

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED: May 28, 2026

HEARING DATE: June 10, 2026 AGENDA ITEM: 13

PROJECT NUMBER: PRJ2025-002452-(2)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2025003555  
Variance No. RPPL2026000397

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 14220 South Main Street, West Rancho Dominguez-  
Victoria

OWNER: Bridge Point Gardena Land I LLC C/O John Maduros

APPLICANT: Kevin Kohan

CASE PLANNER: Evan Sahagun  
ESahagun@planning.lacounty.gov

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### **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, regarding Project Number PRJ2025-002452-(2), **APPROVAL** of Conditional Use Permit (“CUP”) Number RPPL2025003555 and **DENIAL** of Variance No. RPPL2026000397, 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 motions:

### **CEQA:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENTS:**

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITONAL USE PERMIT NUMBER RPPL2025003555 AND DENY VARIANCE NUMBER RPPL2026000397, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- A CUP to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 100,528 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and M-1-GZ (Light Manufacturing - Green Zone) Zones.
- A Variance to modify the limited hours of outdoor operation to allow outdoor operations from 7:00 a.m. to 8:00 p.m., instead of the permitted hours from 8:00 a.m. to 6:00 p.m., daily, as required by County Code Section 22.84.040.E (Green Zone, Performance Standards).

### **B. Project**

The applicant, Kevin Kohan on behalf of Bridge Point Gardena Land I LLC C/O John Maduros ("Applicant"), requests the CUP and Variance to authorize the continued operation and maintenance of an existing storage warehouse, with additional authorized hours for outdoor operations ("Project"), located at 14220 South Main Street in the unincorporated West Rancho Dominguez-Victoria community ("Project Site"). The Project Site is currently developed with an existing 100,528-square-foot storage warehouse, 12 truck loading spaces, and surface vehicle parking. The parking lot contains 124 vehicle parking spaces, comprised of 119 standard-sized spaces and five (5) accessible spaces for persons with disabilities in accordance with the Americans with Disabilities Act ("ADA").

#### Hours of Outdoor Operation

Pursuant to County Code Section 22.84.040.E (Green Zone, Performance Standards), outdoor operation or activities for uses subject to the Green Zone Ordinance are restricted from 8:00 a.m. to 6:00 p.m., daily, with the exception of truck loading and unloading into an enclosed building only. This performance standard applies to truck ingress and egress to the Project Site as it relates to outdoor site operations, such as transporting and receiving goods. While Staff recommends approval of the CUP, Staff recommends denial of the Variance to allow outdoor operations from 7:00 a.m. to 8:00 p.m., instead of the permitted hours from 8:00 a.m. to 6:00 p.m., daily.

