, the LACoFD and the County Department of Public Works enforce fire and building codes related to development in VHFHSZs. The Fire Department has access requirements for single-family residential uses built in VHFHSZs. Access requirements for all other uses built within VHFHSZs are determined on a case-by-case basis. Fuel modification plans are required for projects within areas designated as FHSZs within the State Responsibility Areas or VHFHSZs within the Local Responsibility areas, as described in Title 32, Fire, Section 4908.

The GPU policies and conditions of approval for future development projects within the County, in addition to compliance with applicable regulations, will minimize GPU impacts related to wildland fires. Consequently, the overall associated impacts would be less than significant.

	Project Peculiar Impact that is not Substantially Mitigated by Uniformly Applied Policies	Significant Impact not Analyzed as Significant in the Prior EIR	Potentially Significant Offsite or Cumulative Impact not Discussed in the prior EIR	Adverse Impact More Severe based on Substantial New Information	No New 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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒
e. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☐	☒

Sources:

- Google Earth. Site accessed October 31, 2023.
- Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on October 31, 2023.
- County of Los Angeles. Los Angeles County 2035 General Plan.

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New Impact. Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR and were less than significant. According to the CAL FIRE Fire Hazard Severity Zone Map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (CAL FIRE 2022). The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

- 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?

No New Impact. Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR and were less than significant. The project site is located in the midst of an urbanized area. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire County as well as the surrounding cities and unincorporated county areas. *As a result, no impacts would occur.*

- 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?

No New Impact. Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR and were less than significant. The project site is not located in an area that is classified as a moderate fire risk severity within a Local Responsibility Area (LRA), and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. *As a result, no impacts will occur.*

- 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?

No New Impact. Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR and were less than significant. The proposed project site is located within an area classified as urban and is not within a high fire risk and local responsibility area. Therefore, the project will not expose future residents to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts would occur.*

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

No New Impact. Impacts related to Wildfire were analyzed within the Hazards and Hazardous Materials Section of the GPU EIR and were less than significant. The proposed project site is located within an area classified as urban and is not within a high fire risk and local responsibility area. *As a result, no impacts would occur.*

Conclusion

Therefore, with regards to the issue area of Wildfire, the following findings can be made:

1. No peculiar impacts to the Project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. No mitigation measures contained within the GPU EIR would be required because Project specific impacts would be less than significant.

Uniformly Applied Development Policies or Standards (DP/S)

None

GPU EIR Mitigation Measures

None

APPENDICES

APPENDIX A

LAPT 003 Detailed Report

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5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	LAPT 003
Construction Start Date	7/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.80
Precipitation (days)	18.2
Location	34.045628228664924, -117.99842860188949
County	Los Angeles-South Coast
City	Unincorporated
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4196
EDFZ	7
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

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
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Single Family Housing	5.00	Dwelling Unit	1.62	9,750	58,564	—	15.0	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-9	Use Dust Suppressants
Construction	C-10-A	Water Exposed Surfaces
Construction	C-12	Sweep Paved Roads
Construction	C-13	Use Low-VOC Paints for Construction

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.	2.01	6.23	15.9	17.0	0.02	0.74	7.21	7.96	0.68	3.46	4.14	—	2,670	2,670	0.11	0.03	0.70	2,681
Mit.	2.01	6.23	15.9	17.0	0.02	0.74	2.89	3.64	0.68	1.37	2.05	—	2,670	2,670	0.11	0.03	0.70	2,681
% Reduced	—	—	—	—	—	—	60%	54%	—	60%	50%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.37	1.14	9.47	10.2	0.02	0.37	0.03	0.40	0.34	0.01	0.35	—	1,842	1,842	0.07	0.02	< 0.005	1,850
Mit.	1.37	1.14	9.47	10.2	0.02	0.37	0.03	0.40	0.34	0.01	0.35	—	1,842	1,842	0.07	0.02	< 0.005	1,850
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.53	0.47	3.81	4.10	0.01	0.15	0.13	0.29	0.14	0.06	0.20	—	713	713	0.03	0.01	0.04	716
Mit.	0.53	0.47	3.81	4.10	0.01	0.15	0.06	0.22	0.14	0.03	0.17	—	713	713	0.03	0.01	0.04	716
% Reduced	—	—	—	—	—	—	52%	24%	—	56%	16%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.10	0.09	0.70	0.75	< 0.005	0.03	0.02	0.05	0.03	0.01	0.04	—	118	118	< 0.005	< 0.005	0.01	118
Mit.	0.10	0.09	0.70	0.75	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	—	118	118	< 0.005	< 0.005	0.01	118
% Reduced	—	—	—	—	—	—	52%	24%	—	56%	16%	—	—	—	—	—	—	—

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	2.01	1.70	15.9	17.0	0.02	0.74	7.21	7.96	0.68	3.46	4.14	—	2,670	2,670	0.11	0.03	0.70	2,681
2025	1.29	6.23	8.97	10.2	0.02	0.33	0.16	0.37	0.30	0.04	0.31	—	1,843	1,843	0.07	0.02	0.63	1,850
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.37	1.14	9.47	10.2	0.02	0.37	0.03	0.40	0.34	0.01	0.35	—	1,842	1,842	0.07	0.02	< 0.005	1,850
2025	1.29	1.07	8.97	10.1	0.02	0.33	0.03	0.36	0.30	0.01	0.31	—	1,842	1,842	0.07	0.02	< 0.005	1,849
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.53	0.44	3.81	4.10	0.01	0.15	0.13	0.29	0.14	0.06	0.20	—	713	713	0.03	0.01	0.04	716
2025	0.36	0.47	2.52	2.91	0.01	0.09	0.01	0.10	0.09	< 0.005	0.09	—	522	522	0.02	0.01	0.02	524

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.10	0.08	0.70	0.75	< 0.005	0.03	0.02	0.05	0.03	0.01	0.04	—	118	118	< 0.005	< 0.005	0.01	118
2025	0.07	0.09	0.46	0.53	< 0.005	0.02	< 0.005	0.02	0.02	< 0.005	0.02	—	86.5	86.5	< 0.005	< 0.005	< 0.005	86.8

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	2.01	1.70	15.9	17.0	0.02	0.74	2.89	3.64	0.68	1.37	2.05	—	2,670	2,670	0.11	0.03	0.70	2,681
2025	1.29	6.23	8.97	10.2	0.02	0.33	0.16	0.37	0.30	0.04	0.31	—	1,843	1,843	0.07	0.02	0.63	1,850
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	1.37	1.14	9.47	10.2	0.02	0.37	0.03	0.40	0.34	0.01	0.35	—	1,842	1,842	0.07	0.02	< 0.005	1,850
2025	1.29	1.07	8.97	10.1	0.02	0.33	0.03	0.36	0.30	0.01	0.31	—	1,842	1,842	0.07	0.02	< 0.005	1,849
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.53	0.44	3.81	4.10	0.01	0.15	0.06	0.22	0.14	0.03	0.17	—	713	713	0.03	0.01	0.04	716
2025	0.36	0.47	2.52	2.91	0.01	0.09	0.01	0.10	0.09	< 0.005	0.09	—	522	522	0.02	0.01	0.02	524
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.10	0.08	0.70	0.75	< 0.005	0.03	0.01	0.04	0.03	< 0.005	0.03	—	118	118	< 0.005	< 0.005	0.01	118
2025	0.07	0.09	0.46	0.53	< 0.005	0.02	< 0.005	0.02	0.02	< 0.005	0.02	—	86.5	86.5	< 0.005	< 0.005	< 0.005	86.8

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.	1.66	1.72	0.27	4.16	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	515	564	0.42	0.02	1.18	580
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.63	1.69	0.28	3.78	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	502	551	0.42	0.02	0.10	566
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.29	0.49	0.18	1.61	< 0.005	0.03	0.26	0.29	0.03	0.07	0.10	5.71	416	421	0.29	0.01	0.54	433
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.09	0.03	0.29	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02	0.95	68.8	69.7	0.05	< 0.005	0.09	71.7

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	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Area	1.48	1.56	0.11	2.83	0.01	0.36	—	0.36	0.35	—	0.35	46.8	90.2	137	0.14	< 0.005	—	141
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	1.66	1.72	0.27	4.16	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	515	564	0.42	0.02	1.18	580

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Area	1.45	1.53	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	1.63	1.69	0.28	3.78	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	502	551	0.42	0.02	0.10	566
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	0.13	1.22	< 0.005	< 0.005	0.26	0.26	< 0.005	0.07	0.07	—	288	288	0.02	0.01	0.47	292
Area	0.12	0.33	0.01	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02	3.21	6.65	9.86	0.01	< 0.005	—	10.1
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.29	0.49	0.18	1.61	< 0.005	0.03	0.26	0.29	0.03	0.07	0.10	5.71	416	421	0.29	0.01	0.54	433
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4
Area	0.02	0.06	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.10	1.63	< 0.005	< 0.005	—	1.68
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.5	18.5	< 0.005	< 0.005	—	18.5
Water	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85
Waste	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.05	0.09	0.03	0.29	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02	0.95	68.8	69.7	0.05	< 0.005	0.09	71.7

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	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Area	1.48	1.56	0.11	2.83	0.01	0.36	—	0.36	0.35	—	0.35	46.8	90.2	137	0.14	< 0.005	—	141
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	1.66	1.72	0.27	4.16	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	515	564	0.42	0.02	1.18	580
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Area	1.45	1.53	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	1.63	1.69	0.28	3.78	0.01	0.36	0.27	0.63	0.36	0.07	0.42	49.3	502	551	0.42	0.02	0.10	566
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	0.13	1.22	< 0.005	< 0.005	0.26	0.26	< 0.005	0.07	0.07	—	288	288	0.02	0.01	0.47	292
Area	0.12	0.33	0.01	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02	3.21	6.65	9.86	0.01	< 0.005	—	10.1
Energy	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	112	112	0.01	< 0.005	—	112
Water	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2

Waste	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	0.29	0.49	0.18	1.61	< 0.005	0.03	0.26	0.29	0.03	0.07	0.10	5.71	416	421	0.29	0.01	0.54	433
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4
Area	0.02	0.06	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.10	1.63	< 0.005	< 0.005	—	1.68
Energy	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18.5	18.5	< 0.005	< 0.005	—	18.5
Water	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85
Waste	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	0.05	0.09	0.03	0.29	< 0.005	0.01	0.05	0.05	0.01	0.01	0.02	0.95	68.8	69.7	0.05	< 0.005	0.09	71.7

3. Construction Emissions Details

3.1. Demolition (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	1.92	1.61	15.6	16.0	0.02	0.67	—	0.67	0.62	—	0.62	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.85	0.88	< 0.005	0.04	—	0.04	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
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	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56

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	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	0.00

3.2. Demolition (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	1.92	1.61	15.6	16.0	0.02	0.67	—	0.67	0.62	—	0.62	—	2,494	2,494	0.10	0.02	—	2,502
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.09	0.85	0.88	< 0.005	0.04	—	0.04	0.03	—	0.03	—	137	137	0.01	< 0.005	—	137
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.16	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	22.7
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.94	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	176	176	0.01	0.01	0.70	179
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.43
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	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.56
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	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	0.00

3.3. 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	1.70	1.43	13.7	12.9	0.02	0.65	—	0.65	0.59	—	0.59	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	—	6.26	6.26	—	3.00	3.00	—	—	—	—	—	—	—
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
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	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	—	1.88
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	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	107

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	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	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	0.57
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	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	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	0.09
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	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	0.00

3.4. 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	1.70	1.43	13.7	12.9	0.02	0.65	—	0.65	0.59	—	0.59	—	2,064	2,064	0.08	0.02	—	2,071
Dust From Material Movement	—	—	—	—	—	—	2.44	2.44	—	1.17	1.17	—	—	—	—	—	—	—
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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.3	11.3	< 0.005	< 0.005	—	11.3
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	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	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	—	1.88
Dust From Material Movement	—	—	—	—	—	—	< 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	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	107
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	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	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	0.57
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	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	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	0.09
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	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	0.00

3.5. 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	1.96	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0

Dust From Material Movement	—	—	—	—	—	—	0.08	0.08	—	0.04	0.04	—	—	—	—	—	—	—
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47
Dust From Material Movement	—	—	—	—	—	—	0.01	0.01	—	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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
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	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	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	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
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	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	0.00	0.00
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3.6. 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	1.96	1.65	15.9	15.4	0.02	0.74	—	0.74	0.68	—	0.68	—	2,454	2,454	0.10	0.02	—	2,462
Dust From Material Movement	—	—	—	—	—	—	2.76	2.76	—	1.34	1.34	—	—	—	—	—	—	—
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.17	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Dust From Material Movement	—	—	—	—	—	—	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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.45	4.45	< 0.005	< 0.005	—	4.47

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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.75	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	141	141	0.01	< 0.005	0.56	143
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	1.49	1.49	< 0.005	< 0.005	< 0.005	1.51
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	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	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	—	0.25	0.25	< 0.005	< 0.005	< 0.005	0.25
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	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	0.00

3.7. 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	1.36	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.36	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.32	2.70	2.89	0.01	0.11	—	0.11	0.10	—	0.10	—	515	515	0.02	< 0.005	—	516
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.49	0.53	< 0.005	0.02	—	0.02	0.02	—	0.02	—	85.2	85.2	< 0.005	< 0.005	—	85.5
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.14	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	25.4	25.4	< 0.005	< 0.005	0.10	25.8
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.05	18.0
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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.1	24.1	< 0.005	< 0.005	< 0.005	24.4
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.3	17.3	< 0.005	< 0.005	< 0.005	18.0
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.98	6.98	< 0.005	< 0.005	0.01	7.08
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.93	4.93	< 0.005	< 0.005	0.01	5.14
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.16	1.16	< 0.005	< 0.005	< 0.005	1.17
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.82	0.82	< 0.005	< 0.005	< 0.005	0.85
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	0.00

3.8. 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	1.36	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.36	1.13	9.44	10.1	0.02	0.37	—	0.37	0.34	—	0.34	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.39	0.32	2.70	2.89	0.01	0.11	—	0.11	0.10	—	0.10	—	515	515	0.02	< 0.005	—	516
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07	0.06	0.49	0.53	< 0.005	0.02	—	0.02	0.02	—	0.02	—	85.2	85.2	< 0.005	< 0.005	—	85.5
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.14	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	25.4	25.4	< 0.005	< 0.005	0.10	25.8
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.05	18.0
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.1	24.1	< 0.005	< 0.005	< 0.005	24.4
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.3	17.3	< 0.005	< 0.005	< 0.005	18.0
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.98	6.98	< 0.005	< 0.005	0.01	7.08
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.93	4.93	< 0.005	< 0.005	0.01	5.14

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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.16	1.16	< 0.005	< 0.005	< 0.005	1.17
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.82	0.82	< 0.005	< 0.005	< 0.005	0.85
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	0.00

3.9. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.36	2.65	0.01	0.09	—	0.09	0.08	—	0.08	—	476	476	0.02	< 0.005	—	477
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.06	0.05	0.43	0.48	< 0.005	0.02	—	0.02	0.01	—	0.01	—	78.8	78.8	< 0.005	< 0.005	—	79.1
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.9	24.9	< 0.005	< 0.005	0.09	25.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	0.05	17.7
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.6	23.6	< 0.005	< 0.005	< 0.005	23.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	< 0.005	17.7
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.32	6.32	< 0.005	< 0.005	0.01	6.41
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.48	4.48	< 0.005	< 0.005	0.01	4.68
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.05	1.05	< 0.005	< 0.005	< 0.005	1.06
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.74	0.74	< 0.005	< 0.005	< 0.005	0.77
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	0.00

3.10. 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
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Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	8.95	10.0	0.02	0.33	—	0.33	0.30	—	0.30	—	1,801	1,801	0.07	0.01	—	1,807
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.28	2.36	2.65	0.01	0.09	—	0.09	0.08	—	0.08	—	476	476	0.02	< 0.005	—	477
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.43	0.48	< 0.005	0.02	—	0.02	0.01	—	0.01	—	78.8	78.8	< 0.005	< 0.005	—	79.1
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.13	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.9	24.9	< 0.005	< 0.005	0.09	25.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	0.05	17.7
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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23.6	23.6	< 0.005	< 0.005	< 0.005	23.9
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	< 0.005	17.7
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	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.32	6.32	< 0.005	< 0.005	0.01	6.41
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.48	4.48	< 0.005	< 0.005	0.01	4.68
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.05	1.05	< 0.005	< 0.005	< 0.005	1.06
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.74	0.74	< 0.005	< 0.005	< 0.005	0.77
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	0.00

3.11. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.63	6.50	0.01	0.20	—	0.20	0.19	—	0.19	—	992	992	0.04	0.01	—	995
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	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
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	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	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	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
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	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	0.00

3.12. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.59	0.49	4.63	6.50	0.01	0.20	—	0.20	0.19	—	0.19	—	992	992	0.04	0.01	—	995
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.01	0.13	0.18	< 0.005	0.01	—	0.01	0.01	—	0.01	—	27.2	27.2	< 0.005	< 0.005	—	27.3
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.50	4.50	< 0.005	< 0.005	—	4.51
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.05	0.05	0.87	0.00	0.00	0.16	0.16	0.00	0.04	0.04	—	173	173	0.01	0.01	0.63	175
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	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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.55	4.55	< 0.005	< 0.005	0.01	4.62
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	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	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	—	0.75	0.75	< 0.005	< 0.005	< 0.005	0.76
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	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	0.00

3.13. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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
Architect ural Coatings	—	6.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architect ural Coatings	—	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architect ural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.98	4.98	< 0.005	< 0.005	0.02	5.05
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	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	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	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.13
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	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	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	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	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	0.00

3.14. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Architect ural Coatings	—	6.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.66	3.66	< 0.005	< 0.005	—	3.67
Architectural Coatings	—	0.17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	—	0.03	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.98	4.98	< 0.005	< 0.005	0.02	5.05
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	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	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	—	0.13	0.13	< 0.005	< 0.005	< 0.005	0.13
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	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	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	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	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	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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Total	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Total	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4
Total	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Total	0.18	0.16	0.12	1.32	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	303	303	0.02	0.01	1.11	309
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Total	0.17	0.16	0.13	1.22	< 0.005	< 0.005	0.27	0.27	< 0.005	0.07	0.07	—	291	291	0.02	0.01	0.03	295
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4
Total	0.03	0.03	0.02	0.22	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.01	—	47.6	47.6	< 0.005	< 0.005	0.08	48.4

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
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	8.32	8.32	< 0.005	< 0.005	—	8.35
Total	—	—	—	—	—	—	—	—	—	—	—	—	8.32	8.32	< 0.005	< 0.005	—	8.35

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	50.2	50.2	< 0.005	< 0.005	—	50.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	8.32	8.32	< 0.005	< 0.005	—	8.35
Total	—	—	—	—	—	—	—	—	—	—	—	—	8.32	8.32	< 0.005	< 0.005	—	8.35

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.2	10.2	< 0.005	< 0.005	—	10.2
Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.2	10.2	< 0.005	< 0.005	—	10.2

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Total	0.01	< 0.005	0.05	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	61.4	61.4	0.01	< 0.005	—	61.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.2	10.2	< 0.005	< 0.005	—	10.2
Total	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.2	10.2	< 0.005	< 0.005	—	10.2

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	1.45	1.31	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.03	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Total	1.48	1.56	0.11	2.83	0.01	0.36	—	0.36	0.35	—	0.35	46.8	90.2	137	0.14	< 0.005	—	141
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	1.45	1.31	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.45	1.53	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.02	0.02	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.01	1.55	< 0.005	< 0.005	—	1.59
Consumer Products	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09

Total	0.02	0.06	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.10	1.63	< 0.005	< 0.005	—	1.68
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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	1.45	1.31	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.03	0.03	< 0.005	0.28	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.76	0.76	< 0.005	< 0.005	—	0.76
Total	1.48	1.56	0.11	2.83	0.01	0.36	—	0.36	0.35	—	0.35	46.8	90.2	137	0.14	< 0.005	—	141
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	1.45	1.31	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Consumer Products	—	0.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	1.45	1.53	0.10	2.54	0.01	0.36	—	0.36	0.35	—	0.35	46.8	89.5	136	0.14	< 0.005	—	140
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.02	0.02	< 0.005	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.01	1.55	< 0.005	< 0.005	—	1.59

Consum Products	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coatings	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipme nt	< 0.005	< 0.005	< 0.005	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.09	0.09	< 0.005	< 0.005	—	0.09
Total	0.02	0.06	< 0.005	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.53	1.10	1.63	< 0.005	< 0.005	—	1.68

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85
Total	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	9.61	9.97	0.04	< 0.005	—	11.2
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85
Total	—	—	—	—	—	—	—	—	—	—	—	0.06	1.59	1.65	0.01	< 0.005	—	1.85

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Total	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Total	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50

Total	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Total	—	—	—	—	—	—	—	—	—	—	—	2.14	0.00	2.14	0.21	0.00	—	7.50
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24
Total	—	—	—	—	—	—	—	—	—	—	—	0.36	0.00	0.36	0.04	0.00	—	1.24

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
Demolition	Demolition	7/1/2024	7/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	7/30/2024	8/1/2024	5.00	2.00	—

Grading	Grading	8/2/2024	8/7/2024	5.00	4.00	—
Building Construction	Building Construction	8/8/2024	5/15/2025	5.00	200	—
Paving	Paving	5/16/2025	5/30/2025	5.00	10.0	—
Architectural Coating	Architectural Coating	5/31/2025	6/14/2025	5.00	10.0	—

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
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
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
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Site Preparation	Graders	Diesel	Average	1.00	8.00	148	0.41
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	7.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	7.00	84.0	0.37
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Cranes	Diesel	Average	1.00	6.00	367	0.29
Building Construction	Forklifts	Diesel	Average	1.00	6.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	6.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37

Paving	Pavers	Diesel	Average	1.00	6.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	7.00	36.0	0.38
Paving	Cement and Mortar Mixers	Diesel	Average	1.00	6.00	10.0	0.56
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
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	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	10.0	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	1.80	18.5	LDA,LDT1,LDT2

Building Construction	Vendor	0.53	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	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	0.36	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
Demolition	—	—	—	—
Demolition	Worker	12.5	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	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	10.0	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	1.80	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.53	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	12.5	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	0.36	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)
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Architectural Coating	19,744	6,581	0.00	0.00	—
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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)
Demolition	0.00	0.00	0.00	—	—
Site Preparation	—	—	1.88	0.00	—
Grading	—	—	4.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.06

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
Single Family Housing	0.06	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
Single Family Housing	47.2	47.7	42.8	17,022	373	377	338	134,535

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	47.2	47.7	42.8	17,022	373	377	338	134,535

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	4
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
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)
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Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	4
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	1
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)
19743.75	6,581	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)
Single Family Housing	34,476	532	0.0330	0.0040	191,677

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)
Single Family Housing	34,476	532	0.0330	0.0040	191,677

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	186,369	1,003,855

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	186,369	1,003,855

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
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Single Family Housing	3.98	—
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5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	3.98	—

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
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	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
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	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
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5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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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
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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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
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5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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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	17.8	annual days of extreme heat
Extreme Precipitation	5.80	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.48	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 $\frac{3}{4}$ 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 (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events.

Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

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	2	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	N/A	N/A	N/A	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	2	1	1	3
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	N/A	N/A	N/A	N/A
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	74.1
AQ-PM	82.9
AQ-DPM	88.3
Drinking Water	95.6
Lead Risk Housing	85.1
Pesticides	0.00
Toxic Releases	81.3
Traffic	84.4
Effect Indicators	—
CleanUp Sites	88.7
Groundwater	75.0

Haz Waste Facilities/Generators	50.5
Impaired Water Bodies	58.7
Solid Waste	75.7
Sensitive Population	—
Asthma	55.2
Cardio-vascular	78.4
Low Birth Weights	39.5
Socioeconomic Factor Indicators	—
Education	87.7
Housing	66.5
Linguistic	90.2
Poverty	63.2
Unemployment	83.6

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	42.98729629
Employed	21.69896061
Median HI	49.60862312
Education	—
Bachelor's or higher	11.36917747
High school enrollment	100
Preschool enrollment	74.47709483
Transportation	—
Auto Access	48.06877967

Active commuting	37.46952393
Social	—
2-parent households	31.07917362
Voting	37.91864494
Neighborhood	—
Alcohol availability	43.21827281
Park access	44.68112409
Retail density	25.03528808
Supermarket access	52.97061465
Tree canopy	60.88797639
Housing	—
Homeownership	68.04824843
Housing habitability	29.96278712
Low-inc homeowner severe housing cost burden	29.48800205
Low-inc renter severe housing cost burden	33.55575516
Uncrowded housing	9.470037213
Health Outcomes	—
Insured adults	17.70819967
Arthritis	0.0
Asthma ER Admissions	43.2
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	18.1

Cognitively Disabled	15.9
Physically Disabled	24.6
Heart Attack ER Admissions	28.3
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	47.3
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	19.0
Elderly	36.3
English Speaking	18.1
Foreign-born	73.3
Outdoor Workers	16.4
Climate Change Adaptive Capacity	—
Impervious Surface Cover	51.9
Traffic Density	88.6
Traffic Access	23.0
Other Indices	—
Hardship	86.7

Other Decision Support	—
2016 Voting	22.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	97.0
Healthy Places Index Score for Project Location (b)	34.0
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

APPENDIX B



GEOTECHNICAL ENGINEERING INVESTIGATION

**PROPOSED SINGLE-FAMILY HOMES
269 S. COBERTA AVENUE
LA PUENTE, CALIFORNIA**

**SALEM PROJECT NO. 3-220-0220
APRIL 8, 2020**

PREPARED FOR:

**MR. HYUNG JIN SEO
HACE, INC.
1055 WEST 7TH STREET, 33RD FLOOR
LOS ANGELES, CA 90017**

PREPARED BY:

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April 8, 2020

Project No. 3-220-0220

Mr. Hyung Jin Seo
HACE, Inc.
1055 West 7th Street, 33rd Floor
Los Angeles, CA 90017

**SUBJECT: GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED SINGLE-FAMILY HOMES
269 S. COBERTA AVENUE
LA PUENTE, CALIFORNIA**

Dear Mr. Seo:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Geotechnical Engineering Investigation report for the Proposed Single-Family Homes to be located at the subject site.

The accompanying report presents our findings, conclusions, and recommendations regarding the geotechnical aspects of designing and constructing the project as presently proposed. In our opinion, the proposed project is feasible from a geotechnical viewpoint provided our recommendations are incorporated into the design and construction of the project.

We appreciate the opportunity to assist you with this project. Should you have questions regarding this report or need additional information, please contact the undersigned at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.

Clarence Jiang, GE
Senior Geotechnical Engineer
RGE 2477

R. Sammy Salem, MS, PE, GE
Principal Engineer
RCE 52762 / RGE 2549

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- Percolation Test, P-1
- Liquefaction Analysis Report

APPENDIX B – LABORATORY TESTING

- Consolidation Test Results
- Direct Shear Test Results
- Gradation Curves
- Expansion Index Results
- Corrosivity Test Results
- Maximum Density and Optimum Moisture Proctor Test Results

APPENDIX C – EARTHWORK AND PAVEMENT SPECIFICATIONS

**GEOTECHNICAL ENGINEERING INVESTIGATION
PROPOSED SINGLE-FAMILY HOMES
269 S. COBERTA AVENUE
LA PUENTE, CALIFORNIA**

1. PURPOSE AND SCOPE

This report presents the results of our Geotechnical Engineering Investigation for the Proposed Single-Family Homes to be located at 269 S. Coberta Avenue in La Puente, County of Los Angeles, California (see Figure 1, Vicinity Map).

The purpose of our geotechnical engineering investigation was to observe and sample the subsurface conditions encountered at the site, and provide conclusions and recommendations relative to the geotechnical aspects of constructing the project as presently proposed. The scope of this investigation did not include a slope stability analysis.

The scope of this investigation included a field exploration, laboratory testing, engineering analysis and the preparation of this report. Our field exploration was performed on March 30, 2020 and included the drilling of five (5) small-diameter soil borings to a maximum depth of 51½ feet at the site. Additionally, one (1) percolation test was conducted at a depth of approximately 10 feet below ground surface. The locations of the soil borings and percolation test are depicted on Figure 2, Site Plan. A detailed discussion of our field investigation, exploratory boring logs are presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent physical properties for engineering analyses. Appendix B presents the laboratory test results in tabular and graphic format.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. If project details vary significantly from those described herein, SALEM should be contacted to determine the necessity for review and possible revision of this report.

Earthwork and Pavement Specifications are presented in Appendix C. If text of the report conflict with the specifications in Appendix C, the recommendations in the text of the report have precedence.

2. PROJECT DESCRIPTION

Based on the information provided to us, we understand the proposed development of the site will include construction of 5 single-family homes. Maximum wall load is expected to be 2 kips per linear foot. Maximum column load is expected to be 50 kips. Floor slab soil bearing pressure is expected to be 150 psf. A fill slope and small retaining wall will be constructed for the northernmost single-family home.

A site grading plan was not available at the time of preparation of this report. As the site area is gently sloping with a creek along the northwestern boundary, we anticipate that cuts and fills during earthwork will be moderate in order to provide level pads and positive site drainage. In the event that changes occur in the nature or design of the project, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and the conclusions of our report are modified. The site configuration and locations of proposed improvements are shown on the Site Plan, Figure 2.

3. SITE LOCATION AND DESCRIPTION

The project site encompasses approximately 0.88 acre and is located at the northwest corner of the cul-de-sac on S. Coberta Avenue in the unincorporated La Puente area of the County of Los Angeles, California (see Vicinity Map, Figure 1). The site is bounded by Avocado Creek (concrete lined flood control channel) to the north and northwest, a baseball/softball field to the southeast, and residential properties to the southwest. The current address of the site is 269 S. Coberta Avenue.

The site is currently a vacant land with grasses and tall trees. A power pole is located adjacent to Coberta Avenue. An existing storm drain is located along the southeast boundary of the site. The site is relatively flat with no major changes in grade and has an average elevation of approximately 290 feet above mean sea level based on Google Earth imagery. The northwest to northeast boundary of the site currently falls off into Avocado Creek.

4. FIELD EXPLORATION

Our field exploration consisted of site surface reconnaissance and subsurface exploration. The exploratory test borings (B-1 through B-5) were drilled on March 30, 2020 in the area shown on the Site Plan, Figure 2. The test borings were advanced with 4-inch solid flight augers and 6-inch diameter hollow stem augers rotated by a truck-mounted CME 45C drill rig. The test borings were extended to a maximum depth of approximately 51½ feet below existing grade.

The materials encountered in the test borings were visually classified in the field, and logs were recorded by a field engineer and stratification lines were approximated on the basis of observations made at the time of drilling. Visual classification of the materials encountered in the test borings were generally made in accordance with the Unified Soil Classification System (ASTM D2487).

A soil classification chart and key to sampling is presented on the Unified Soil Classification Chart, in Appendix "A." The logs of the test borings are presented in Appendix "A." The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The location of the test borings were determined by measuring from features shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted. Soil samples were obtained from the test borings at the depths shown on the logs of borings. The MCS samples were recovered and capped at both ends to preserve the samples at their natural moisture content; SPT samples were recovered and placed in a sealed bag to preserve their natural moisture content. The borings were backfilled with soil cuttings after completion of the drilling.