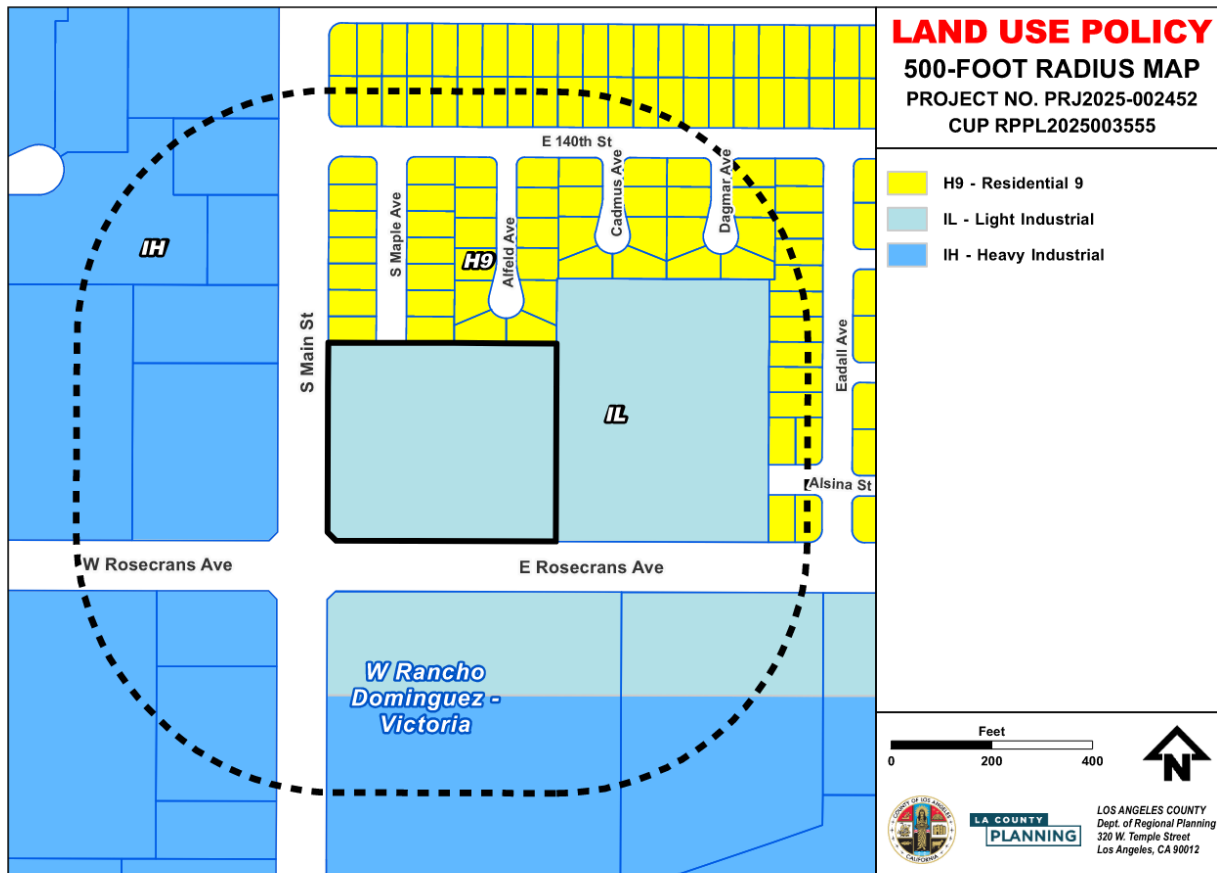
Staff does not believe there are special circumstances or exceptional characteristics applicable to the Project Site that would deprive such property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Staff believes that the modified performance standard would constitute a grant of special privilege inconsistent with the limitations imposed on other properties in the vicinity and zone in which the property is situated. Staff also does not