5. LABORATORY TESTING

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, density, shear strength, consolidation potential, expansion index, maximum density and optimum moisture determination, and gradation of the materials encountered.

In addition, chemical tests were performed to evaluate the corrosivity of the soils to buried concrete and metal. Details of the laboratory test program and the results of laboratory test are summarized in Appendix "B." This information, along with the field observations, was used to prepare the final boring logs in Appendix "A."

6. GEOLOGIC SETTING

The subject site is located within the central portion of the San Gabriel Valley within the northwest end of the Peninsular Ranges Geomorphic Province of California. The San Gabriel Valley is situated between the San Gabriel Mountains to the north, the San Jose Hills to the south and east, the Puente Hills and Chino Hills further south and east, respectively, and the Verdugo Mountains to the west. The geology in the San Gabriel Basin is dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. These deposits include Pleistocene and Holocene alluvium. The alluvium deposits form the flood plains along the San Gabriel River to the west of the Site. Deposits encountered on the subject site during exploratory drilling are discussed in detail in this report.

7. GEOLOGIC HAZARDS

7.1 Faulting and Seismicity

The Peninsular Range has historically been a province of relatively high seismic activity. The nearest faults to the project site are associated with the Elsinore fault zone located approximately 4.4 miles from the site. There are no known active fault traces in the project vicinity.

Based on mapping and historical seismicity, the seismicity of the Peninsular Range has been generally considered high by the scientific community. The project area is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone and will not require a special site investigation by an Engineering Geologist. Soils on site are classified as Site Class D in accordance with Chapter 16 of the California Building Code.

The proposed structures are determined to be in Seismic Design Category D. To determine the distance of known active faults within 100 miles of the site, we used the United States Geological Survey (USGS) web-based application *2008 National Seismic Hazard Maps - Fault Parameters*. Site latitude is 34.0456° north; site longitude is 117.9986° west. The ten closest active faults are summarized below in Table 7.1.

TABLE 7.1
REGIONAL FAULT SUMMARY

Fault Name	Distance to Site (miles)	Maximum Earthquake Magnitude, M_w
Elsinore; W+GI+T+J+CM	4.4	7.9
Elysian Park (Upper)	6.1	6.7
San Jose	6.8	6.7
Raymond	7.2	6.8
Sierra Madre Connected	7.8	7.3
Puente Hills (Santa Fe Springs)	8.0	6.7
Puente Hills (LA)	9.1	7.0
Clamshell-Sawpit	9.1	6.7
Verdugo	10.7	6.9
Puente Hills (Coyote Hills)	10.9	6.9

The faults tabulated above and numerous other faults in the region are sources of potential ground motion. However, earthquakes that might occur on other faults throughout California are also potential generators of significant ground motion and could subject the site to intense ground shaking.

7.2 Surface Fault Rupture

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

7.3 Ground Shaking

Seismic coefficients and spectral response acceleration values were developed based on the 2019 California Building Code (CBC). The CBC methodology for determining design ground motion values is based on the Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps, which incorporate both probabilistic and deterministic seismic ground motion.

Based on the 2019 CBC, a Site Class D represents the on-site soil conditions with standard penetration resistance, N-values, averaging between 15 and 50 blows per foot in the upper 100 feet below site grade. A table providing the recommended design acceleration parameters for the project site, based on the Site Class D designation, is included in Section 9.2.1 of this report.

Based on the Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps, the estimated design peak ground acceleration adjusted for site class effects (PGA_M) was determined to be 0.824g (based on both probabilistic and deterministic seismic ground motion).

7.4 Liquefaction

Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile.

Groundwater was not encountered during our investigation. Based on the State of California Seismic Hazard Zone Report 022, Baldwin Park Quadrangle, Plate 1.2, Open-File Report 98-13, the historically highest groundwater is at a depth of approximately 10 feet below ground surface.

The soils encountered within the depth of 51½ feet on the project site consisted predominately of loose to very dense silty sand, poorly and well-graded sand with various amounts of silt and gravel, and clayey sand; and firm to hard sandy clay and sandy silt with various amounts of clay. Low to very low cohesion strength is associated with the sandy soil. A seismic hazard, which could cause damage to the proposed development during seismic shaking, is the post-liquefaction settlement of the liquefied sands.

Based on the State of California, Seismic Hazard Zone Map, Baldwin Park Quadrangle, dated March 25, 1999, the site is located within a liquefaction potential zone. The potential for soil liquefaction during a seismic event was evaluated using LiqIT computer program (version 4.7.5) developed by GeoLogismiki of Greece. For the analysis, a maximum earthquake magnitude of 7.9 M_w , a peak horizontal ground surface acceleration of 0.82g (with a 2% probability of exceedance in 50 years) and a groundwater depth of 10 feet were considered appropriate for the liquefaction analysis. The liquefaction analysis indicated that the site soils had a low potential for liquefaction under seismic conditions. The total liquefaction-induced settlement was calculated to be 0.08 inches. The liquefaction settlement analyses are included in Appendix A.

7.5 Lateral Spreading

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Due to the relatively flat site topography, we judge the likelihood of lateral spreading to be low.

7.6 Landslides

There are no known landslides at the site, nor is the site in the path of any known or potential landslides. We do not consider the potential for a landslide to be a hazard to this project.

7.7 Tsunamis and Seiches

The site is not located within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is considered unlikely.

8. SOIL AND GROUNDWATER CONDITIONS

8.1 Subsurface Conditions

The subsurface conditions encountered appear typical of those found in the geologic region of the site. In general, the soils within the depth of exploration consisted predominately of loose to very dense silty sand, poorly and well-graded sand with various amounts of silt and gravel, and clayey sand; and firm to hard sandy clay and sandy silt with various amounts of clay.

Up to 7 feet of fill soils consisting of loose to very dense silty sand were encountered in our borings. Deeper fill soils may be present onsite between our test boring locations. Verification of the extent of fill should be determined during site grading. Field and laboratory tests suggest that the deeper native soils are moderately strong and slightly compressible. These soils extended to the termination depth of our borings.

The soils were classified in the field during the drilling and sampling operations. The stratification lines were approximated by the field engineer on the basis of observations made at the time of drilling. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted.

The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The locations of the test borings were determined by measuring from feature shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

8.2 Groundwater

The test boring locations were checked for the presence of groundwater during and after the drilling operations. Free groundwater was not encountered during this investigation. The historically highest groundwater is estimated to be at a depth of approximately 10 feet below existing grade based on the Seismic Hazard Zone Report 022, Baldwin Park 7.5-Minute Quadrangle, Plate 1.2, Open-File Report 98-13.

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, localized pumping, and climatic conditions as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

8.3 Soil Corrosion Screening

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete and the soil. The 2014 Edition of ACI 318 (ACI 318) has established criteria for evaluation of sulfate and chloride levels and how they relate to cement reactivity with soil and/or water.

A soil sample was obtained from the project site and was tested for the evaluation of the potential for concrete deterioration or steel corrosion due to attack by soil-borne soluble salts and soluble chloride. The water-soluble sulfate concentration in the saturation extract from the soil sample was detected to be less than 50 mg/kg. ACI 318 Tables 19.3.1.1 and 19.3.2.1 outline exposure categories, classes, and concrete

requirements by exposure class. ACI 318 requirements for site concrete based upon soluble sulfate are summarized in Table 8.3 below.

TABLE 8.3
WATER SOLUBLE SULFATE EXPOSURE REQUIREMENTS

Water Soluble Sulfate (SO ₄) in Soil, Percentage by Weight	Exposure Severity	Exposure Class	Maximum w/cm Ratio	Minimum Concrete Compressive Strength	Cementations Materials Type
<0.0050	Not Severe	S0	N/A	2,500 psi	No Restriction

The water-soluble chloride concentration detected in saturation extract from the soil samples was 18 mg/kg. This level of chloride concentration is not considered to be severely corrosive. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, applicable manufacturer's recommendations for corrosion protection of buried metal pipe be closely followed.

8.4 Percolation Testing

One (1) percolation test (P-1) was performed at the proposed infiltration system areas and was conducted in accordance with the criteria set in the Low Impact Development BMP Guideline of the County of Los Angeles, Department of Public Works. Results of the falling head test are presented in the attachments to this report. The approximate location of the percolation test is shown on the attached Site Plan, Figure 2.

The hole was pre-saturated before percolation testing commenced. Percolation rates were measured by filling the test hole with clean water and measuring the water drops at a certain time interval. The percolation rate data are presented in tabular format at the end of this Report. The difference in the percolation rates are reflected by the varied type of soil materials at the bottom of the test holes. The test results are shown on the table below.

TABLE 8.4
PERCOLATION TEST RESULTS

Test No.	Depth (feet)	Measured Percolation Rate (inch/hour)	Total Reduction Factor*	Design Infiltration Rate (inch/hour)**	Soil Type***
P-1	10	0.32	2	0.16	Silty SAND (SM)

* $RF_t = 2$, $RV_v = 1$, $RF_s = 1$, Total Reduction Factor, $RF = RF_t \times RF_v \times RF_s = 2$

**Design Infiltration Rate = Measured Percolation Rate / RF

*** At bottom of drilled holes

The Reduction Factor for Long-term siltation plugging and maintenance (RF_s) should be selected based on the specified levels of pre-treatment and maintenance requirements. $RF_s = 1$ is assumed for clean water condition and should be verified by the project civil engineer.

Please be advised that when performing percolation testing services in relatively small diameter borings, that the testing may not fully model the actual full scale long term performance of a given site. This is particularly true where percolation test data is to be used in the design of large infiltration system such as may be proposed for the site.

The measured percolation rate includes dispersion of the water at the sidewalls of the boring as well as into the underlying soils. Subsurface conditions, including percolation rates, can change over time as fine-grained soils migrate. It is not warranted that such information and interpretation cannot be superseded by future geotechnical engineering developments.

We emphasize that this report is valid for the project outlined above and should not be used for any other sites. The soil percolation or infiltration rates are based on tests conducted with clear water. The percolation/infiltration rates may vary with time as a result of soil clogging from water impurities. The percolation/infiltration rates will deteriorate over time due to the soil conditions.

The soils may also become less permeable to impermeable if the soil is compacted. The percolation/infiltration rate may become slower if the surrounding soil is wet or saturated due to prolonged rainfalls. Thus, periodic maintenance consisting of clearing the bottom of the drainage basin of clogged soils should be expected.

Additional percolation tests should be conducted at bottom of the proposed infiltration system during construction to determine the actual percolation rate. Infiltration system shall be located at minimum distances of 10 feet from any foundations and 10 feet from property lines. Infiltration in compacted fill is not allowed. Provided that the infiltration system is located at a minimum distance of 10 feet away from any foundations, the infiltration would not result in distress to the adjacent buildings.

The scope of our services did not include a groundwater study and was limited to the performance of percolation testing and the submitted of the data only. Our services did not include those associated with an Environmental Site Assessment for the presence or absence of hazardous and/or toxic materials in the soil, groundwater, or atmosphere; or the presence of wetlands. Any statements, or absence of statements, in this report or on any boring logs regarding odors, unusual or suspicious items, or conditions observed, are strictly for descriptive purposes and are not intended to convey engineering judgment regarding potential hazardous and/or toxic assessment.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 General

- 9.1.1 Based upon the data collected during this investigation, and from a geotechnical engineering standpoint, it is our opinion that the site is suitable for the proposed construction of improvements at the site as planned, provided the recommendations contained in this report are incorporated into the project design and construction. Conclusions and recommendations provided in this report are based on our review of available literature, analysis of data obtained from our field exploration and laboratory testing program, and our understanding of the proposed development at this time.

- 9.1.2 The primary geotechnical constraints identified in our investigation is the presence of fill material, compressible materials, and potentially expansive material at the site. Recommendations to mitigate the effects of potentially compressible materials are provided in this report.
- 9.1.3 Up to 7 feet of fill material was encountered in our test borings. Deeper fill materials may be present on site between our boring locations. Undocumented fill materials are not suitable to support any future structures and should be excavated and replaced with Engineered Fill. The extent and consistency of the fills should be verified during site construction. Prior to fill placement, SALEM should inspect the bottom of the excavation to verify the bottom condition.
- 9.1.4 Site demolition activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, underground buried structures and/or utility lines encountered during demolition and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. It is suspected that possible demolition activities of the existing structures may disturb the upper soils. After demolition activities, it is recommended that disturbed soils be removed and/or recompacted.
- 9.1.5 Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 2 to 4 inches of the soils containing vegetation, roots, and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. The stripped vegetation will not be suitable for use as Engineered Fill or within 5 feet of building pads or within pavement areas. However, stripped topsoil may be stockpiled and reused in landscape areas or exported from the site.
- 9.1.6 The surficial soils are moisture-sensitive and exhibited moderate collapse potential under saturated conditions. The collapsible or weak soils should be removed and recompacted according to the recommendations in the Grading section of this report (Section 9.5).
- 9.1.7 The scope of our services for the investigation does not include a slope stability evaluation of the site. Slopes should be constructed in accordance with the typical figures and details as shown in the General Earthwork and Pavement Specifications, Appendix "C" (i.e. Stabilization Fill, Buttress Fill, Daylight Shear key, Shear Key, Fill Slope above Natural Ground, Fill Slope Above Cut Slope, Backdrain, Geofabric Subdrain, Benching for Compacted Fill, Rock Disposal, Canyon Subdrain and Transition Lot).
- 9.1.8 Where fill slopes are to be constructed on original ground that slopes steeper than 6:1 (horizontal to vertical), the ground should be stepped or benched. The benches should be cut into the dense slope as the grading operations proceed. The first bench (base or key bench) should be at least 15 feet wide. Each bench should consist of a minimum 8 feet wide of level terrace, with the rise to the next bench held for 4 feet or less.
- 9.1.9 The horizontal distance between the outer edges of the footing bottom and the adjacent slope face should be at least 6 feet.

- 9.1.10 For the proposed buildings adjacent to the descending slopes, a setback equals to one-third (1/3) of the slope height but needs not exceed 40 feet should be provided between the footing bottom and the slope face. If the slope is steeper than 1:1 (horizontal to vertical), the required setback should be measured from an imaginary plane 45 degrees to the horizontal, projected upward from the toe of the slope.
- 9.1.11 To reduce the erosion of graded slopes, it is recommended that all slopes be planted with ground cover vegetation and deep rooted vegetation as soon as practical. Proper maintenance of lot drainage and vegetation should be performed. Irrigation of landscaping should be controlled to maintain a consistent moisture content sufficient to provide healthy plant growth without over watering. A rodent control program should be established and maintained.
- 9.1.12 All surface runoff should be directed away from the slope and toward approved drainage devices.
- 9.1.13 All infiltration facilities or retention basins shall be located a minimum of 10 feet away from any foundations and/or slopes (descending or ascending).
- 9.1.14 Based on the subsurface conditions at the site and the anticipated structural loading, we anticipate that the proposed buildings may be supported using conventional shallow foundations provided that the recommendations provided herein are incorporated in the design and construction of the project.
- 9.1.15 SALEM shall review the project grading and foundation plans prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required. If SALEM is not provided plans and specifications for review, we cannot assume any responsibility for the future performance of the project.
- 9.1.16 SALEM shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.
- 9.1.17 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

9.2 Seismic Design Criteria

- 9.2.1 For seismic design of the structures, and in accordance with the seismic provisions of the 2016 CBC, our recommended parameters are shown below. These parameters are based on Probabilistic Ground Motion of 2% Probability of Exceedance in 50 years. The Site Class was determined based on the results of our field exploration.

TABLE 9.2.1
SEISMIC DESIGN PARAMETERS

Seismic Item	Symbol	Value	2016 ASCE 7 or 2019 CBC Reference
Site Coordinates (Datum = NAD 83)		34.0456 Lat -117.9986 Lon	
Site Class	--	D	ASCE 7 Table 20.3-1
Soil Profile Name	--	Stiff Soil	ASCE 7 Table 20.3-1
Risk Category	--	II	Table 1604.5
Site Coefficient for PGA	F_{PGA}	1.1	ASCE 7 Table 11.8-1
Peak Ground Acceleration (adjusted for Site Class effects)	PGA_M	0.824 g	ASCE 7 Equation 11.8-1
Seismic Design Category	SDC	D	Table 1613.2.5
Mapped Spectral Acceleration (Short period - 0.2 sec)	S_S	1.756 g	Figure 1613.2.1(1-8)
Mapped Spectral Acceleration (1.0 sec. period)	S_1	0.633 g	Figure 1613.2.1(1-8)
Site Class Modified Site Coefficient	F_a	1	Table 1613.2.3(1)
Site Class Modified Site Coefficient	F_v	*1.7	Table 1613.2.3(2)
MCE Spectral Response Acceleration (Short period - 0.2 sec) $S_{MS} = F_a S_S$	S_{MS}	1.756 g	Equation 16-36
MCE Spectral Response Acceleration (1.0 sec. period) $S_{M1} = F_v S_1$	S_{M1}	*1.076 g	Equation 16-37
Design Spectral Response Acceleration $S_{DS} = \frac{2}{3} S_{MS}$ (short period - 0.2 sec)	S_{DS}	1.171 g	Equation 16-38
Design Spectral Response Acceleration $S_{D1} = \frac{2}{3} S_{M1}$ (1.0 sec. period)	S_{D1}	*0.717 g	Equation 16-39
Short Term Transition Period (S_{D1}/S_{DS}), Seconds	T_S	0.613	ASCE 7-16, Section 11.4.6
Long Period Transition Period (seconds)	T_L	8	ASCE 7-16, Figure 22-14

* **Determined per ASCE Table 11.4-2 for use in calculating T_S only.**

9.2.2 Site Specific Ground Motion Analysis was not included in the scope of this investigation. Per ASCE 11.4.8, structures on Site Class D with S_1 greater than or equal to 0.2 may require Site Specific Ground Motion Analysis. However, a site specific motion analysis may not be required based on Exceptions listed in ASCE 11.4.8. The Structural Engineer should verify whether Exception No. 2 of ASCE 7-16, Section 11.4.8, is valid for the site. In the event that a site specific ground motion analysis is required, SALEM should be contacted for these services.

9.2.3 Conformance to the criteria in the above table for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

9.3 Soil and Excavation Characteristics

- 9.3.1 Based on the soil conditions encountered in our soil borings, the onsite soils can be excavated with moderate effort using conventional excavation equipment.
- 9.3.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable Occupational Safety and Health Administration (OSHA) rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.
- 9.3.3 The upper soils are moisture-sensitive and moderately compressible (collapsible) under saturated conditions. These soils, in their present condition, possess moderate risk to construction in terms of possible post-construction movement of the foundations and floor systems if no mitigation measures are employed. Accordingly, measures are considered necessary to reduce anticipated collapse potential. Mitigation measures will not eliminate post-construction soil movement, but will reduce the soil movement. Success of the mitigation measures will depend on the thoroughness of the contractor in dealing with the soil conditions.
- 9.3.4 The near surface soils identified as part of our investigation are, generally moist due to the absorption characteristics of the soil. Earthwork operations may encounter very moist unstable soils which may require removal to a stable bottom. Exposed native soils exposed as part of site grading operations shall not be allowed to dry out and should be kept continuously moist prior to placement of subsequent fill.

9.4 Materials for Fill

- 9.4.1 Excavated soils generated from cut operations at the site are suitable for use as general Engineered Fill in structural areas, provided they do not have an Expansion Index greater than 20 ($EI \leq 20$) and do not contain deleterious matter, organic material, or rock material larger than 3 inches in maximum dimension.
- 9.4.2 The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since they have complete control of the project site.
- 9.4.3 Environmental characteristics and corrosion potential of import soil materials should also be considered.
- 9.4.4 Proposed import materials should be sampled, tested, and approved by SALEM prior to its transportation to the site.
- 9.4.5 Import soil intended for use as Non-Expansive Engineered Fill soil shall be well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted. A clean sand or very sandy soil is not acceptable for this purpose. This material should be approved by the Engineer prior to use and should typically possess the soil characteristics summarized below in Table 9.4.5.

TABLE 9.4.5
IMPORT FILL REQUIREMENTS

Minimum Percent Passing No. 200 Sieve	12
Maximum Percent Passing No. 200 Sieve	50
Minimum Percent Passing No. 4 Sieve	80
Maximum Particle Size	3"
Maximum Plasticity Index	12
Maximum CBC Expansion Index	20

9.5 Grading

- 9.5.1 A representative of our firm should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Geotechnical Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section as well as other portions of this report.
- 9.5.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance.
- 9.5.3 Site preparation should begin with removal of existing surface/subsurface structures, underground utilities (as required), any existing uncertified fill, and debris. Excavations or depressions resulting from site clearing operations, or other existing excavations or depressions, should be restored with Engineered Fill in accordance with the recommendations of this report.
- 9.5.4 Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 2 to 4 inches of the soils containing, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. In addition, existing concrete and asphalt materials shall be removed from areas of proposed improvements and stockpiled separately from excavated soil material. The stripped vegetation, asphalt and concrete materials will not be suitable for use as Engineered Fill or within 5 feet of building pads or within pavement areas. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas or exported from the site.
- 9.5.5 Any undocumented fill materials encountered during grading should be removed and replaced with engineered fill. The actual depth of the overexcavation and recompaction should be determined by our field representative during construction.
- 9.5.6 Structural building pad areas should be considered as areas extending a minimum of 5 feet horizontally beyond the outside dimensions of building, including footings and non-cantilevered overhangs carrying structural loads.

- 9.5.7 To minimize post-construction soil movement and provide uniform support for the proposed buildings, it is recommended that overexcavation and recompaction within the proposed building areas be performed to a minimum depth of **five (5)** feet below existing grade or **three (3)** feet below proposed footing bottom, whichever is deeper. The overexcavation and recompaction should also extend laterally to a minimum of 5 feet beyond the outer edges of the proposed footings.
- 9.5.8 Within pavement areas, overexcavation and recompaction should be performed to a minimum depth of **one (1) foot** below existing grade or proposed grade, whichever is deeper. Any undocumented fill materials encountered during grading should be removed and replaced with Engineered Fill. The overexcavation and recompaction should also extend laterally to a minimum of 2 feet beyond the pavement edges.
- 9.5.9 Prior to placement of fill soils, the upper 10 to 12 inches of native subgrade soils should be scarified, moisture-conditioned to **no less** than the optimum moisture content and recompacted to a minimum of 95 percent (90% for fine grained cohesive soils) of the maximum dry density based on ASTM D1557 Test Method.
- 9.5.10 All Engineered Fill (including scarified ground surfaces and backfill) should be placed in thin lifts to allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness).
- 9.5.11 Engineered Fill soils should be placed, moisture conditioned to near optimum moisture content, and compacted to at least 95% (90% for fine grained cohesive soils) relative compaction.
- 9.5.12 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM or certified testing and inspection engineer (typical) field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
- 9.5.13 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.
- 9.5.14 Final pavement subgrade should be finished to a smooth, unyielding surface. We further recommend proof-rolling the subgrade with a loaded water truck (or similar equipment with high contact pressure) to verify the stability of the subgrade prior to placing aggregate base.
- 9.5.15 The most effective site preparation alternatives will depend on site conditions prior to grading. We should evaluate site conditions and provide supplemental recommendations immediately prior to grading, if necessary.
- 9.5.16 We do not anticipate groundwater or seepage to adversely affect construction if conducted during the drier months of the year (typically summer and fall). However, groundwater and soil moisture

conditions could be significantly different during the wet season (typically winter and spring) as surface soil becomes wet; perched groundwater conditions may develop. Grading during this time period will likely encounter wet materials resulting in possible excavation and fill placement difficulties. Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction should be performed. If the construction schedule requires grading operations during the wet season, we can provide additional recommendations as conditions warrant.

- 9.5.17 Wet soils may become non conducive to site grading as the upper soils yield under the weight of the construction equipment. Therefore, mitigation measures should be performed for stabilization. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material or placement of slurry, crushed rocks or aggregate base material; or mixing the soil with an approved lime or cement product.

The most common remedial measure of stabilizing the bottom of the excavation due to wet soil condition is to reduce the moisture of the soil to near the optimum moisture content by having the subgrade soils scarified and aerated or mixed with drier soils prior to compacting. However, the drying process may require an extended period of time and delay the construction operation.

To expedite the stabilizing process, slurry or crushed rock may be utilized for stabilization provided this method is approved by the owner for the cost purpose. If the use of slurry, crushed rock is considered, it is recommended that the upper soft and wet soils be replaced by 6 to 24 inches of 2-sack slurry or $\frac{3}{4}$ -inch to 1-inch crushed rocks. The thickness of the slurry or rock layer depends on the severity of the soil instability. The recommended 6 to 24 inches of crushed rock material will provide a stable platform.

It is further recommended that lighter compaction equipment be utilized for compacting the crushed rock. A layer of geofabric is recommended to be placed on top of the compacted crushed rock to minimize migration of soil particles into the voids of the crushed rock, resulting in soil movement. Although it is not required, the use of geogrid (e.g. Tensar TX7) below the slurry or crushed rock will enhance stability and reduce the required thickness of crushed rock necessary for stabilization. Our firm should be consulted prior to implementing remedial measures to provide appropriate recommendations.

9.6 Shallow Foundations

- 9.6.1 The site is suitable for use of conventional shallow foundations consisting of continuous footings and isolated pad footings bearing in properly compacted Engineered Fill.
- 9.6.2 The bearing wall footings considered for the structure should be continuous with a minimum width of 15 inches and extend to a minimum depth of 18 inches below the lowest adjacent grade. Isolated column footings should have a minimum width of 24 inches and extend a minimum depth of 18 inches below the lowest adjacent grade.
- 9.6.3 The bottom of footing excavations should be maintained free of loose and disturbed soil. Footing concrete should be placed into a neat excavation.

- 9.6.4 Footings proportioned as recommended above may be designed for the maximum allowable soil bearing pressures shown in the table below.

Loading Condition	Allowable Bearing
Dead Load Only	2,000 psf
Dead-Plus-Live Load	2,500 psf
Total Load, Including Wind or Seismic Loads	3,325 psf

- 9.6.5 For design purposes, total settlement due to static and seismic loadings on the order of 1 inch may be assumed for shallow footings. Differential settlement due to static and seismic loadings, along a 20-foot exterior wall footing or between adjoining column footings, should be ½ inch, producing an angular distortion of 0.002. Most of the settlement is expected to occur during construction as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. The footing excavations should not be allowed to dry out any time prior to pouring concrete.
- 9.6.6 Resistance to lateral footing displacement can be computed using an allowable coefficient of friction factor of 0.33 acting between the base of foundations and the supporting native subgrade.
- 9.6.7 Lateral resistance for footings can alternatively be developed using an equivalent fluid passive pressure of 300 pounds per cubic foot acting against the appropriate vertical native footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. An increase of one-third is permitted when using the alternate load combinations that includes wind or earthquake loads.
- 9.6.8 Minimum reinforcement for continuous footings should consist of four No. 4 steel reinforcing bars; two placed near the top of the footing and two near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.
- 9.6.9 Underground utilities running parallel to footings should not be constructed in the zone of influence of footings. The zone of influence may be taken to be the area beneath the footing and within a 1:1 plane extending out and down from the bottom edge of the footing.
- 9.6.10 The foundation subgrade should be sprinkled as necessary to maintain a moist condition without significant shrinkage cracks as would be expected in any concrete placement. Prior to placing rebar reinforcement, foundation excavations should be evaluated by a representative of SALEM for appropriate support characteristics and moisture content. Moisture conditioning may be required for the materials exposed at footing bottom, particularly if foundation excavations are left open for an extended period.

9.7 Concrete Slabs-on-Grade

- 9.7.1 Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick

and underlain by six (6) inches of compacted granular aggregate subbase material compacted to at least 95% relative compaction.

- 9.7.2 Granular aggregate subbase material shall conform to ASTM D-2940, Latest Edition (Table 1, bases) with at least 95 percent passing a 1½-inch sieve and not more than 8% passing a No. 200 sieve or its approved equivalent to prevent capillary moisture rise. Crushed Miscellaneous Base (CMB) containing recycled materials should not be used as granular aggregate subbase within the building area.
- 9.7.3 We recommend reinforcing slabs, at a minimum, with No. 4 reinforcing bars placed 18 inches on center, each way.
- 9.7.4 Slabs subject to structural loading may be designed utilizing a modulus of subgrade reaction K of 140 pounds per square inch per inch. The K value was approximated based on inter-relationship of soil classification and bearing values (Portland Cement Association, Rocky Mountain Northwest).
- 9.7.5 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.
- 9.7.6 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement. The exterior floors should be poured separately in order to act independently of the walls and foundation system.
- 9.7.7 It is recommended that the utility trenches within the structure be compacted, as specified in our report, to minimize the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the structures is recommended.
- 9.7.8 Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To minimize moisture vapor intrusion, it is recommended that a vapor retarder be installed in accordance with manufacturer's recommendations and/or ASTM guidelines, whichever is more stringent. In addition, ventilation of the structure is recommended to reduce the accumulation of interior moisture.
- 9.7.9 In areas where it is desired to reduce floor dampness where moisture-sensitive coverings are anticipated, construction should have a suitable waterproof vapor retarder (a minimum of 15 mils thick polyethylene vapor retarder sheeting, Raven Industries "VaporBlock 15, Stego Industries 15 mil "StegoWrap" or W.R. Meadows Sealtight 15 mil "Perminator") incorporated into the floor slab design. The water vapor retarder should be decay resistant material complying with ASTM E96 not exceeding 0.04 perms, ASTM E154 and ASTM E1745 Class A. The vapor barrier should be placed between the concrete slab and the compacted granular aggregate subbase material. The water vapor retarder (vapor barrier) should be installed in accordance with ASTM Specification E 1643-94.

- 9.7.10 The concrete may be placed directly on vapor retarder. The vapor retarder should be inspected prior to concrete placement. Cut or punctured retarder should be repaired using vapor retarder material lapped 6 inches beyond damaged areas and taped.
- 9.7.11 The recommendations of this report are intended to reduce the potential for cracking of slabs due to soil movement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to soil movement. This is common for project areas that contain expansive soils since designing to eliminate potential soil movement is cost prohibitive. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.
- 9.7.12 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.8 Lateral Earth Pressures and Frictional Resistance

- 9.8.1 Active, at-rest and passive unit lateral earth pressures against footings and walls are summarized in the table below:

Lateral Pressure Conditions	Equivalent Fluid Pressure, pcf
Active Pressure, Drained	45
At-Rest Pressure, Drained	66
Passive Pressure	300
Related Parameters	
Allowable Coefficient of Friction	0.33
In-Place Soil Density (lbs/ft ³)	120

- 9.8.2 Active pressure applies to walls, which are free to rotate. At-rest pressure applies to walls, which are restrained against rotation. The preceding lateral earth pressures assume sufficient drainage behind retaining walls to prevent the build-up of hydrostatic pressure.
- 9.8.3 The top one-foot of adjacent subgrade should be deleted from the passive pressure computation.
- 9.8.4 A safety factor consistent with the design conditions should be included in their usage.
- 9.8.5 For stability against lateral sliding, which is resisted solely by the passive pressure, we recommend a minimum safety factor of 1.5.
- 9.8.6 For stability against lateral sliding, which is resisted by the combined passive and frictional resistance, a minimum safety factor of 2.0 is recommended.