believe that the restricted hours of outdoor operation would result in practical difficulties or unnecessary hardships inconsistent with the general purpose of this performance standard. Lastly, Staff believes that such adjustment would be materially detrimental to the public health, safety, or general welfare,

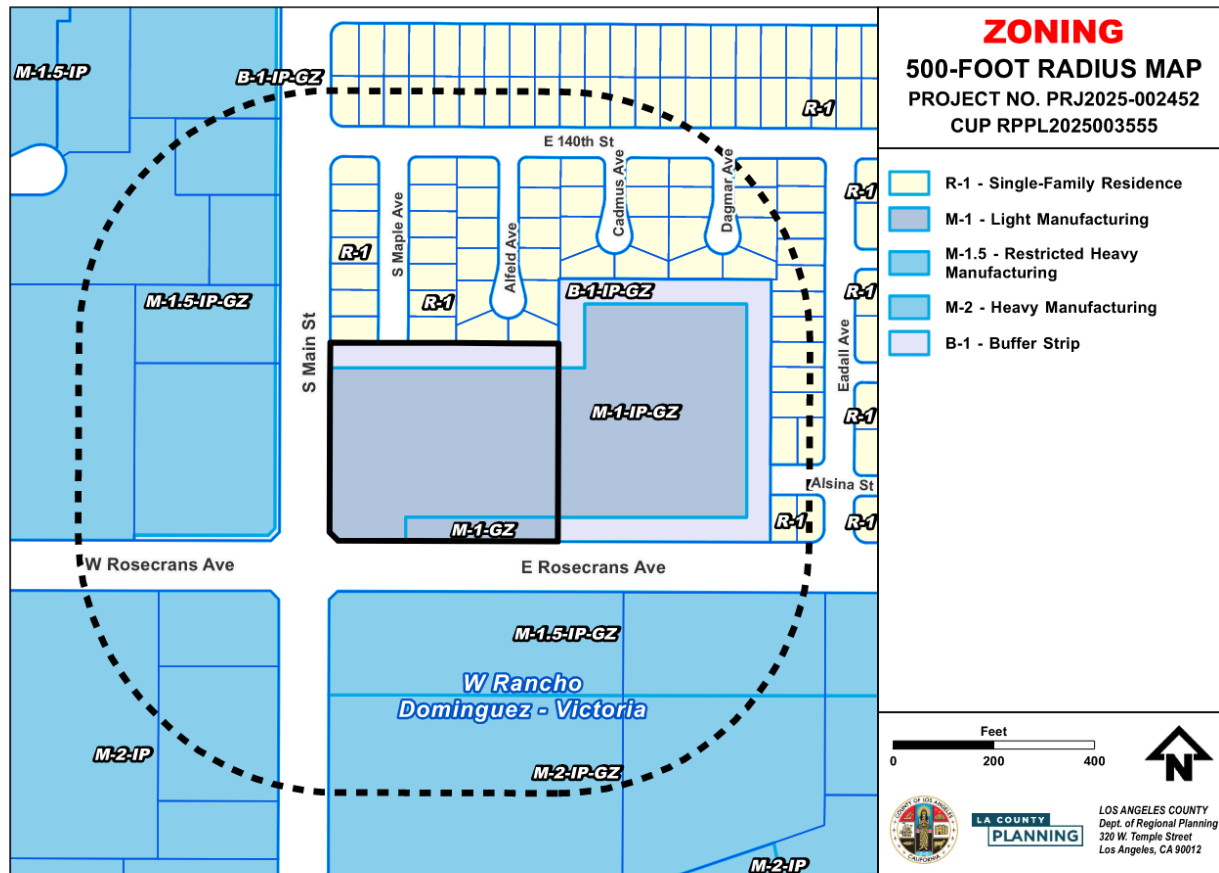
or to the use, enjoyment, or valuation of property or located in the vicinity. Therefore, Staff recommends denial of the Variance.