- 9.8.7 For lateral stability against seismic loading conditions, we recommend a minimum safety factor of 1.1.
- 9.8.8 For dynamic seismic lateral loading the following equation shall be used:

Dynamic Seismic Lateral Loading Equation
Dynamic Seismic Lateral Load = $\frac{3}{8}\gamma K_h H^2$
Where: γ = In-Place Soil Density
K_h = Horizontal Acceleration = $\frac{2}{3}PG_A M$
H = Wall Height

9.9 Retaining Walls

- 9.9.1 Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12 inches wide and should extend upward to within 12 inches of the top of the wall. The upper 12 inches of backfill should consist of native soils, concrete, asphaltic-concrete or other suitable backfill to minimize surface drainage into the wall drain system. The gravel should conform to Class II permeable materials graded in accordance with the current CalTrans Standard Specifications.
- 9.9.2 Prefabricated drainage systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer's recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.
- 9.9.3 Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The top of the perforated pipe should be placed at or below the bottom of the adjacent floor slab or pavements. The pipe should be placed in the center line of the drainage blanket and should have a minimum diameter of 4 inches. Slots should be no wider than 1/8-inch in diameter, while perforations should be no more than 1/4-inch in diameter.
- 9.9.4 If retaining walls are less than 5 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 2-inch minimum diameter holes (concrete walls) or unmortared head joints (masonry walls) and placed no higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to the CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.
- 9.9.5 During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures.

Within this zone, only hand operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

9.10 Temporary Excavations

- 9.10.1 We anticipate that the majority of the sandy site soils will be classified as Cal-OSHA "Type C" soil when encountered in excavations during site development and construction. Excavation sloping, benching, the use of trench shields, and the placement of trench spoils should conform to the latest applicable Cal-OSHA standards. The contractor should have a Cal-OSHA-approved "competent person" onsite during excavation to evaluate trench conditions and make appropriate recommendations where necessary.
- 9.10.2 It is the contractor's responsibility to provide sufficient and safe excavation support as well as protecting nearby utilities, structures, and other improvements which may be damaged by earth movements. All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load.
- 9.10.3 Temporary excavations and slope faces should be protected from rainfall and erosion. Surface runoff should be directed away from excavations and slopes.
- 9.10.4 Open, unbraced excavations in undisturbed soils should be made according to the slopes presented in the following table:

RECOMMENDED EXCAVATION SLOPES

Depth of Excavation (ft)	Slope (Horizontal : Vertical)
0-5	1:1
5-10	2:1

- 9.10.5 If, due to space limitation, excavations near property lines or existing structures are performed in a vertical position, slot cuts, braced shorings or shields may be used for supporting vertical excavations. Therefore, in order to comply with the local and state safety regulations, a properly designed and installed shoring system would be required to accomplish planned excavations and installation. A Specialty Shoring Contractor should be responsible for the design and installation of such a shoring system during construction.
- 9.10.6 Braced shorings should be designed for a maximum pressure distribution of 30H, (where H is the depth of the excavation in feet). The foregoing does not include excess hydrostatic pressure or surcharge loading. Fifty percent of any surcharge load, such as construction equipment weight, should be added to the lateral load given herein. Equipment traffic should concurrently be limited to an area at least 3 feet from the shoring face or edge of the slope.
- 9.10.7 The excavation and shoring recommendations provided herein are based on soil characteristics derived from the borings within the area. Variations in soil conditions will likely be encountered

during the excavations. SALEM Engineering Group, Inc. should be afforded the opportunity to provide field review to evaluate the actual conditions and account for field condition variations not otherwise anticipated in the preparation of this recommendation. Slope height, slope inclination, or excavation depth should in no case exceed those specified in local, state, or federal safety regulation, (e.g. OSHA) standards for excavations, 29 CFR part 1926, or Assessor's regulations.

9.11 Underground Utilities

- 9.11.1 Underground utility trenches should be backfilled with properly compacted material. The material excavated from the trenches should be adequate for use as backfill provided it does not contain deleterious matter, vegetation or rock larger than 3 inches in maximum dimension. Trench backfill should be placed in loose lifts not exceeding 8 inches and compacted to at least 95% relative compaction at or above optimum moisture content.
- 9.11.2 Bedding and pipe zone backfill typically extends from the bottom of the trench excavations to approximately 6 to 12 inches above the crown of the pipe. Pipe bedding and backfill material should conform to the requirements of the governing utility agency.
- 9.11.3 It is suggested that underground utilities crossing beneath new or existing structures be plugged at entry and exit locations to the building or structure to prevent water migration. Trench plugs can consist of on-site clay soils, if available, or sand cement slurry. The trench plugs should extend 2 feet beyond each side of individual perimeter foundations.
- 9.11.4 The contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

9.12 Surface Drainage

- 9.12.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change to important engineering properties. Proper drainage should be maintained at all times.
- 9.12.2 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet.
- 9.12.3 Impervious surfaces within 10 feet of the buildings foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed.

- 9.12.4 Roof drains should be installed with appropriate downspout extensions out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

9.13 Pavement Design

- 9.13.1 Based on site soil conditions, an R-value of 25 was used for the preliminary flexible asphaltic concrete pavement design. The R-value may be verified during grading of the pavement areas.
- 9.13.2 The asphaltic concrete (flexible pavement) is based on a 20 year pavement life for a traffic index of 5.0. If higher loading is anticipated, SALEM should be contacted to provide revised pavement thickness recommendations.

TABLE 9.13.2
ASPHALT CONCRETE PAVEMENT

Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**
5.0 (Parking & Vehicle Drive Areas)	3.0"	6.0"	12.0"

**95% compaction based on ASTM D1557 Test Method*

***95% (90% for fine grained cohesive soils) compaction based on ASTM D1557 Test Method*

- 9.13.3 The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.

TABLE 9.13.3
PORTLAND CEMENT CONCRETE PAVEMENT

Traffic Index	Portland Cement Concrete*	Class II Aggregate Base**	Compacted Subgrade***
5.0 (Light Duty)	5.0"	4.0"	12.0"

** Minimum Compressive Strength of 4,000 psi*

*** 95% compaction based on ASTM D1557 Test Method*

****95% (90% for fine grained cohesive soils) compaction based on ASTM D1557 Test Method*

10. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

10.1 Plan and Specification Review

- 10.1.1 SALEM should review the project plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required.

10.2 Construction Observation and Testing Services

- 10.2.1 The recommendations provided in this report are based on the assumption that we will continue as Geotechnical Engineer of Record throughout the construction phase. It is important to maintain

continuity of geotechnical interpretation and confirm that field conditions encountered are similar to those anticipated during design. If we are not retained for these services, we cannot assume any responsibility for others interpretation of our recommendations, and therefore the future performance of the project.

- 10.2.2 SALEM should be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.
- 10.2.3 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

11. LIMITATIONS AND CHANGED CONDITIONS

The analyses and recommendations submitted in this report are based upon the data obtained from the test borings drilled at the approximate locations shown on the Site Plan, Figure 2. The report does not reflect variations which may occur between borings. The nature and extent of such variations may not become evident until construction is initiated. If variations then appear, a re-evaluation of the recommendations of this report will be necessary after performing on-site observations during the excavation period and noting the characteristics of such variations. The findings and recommendations presented in this report are valid as of the present and for the proposed construction.

If site conditions change due to natural processes or human intervention on the property or adjacent to the site, or changes occur in the nature or design of the project, or if there is a substantial time lapse between the submission of this report and the start of the work at the site, the conclusions and recommendations contained in our report will not be considered valid unless the changes are reviewed by SALEM and the conclusions of our report are modified or verified in writing. The validity of the recommendations contained in this report is also dependent upon an adequate testing and observations program during the construction phase. Our firm assumes no responsibility for construction compliance with the design concepts or recommendations unless we have been retained to perform the on-site testing and review during construction. SALEM has prepared this report for the exclusive use of the owner and project design consultants.

SALEM does not practice in the field of corrosion engineering. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, that manufacturer's recommendations for corrosion protection be closely followed. Further, a corrosion engineer may be needed to incorporate the necessary precautions to avoid premature corrosion of concrete slabs and foundations in direct contact with native soil.

The importation of soil and or aggregate materials to the site should be screened to determine the potential for corrosion to concrete and buried metal piping. The report has been prepared in accordance with generally accepted geotechnical engineering practices in the area. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.



Jared Christiansen, EIT
Geotechnical Staff Engineer

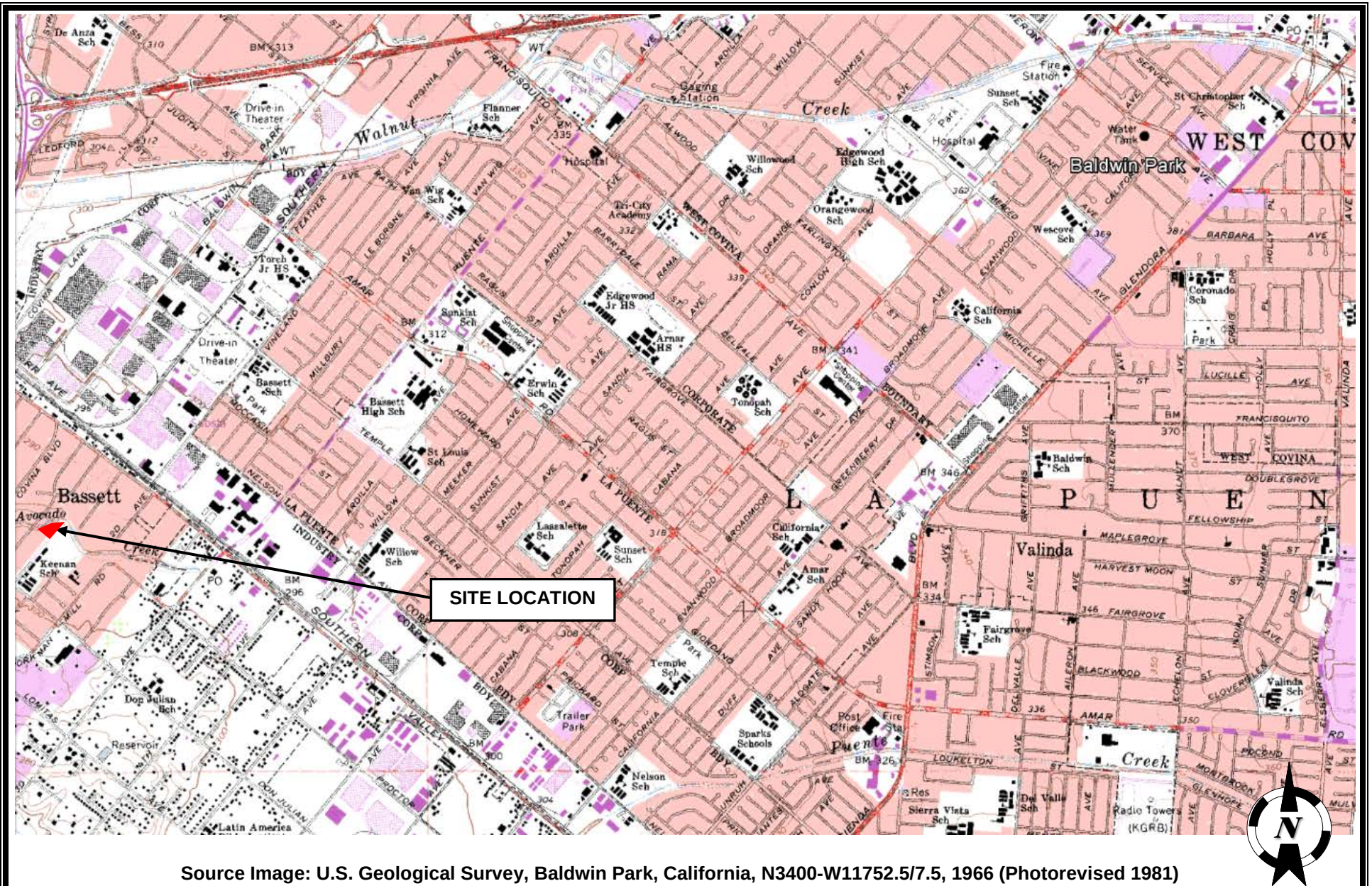


Clarence Jiang, GE
Senior Geotechnical Engineer
RGE 2477



R. Sammy Salem, MS, PE, GE
Principal Engineer
RCE 52762 / RGE 2549





Source Image: U.S. Geological Survey, Baldwin Park, California, N3400-W11752.5/7.5, 1966 (Photorevised 1981)

VICINITY MAP
GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Single-Family Homes
269 S. Coberta Avenue
La Puente, California

SCALE:
 NOT TO SCALE

DRAWN BY:
 LW

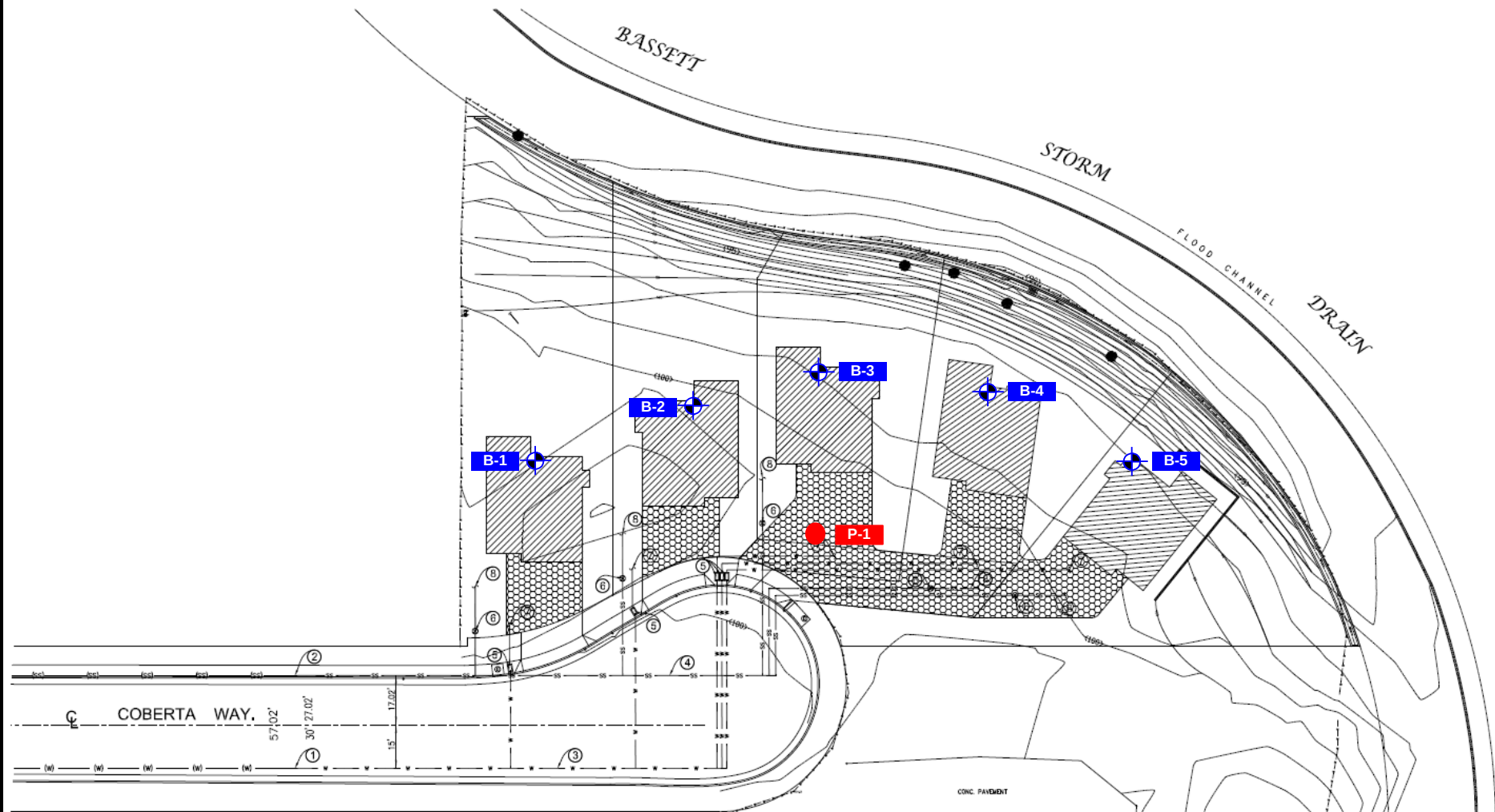
PROJECT NO.
 3-220-0220

DATE:
 04/2020

APPROVED BY:
 CJ

FIGURE NO.
 1





SITE PLAN
GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Single-Family Homes
269 S. Coberta Avenue
La Puente, California

SCALE:
 NOT TO SCALE
 DRAWN BY:
 LW
 PROJECT NO.
 3-220-0220

DATE:
 04/2020
 APPROVED BY:
 CJ
 FIGURE NO.
 2

LEGEND:
 B-1 Soil Boring Locations
 P-1 Percolation Locations
 All Locations Approximate



A



APPENDIX A

FIELD EXPLORATION

Fieldwork for our investigation (drilling) was conducted on March 30, 2020 and included a site visit, subsurface exploration, and soil sampling. The locations of the exploratory borings are shown on the Site Plan, Figure 2. Boring logs for our exploration are presented in figures following the text in this appendix. Borings were located in the field using existing reference points. Therefore, actual boring locations may deviate slightly.

In general, our borings were performed using a truck-mounted CME 45C drill rig equipped with 4-inch solid flight augers and 6-inch hollow stem augers. Sampling in the borings was accomplished using a hydraulic 140-pound hammer with a 30-inch drop. Samples were obtained with a 3-inch outside-diameter (OD), split spoon (California Modified) sampler, and a 2-inch OD, Standard Penetration Test (SPT) sampler. The number of blows required to drive the sampler the last 12 inches (or fraction thereof) of the 18-inch sampling interval were recorded on the boring logs. The blow counts shown on the boring logs should not be interpreted as standard SPT “N” values; corrections have not been applied. Upon completion, the borings were backfilled with drill cuttings.

Subsurface conditions encountered in the exploratory borings were visually examined, classified and logged in general accordance with the American Society for Testing and Materials (ASTM) Practice for Description and Identification of Soils (Visual-Manual Procedure D2488). This system uses the Unified Soil Classification System (USCS) for soil designations. The logs depict soil and geologic conditions encountered and depths at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, drill rig penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the field logs were revised based on subsequent laboratory testing.



SALEM
engineering group, inc.

Test Boring: B-1

Page 1 Of: 1

Project Number: 3-220-0220

Date: 03/30/2020

Client: HACE, Inc.

Project: Proposed Single-Family Homes

Location: 269 S. Coberta Avenue, La Puente, California

Drilled By: SALEM

Logged By: EGR

Drill Type: CME 45C

Elevation: 293'

Auger Type: 4 in. Solid Flight Auger

Initial Depth to Groundwater: N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
0		CL	Sandy CLAY Hard; moist; light brown; fine to medium grain sand.	47	15.7	113.7	Roots in upper 1 feet.
290							
5		ML	Sandy SILT Very stiff; slightly moist; light brown; fine grain sand.	36	4.9	93.5	
285							
10			Grades as above.	20	3.4	-	
280							
15			Grades as above; moist.	18	11.2	-	
275							
20		SM	Silty SAND Medium dense; moist; light brown; fine to coarse grain sand.	26	6.8	-	
270			End of boring at 21.5 feet BSG.				
25							
265							

Notes:

Figure Number A-1



SALEM
engineering group, inc.

Test Boring: B-2

Page 1 Of: 1

Project Number: 3-220-0220

Date: 03/30/2020

Client: HACE, Inc.

Project: Proposed Single-Family Homes

Location: 269 S. Coberta Avenue, La Puente, California

Drilled By: SALEM

Logged By: EGR

Drill Type: CME 45C

Elevation: 293'

Auger Type: 4 in. Solid Flight Auger

Initial Depth to Groundwater: N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
0		SM	Silty SAND Loose; moist; light brown; fine to medium grain sand; with gravel.	12	11.4	109.1	
290	5/6 5/6 7/6						
5	9/6 8/6 8/6	SC	Clayey SAND Medium dense; dry; light brown; fine to medium grain sand.	16	10.5	78.0	
285							
10	5/6 4/6 4/6	ML	Sandy SILT Firm; moist; light brown; fine grain sand.	8	13.0	-	
280							
15	11/6 11/6 10/6		Grades as above; very stiff; light gray.	21	9.9	-	
275			End of boring at 16.5 feet BSG.				
20							
270							
25							
265							

Notes:

Figure Number A-2



SALEM
engineering group, inc.

Test Boring: B-3

Page 1 Of: 2

Project Number: 3-220-0220

Date: 03/30/2020

Client: HACE, Inc.

Project: Proposed Single-Family Homes

Location: 269 S. Coberta Avenue, La Puente, California

Drilled By: SALEM

Logged By: EGR

Drill Type: CME 45C

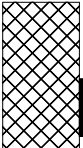
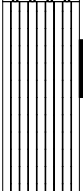
Elevation: 290'

Auger Type: 6 in. Hollow Stem Auger

Initial Depth to Groundwater: N/A

Hammer Type: Automatic Trip - 140 lb/30 in

Final Depth to Groundwater: N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
290 0		SM	<u>FILL</u> Silty SAND Loose; moist; brown; fine to medium grain sand; with clay.	15	8.9	104.3	
285 5		ML	Sandy SILT Stiff; moist; brown; fine grain sand; with clay.	18	11.5	96.3	
280 10		SM	Silty SAND Medium dense; very moist; dark brown; fine grain sand; with clay.	27	14.3	-	
275 15			Grades as above; moist; light brown.	21	11.5	-	
270 20			Grades as above; very dense; slightly moist; brown; fine to medium grain sand; no clay.	51	4.9	-	
265 25			Grades as above; dense; light brown; fine grain sand.	37	3.8	-	

Notes:

Figure Number A-3



SALEM
engineering group, inc.

Project Number: 3-220-0220

Date: 03/30/2020

Test Boring: B-3

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
260 30	7/6 9/6 11/6		Grades as above; medium dense.	20	5.4	-	
255 35	13/6 32/6 40/6	SP-SM	Poorly graded SAND with Silt Very dense; slightly moist; light brown; fine to coarse grain sand; with fine gravel.	72	1.6	-	Cu=4.0 Cc=0.7
250 40	7/6 8/6 10/6	ML	Sandy SILT Stiff; moist; brown; fine grain sand.	18	16.9	-	
245 45	16/6 27/6 33/6	SW- SM	Well-graded SAND with Silt Very dense; slightly moist; brown; fine to medium grain sand; with fine gravel.	60	2.4	-	Cu=8.0 Cc=1.1
240 50	30/6 50/2 -		Grades as above.	50/2"	3.6	-	Low recovery.
235 55			End of boring at 51.5 feet BSG.				
230 60							

Notes:

Figure Number A-3



SALEM
engineering group, inc.

Test Boring: B-4

Page 1 Of: 1

Project Number: 3-220-0220

Date: 03/30/2020

Client: HACE, Inc.

Project: Proposed Single-Family Homes

Location: 269 S. Coberta Avenue, La Puente, California

Drilled By: SALEM

Logged By: EGR

Drill Type: CME 45C

Elevation: 290'

Auger Type: 4 in. Solid Flight Auger

Initial Depth to Groundwater: N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
290 0		SM	<u>FILL</u> Silty SAND Loose; moist; light brown; fine to coarse grain sand; trace clay; with asphalt and brick.	12	8.6	111.5	
285 5			Grades as above; sample refusal due to bricks.	73	-	-	No recovery.
280 10		SM	Silty SAND Loose; slightly moist; light brown; fine to coarse grain sand.	8	2.8	-	
275 15		ML	Sandy SILT Very stiff; moist; gray; fine grain sand.	18	13.1	-	
270 20			End of boring at 16.5 feet BSG.				
265 25							

Notes:

Figure Number A-4



SALEM
engineering group, inc.

Test Boring: B-5

Page 1 Of: 1

Project Number: 3-220-0220

Date: 03/30/2020

Client: HACE, Inc.

Project: Proposed Single-Family Homes

Location: 269 S. Coberta Avenue, La Puente, California

Drilled By: SALEM

Logged By: EGR

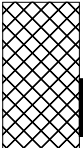
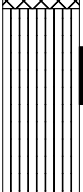
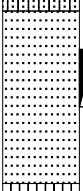
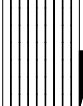
Drill Type: CME 45C

Elevation: 290'

Auger Type: 4 in. Solid Flight Auger

Initial Depth to Groundwater: N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
290 0		SM	<u>FILL</u> Silty SAND Medium dense; slightly moist; brown; fine to medium grain sand; trace clay and gravel.	21	3.4	-	
285 5		ML	Sandy SILT Stiff; moist; dark brown; fine grain sand; with clay.	13	12.4	107.7	
280 10		SM	Silty SAND Loose; moist; brown; fine to medium grain sand.	9	7.3	-	
275 15		SW	Gravelly SAND Medium dense; slightly moist; light brown; fine to coarse grain sand.	18	2.0	-	
270 20		ML	Sandy SILT Very stiff; moist; brown; fine grain sand; trace clay.	22	12.6	-	
265 25			End of boring at 21.5 feet BSG.				

Notes:

Figure Number A-5

KEY TO SYMBOLS

Symbol Description

Strata symbols



Lean Clay



Silt



Silty sand



Clayey sand



Fill



**Poorly graded sand
with silt**



**Well graded sand
with silt**



Well graded sand

Misc. Symbols



Boring continues

Soil Samplers



California sampler



Standard penetration test

Percolation Test Worksheet

Project: Proposed Single-Family Homes
269 S. Coberta Avenue
La Puente, California

Job No.: 3-220-0220
Date Drilled: 3/30/2020
Soil Classification: Silty SAND (SM)

Vol. in 1" Wtr Col. (in³): 28.3

Hole Dia.: 6 in.

Pipe Dia.: 3 in.

Test Hole No.: P-1

Tested by: SK

Presoaking Date: 3/30/2020

Test Date: 3/31/2020

Drilled Hole Depth: 9.9 ft.

Pipe stickup: 0.1 ft

Time Start	Time Finish	Depth of Test Hole (ft) [#]	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level [#] (ft)	Final Water Level [#] (ft)	Δ Water Level (in.)	Δ Min.	Volume of Water Discharged (in ³)	Test Area (sidewalls & bottom) (in ²)	Measured Perc Rate (in/hr)
11:35	12:05	10.0	Y	0:30	6.64	7.10	5.52	30	156.07	736.3	0.42
12:05	12:35	10.0	N	0:30	7.10	7.43	3.96	30	111.97	646.9	0.35
12:35	13:05	10.0	N	0:30	7.43	7.68	3.00	30	84.82	581.3	0.29
13:05	13:35	10.0	N	0:30	7.68	7.93	3.00	30	84.82	524.8	0.32
13:35	14:05	10.0	N	0:30	7.93	8.16	2.76	30	78.04	470.5	0.33
14:05	14:35	10.0	N	0:30	8.16	8.36	2.40	30	67.86	421.9	0.32
14:35	15:05	10.0	N	0:30	8.36	8.54	2.16	30	61.07	378.9	0.32
15:05	15:35	10.0	N	0:30	8.54	8.70	1.92	30	54.29	340.4	0.32
15:35	16:05	10.0	N	0:30	8.70	8.85	1.80	30	50.89	305.4	0.33
16:05	16:35	10.0	N	0:30	8.85	8.98	1.56	30	44.11	273.7	0.32
Recommended for Design:									Percolation Rate*	49.76	0.32

* Average of last 3 readings

LIQUEFACTION ANALYSIS REPORT

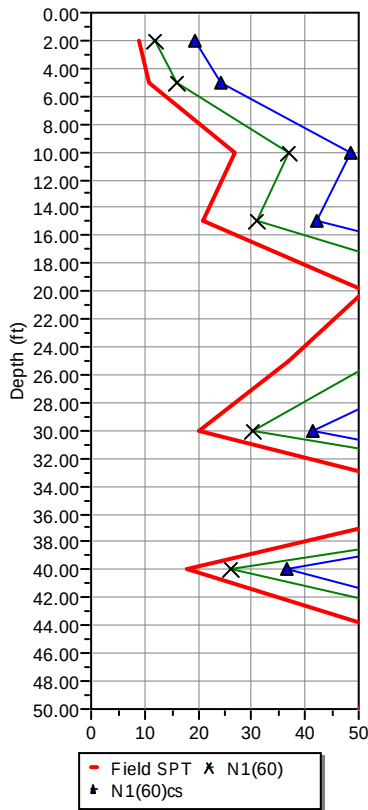
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Project subtitle : La Puente

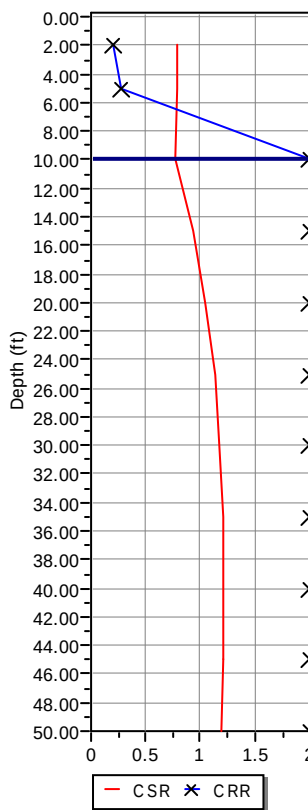
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In-situ data type:	Standard Penetration Test	Depth to water table:	10.00 ft
Analysis type:	Deterministic	Earthquake magnitude M_w :	7.90
Analysis method:	NCEER 1998	Peak ground acceleration:	0.82 g
Fines correction method:	Idriss & Seed	User defined F.S.:	1.30

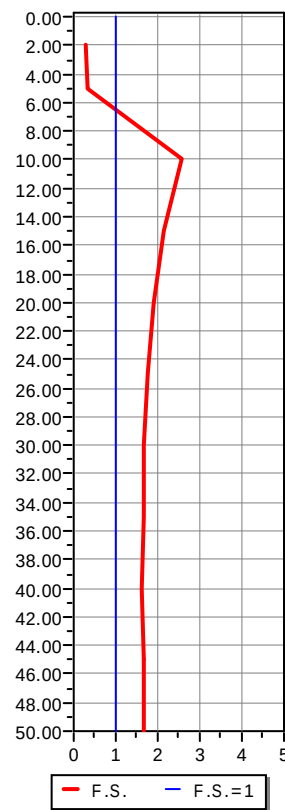
SPT data graph



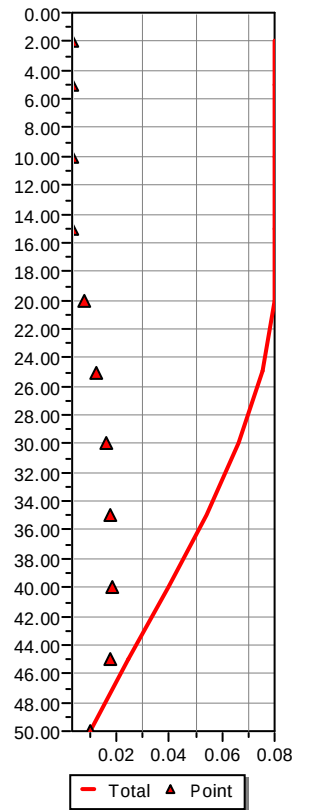
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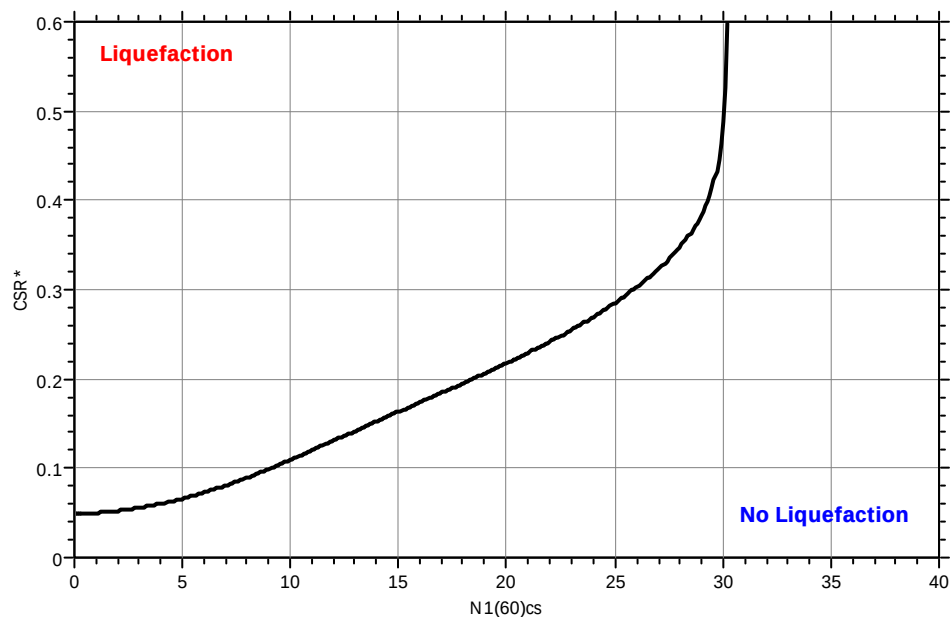
Factor of safety



Settlements (in)



$M_w = 7^{1/2}$, $\sigma'_v = 1$ atm base curve



:: Field input data ::

Point ID	Depth (ft)	Field N_{SPT} (blows/feet)	Unit weight (pcf)	Fines content (%)
1	2.00	9.00	110.00	40.00
2	5.00	11.00	110.00	70.00
3	10.00	27.00	110.00	33.00
4	15.00	21.00	110.00	35.00
5	20.00	51.00	110.00	42.00
6	25.00	37.00	110.00	49.00
7	30.00	20.00	110.00	45.00
8	35.00	72.00	110.00	6.00
9	40.00	18.00	110.00	63.00
10	45.00	60.00	110.00	10.00
11	50.00	50.00	110.00	10.00

Depth : Depth from free surface, at which SPT was performed (ft)
Field SPT : SPT blows measured at field (blows/feet)
Unit weight : Bulk unit weight of soil at test depth (pcf)
Fines content : Percentage of fines in soil (%)

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Point ID	Depth (ft)	Sigma (tsf)	u (tsf)	Sigma' (tsf)	r_d	CSR	MSF	$CSR_{eq,M=7.5}$	K_{σ}	CSR*
1	2.00	0.11	0.00	0.11	1.00	0.53	0.88	0.61	1.00	0.61
2	5.00	0.28	0.00	0.28	0.99	0.53	0.88	0.60	1.00	0.60
3	10.00	0.55	0.00	0.55	0.98	0.52	0.88	0.59	1.00	0.59
4	15.00	0.83	0.16	0.67	0.97	0.63	0.88	0.72	1.00	0.72
5	20.00	1.10	0.31	0.79	0.95	0.71	0.88	0.81	1.00	0.81
6	25.00	1.38	0.47	0.91	0.94	0.76	0.88	0.87	1.00	0.87
7	30.00	1.65	0.62	1.03	0.93	0.80	0.88	0.91	1.00	0.91
8	35.00	1.93	0.78	1.14	0.89	0.80	0.88	0.91	0.98	0.93
9	40.00	2.20	0.94	1.26	0.85	0.79	0.88	0.90	0.96	0.94
10	45.00	2.48	1.09	1.38	0.81	0.77	0.88	0.88	0.95	0.93
11	50.00	2.75	1.25	1.50	0.77	0.75	0.88	0.86	0.93	0.92

Depth : Depth from free surface, at which SPT was performed (ft)
Sigma : Total overburden pressure at test point, during earthquake (tsf)
u : Water pressure at test point, during earthquake (tsf)
Sigma' : Effective overburden pressure, during earthquake (tsf)
 r_d : Nonlinear shear mass factor
CSR : Cyclic Stress Ratio
MSF : Magnitude Scaling Factor
 $CSR_{eq,M=7.5}$: CSR adjusted for M=7.5
 K_{σ} : Effective overburden stress factor
CSR* : CSR fully adjusted

:: Cyclic Resistance Ratio calculation $CRR_{7.5}$::

Point ID	Field SPT	C_n	C_e	C_b	C_r	C_s	$N_{1(60)}$	DeltaN	$N_{1(60)cs}$	$CRR_{7.5}$
1	9.00	1.70	0.86	1.00	0.75	1.20	11.86	7.37	19.23	0.21
2	11.00	1.70	0.90	1.00	0.80	1.20	16.20	8.24	24.44	0.28
3	27.00	1.38	0.97	1.00	0.85	1.20	36.88	11.50	48.38	2.00
4	21.00	1.25	1.04	1.00	0.95	1.20	31.14	11.11	42.26	2.00
5	51.00	1.15	1.11	1.00	0.95	1.20	74.33	19.87	94.19	2.00
6	37.00	1.07	1.18	1.00	0.95	1.20	53.40	15.68	69.08	2.00
7	20.00	1.01	1.25	1.00	1.00	1.20	30.25	11.05	41.30	2.00
8	72.00	0.96	1.32	1.00	1.00	1.20	108.79	0.54	109.33	2.00
9	18.00	0.91	1.33	1.00	1.00	1.20	26.18	10.24	36.42	2.00
10	60.00	0.87	1.33	1.00	1.00	1.20	83.44	2.67	86.11	2.00
11	50.00	0.83	1.33	1.00	1.00	1.20	66.72	2.31	69.04	2.00

:: Cyclic Resistance Ratio calculation $CRR_{7.5}$::

Point ID	Field SPT	C_n	C_e	C_b	C_r	C_s	$N_{1(60)}$	DeltaN	$N_{1(60)cs}$	$CRR_{7.5}$
----------	-----------	-------	-------	-------	-------	-------	-------------	--------	---------------	-------------

C_n : Overburden correction factor
 C_e : Energy correction factor
 C_b : Borehole diameter correction factor
 C_r : Rod length correction factor
 C_s : Liner correction factor
 $N_{1(60)}$: Corrected N_{SPT}
DeltaN : Addition to corrected N_{SPT} value due to the presence of fines
 $N_{1(60)cs}$: Corrected $N_{1(60)}$ value for fines
 $CRR_{7.5}$: Cyclic resistance ratio for $M=7.5$

:: Settlements calculation for saturated sands ::

Point ID	$N_{1(60)}$	N_1	FS_L	e_v (%)	Settle. (in)
1	19.23	16.02	0.27	2.58	0.00
2	24.44	20.37	0.35	2.12	0.00
3	48.38	40.32	2.59	0.00	0.00
4	42.26	35.21	2.12	0.00	0.00
5	94.19	78.49	1.90	0.01	0.00
6	69.08	57.57	1.77	0.01	0.01
7	41.30	34.41	1.69	0.02	0.01
8	109.33	91.11	1.66	0.02	0.01
9	36.42	30.35	1.64	0.02	0.01
10	86.11	71.76	1.65	0.02	0.01
11	69.04	57.53	1.67	0.02	0.01

Total settlement : 0.08

$N_{1(60)}$: Stress normalized and corrected SPT blow count
 N_1 : Japanese equivalent corrected value
 FS_L : Calculated factor of safety
 e_v : Post-liquefaction volumetric strain (%)
Settle.: Calculated settlement (in)

:: Liquefaction potential according to Iwasaki ::

Point ID	F	w_z	I_L
1	0.73	9.70	4.34
2	0.65	9.24	5.47
3	0.00	8.48	0.00
4	0.00	7.71	0.00
5	0.00	6.95	0.00
6	0.00	6.19	0.00
7	0.00	5.43	0.00
8	0.00	4.67	0.00
9	0.00	3.90	0.00
10	0.00	3.14	0.00
11	0.00	2.38	0.00

Overall potential I_L : 9.81

$I_L = 0.00$ - No liquefaction
 I_L between 0.00 and 5 - Liquefaction not probable
 I_L between 5 and 15 - Liquefaction probable
 $I_L > 15$ - Liquefaction certain

APPENDIX

B

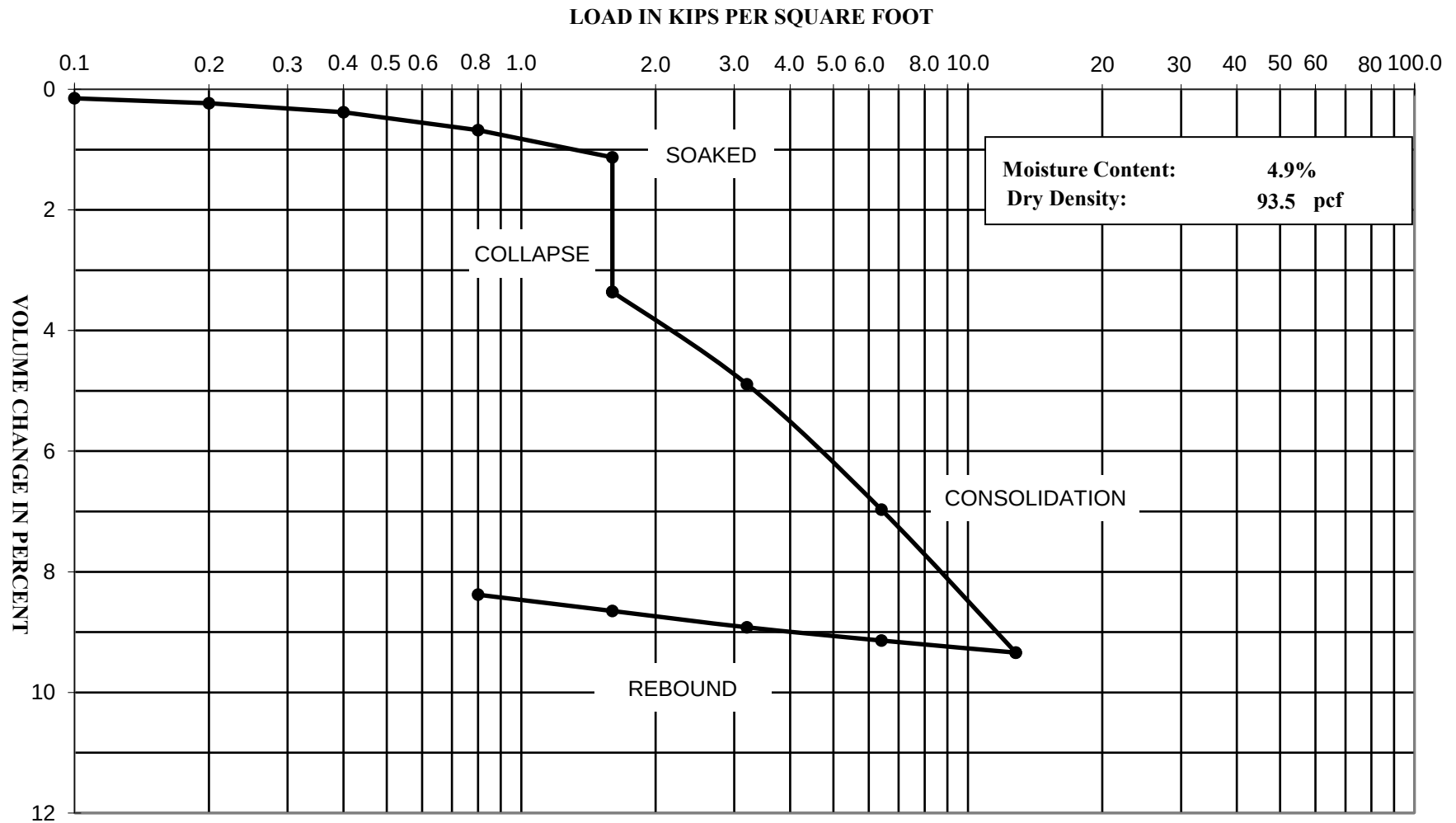


APPENDIX B

LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM), Caltrans, or other suggested procedures. Selected samples were tested for in-situ dry density and moisture content, corrosivity, consolidation, shear strength, expansion index, maximum density and optimum moisture content, and grain size distribution. The results of the laboratory tests are summarized in the following figures.

CONSOLIDATION - PRESSURE TEST DATA ASTM D2435

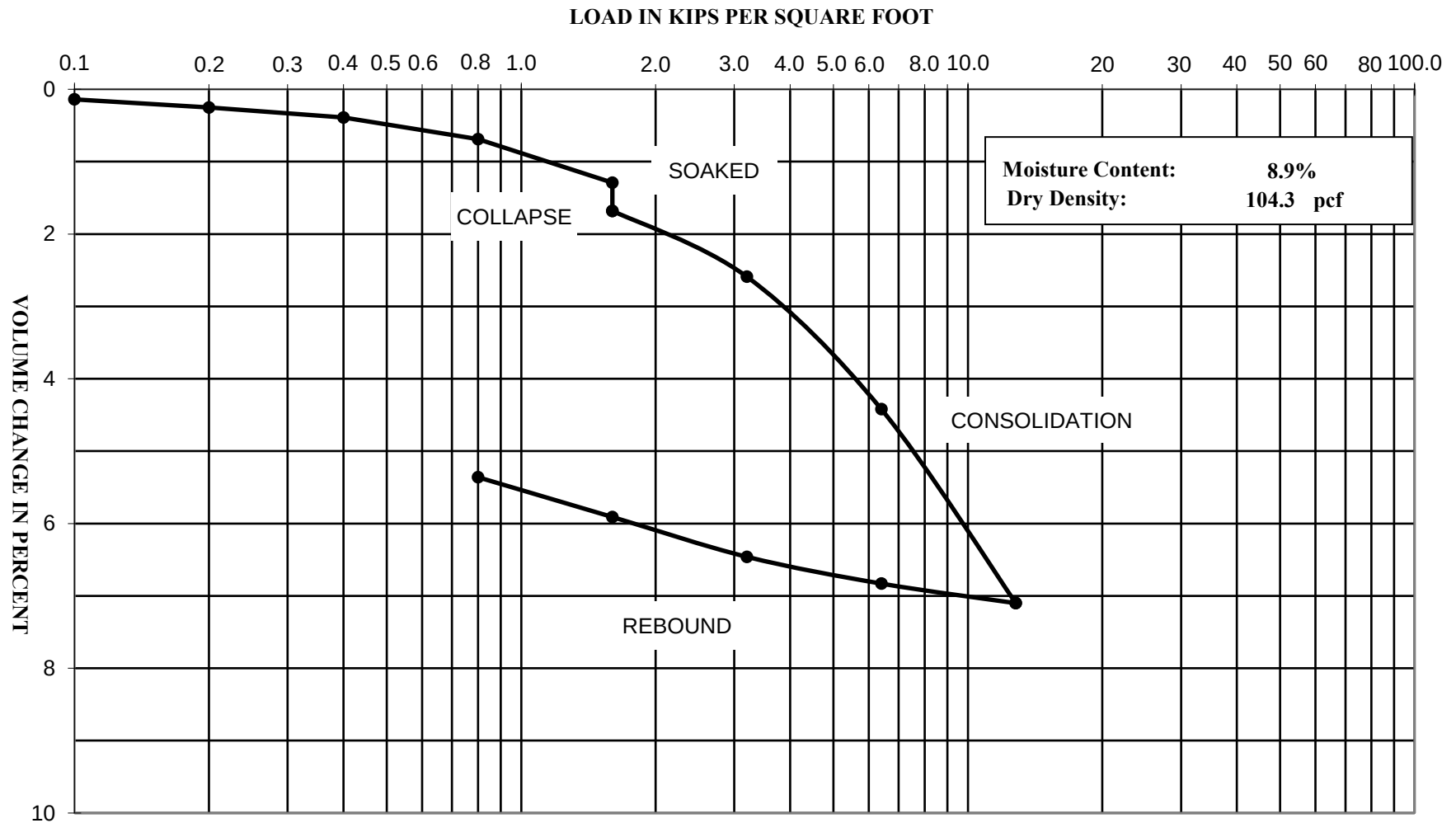


Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Boring: B-1 @ 5'

CONSOLIDATION - PRESSURE TEST DATA ASTM D2435



Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Boring: B-3 @ 2'

Direct Shear Test (ASTM D3080)

Project Name: Proposed Single Family Homes - La Puente, CA
 Project Number: 3-220-0220
 Client: HACE, Inc.
 Sample Location: B-1 @ 2'
 Sample Type: Undisturbed Ring
 Soil Classification: Sandy CLAY (CL)
 Tested By: M. Noorzay
 Reviewed By: CJ
 Date: 4/1/2020
 Equipment Used: Geomatic Direct Shear Machine

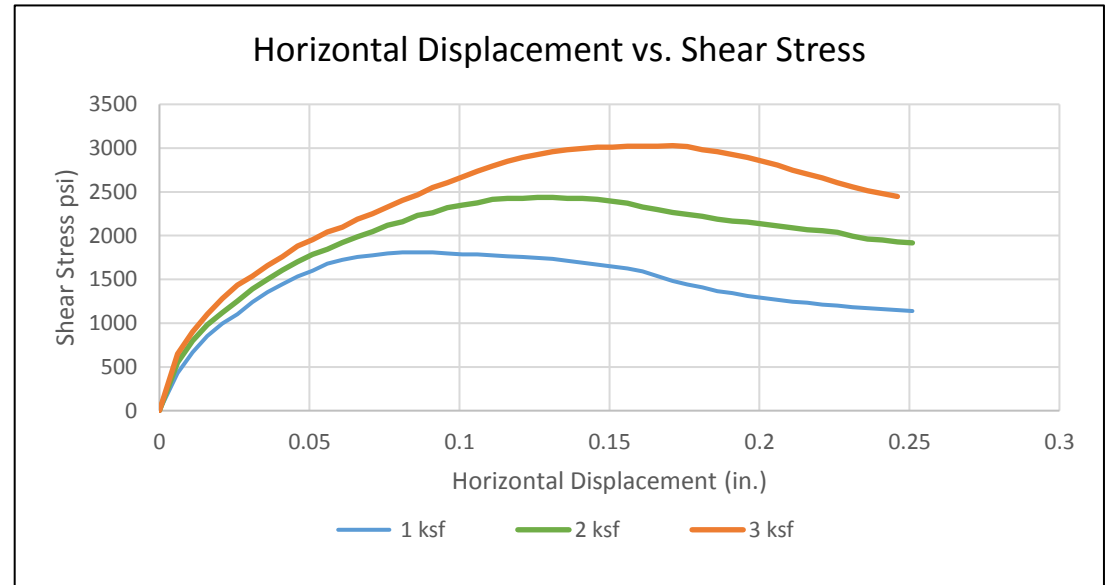
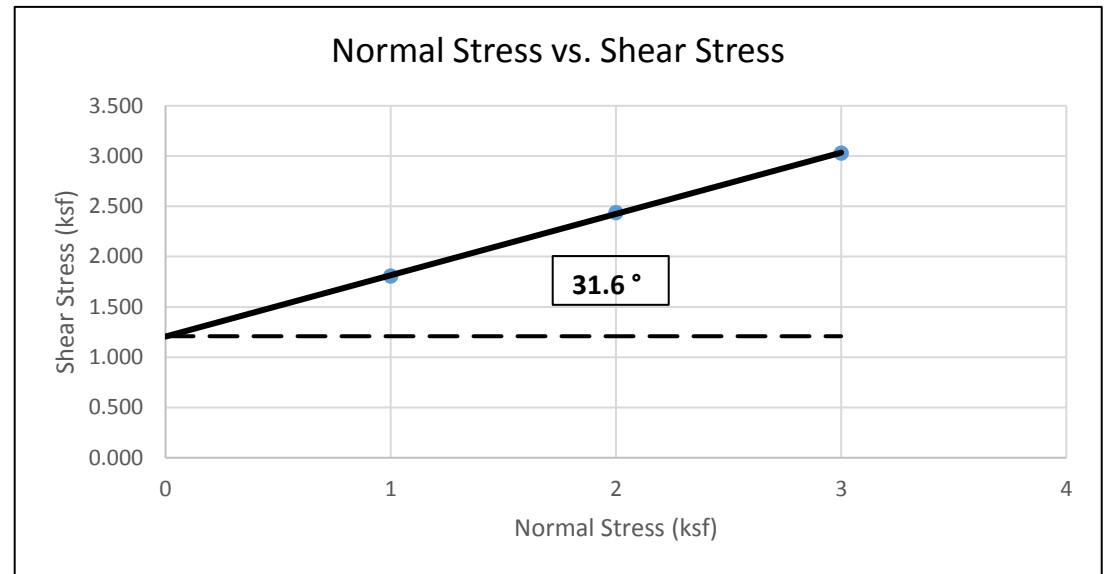
	Sample 1	Sample 2	Sample 3
Normal Stress (ksf)	1.000	2.000	3.000
Shear Rate (in/min)	0.003		
Peak Shear Stress (ksf)	1.809	2.437	3.028
Residual Shear Stress (ksf)	0.000	0.000	0.000

Initial Height of Sample (in)	1.000	1.000	1.000
Height of Sample before Shear (in.)	1	1	1
Diameter of Sample (in)	2.416	2.416	2.416
Initial Moisture Content (%)	15.2		
Final Moisture Content (%)	23.3	21.6	22.7
Dry Density (pcf)	113.1	111.4	112.1

Peak Shear Strength Values	
Slope	0.61
Friction Angle	31.3
Cohesion (psf)	1208

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Direct Shear Test (ASTM D3080)

Project Name: Proposed Single Family Homes - La Puente, CA
 Project Number: 3-220-0220
 Client: HACE, Inc.
 Sample Location: B-3 @ 5'
 Sample Type: Undisturbed Ring
 Soil Classification: Sandy SILT (ML) w/Clay
 Tested By: M. Noorzay
 Reviewed By: CJ
 Date: 4/2/2020
 Equipment Used: Geomatic Direct Shear Machine

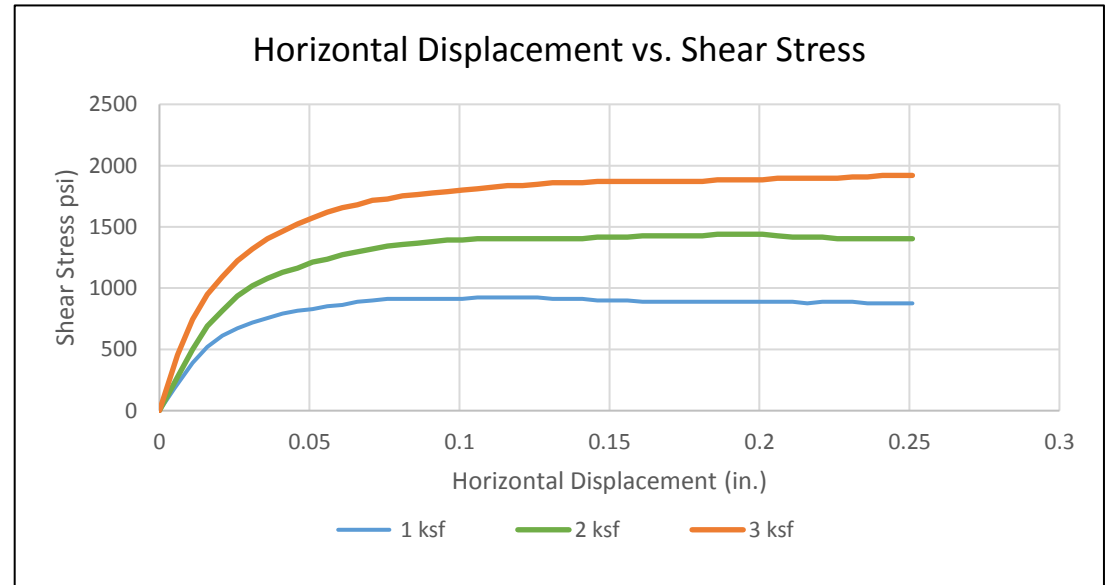
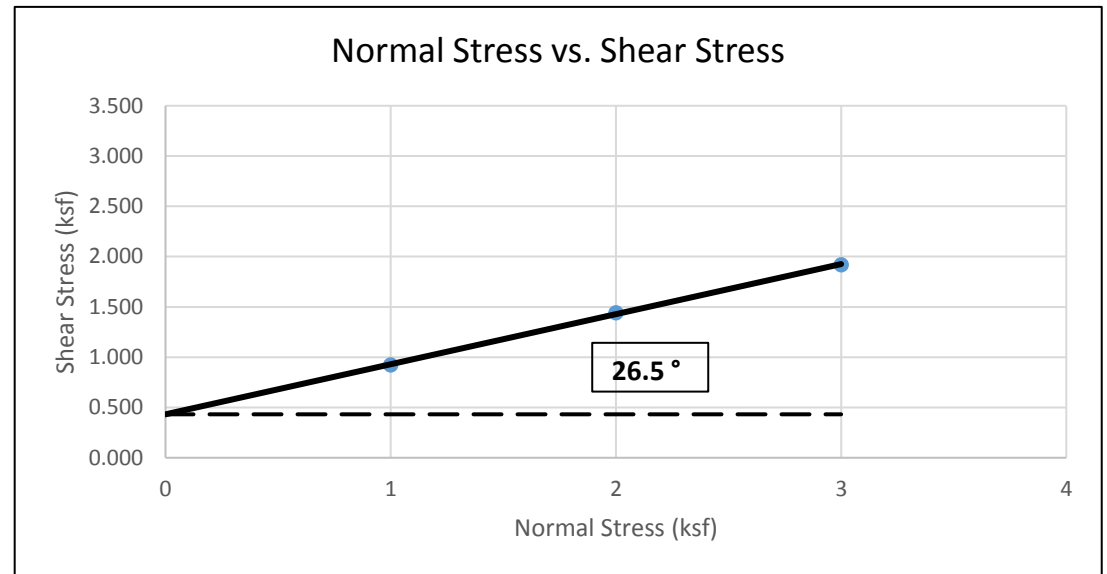
	Sample 1	Sample 2	Sample 3
Normal Stress (ksf)	1.000	2.000	3.000
Shear Rate (in/min)	0.004		
Peak Shear Stress (ksf)	0.924	1.440	1.920
Residual Shear Stress (ksf)	0.000	0.000	0.000

Initial Height of Sample (in)	1.000	1.000	1.000
Height of Sample before Shear (in.)	1	1	1
Diameter of Sample (in)	2.416	2.416	2.416
Initial Moisture Content (%)	11.1		
Final Moisture Content (%)	25.9	25.2	32.6
Dry Density (pcf)	96.9	94.2	86.0

Peak Shear Strength Values	
Slope	0.50
Friction Angle	26.5
Cohesion (psf)	432

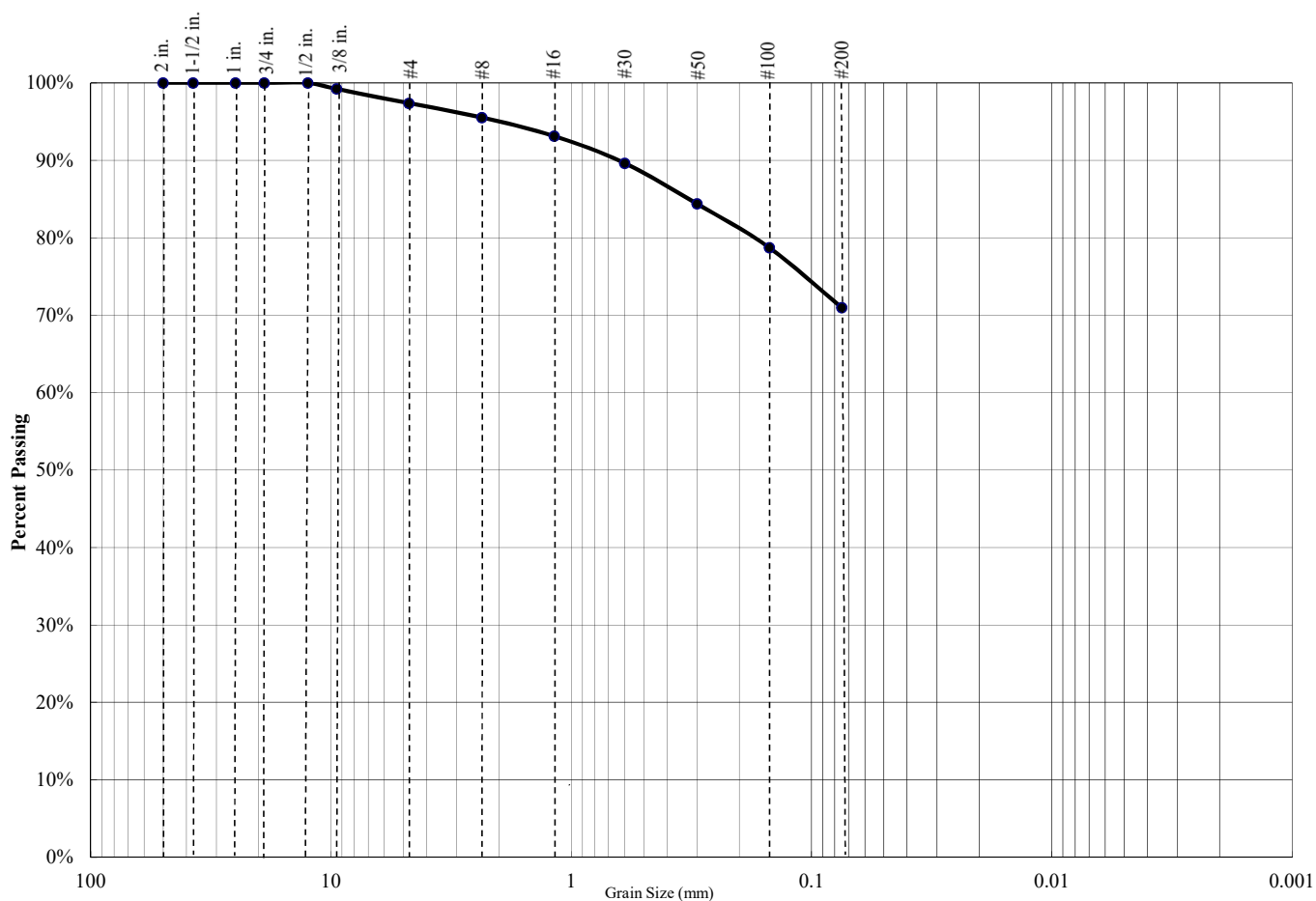
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PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
3%	26%	71%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	99.2%
#4	97.4%
#8	95.5%
#16	93.1%
#30	89.6%
#50	84.4%
#100	78.7%
#200	71.0%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Single Family Homes - La Puente, CA