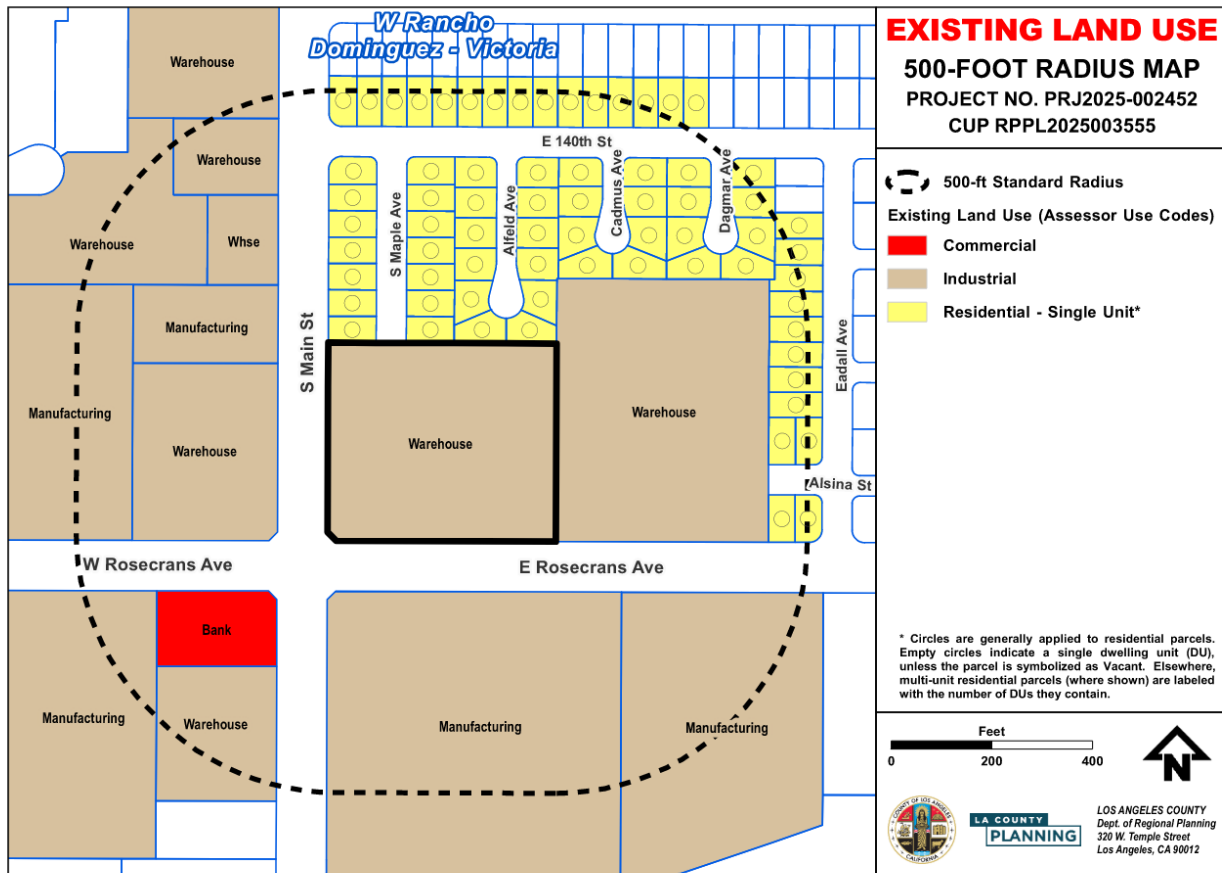
**SUBJECT PROPERTY AND SURROUNDINGS**

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

LOCATION	METRO AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	IL (Light Industrial)	M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone), M-1-GZ (Light Manufacturing - Green Zone), B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone)	Warehouse
NORTH	H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density)	R-1 (Single-Family Residence)	Single-family residences (“SFRs”)
EAST	IL, H9	M-1-IP-GZ, B-1-IP-GZ, R-1	Warehouse, SFRs
SOUTH	IL, IH (Heavy Industrial)	M-1.5-IP-GZ (Restricted Heavy Manufacturing - Industrial Preservation - Green Zone), M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation - Green Zone)	Warehouses, manufacturing, bank
WEST	IH	B-1-IP-GZ, M-1.5-IP-GZ	Warehouses, manufacturing, bank







**PROPERTY HISTORY**  
**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
4520	C-3 (Unlimited Commercial), M-3 (Unlimited)	July 17, 1945
6985	M-2 (Heavy Manufacturing), B-1 (Buffer Strip)	July 24, 1956
20150043z	M-1-IP (Light Manufacturing - Industrial Preservation), M-1 (Light Manufacturing), B-1-IP (Buffer Strip - Industrial Preservation)	October 6, 2015

20240031z	M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone), M-1-GZ (Light Manufacturing - Green Zone), B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone)	May 21, 2024
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**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
Ministerial Site Plan Review No. RPPL2019001748	Construct a new storage warehouse.	Approved October 30, 2019.

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
10-0015515	Junk and salvage material maintained on the premises.	Opened on June 21, 2010; closed on August 5, 2010.
RPCE2018002577	Junk and salvage material maintained on the premises.	Opened on May 15, 2018; closed on June 14, 2018.
RPCE2018003780	Junk and salvage material maintained on the premises.	Opened on July 12, 2018; closed on August 9, 2018.
RPCE2020002236	Junk and salvage material maintained on the premises.	Opened on June 16, 2020; closed on August 19, 2020.
RPCE2020003301	Excessive amount of dust being generated out of the current construction site.	Opened on August 25, 2020; closed on January 6, 2022.
RPCE2022002406	Junk and salvage material maintained on the premises.	Opened on May 3, 2022; closed on September 7, 2023.

**ANALYSIS**

**A. Land Use Compatibility**

The CUP is for the continued operation and maintenance of an existing, legally established industrial use located in close vicinity of residences. Approval of the CUP will allow the property to continue meeting regional needs for storage services and to provide employment opportunities. Although the Project Site is in the M-1-IP-GZ and M-1-GZ

Zones, the surrounding areas immediately to the north and northeast are in the R-1 (Single-Family Residence) Zone and occupied with single-family residences.