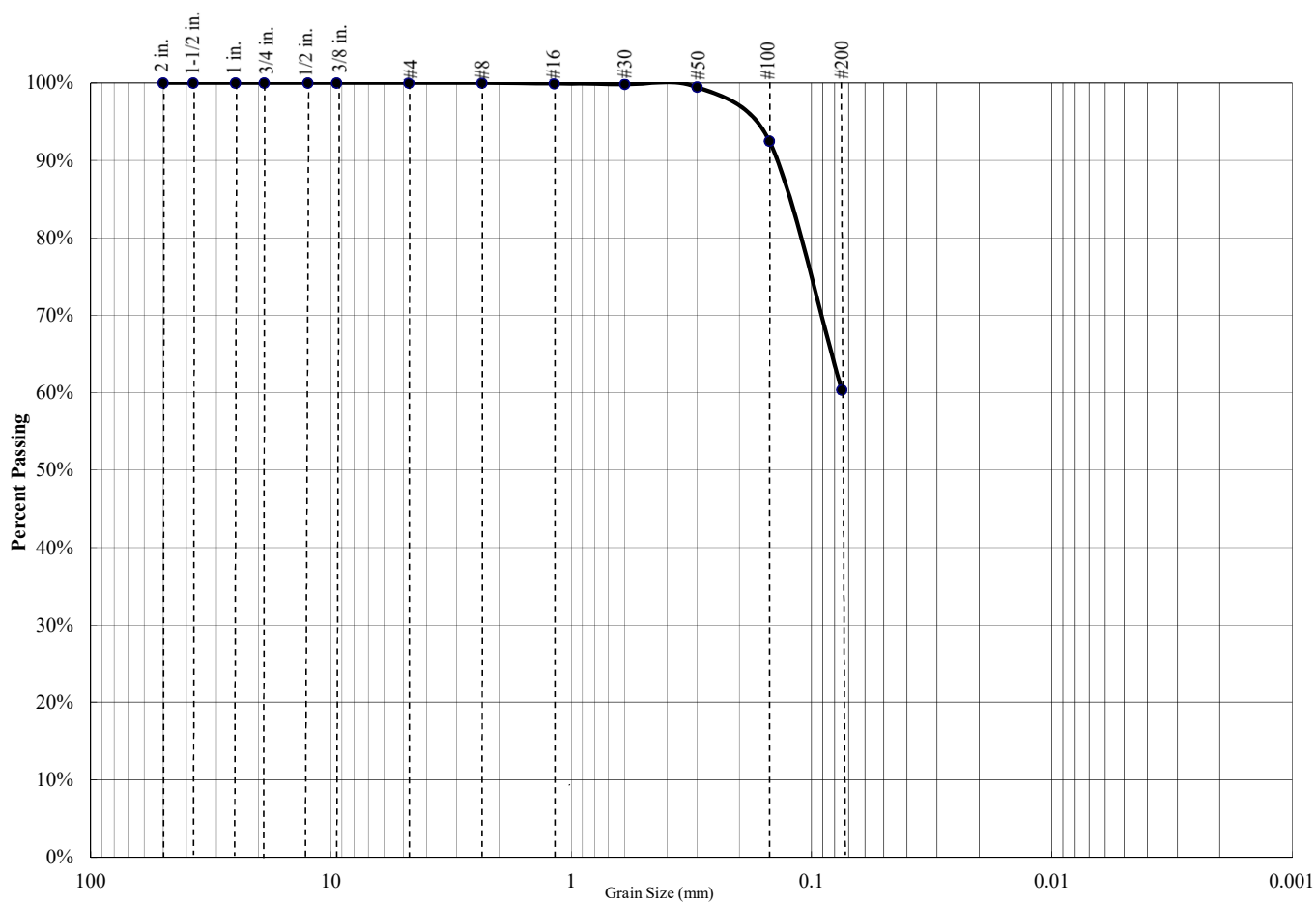
Project Number: 3-220-0220

Boring: B-1 @ 2'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	39%	60%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	100.0%
#16	99.9%
#30	99.8%
#50	99.5%
#100	92.5%
#200	60.4%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Single Family Homes - La Puente, CA

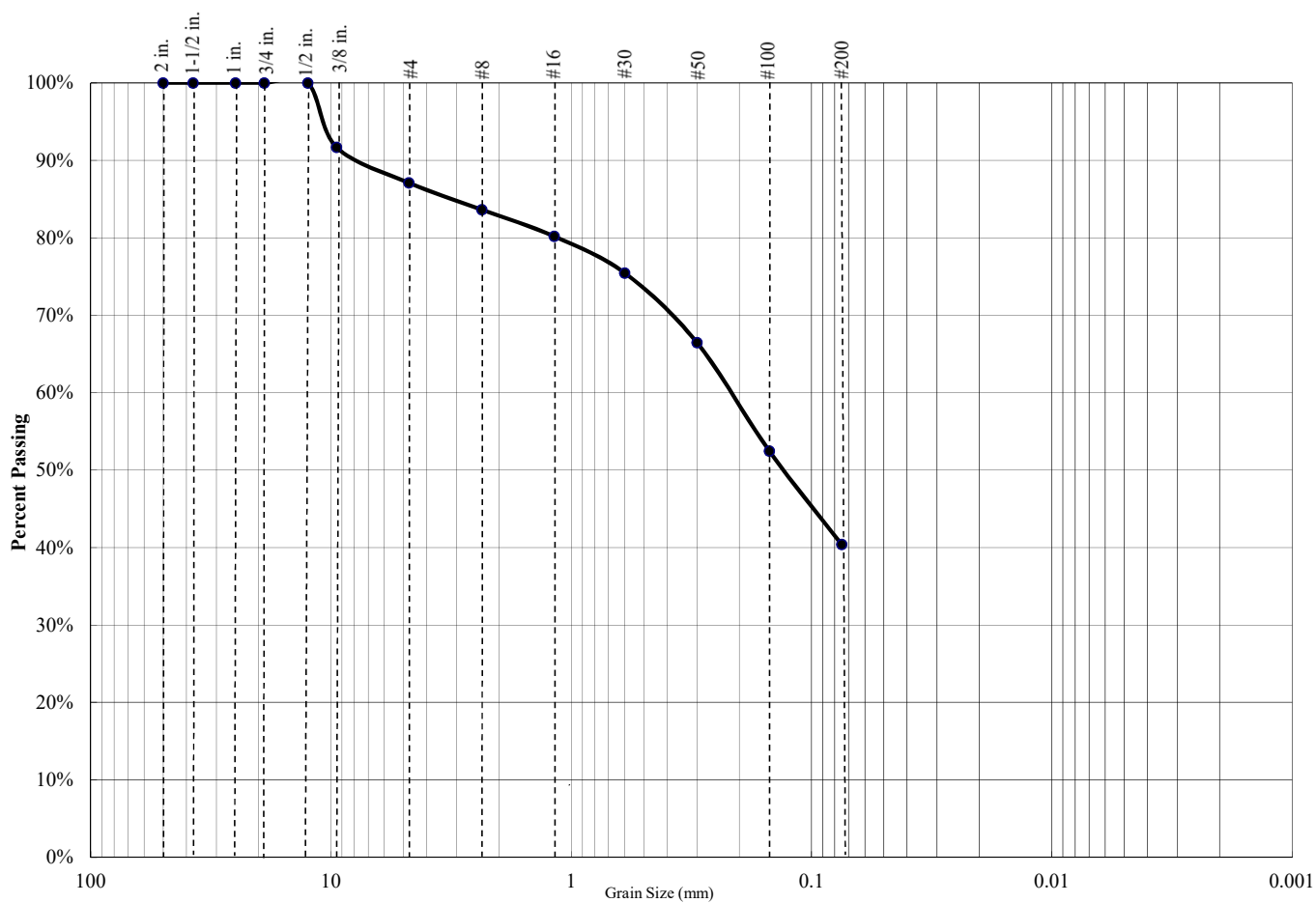
Project Number: 3-220-0220

Boring: B-1 @ 5'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
13%	47%	40%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	91.7%
#4	87.1%
#8	83.6%
#16	80.2%
#30	75.5%
#50	66.5%
#100	52.5%
#200	40.4%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Single Family Homes - La Puente, CA

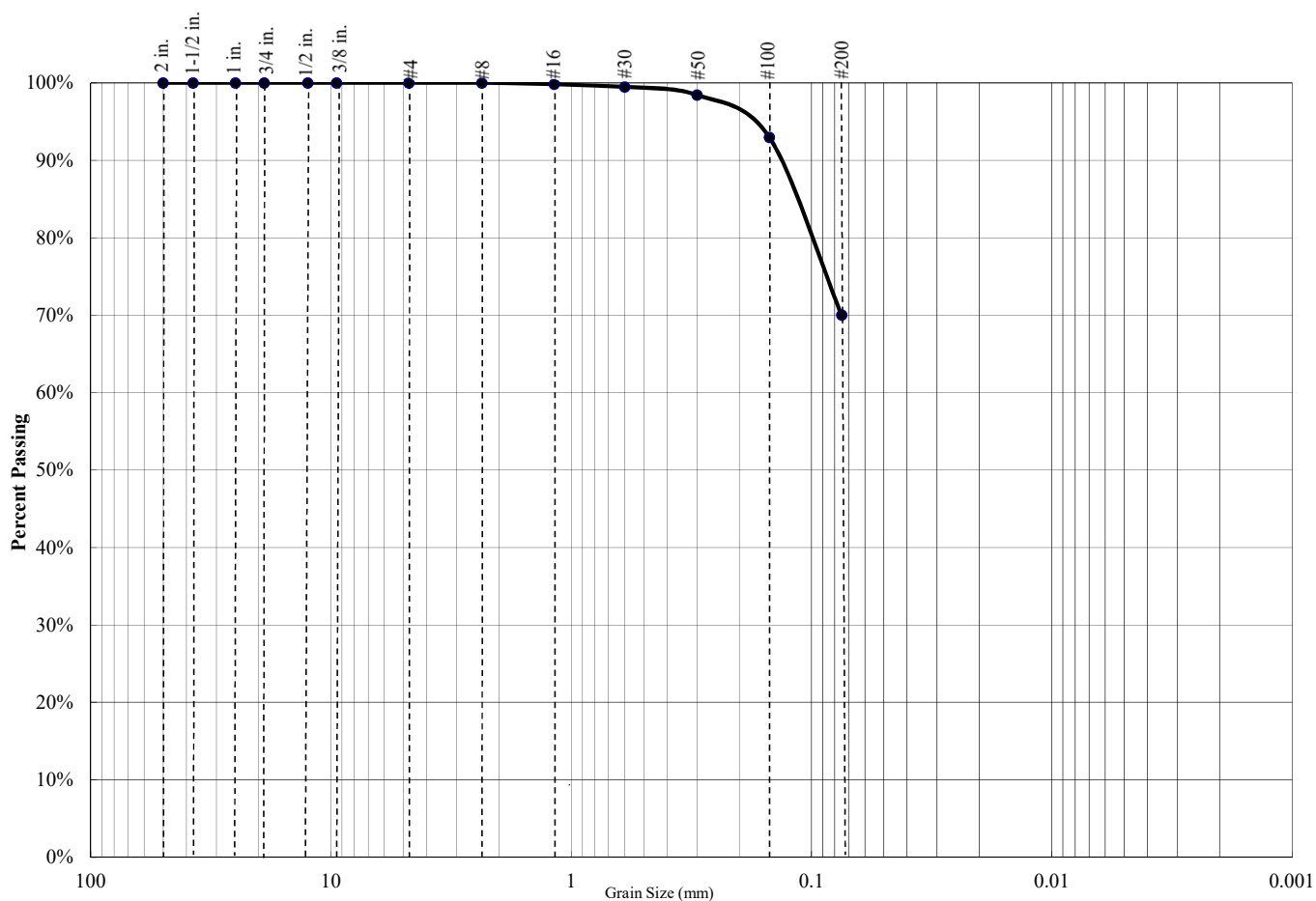
Project Number: 3-220-0220

Boring: B-3 @ 2'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	30%	70%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	100.0%
#16	99.8%
#30	99.5%
#50	98.4%
#100	93.0%
#200	70.0%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Single Family Homes - La Puente, CA

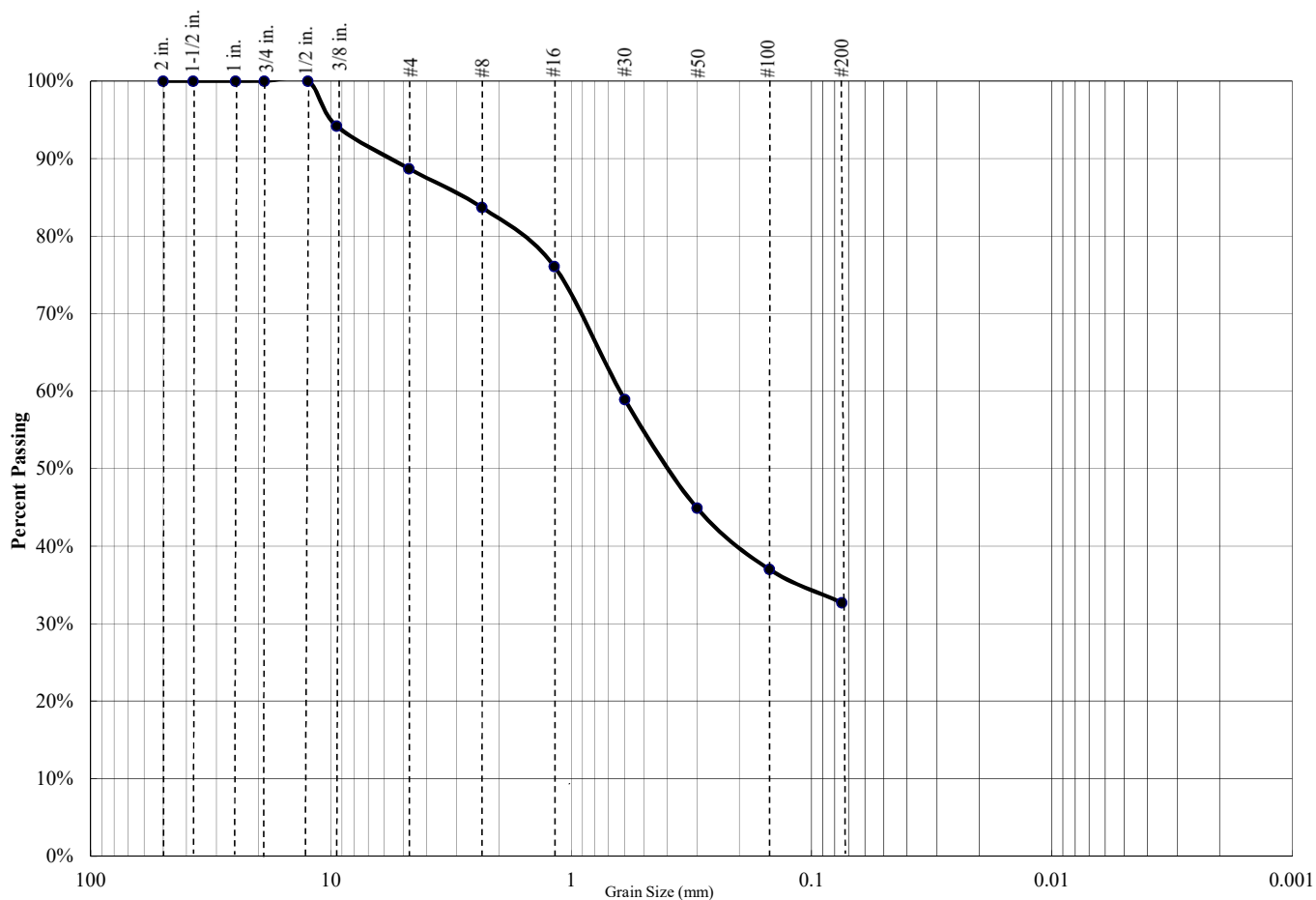
Project Number: 3-220-0220

Boring: B-3 @ 5'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
11%	56%	33%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	94.2%
#4	88.7%
#8	83.7%
#16	76.1%
#30	58.9%
#50	44.9%
#100	37.0%
#200	32.7%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Clayey SAND (SC)

Project Name: Proposed Single Family Homes - La Puente, CA

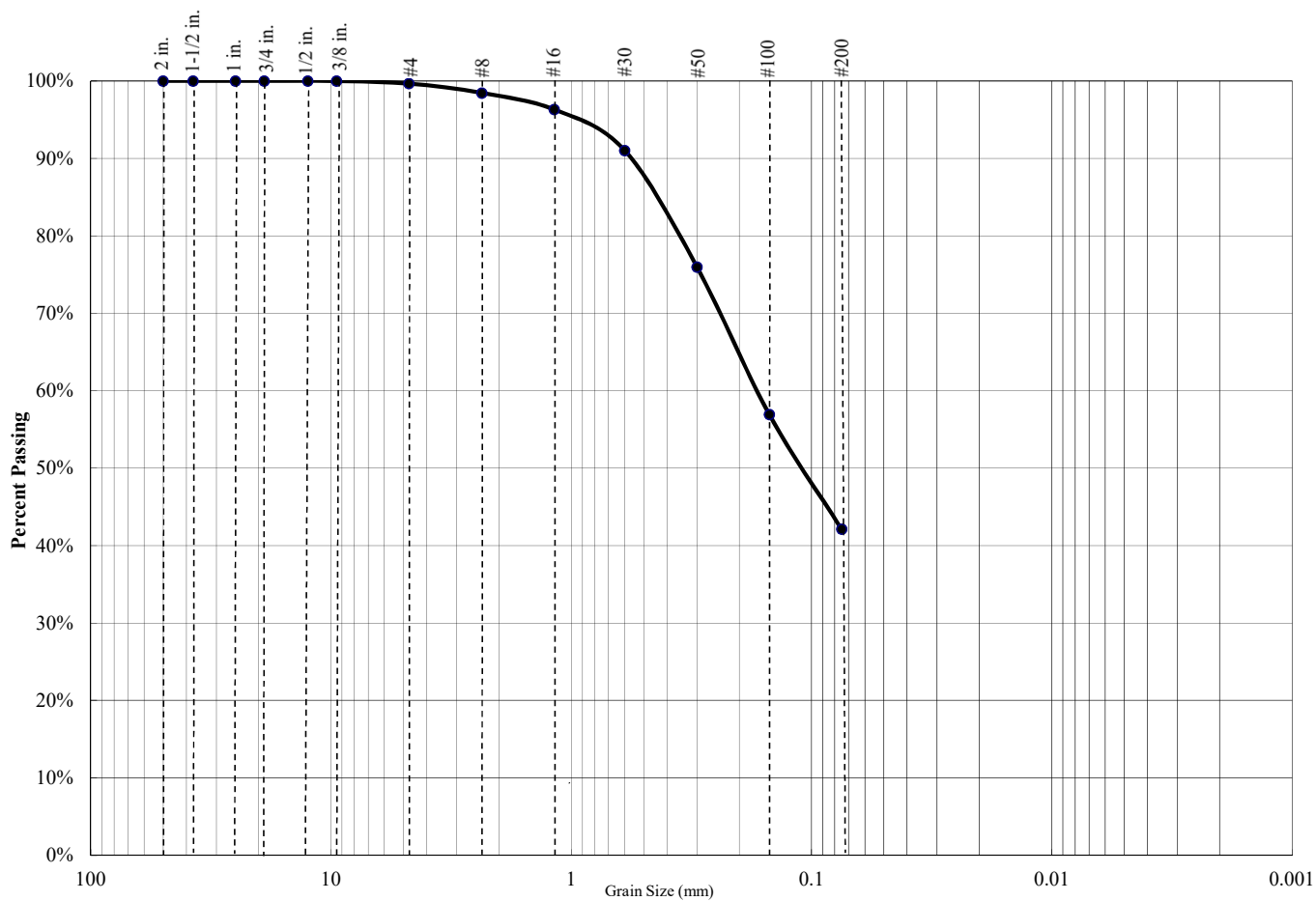
Project Number: 3-220-0220

Boring: B-3 @ 10'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	58%	42%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	99.7%
#8	98.4%
#16	96.3%
#30	91.0%
#50	76.0%
#100	56.9%
#200	42.1%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Single Family Homes - La Puente, CA

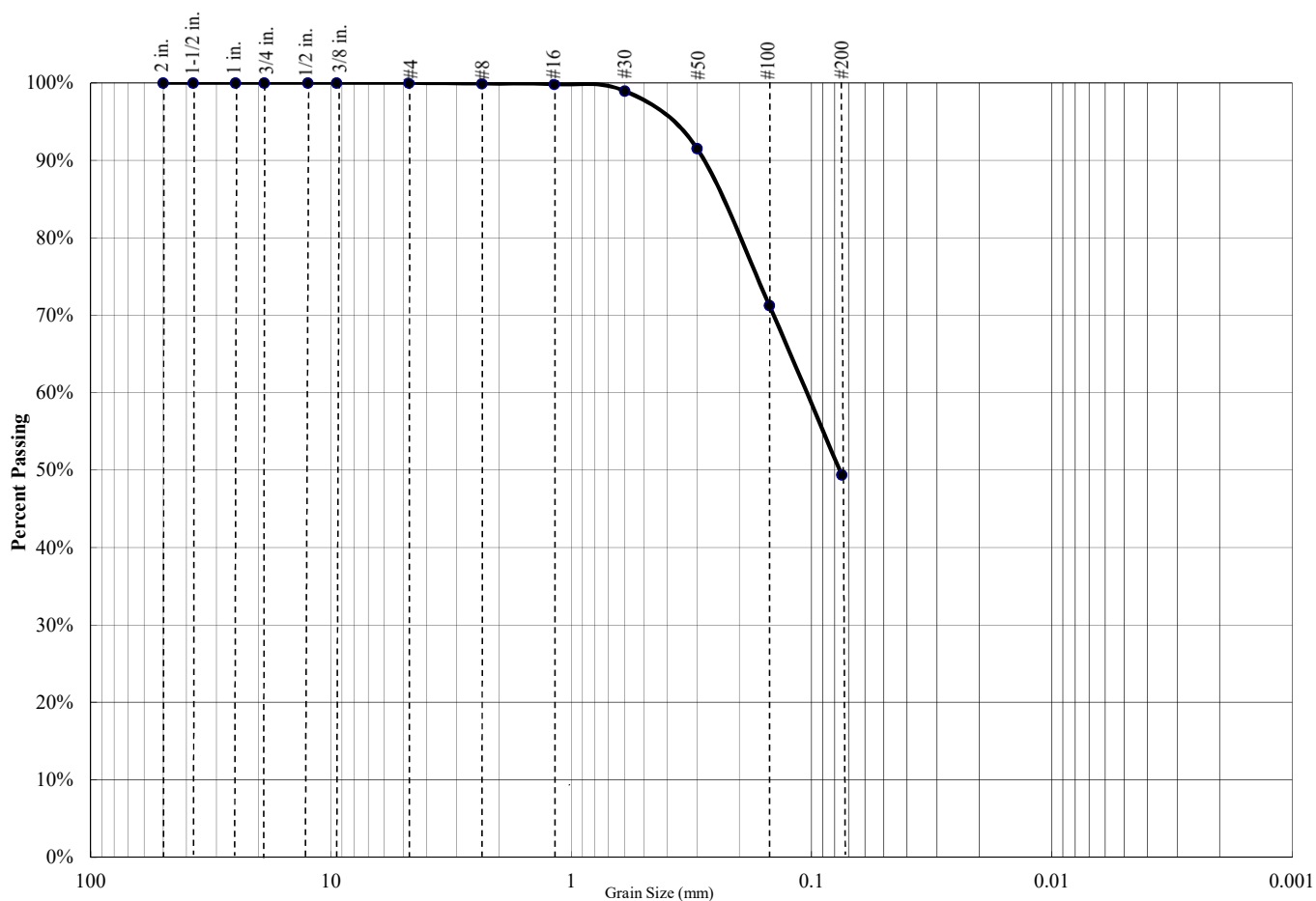
Project Number: 3-220-0220

Boring: B-3 @ 20'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	50%	49%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	99.9%
#16	99.8%
#30	99.0%
#50	91.5%
#100	71.3%
#200	49.4%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Single Family Homes - La Puente, CA

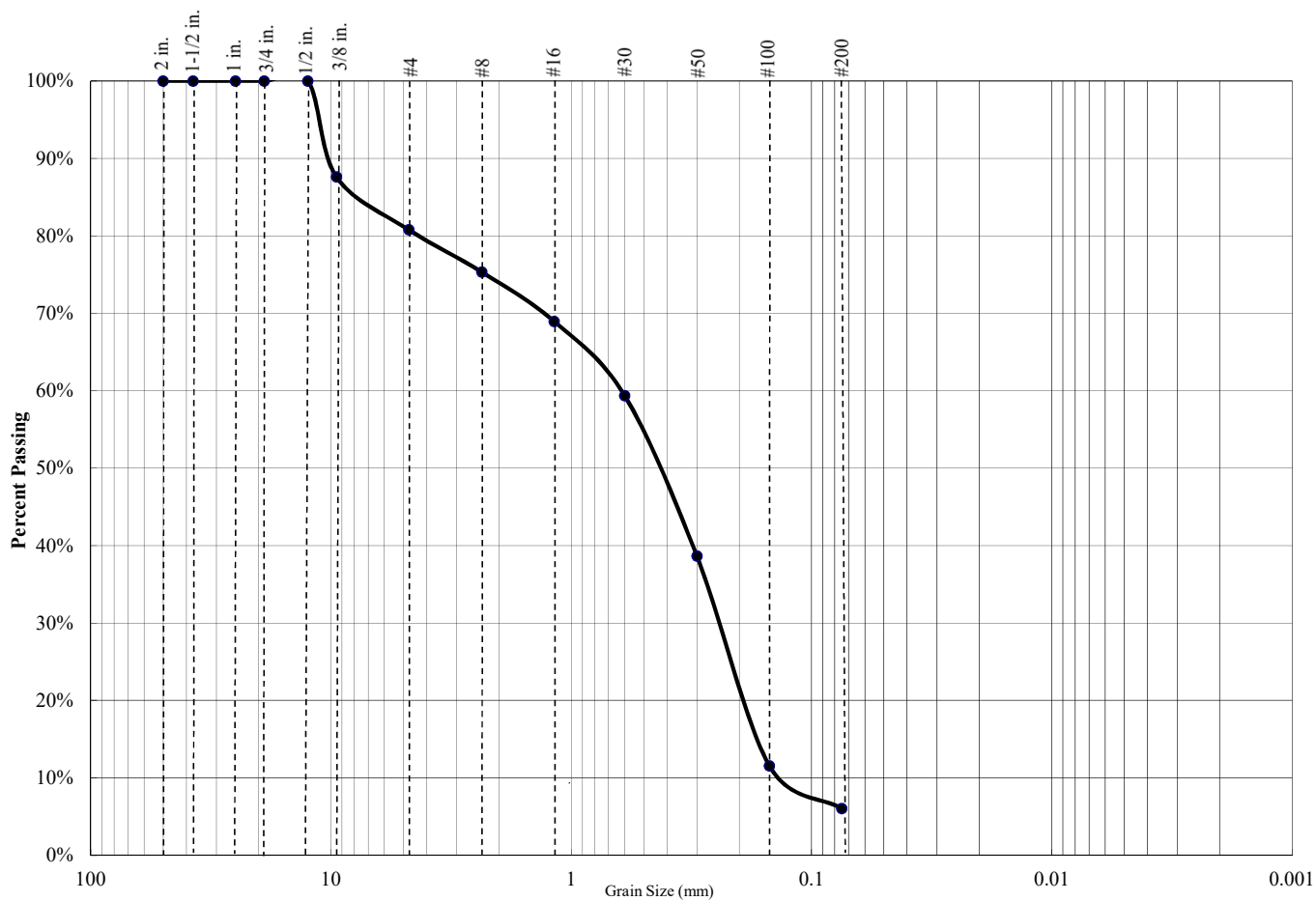
Project Number: 3-220-0220

Boring: B-3 @ 25'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
19%	75%	6%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	87.6%
#4	80.8%
#8	75.3%
#16	69.0%
#30	59.4%
#50	38.6%
#100	11.6%
#200	6.1%

Atterberg Limits		
PL=	LL=	PI=

Coefficients			
D85=	D60=	0.6	D50=
D30=	0.25	D15=	D10= 0.15
C _u =	4.00	C _c =	0.69

USCS CLASSIFICATION
Poorly graded SAND with Silt (SP-SM)

Project Name: Proposed Single Family Homes - La Puente, CA

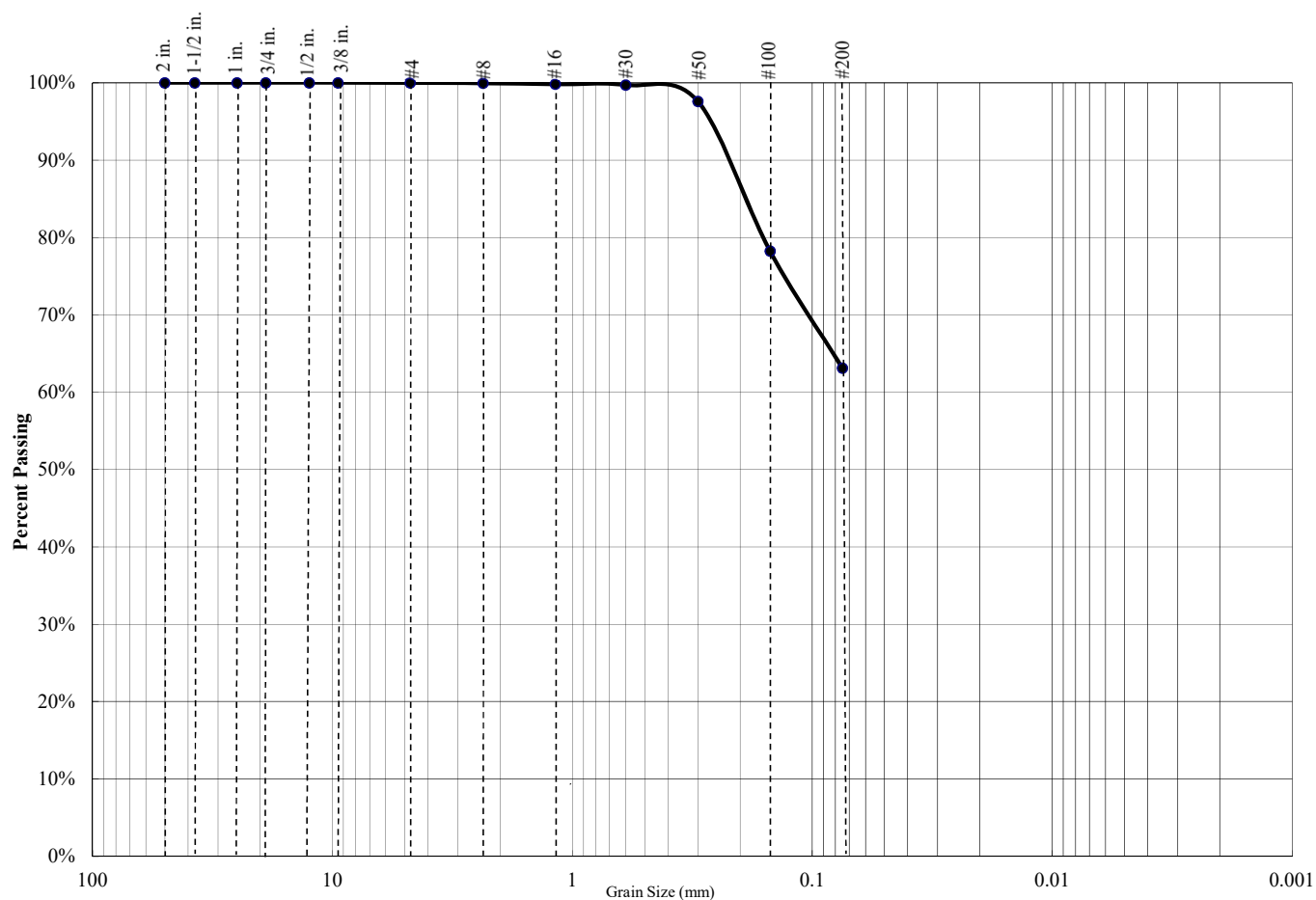
Project Number: 3-220-0220

Boring: B-3 @ 35'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	37%	63%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	100.0%
#16	99.8%
#30	99.7%
#50	97.6%
#100	78.2%
#200	63.1%

Atterberg Limits		
PL=	LL=	PI=

Coefficients		
D85=	D60=	D50=
D30=	D15=	D10=
C _u =	N/A	C _c = N/A

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Single Family Homes - La Puente, CA

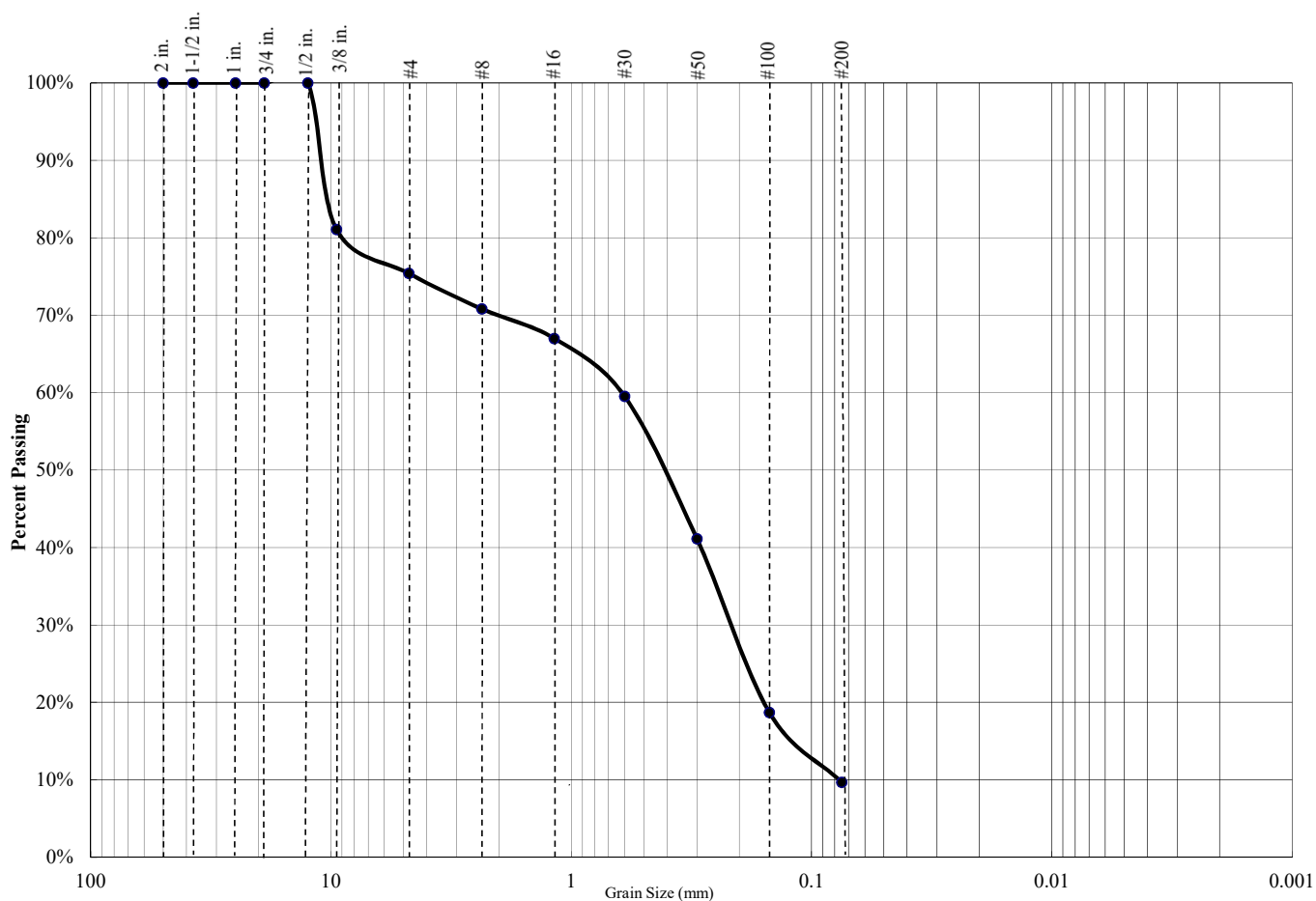
Project Number: 3-220-0220

Boring: B-3 @ 40'



PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
25%	66%	10%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	81.1%
#4	75.4%
#8	70.8%
#16	67.0%
#30	59.5%
#50	41.1%
#100	18.7%
#200	9.7%

Atterberg Limits		
PL=	LL=	PI=

Coefficients			
D85=	D60=	0.6	D50=
D30=	0.225	D15=	D10= 0.075
C _u =	8.00	C _c =	1.13

USCS CLASSIFICATION
Well-graded SAND with Silt (SW-SM)

Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Boring: B-3 @ 45'



EXPANSION INDEX TEST

ASTM D4829

Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Date Sampled: 3/30/2020

Date Tested: 4/1/2020

Sampled By: SK

Tested By: M. Noorzay

Sample Location: B-3 @ 0'-3'

Soil Description: Light Brown Silty SAND (SM) w/ trace Clay

Trial #	1	2	3
Weight of Soil & Mold, g.	798.7		
Weight of Mold, g.	368.5		
Weight of Soil, g.	430.2		
Wet Density, pcf	129.7		
Weight of Moisture Sample (Wet), g.	800.0		
Weight of Moisture Sample (Dry), g.	743.5		
Moisture Content, %	7.6		
Dry Density, pcf	120.6		
Specific Gravity of Soil	2.7		
Degree of Saturation, %	51.6		

Time	Initial	30 min	1 hr	6 hrs	12 hrs	24 hrs
Dial Reading	0	0.001	0.002	--	--	0.002

Expansion Index_{measured} = 2
 Expansion Index₅₀ = 2.7

Expansion Index = 3

Expansion Potential Table	
Exp. Index	Potential Exp.
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
>130	Very High

CHEMICAL ANALYSIS

SO₄ - Modified CTM 417 & Cl - Modified CTM 417/422

Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Date Sampled: 3/30/2020

Date Tested: 4/1/2020

Sampled By: SK

Tested By: M. Noorzay

Soil Description: Light Brown Silty SAND (SM) w/ trace Clay

Sample Number	Sample Location	Soluble Sulfate SO ₄ -S	Soluble Chloride Cl	pH
1a.	B-3 @ 0'-3'	<50 mg/kg	17 mg/kg	7.6
1b.	B-3 @ 0'-3'	<50 mg/kg	18 mg/kg	7.6
1c.	B-3 @ 0'-3'	<50 mg/kg	18 mg/kg	7.6
Average:		<50 mg/kg	18 mg/kg	7.6

Laboratory Compaction Curve ASTM D1557

Project Name: Proposed Single Family Homes - La Puente, CA

Project Number: 3-220-0220

Date Sampled: 3/30/2020

Date Tested: 4/1/2020

Sampled By: SK

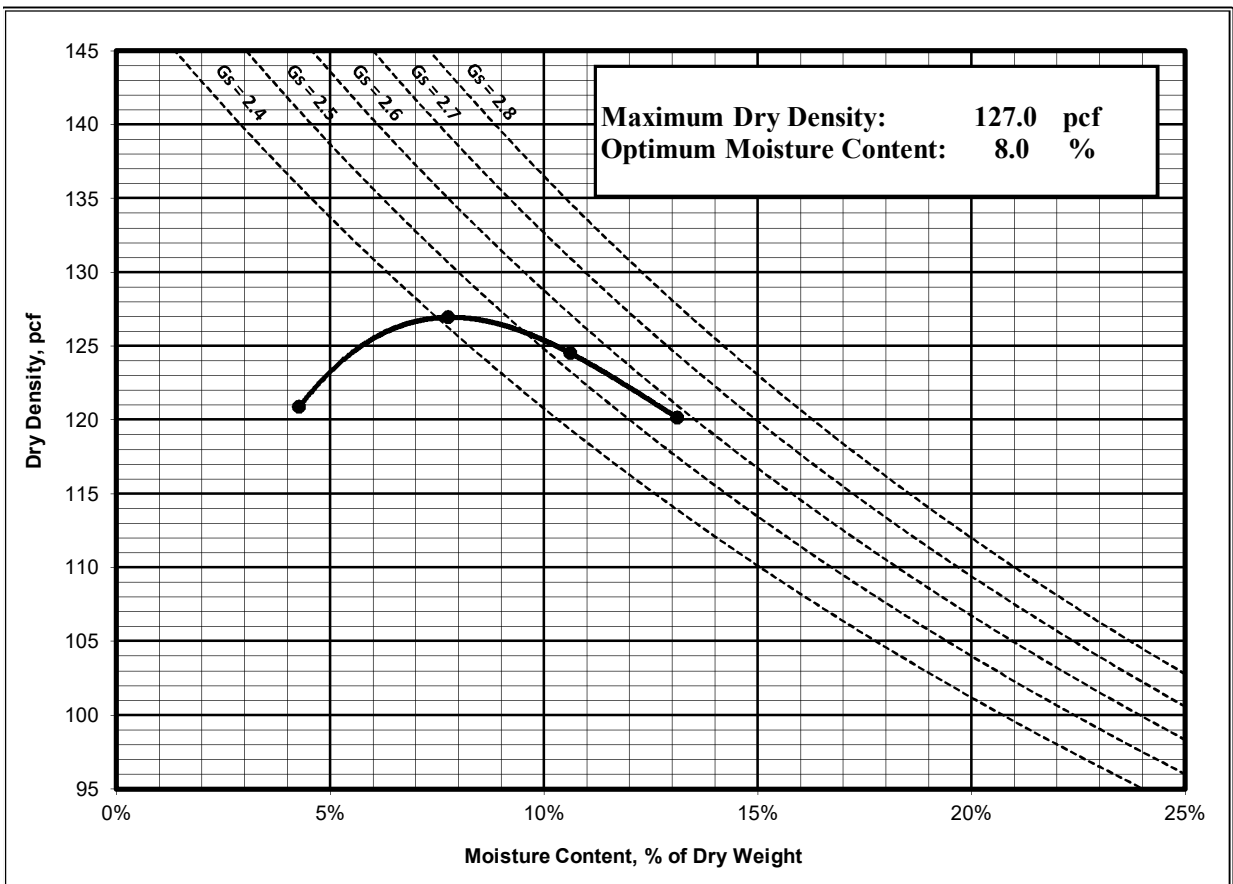
Tested By: M. Noorzay

Sample Location: B-3 @ 0'-3'

Soil Description: Light Brown Silty SAND (SM) w/ trace Clay

Test Method: Method A

	1	2	3	4
Weight of Moist Specimen & Mold, (g)	4164.3	4326.4	4340.8	4313.3
Weight of Compaction Mold, (g)	2258.4	2258.4	2258.4	2258.4
Weight of Moist Specimen, (g)	1905.9	2068.0	2082.4	2054.9
Volume of Mold, (ft ³)	0.0333	0.0333	0.0333	0.0333
Wet Density, (pcf)	126.1	136.8	137.7	135.9
Weight of Wet (Moisture) Sample, (g)	100.0	100.0	100.0	100.0
Weight of Dry (Moisture) Sample, (g)	95.9	92.8	90.4	88.4
Moisture Content, (%)	4.3%	7.8%	10.6%	13.1%
Dry Density, (pcf)	120.9	126.9	124.5	120.1



APPENDIX

C



APPENDIX C

GENERAL EARTHWORK AND PAVEMENT SPECIFICATIONS

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

1.0 SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including, but not limited to, the furnishing of all labor, tools and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans and disposal of excess materials.

2.0 PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of SALEM Engineering Group, Incorporated, hereinafter referred to as the Soils Engineer and/or Testing Agency. Attainment of design grades, when achieved, shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary adjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer, or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

3.0 TECHNICAL REQUIREMENTS: All compacted materials shall be densified to no less than 95 percent of relative compaction (90 percent for fine grained cohesive soils) based on ASTM D1557 Test Method (latest edition), UBC or CAL-216, or as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

4.0 SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the Geotechnical Engineering Report. The Contractor shall make his own interpretation of the data contained in the Geotechnical Engineering Report and the Contractor shall not be relieved of liability for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

5.0 DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or wind-blown materials attributable to his work. Site preparation shall consist of site clearing and grubbing and preparation of foundation materials for receiving fill.

6.0 CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter and all other matter determined by the Soils Engineer to be deleterious. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed improvement areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots greater than 1 inch in diameter. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations is not permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

7.0 SUBGRADE PREPARATION: Surfaces to receive Engineered Fill and/or building or slab loads shall be prepared as outlined above, scarified to a minimum of 12 inches, moisture-conditioned as necessary, and recompacted to 95 percent relative compaction (90 percent for fine grained cohesive soils).

Loose soil areas and/or areas of disturbed soil shall be moisture-conditioned as necessary and recompacted to 95 percent relative compaction (90 percent for fine grained cohesive soils). All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any fill material.

8.0 EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

9.0 FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence or approval of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills, provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

10.0 PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. Compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer. Both cut and fill shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

11.0 SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill is as specified.

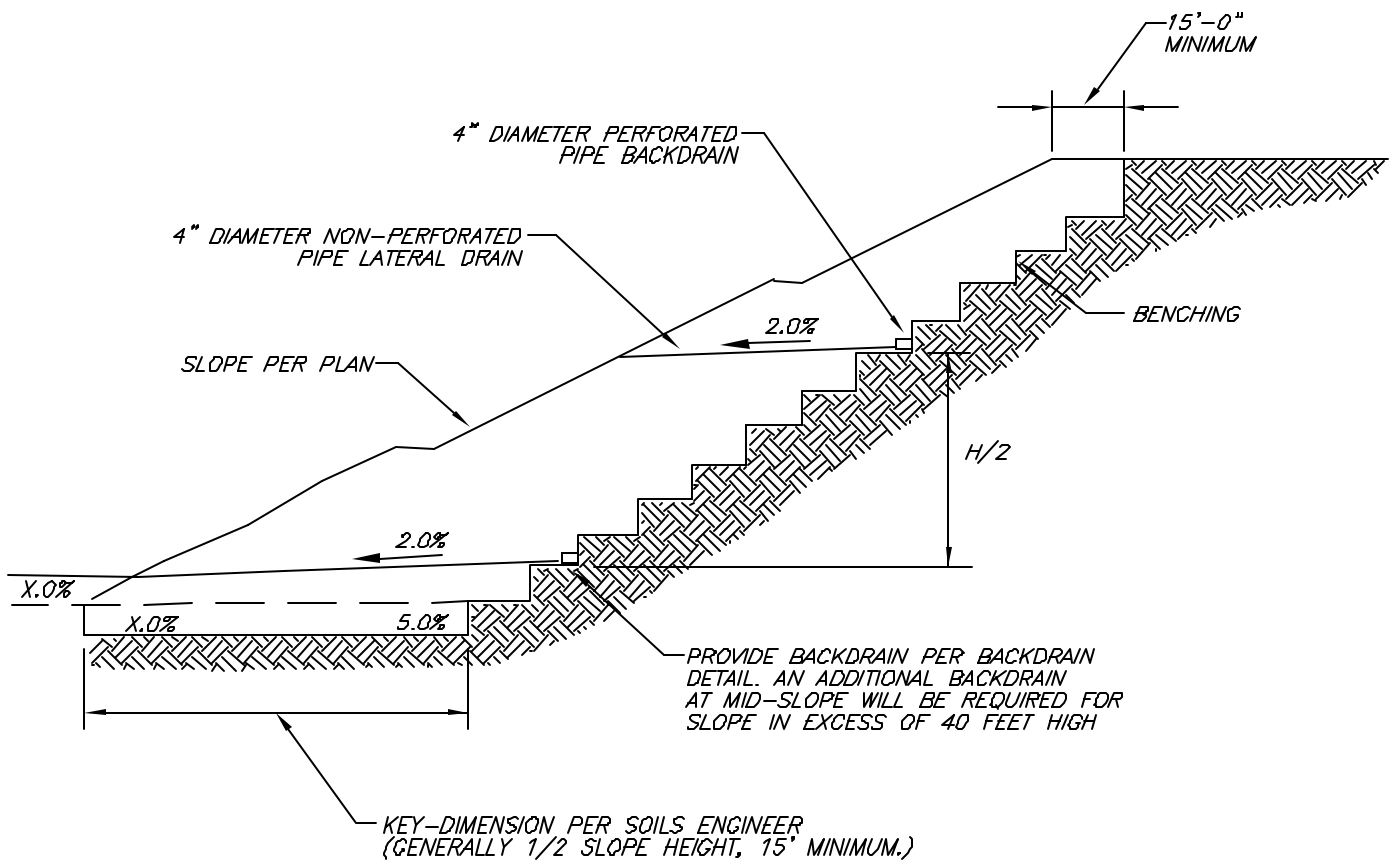
12.0 DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed. The term "Standard Specifications": hereinafter referred to, is the most recent edition of the Standard Specifications of the State of California, Department of Transportation. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as determined by ASTM D1557 Test Method (latest edition) or California Test Method 216 (CAL-216), as applicable.

13.0 PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 95% (90% for fine grained cohesive soil) based upon ASTM D1557. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

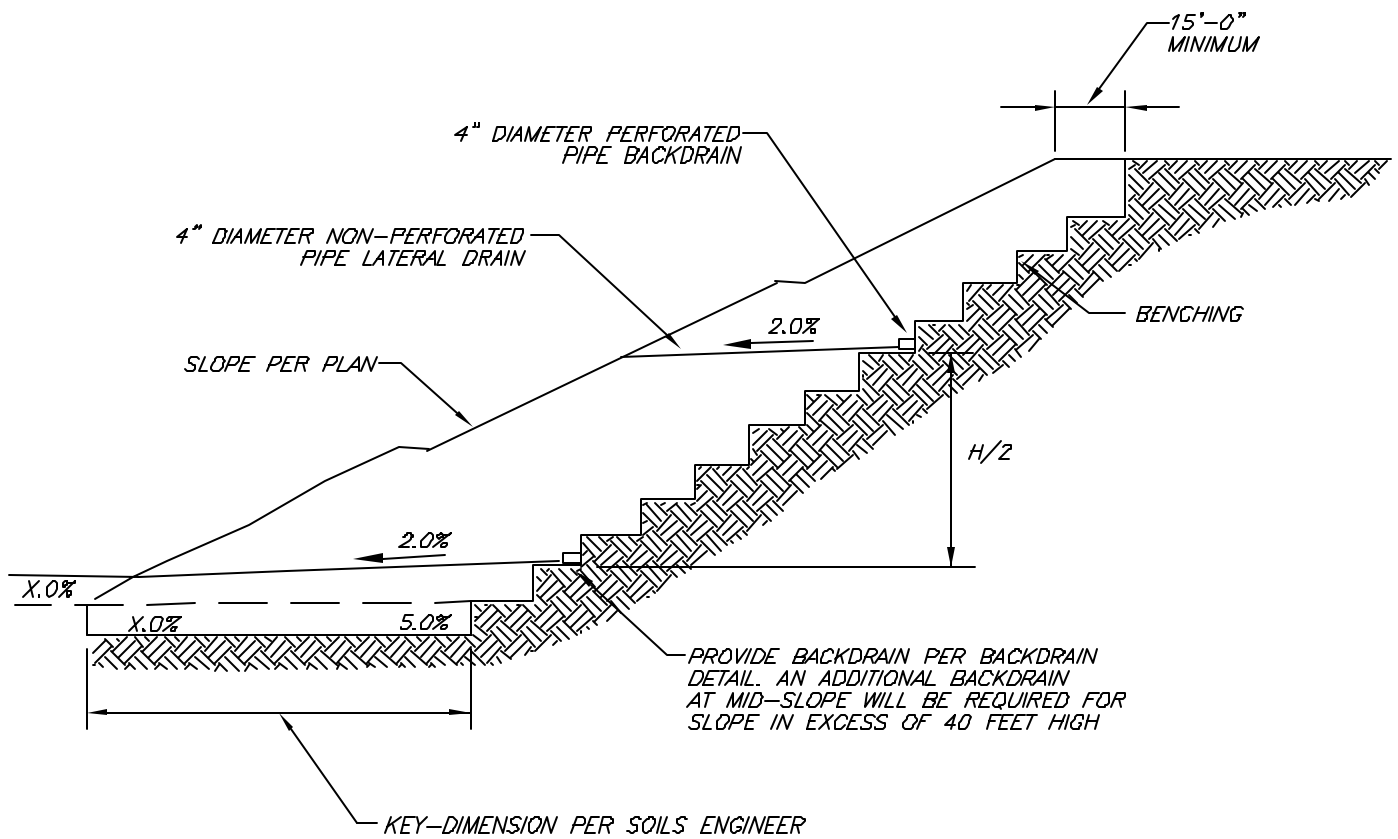
14.0 AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class II material, ¾-inch or 1½-inches maximum size. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

15.0 AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class II Subbase material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216, and it shall be spread and compacted in accordance with the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

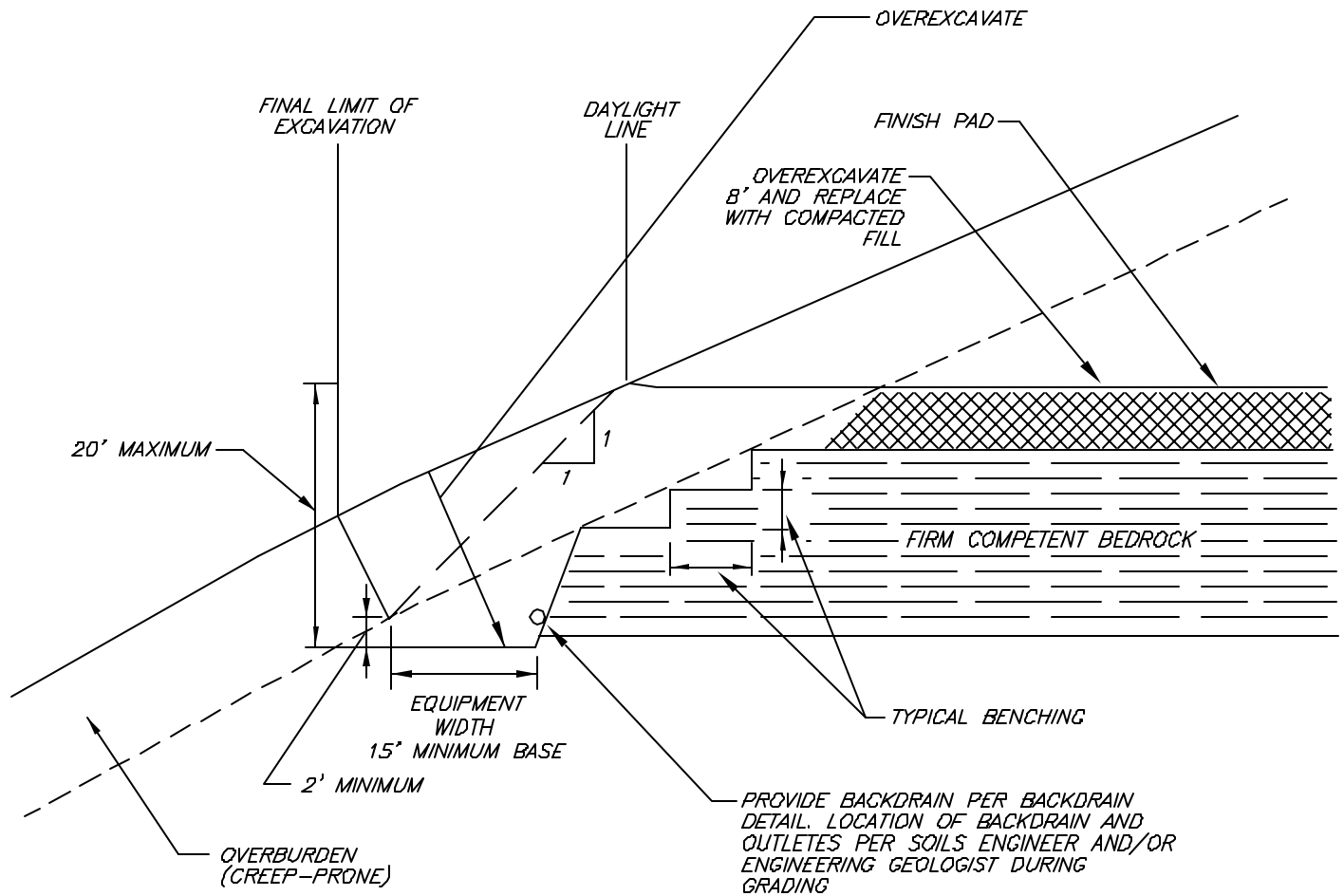
16.0 ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10, unless otherwise stipulated or local conditions warrant more stringent grade. The mineral aggregate shall be Type A or B, ½ inch maximum size, medium grading, and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning, and mixing of the materials shall conform to Section 39. The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50 degrees F. The surfacing shall be rolled with a combination steel-wheel and pneumatic rollers, as described in the Standard Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.