The Variance requests additional hours of outdoor operation to allow outdoor operations from 7:00 a.m. to 8:00 p.m., instead of the currently permitted hours of 8:00 a.m. to 6:00 p.m., daily. Due to the adjoining residential neighborhood, reasonable restrictions are necessary to further minimize potential adverse health and safety impacts on these uses. With appropriate mitigations in place, including maintenance of the existing 50-foot-wide buffer strip adjoining residences for employee parking and landscaping, and the recommended Conditions of Approval for the CUP, including limits on the hours of outdoor operation, the Project Site can operate in a manner compatible with the surrounding area. However, Staff is of the opinion that the requested Variance would result in an incompatibility with adjoining residential uses, would be inconsistent with the purpose of the ( )-GZ (Green Zone) Combining Zone, and does not meet the burden of proof required in the findings.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project provides a necessary business service for the logistics industry and provides employment opportunities for the surrounding community. The Project Site is located within the West Rancho Dominguez - Victoria Employment Protection District as identified in the General Plan. Approval of the CUP and denial of the Variance would allow the Project Site to continue to operate as a productive industrial use while considering the surrounding sensitive uses, such that potential adverse health and safety impacts are minimized.

**C. Design Compatibility**

Pursuant to County Code Sections 22.22.060 (Development Standards for Industrial Zones) and 22.84.040.C (Development Standards), the Project Site is subject to the development standards of the M-1 (Light Manufacturing) Zone and ( )-GZ Combining Zone. The Project does not include any construction, modification, addition, or change of use, except for "no idling" and perimeter identification signage. Any future tenant improvement or change of use will be subject to review by LA County Planning for compliance with any relevant design standards.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

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

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. 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 County Code Sections 22.158.050 (Findings and Decision) and 22.84.040.B (Green Zones, Additional Findings) pertaining to the CUP, and all facts identified by County Code Section 22.194.050 (Findings and Decision) pertaining to the Variance. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof regarding the CUP, and that the applicant has not met the burden of proof regarding the Variance.

**ENVIRONMENTAL ANALYSIS**

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities and Class 5 Exemption, Minor Alterations to Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The CUP is for the continued operation and maintenance of an existing storage warehouse. The Variance requests to modify a performance standard relating to hours of outdoor operation, which would not result in any changes to land use or density. The Project does not include any alterations, construction, or a change of land use, except for new informational signage. Therefore, Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

1. The Department of Public Works did not require review of the Project.
2. The Fire Department, in a letter dated October 1, 2025, recommended that the Project proceed to public hearing.
3. The Department of Public Health, in a letter dated November 20, 2025, recommended that the Project proceed to public hearing.

**B. Public Comments**

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

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Report Reviewed By: Elsa M. Rodriguez  
Elsa M. Rodriguez, Acting Supervising Planner

Report Approved By: Susan M. Tae  
Susan M. Tae, Assistant Deputy Director

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<b>LIST OF ATTACHED EXHIBITS</b>	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

# CUP APPLICATION

## 14220 S. MAIN ST, LOS ANGELES, CA 90061



5716 Corsa Ave Suite 201  
Westlake Village, CA 91362

STAMP:

PROJECT TITLE:  
**GREEN ZONE COMPLIANCE**  
14220 S MAIN ST., LOS ANGELES, CA 90061

CLIENT NAME:  
**BRIDGE POINT GARDENA  
LAND I, LLC**

SHEET NAME:  
**TITLE SHEET  
& DRAWING INDEX**

DATE: 12.1.25  
DRAWN BY:  
JOSIAH KELLEY  
CHECKED BY: KEVIN KOHAN  
SCALE:

SHEET NUMBER:

**A-0.0**

### ADDRESS

OWNER	BRIDGE POINT GARDENA LAND I LLC 11100 SANTA MONICA BLVD. SUITE 700 LOS ANGELES, CA 90025
SITE ADDRESS	14220 S. MAIN ST. LOS ANGELES, CA 90061
APN(S)	6131018031
LEGAL DESCRIPTION	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  PARCEL 1: LOT 4 OF THE SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 3 SOUTH, RANGE 13 WEST, SAN BERNADINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 38 OF RECORD OF SURVEYS OF SAID COUNTY.  EXCEPTING THEREFROM THE NORTHERNLY 400 FEET THEREOF.  ALSO EXCEPTING THEREFROM THE SOUTHERNLY 70 FEET THEREOF.
ZONING	M-1-IP-GZ
ALLOWABLE USES	LIGHT INDUSTRIAL (IL)
BUILDINGS ON LOT	1
LOT SIZE	178,596 SF (4.102 ACRES)
EXISTING BUILDING AREA	100,528 SF
CORNER LOT	YES
REQUIRED PARKING SPACES	124
EXISTING PARKING SPACES	124

### PROJECT DESCRIPTION

FORMAL SUBMITTAL TO REVIEW REQUEST FOR A CONDITIONAL USE PERMIT (CUP) FOR ASSEMBLY, PACKING, STORAGE, AND WAREHOUSING OF FINISHED OR PREPARED MATERIALS, INCLUDING ON-SITE MANUFACTURING.

THE PROJECT WAS APPROVED UNDER RPPL2019-000990 AND MEETS THE INTENT OF THE GREEN ZONE ORDINANCE. THE ORIGINAL SITE PLAN REVIEW ALLOWED FOR THE DEVELOPMENT OF A NEW 100,528 SF BUILDING OF WHICH 89,918 SF IS WAREHOUSING SPACE AND 5,532 SF IS OFFICE SPACE. THE PROJECT WAS APPROVED WITH THE PLANTING OF 61 NEW TREES ONSITE. THE PROJECT SITE PROVIDES ABUNDANT LANDSCAPING TOTALING 15,657 SF. HOWEVER, COUNTY CODE ONLY REQUIRES 2,020 SF. THE APPLICANT PROVIDED OVER \$75,000 IN ADDITIONAL LANDSCAPING ALONG THE PROPERTY LINES SHARED WITH THE RESIDENTIAL NEIGHBORHOOD AFTER THE COMPLETION OF THE CONSTRUCTED BUILDINGS ON-SITE. IN ADDITION, THE PROJECT PROVIDES 124 PARKING SPACES, WHEREAS 124 PARKING SPACES ARE REQUIRED. CURRENTLY, THE PROJECT SITE PROVIDES 7 EV-READY PARKING STALLS. FURTHERMORE, 6 SHORT-TERM AND 10 LONG-TERM BICYCLE PARKING SPOTS HAVE BEEN PROVIDED. THE PROJECT WAS ORIGINALLY CONSTRUCTED TO MEET THE INTENT OF LEED CERTIFIED STANDARDS.

THE REQUESTED CUP IMPLEMENTS THE GREEN ZONE REQUIREMENTS BY SECURING THE PROPERTY WITH AN EXISTING CMU BLOCK WALL AND LANDSCAPING BUFFER ON THE REAR PROPERTY LINE THAT IS SHARED WITH THE RESIDENTIAL NEIGHBORHOOD. NEW SIGNS FOR "NO IDLING" AND PERMANENT PERIMETER IDENTIFICATION WILL BE INSTALLED ON THE PROPERTY PER THE GREEN ZONE ORDINANCE.

### ZONING CONFORMANCE NOTES

- THESE STANDARDS SHALL BE MET BY JULY 14, 2027 (SECTION 22.84.040.C.3.c)  
**A. SWEEPERS.** THE WAREHOUSE SHALL UTILIZE ELECTRIC OR ALTERNATIVELY FUELED SWEEPERS WITH HEPA FILTERS.  
**B. ENERGY EFFICIENCY.** THE WAREHOUSE SHALL UTILIZE ENERGY STAR HEATING, COOLING, AND LIGHTING DEVICES, AND APPLIANCES.  
**C. OFF-ROAD EQUIPMENT.** ALL OFF-ROAD EQUIPMENT (NON-STREET LEGAL), SUCH AS FORKLIFTS AND OTHER MACHINERY, USED ON-SITE FOR WAREHOUSE OPERATIONS SHALL BE POWERED BY ALTERNATIVE FUELS, ELECTRICAL BATTERIES, OR OTHER ALTERNATIVE/ NON-DIESEL FUELS (E.G., PROPANE) THAT DO NOT EMIT DIESEL PARTICULATE MATTER, AND THAT ARE ZERO OR LOW EMISSION.  
**D. LANDSCAPING EQUIPMENT.** ALL LANDSCAPING EQUIPMENT, SUCH AS LAWN MOWERS AND LEAF BLOWERS USED ON-SITE SHALL BE ELECTRICALLY POWERED.  
**E. ZERO-EMISSION OR NEAR ZERO-EMISSION TRUCKS.** USE OF THE WAREHOUSE SHALL COMPLY WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ("AQMD") RULES 2305, OR CURRENT STANDARDS.  
 - SECTION 22.84.040.E  
**A. HOURS OF OUTDOOR OPERATION.** NO OUTDOOR OPERATION OR ACTIVITIES SHALL BE CONDUCTED BEFORE 8:00 A.M. OR AFTER 6:00 P.M., DAILY WITH THE EXCEPTION OF TRUCK LOADING AND UNLOADING INTO THE WAREHOUSE ONLY.  
**B. STORAGE OF MATERIALS AND WASTE.** ALL MATERIALS OR WASTE SHALL BE STORED IN DESIGNATED RECEPTACLES, BINS, OR PALLETS, AND LOCATED ON A PAVED IMPERMEABLE SURFACE ON SITE, OR WITHIN THE WAREHOUSE.  
**C. SITE MAINTENANCE.** OTHER THAN FOR THE COLLECTION OR RECEIPT OF ITEMS RELATED TO THE PRINCIPAL USE, EXTERIOR AREAS OF THE PREMISES SHALL BE MAINTAINED FREE OF GARBAGE, TRASH, DEBRIS, OR JUNK AND SALVAGE EXCEPT AS STORED IN DESIGNATED TRASH COLLECTION CONTAINERS AND ENCLOSURES.