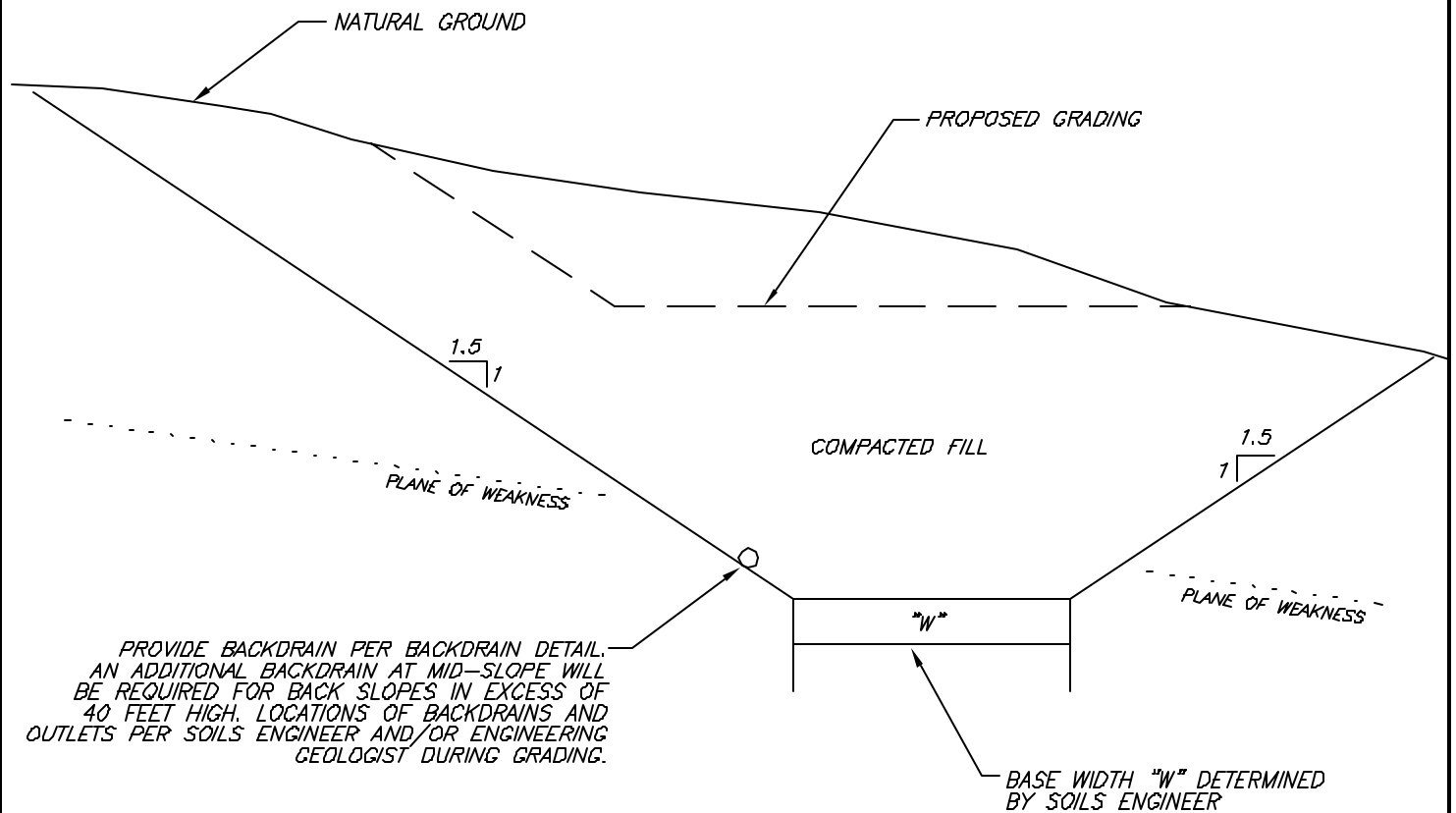
TYPICAL STABILIZATION FILL DETAIL



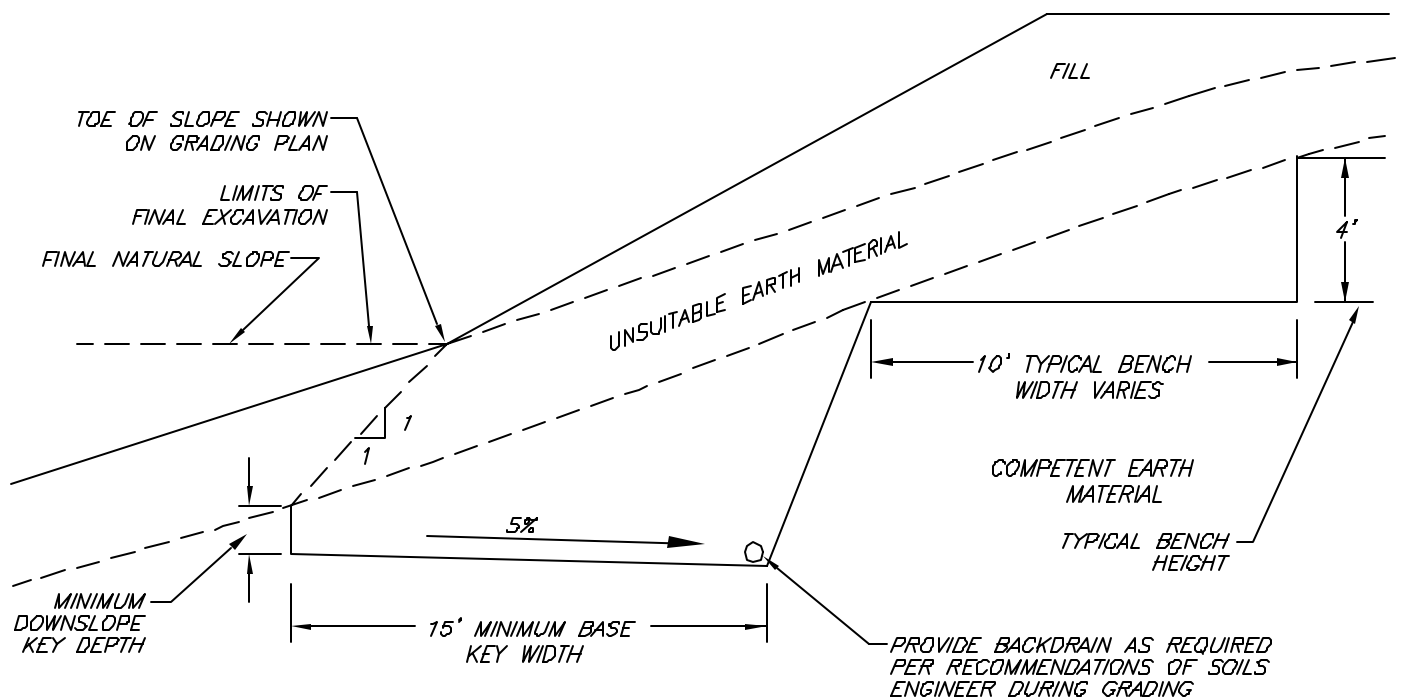
TYPICAL BUTTRESS FILL DETAIL



DAYLIGHT SHEAR KEY DETAIL

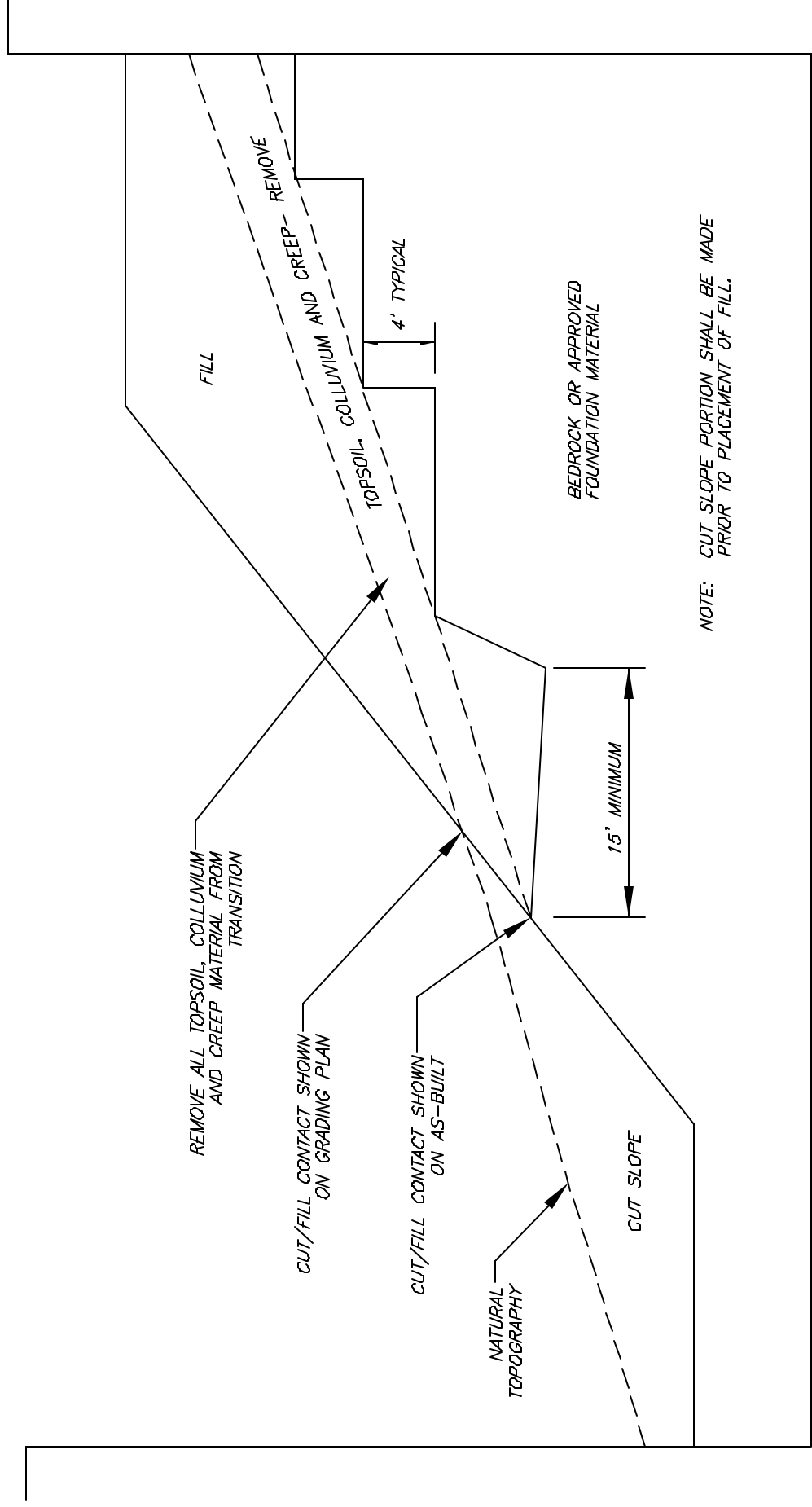


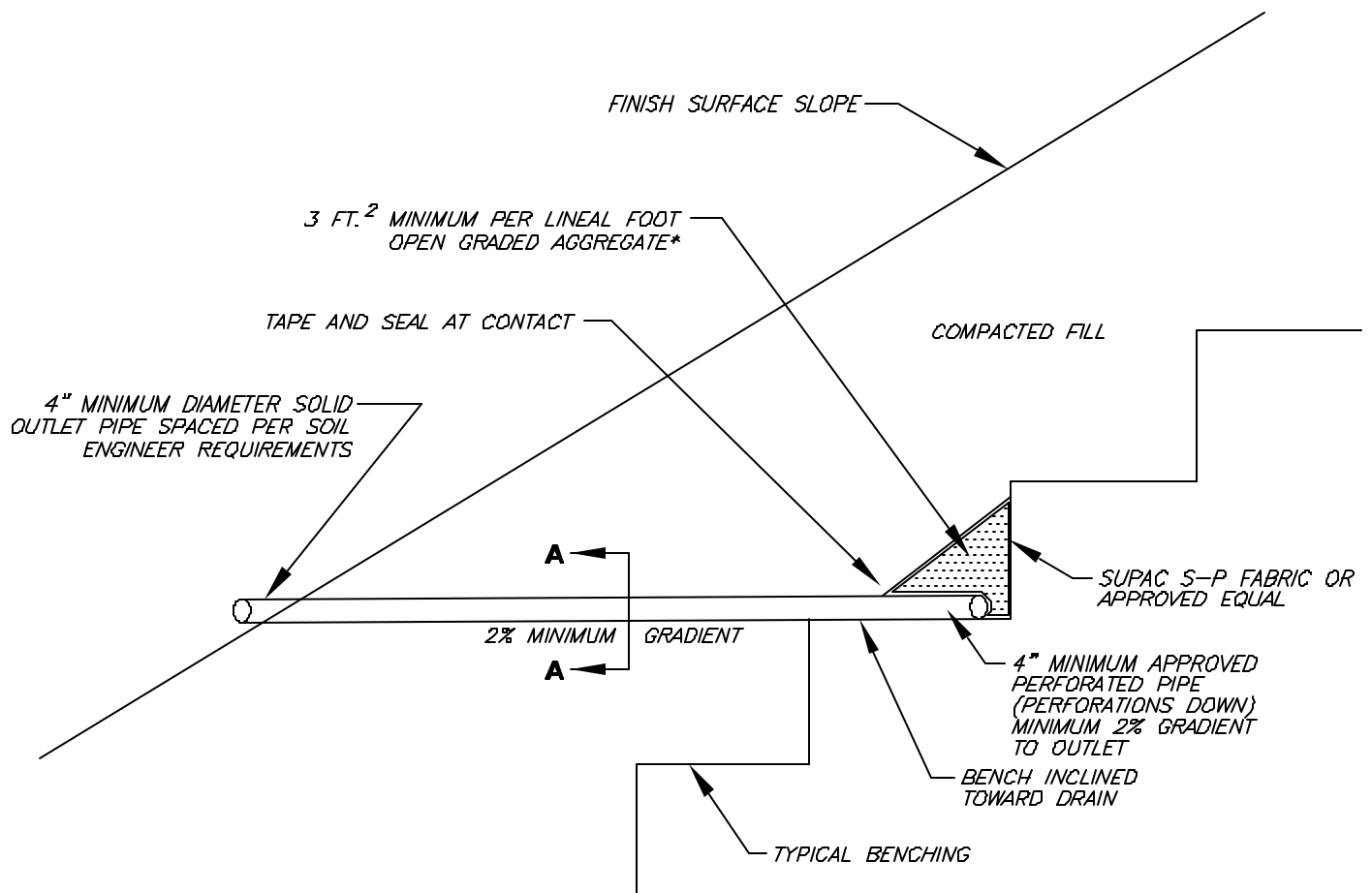
TYPICAL SHEAR KEY DETAIL



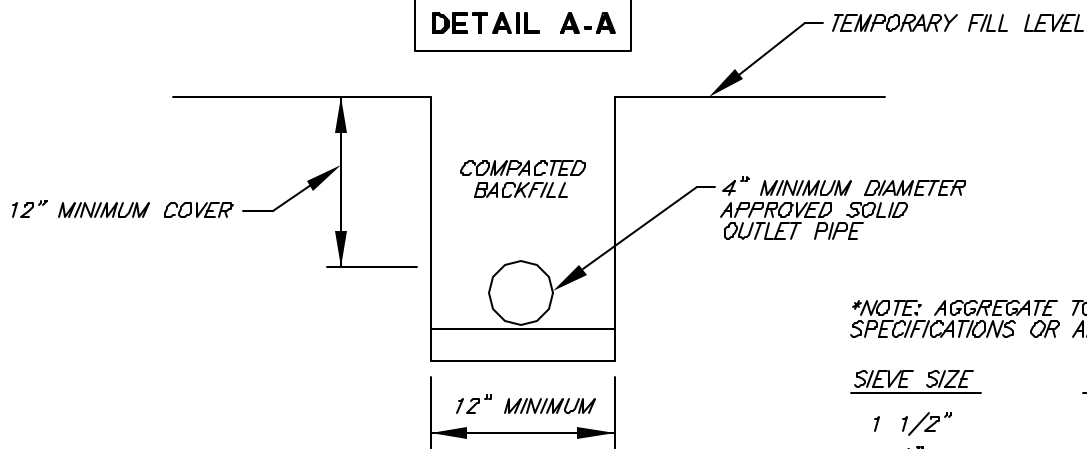
WHERE NATURAL SLOPE IS 5:1 OR LESS, BENCHING IS NOT NECESSARY, HOWEVER, FILL IS NOT TO BE PLACED ON COMPRESSIBLE OR UNSUITABLE MATERIAL.

FILL SLOPE ABOVE NATURAL GROUND DETAIL





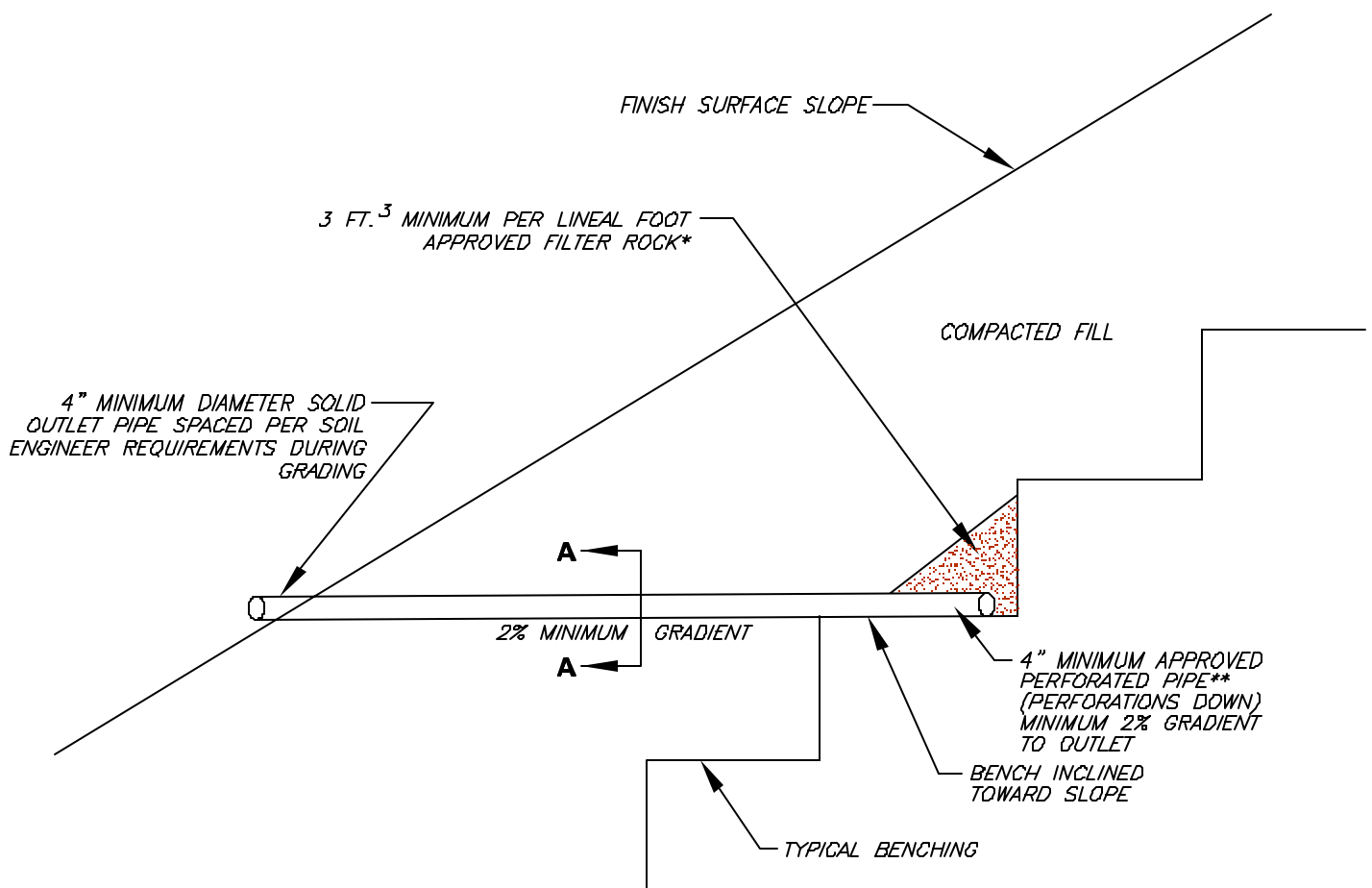
DETAIL A-A



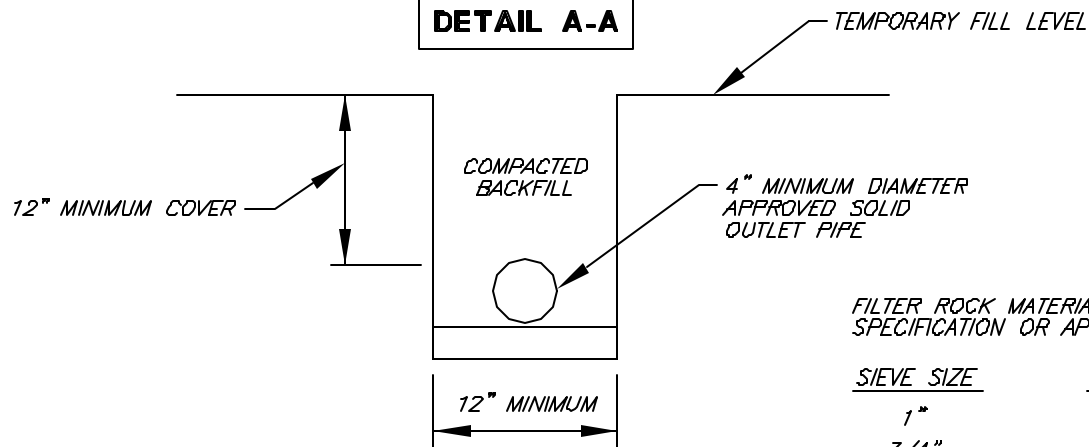
*NOTE: AGGREGATE TO MEET FOLLOWING SPECIFICATIONS OR APPROVED EQUAL:

<u>SIEVE SIZE</u>	<u>PERCENTAGE PASSING</u>
1 1/2"	100
1"	5-40
3/4"	0-17
3/8"	0-7
NO. 200	0-3

BACKDRAIN DETAIL (GEOFABRIC)



DETAIL A-A



****APPROVED PIPE TYPE:**

SCHEDULE 40 POLYVINYL CHLORIDE
(P.V.C.) OR APPROVED EQUAL.
MINIMUM CRUSH STRENGTH 1000 PSI.

FILTER ROCK MATERIAL TO MEET FOLLOWING
SPECIFICATION OR APPROVED EQUAL:

SIEVE SIZE	PERCENTAGE
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

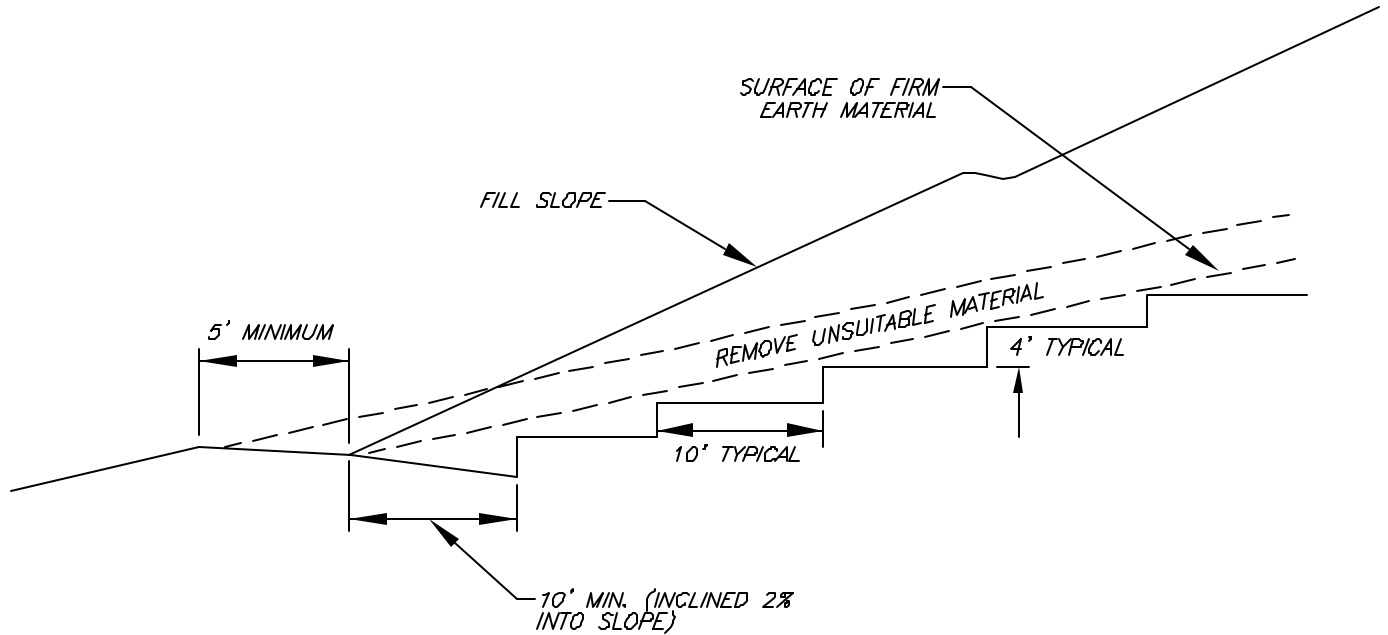
TYPICAL BACKDRAIN DETAIL



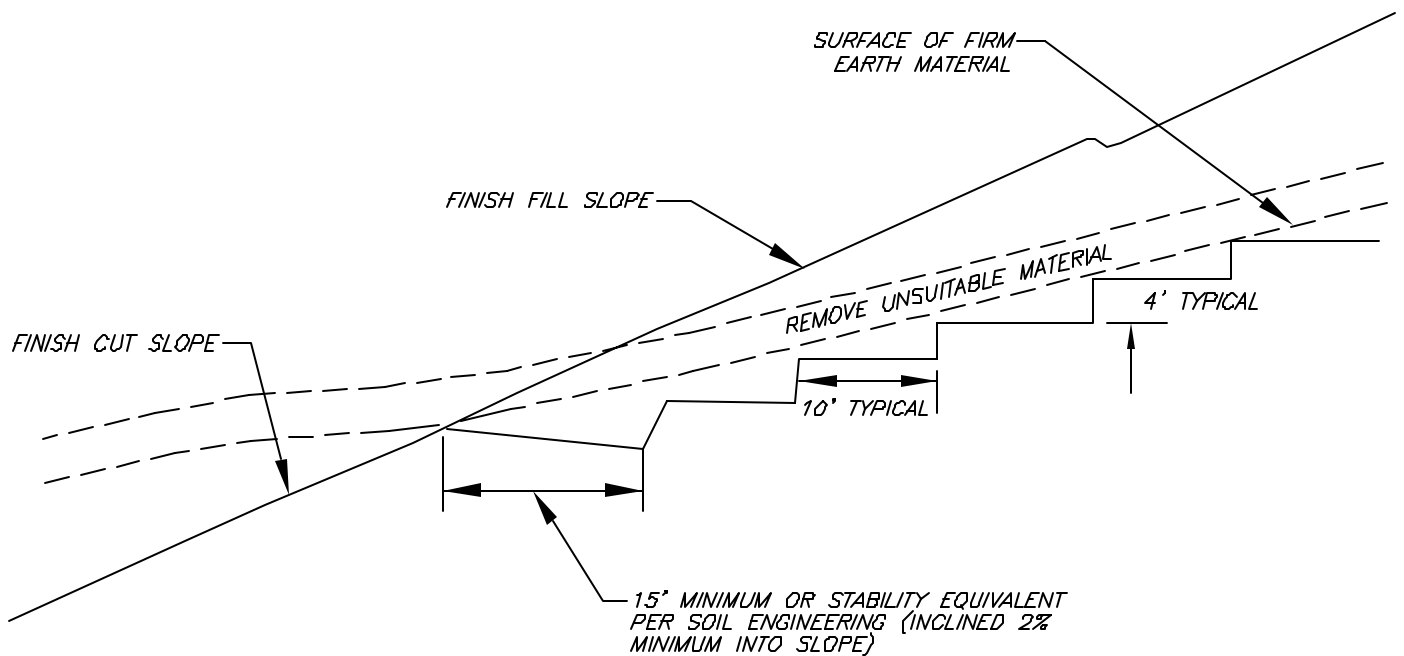
APPROVED PIPE TO BE SCHEDULE 40
POLY-VINYL-CHLORIDE (P.V.C.) OR APPROVED
EQUAL. MINIMUM CRUSH STRENGTH 1000 psi.

SALEM
Engineering Group, Inc.

BENCHING FILL OVER NATURAL

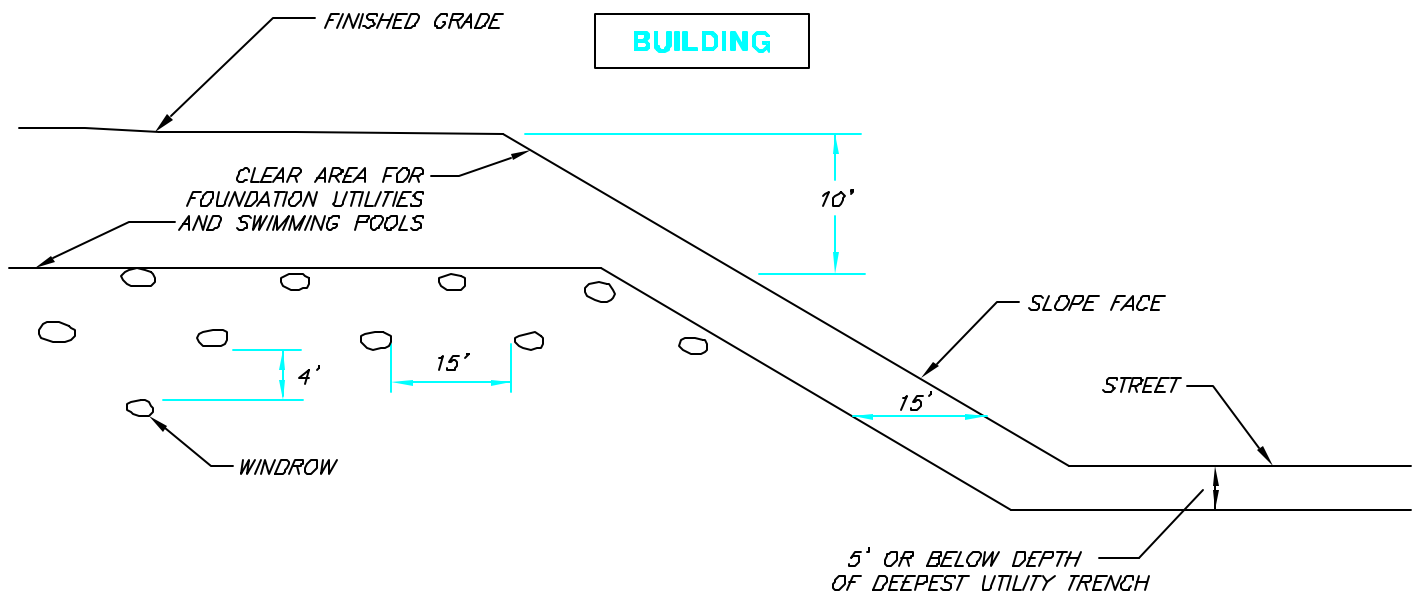


BENCHING FILL OVER CUT

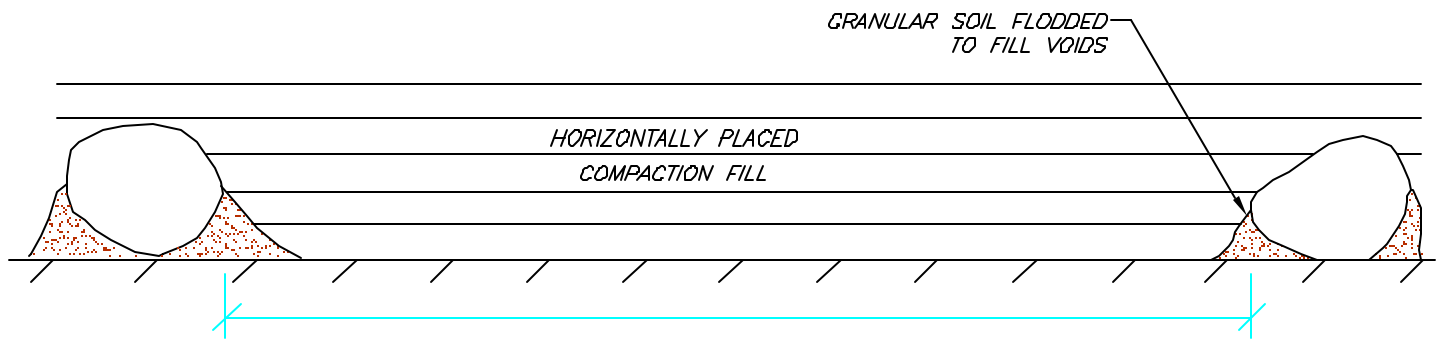


**BENCHING FOR COMPACTED
FILL DETAIL**

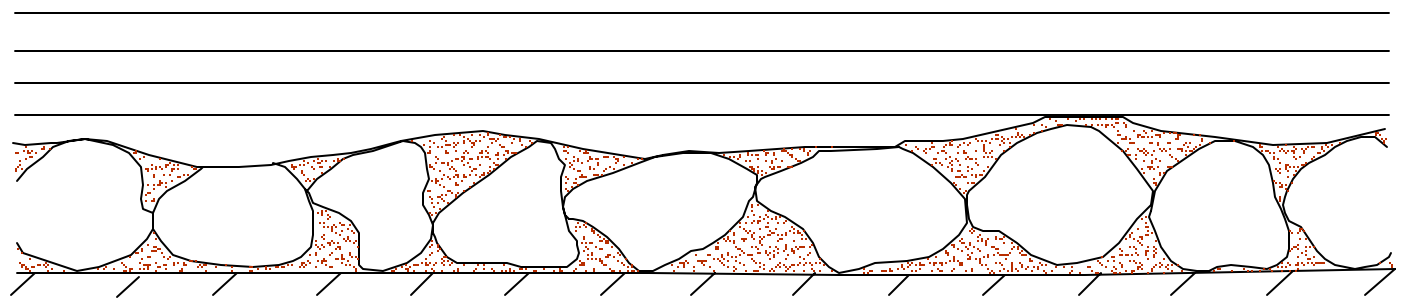




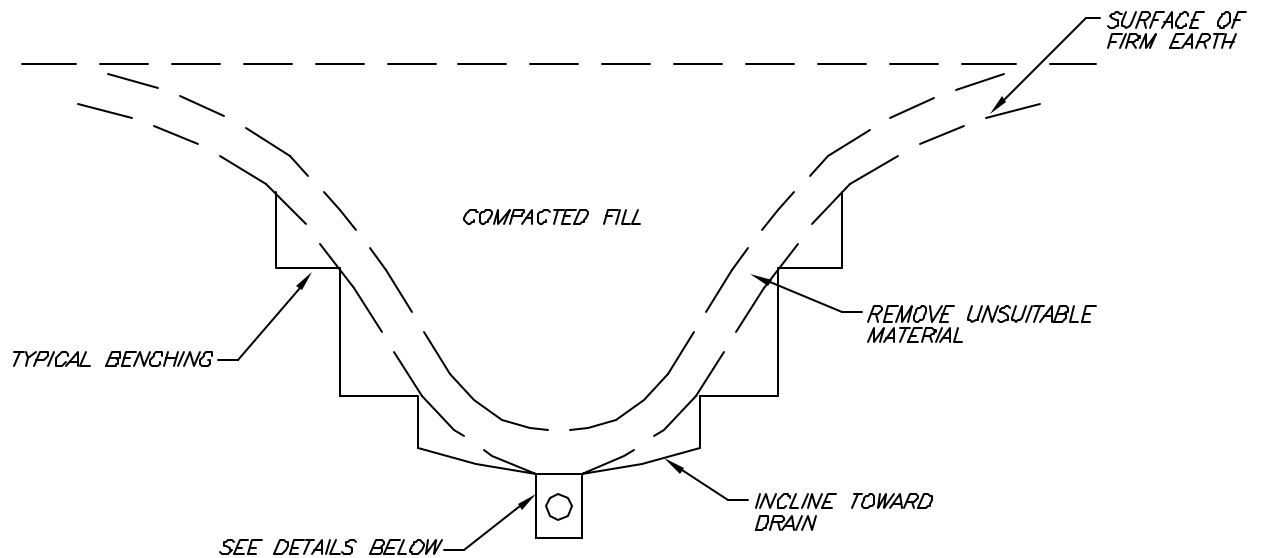
TYPICAL WINDROW DETAIL (EDGE VIEW)