### PERSPECTIVE VIEW



### DESIGN STANDARDS

FRONT SETBACK	10 FEET
ALONG ADJACENT RESIDENCE LINES	10 FEET
HEIGHT LIMIT	45 FEET
LOT COVERAGE	70% MAXIMUM
MINIMUM LOT SIZE	10,000 SF
OCCUPANCY	B/ S-1
FIRE SPRINKLERS	FULLY SPRINKLERED- K-25.2 @ 40 PSI ESFR

### SHEET INDEX

ARCHITECTURAL	
A-0.0	TITLE SHEET & DRAWING INDEX
A-1.0	EXISTING SITE PLAN
A-2.0	PROPOSED SITE PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	ELEVATIONS

### VICINITY MAP

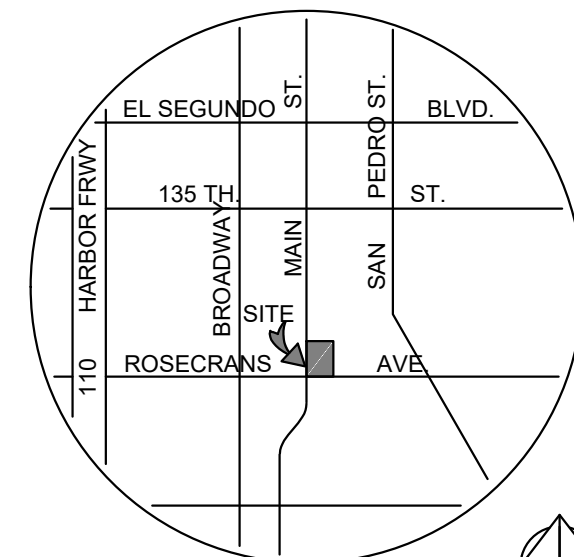


### APPLICABLE BUILDING CODES

- LA COUNTY CODE
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS (CGBSC)
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE

**PLANTING LEGEND**

TREES					
SYMBOL	BOTANICAL/Common NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	15	L	Multi
	Chitalpa laskentensis Chitalpa	24" Box	36	L	Standard
	Tristania conferta Brisbane Box	15 Gal	10	M	Standard
TOTALS			61		



**VICINITY MAP**

SCALE: N.T.S.

<b>PARKING REQUIRED:</b>		
10,610 OFFICE @ 1400 SF		27 STALLS
82,418 SF WAREHOUSE @ 1/1000 SF		82 STALLS
7,890 SF MANUFACTURING @ 1/500 SF		15 STALLS
<b>TOTAL REQUIRED</b>		<b>124 STALLS</b>
<b>PARKING PROVIDED:</b>		
STANDARD STALLS		119 STALLS
COMPACT STALLS (40% MAX)		0 STALLS
ACCESSIBLE STALLS		5 STALLS
<b>TOTAL PROVIDED</b>		<b>124 STALLS</b>