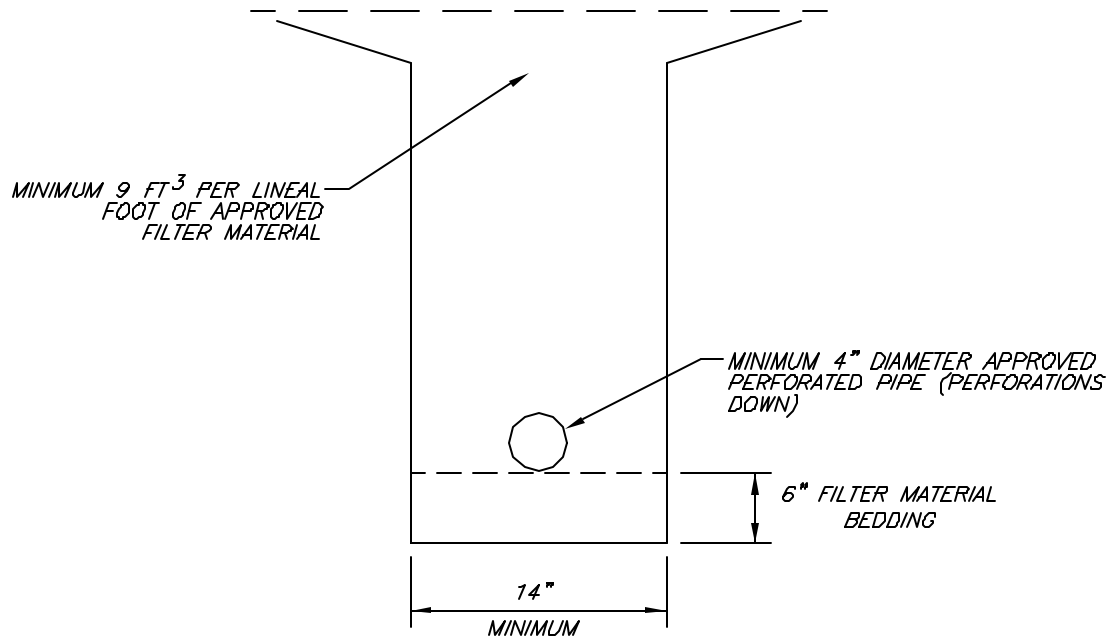
PROFILE VIEW



ROCK DISPOSAL DETAIL



TRENCH DETAIL



FILTER MATERIAL TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUAL:

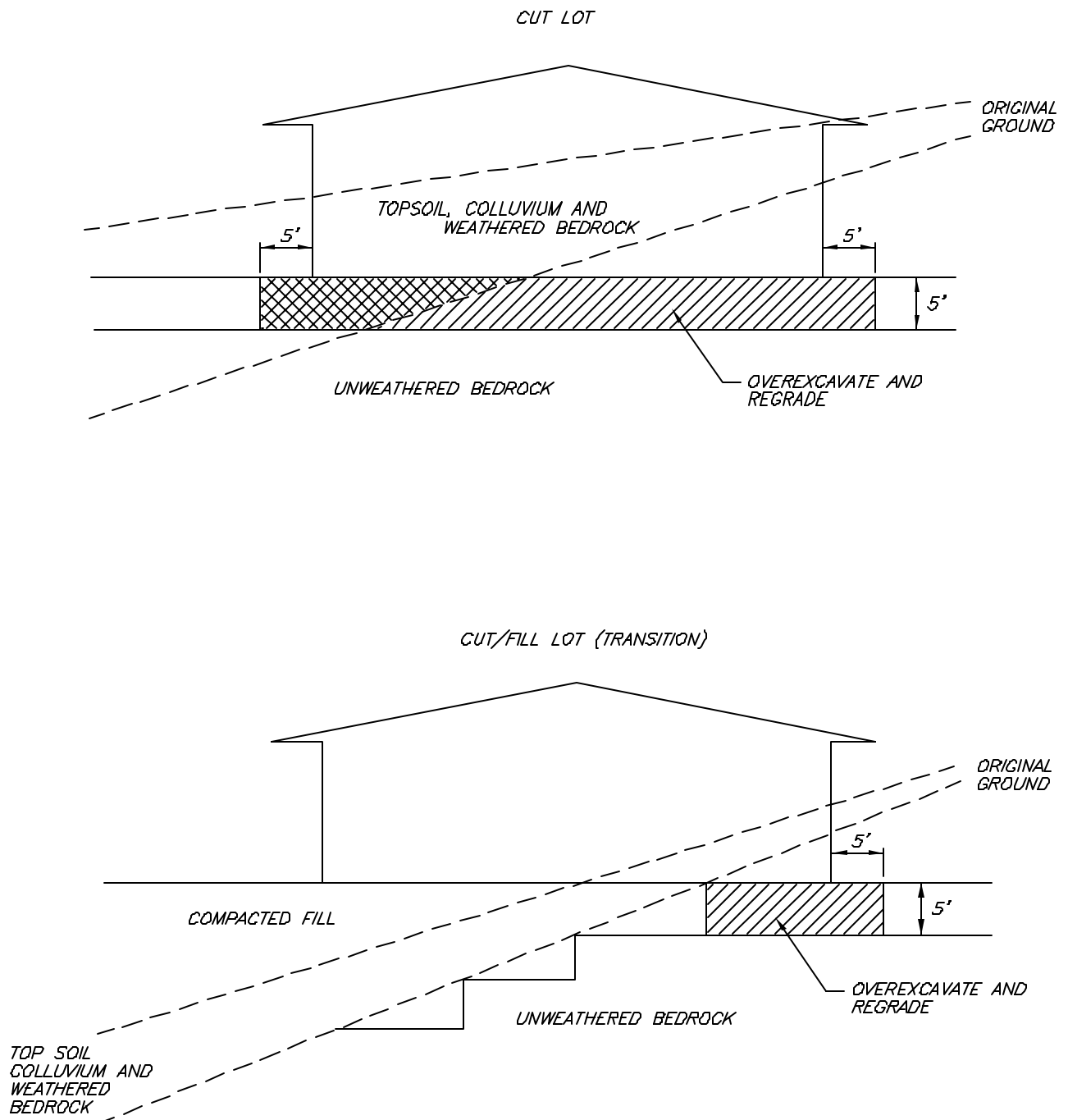
<u>SIEVE SIZE</u>	<u>PERCENTAGE</u>
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

APPROVED PIPE TO BE SCHEDULE 40 POLY-VINYL-CHLORIDE (P.V.C.) OR APPROVED EQUAL. MINIMUM CRUSH STRENGTH 1000 psi.

PIPE DIAMETER TO MEET THE FOLLOWING CRITERIA. SUBJECT TO FIELD REVIEW BASED ON ACTUAL GEOTECHNICAL CONDITIONS ENCOUNTERED DURING GRADING.

<u>LENGTH OF RUN</u>	<u>PIPE DIAMETER</u>
UPPER 500'	4"
NEXT 1000'	6"
> 1500'	8"

TYPICAL CANYON SUBDRAIN DETAIL



TRANSITION LOT DETAIL

APPENDIX C

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.	<i>The project is consistent with the General Plan growth projections. According to the most recent U. S. Census, the average household size in the Avocado Heights Community is 3.67 persons per unit. Assuming 4 persons per unit, the new development would result in 20 new residents. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:</i> <i>New development in an area presently undeveloped and economic factors which may influence development. The site is currently largely undeveloped (the site is currently vacant) though the site has been disturbed. All land use surrounding the property are designated for light agricultural uses (A-1) and residential development.</i> <i>Extension of roadways and other transportation facilities. Future roadway and infrastructure connections will serve the proposed project site only.</i> <i>Extension of infrastructure and other improvements. The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.</i> <i>Major off-site public projects (treatment plants, etc.). The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.</i> <i>The removal of housing requiring replacement housing elsewhere. The site is vacant. As a result, no replacement housing will be required.</i> <i>Additional population growth leading to increased demand for goods and services. The proposed 10-unit project would potentially result in 20 new residents assuming an average household size of 4 persons per unit derived from the most recent U. S. Census.</i> <i>Short-term growth-inducing impacts related to the project's construction. The project will result in temporary employment during the construction phase.</i> <i>The existing roads and existing utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth.</i>	☒ Yes ☐ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
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.	<i>No, the project does not achieve net-zero GHG emissions.</i>	☐ Yes ☒ No
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)	<i>The project does not involve any decommissioning, replacement, retrofit, or redesign of infrastructure or facilities associated with the oil and gas industry.</i>	☐ 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
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)	<i>Southern California Edison (SCE) will provide electricity to the project site. Currently, the existing site is currently vacant. The project would 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. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities and the future on-site solar panels. As shown in Table 4 of the Initial Study, the proposed project is anticipated to consume 37,770 kWh annually.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
Transportation		
3. Meets Transportation Screening Criteria For <u>development projects</u>, 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 <u>development projects</u>, 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 <u>development projects</u>, 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.	<i>Yes. The project has no retail component and would generate approximately 47 daily trips, which is less than 110 daily vehicle trips.</i>	☒ Yes ☐ No

CEQA STREAMLINING REQUIREMENT	DESCRIPTION OF PROJECT MEASURE(S) / DOCUMENTATION OF COMPLIANCE / EXPLANATION OF NON-COMPLIANCE	PROJECT COMPLIES
If "No," proceed to item (D) below. For <u>development projects</u>: 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 <u>and</u>: 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 <u>transportation projects</u>, does the project meet <u>one</u> of the following transportation screening criteria? 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 (HQT), 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 HQT, it must locate residential and employment centers within 1 mile of an HQT. Supports 2045 CAP Measures (and Actions): T1 (T1.1, T1.2)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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
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. 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). J) Supports 2045 CAP Measures (and Actions): T3 (T3.1, T3.2, T3.3)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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
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)	<i>With the proposed project's implementation, the net change in traffic will be as follows: 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Additionally, the Los Angeles County Transportation Demand Management (TDM) Ordinance has not yet been adopted. Given the relatively low number of daily and peak hour trips, and its close proximity to active Metro lines, the project's impact to VMT would be less than significant.</i>	☒ 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	<i>With the proposed project's implementation, the net change in traffic will be as follows: 4 total trips in the AM. peak hour, 5 total trips in the PM peak hour, and 47 daily trips. Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Given the relatively low number of daily and peak hour trips, and its close proximity to active Metro lines, the project would screen out.</i>	☒ 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 EVready 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)	<i>Consistent with the 2022 California Building Code, all residences would include EV-capable infrastructure to accommodate future installation of a Level 2 EV charger.</i>	☒ 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)	<i>The proposed project are 5 single-family residential units. The project would not include goods movement facilities and/or warehouses.</i>	☐ 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)	<i>The requirements will be implemented by the applicant, as feasible. The project will add compliance notes to the grading plan, and prior to issuance of a grading permit, the applicant shall provide a copy of the DOORS Report for Equipment over 50 HP Used During Construction. During construction, all equipment over 50 HP that is used shall meet CARB Tier 4 off-road emission standards.</i>	☒ 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)	<i>The proposed project are 5 single-family residential units. This is not a municipal project.</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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)	<i>Skip #4, 5, 12, 13, 14</i>	☐ 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 <i>Project Complies</i> 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)	<i>The project does not include a retrofit, remodel, or redesign of an existing building.</i>	☐ 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 zeronet-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)	<i>The Los Angeles County's building decarbonization ordinance has not yet been adopted. The individual units would consist of two levels and each unit would include an enclosed two-car garage. To achieve zero GHG emissions, the project would 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.</i>	☒ 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 <i>Project Complies</i> 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)	<i>The project does not include a retrofit of an existing building.</i>	☐ 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
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 Supports 2045 CAP Measures (and Actions): E6 (E6.1, E6.2, E6.3, E6.4, E6.5)	<i>The project would incorporate water use efficiency and conservation measures such as high-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design, CalGreen Code Tier 1 and Tier 2 voluntary water conservation measures, Low-flow or high-efficiency water fixtures, water-efficient landscapes, drought-tolerant and native plant species, a comprehensive water conservation strategy, and educational materials provided to future tenants and building occupants about water-saving behaviors and water-conserving landscaping. The project would comply with the current water conservation ordinance including any requirements for LEED or Sustainable SITES standards. The project would also incorporate water use efficiency and conservation measures. The proposed project of 5 single family homes is anticipated to consume approximately 2,385 gallons of water on a daily basis.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
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)	<i>The project would implement all the design elements to reduce the life cycle intensity of building materials and phase out the use of high GWP refrigerants. The proposed project of 5 single family homes will be all electric and would not use any natural gas. Additionally, negative-carbon concrete will be used for construction, low-GWP refrigerants and fire suppression equipment would be available on-site, and the single family homes would comply with all Los Angeles County codes and ordinances regarding building material carbon intensity and high-GWP refrigerants and other gases.</i>	☒ 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
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)	<i>The project would incorporate energy storage and microgrids to support demand management and peak shaving. The energy produced from future solar panels would be then transferred to an energy storage to be stored and use at a later time. The proposed project of 5 single family homes is anticipated to consume approximately 103.5 kWh on a daily basis.</i>	☒ 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)	<i>The project would incorporate water reuse strategies onsite such as reclaimed/recycled water, residential graywater systems, rainfall capture systems, and dual plumbing.</i>	☒ 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 pickup 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)	<i>The project would comply with this compost organic materials requirement. The project would also comply with all state and local requirements for composting and organic waste collection. The proposed project of 5 single family homes is anticipated to generate approximately 60 pounds of solid waste on a daily basis.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed

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)	<i>The project would comply with this recycle recyclable materials CAP requirement. The project would also comply with all state and local requirements for recycling.</i>	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply and Alternative Measure Proposed
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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)	<i>This requirement is not applicable to the project. The organic waste from the homes would be donated to an organic waste collection service.</i>	☐ 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/pestresistant 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)	<i>No trees would be removed by the project. The project would install drought-tolerant plants. The project would comply with the Urban Forest Management Plan.</i>	☒ 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 periurban 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)	<i>The project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</i>	☐ 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)	<i>The project is not an agricultural project.</i>	☐ 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; HQT = 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.		

APPENDIX D



NATIVE AMERICAN HERITAGE COMMISSION

October 2, 2024

Marie Pavlovic
Los Angeles County Department of Regional Planning

Via Email to: mpavlovic@planning.lacounty.gov

Re: TR82860 Project, Los Angeles County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

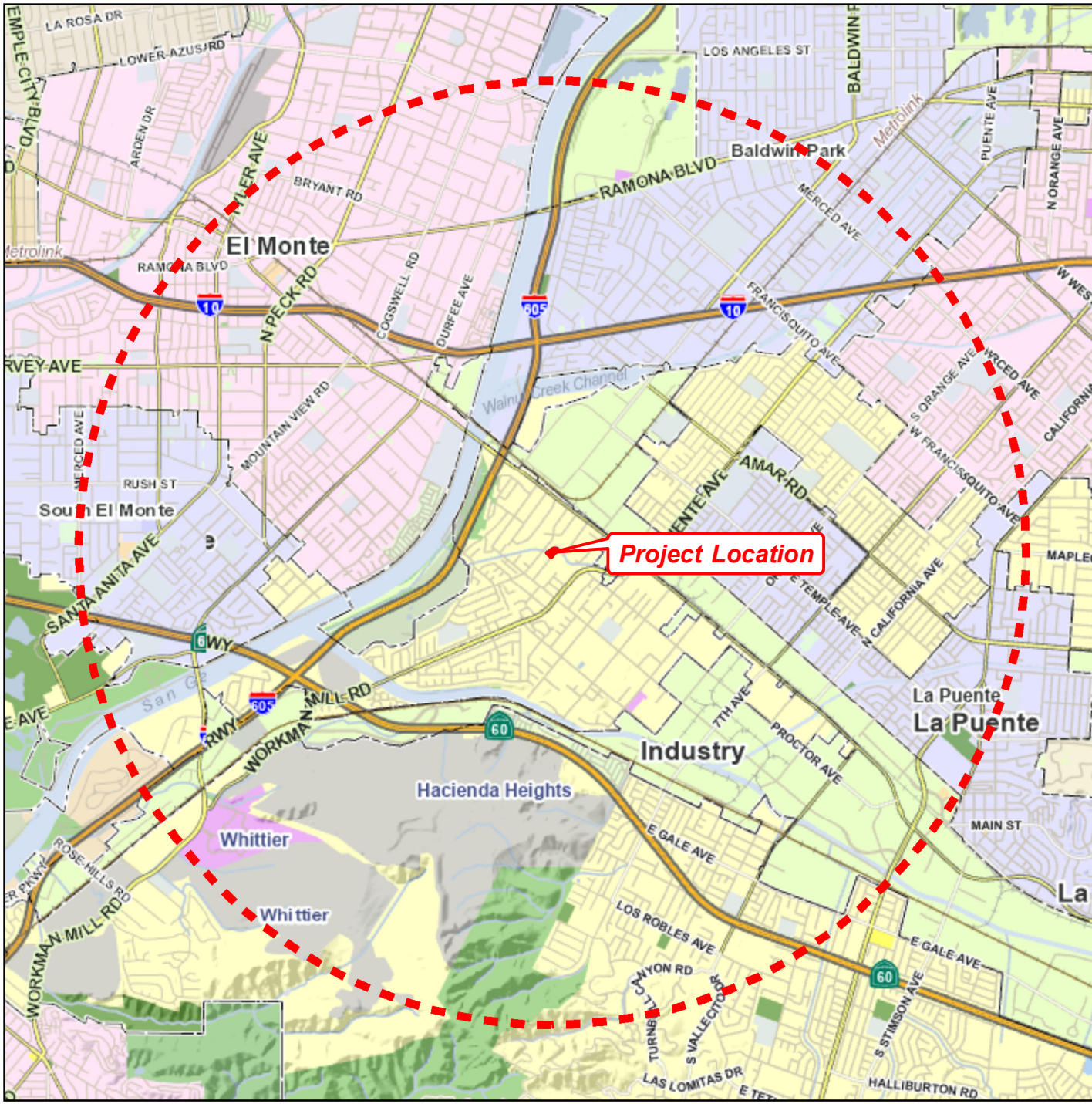
COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

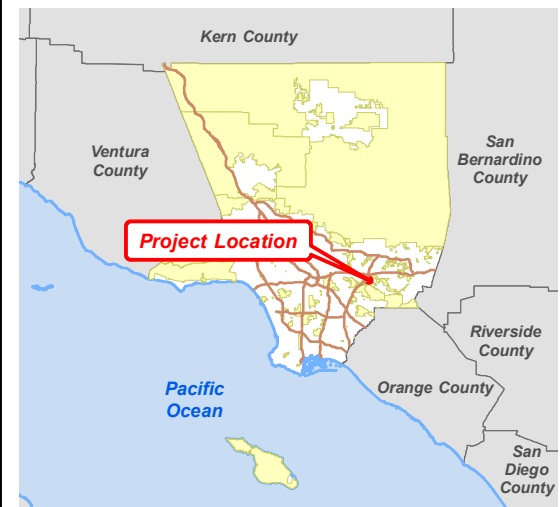
EXECUTIVE SECRETARY
**Raymond C.
Hitchcock**
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
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nahc@nahc.ca.gov



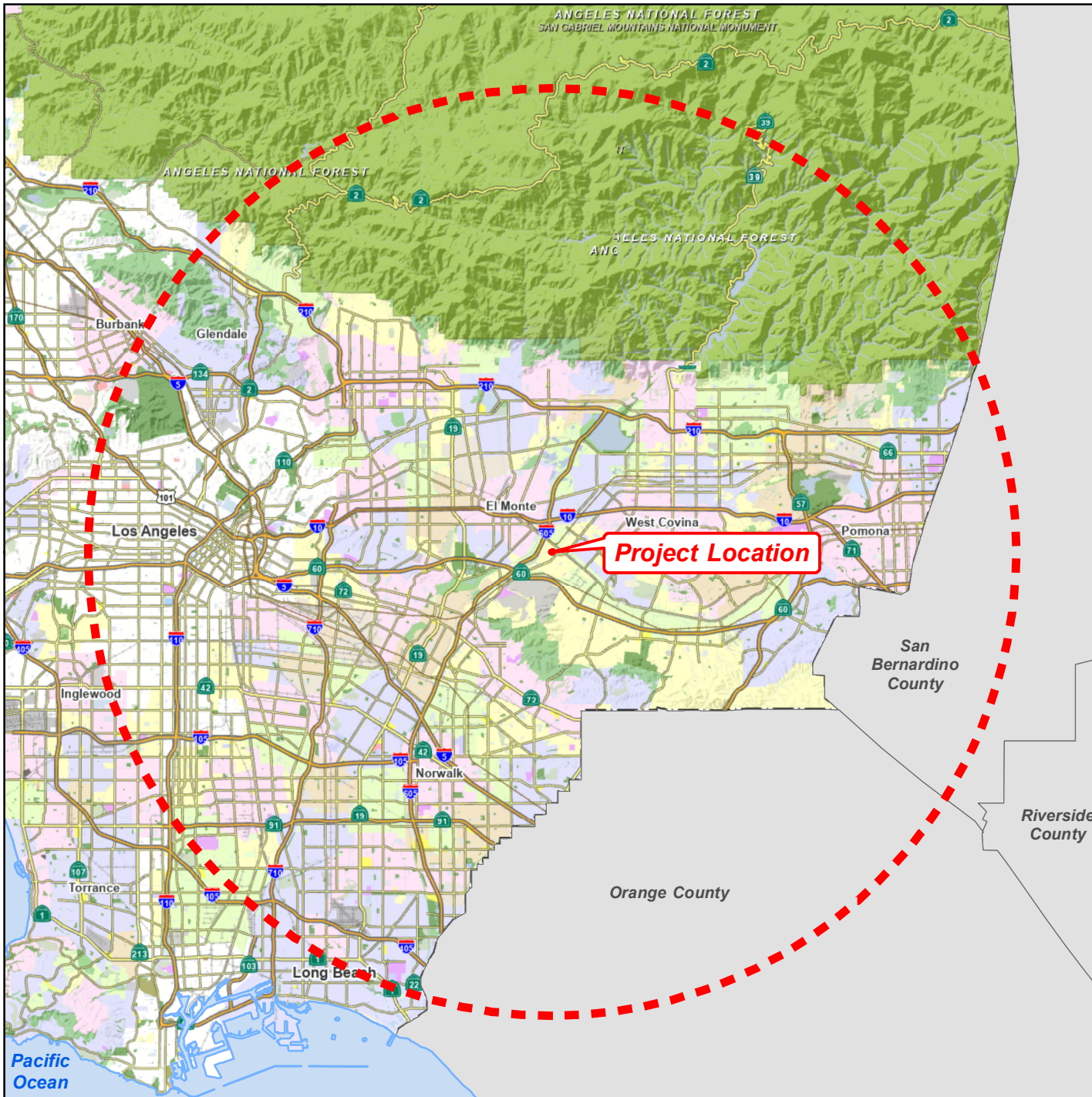
3-MILE RADIUS
LOCATOR MAP
PROJECT NO. R2020-000270
TR RPPL2020000441

EXHIBIT G



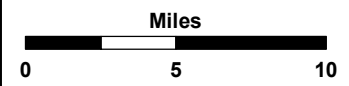
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS LOCATOR MAP

PROJECT NO. R2020-000270
TR RPPL2020000441



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



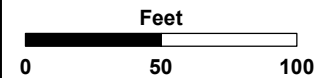
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. R2020-000270

TR RPPL2020000441

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



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HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. R2020-000270
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Feet
0 600 1,200

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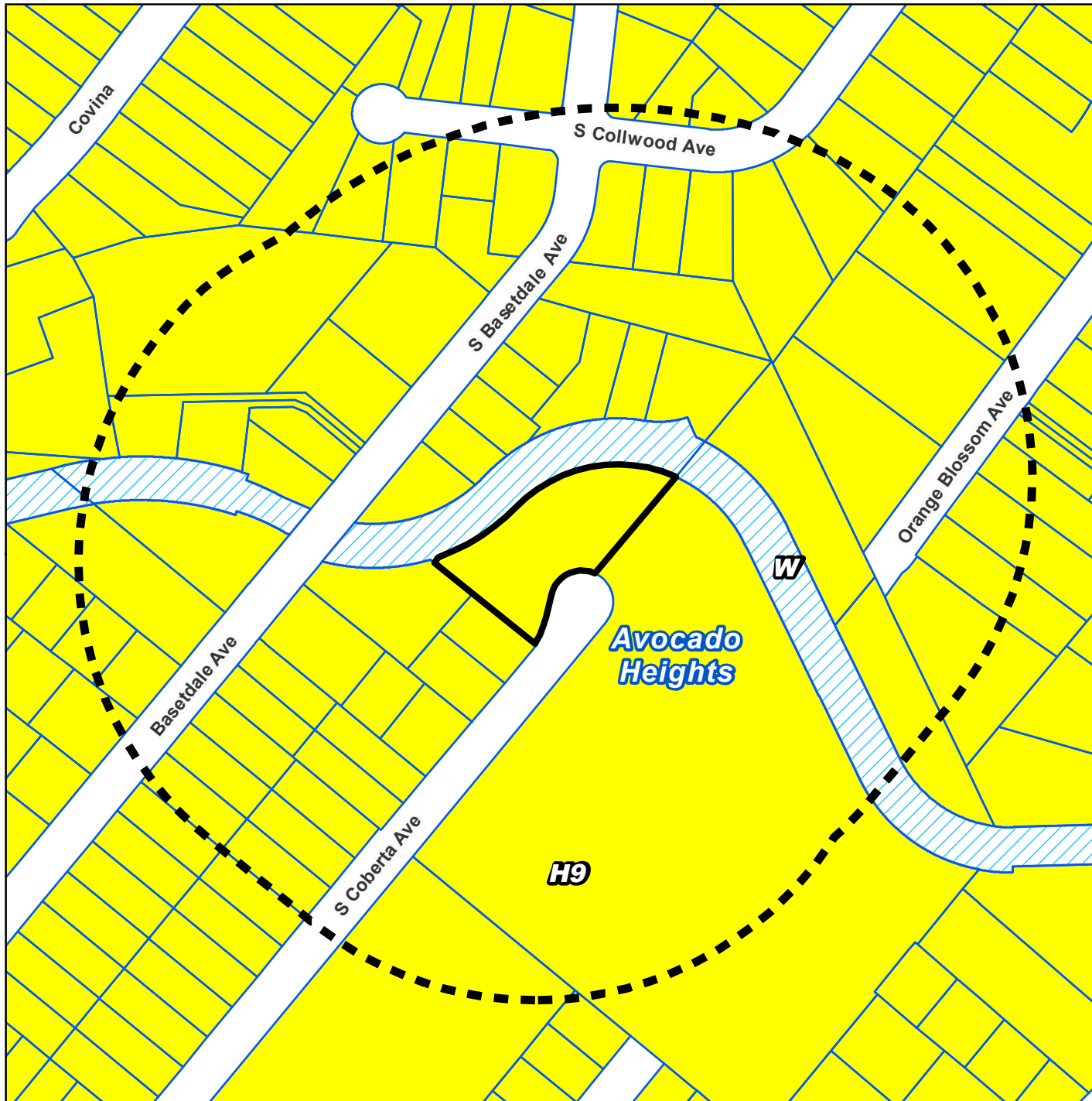
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LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. R2020-000270

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 H9 - Residential 9

 W - Water

Feet
0 200 400



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ZONING

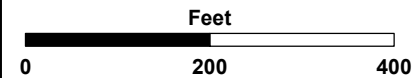
500-FOOT RADIUS MAP

PROJECT NO. R2020-000270

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A-1 - Light Agricultural



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HACE INC

Architectural | Planning | TI | Feasibility | Consulting | Construction Management

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PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12

From: [Jesus Espinoza](#)
To: [Marie Pavlovic](#)
Subject: Project R2020-000270 269 Coberta Ave Public Hearing
Date: Wednesday, October 1, 2025 1:12:34 PM

CAUTION: External Email. Proceed Responsibly.

Good morning Mrs. Marie Pavlovic,

My name is Jesus Espinoza, and I am a resident of unincorporated Avocado Heights/La Puente. I reside on Coberta Avenue, where project R2020-000270 is proposed at 269 Coberta Ave, involving the subdivision of a parcel into five residential lots.

Neighbors have several concern. I would appreciate your assistance in clarifying the following items:

- <!--[if !supportLists]-->1. <!--[endif]-->**Tract Map Posting:** There are currently no visible postings online Provided displaying the proposed tentative tract map or indicating the planned parcel lines. Please make available for public review.
2. **Development Plans:** Are there any available plans for the physical structures? Additionally, will the homes be intended for sale upon completion?
3. **Community Standards District Information:** On the Planning Department's website, the adopted Community Standards District (Avocado Heights CSD) information appears to be unavailable. Could you please ensure this is accessible or direct me to where it can be found?
4. **Rear Yard Setbacks:** As residents, we expect that the proposed development will adhere to all applicable rear yard setback requirements. Can you confirm whether this project complies with those standards as per Avocado heights CSD?

Thank you for your time and attention to these matters. I look forward to your response

Mr. Espinoza
Avocado Heights