<b>LANDSCAPE AREA</b>		
TOTAL SITE (9.16%)		15,657 SF
PARKING AREA (10.19%)		18,205 SF

<b>BICYCLE PARKING</b>		
SHORT TERM		6 POSITIONS
LONG TERM		10 POSITIONS

<b>LOT COVERAGE</b>		
REQUIRED		70% MAXIMUM
EXISTING		100,528SF/ 178,596 SF OR 56.2% EXISTING COVERAGE

**LEGAL DESCRIPTION**

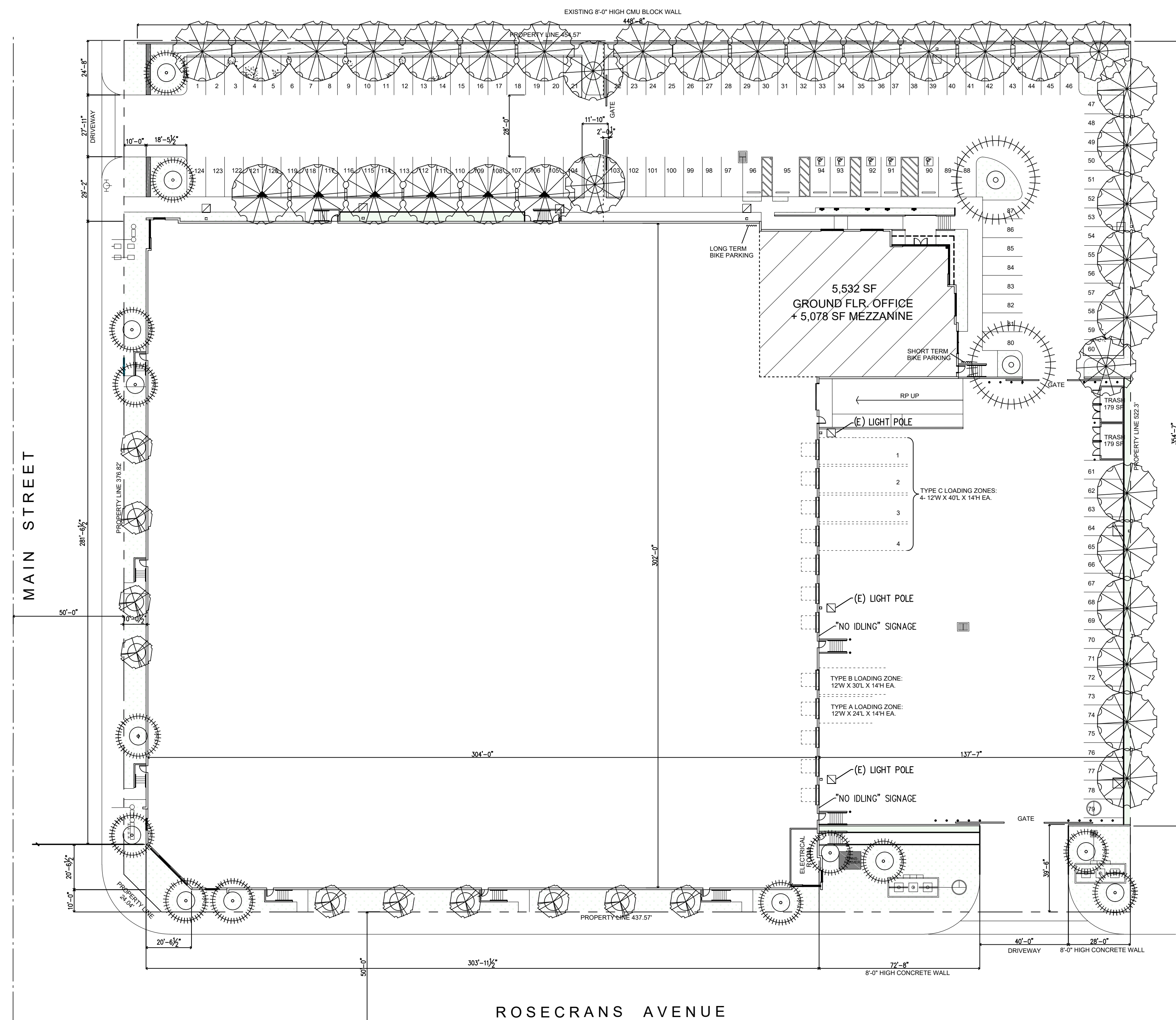
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EXCEPTING THEREFROM THE NORTHERNLY 400 FEET THEREOF.

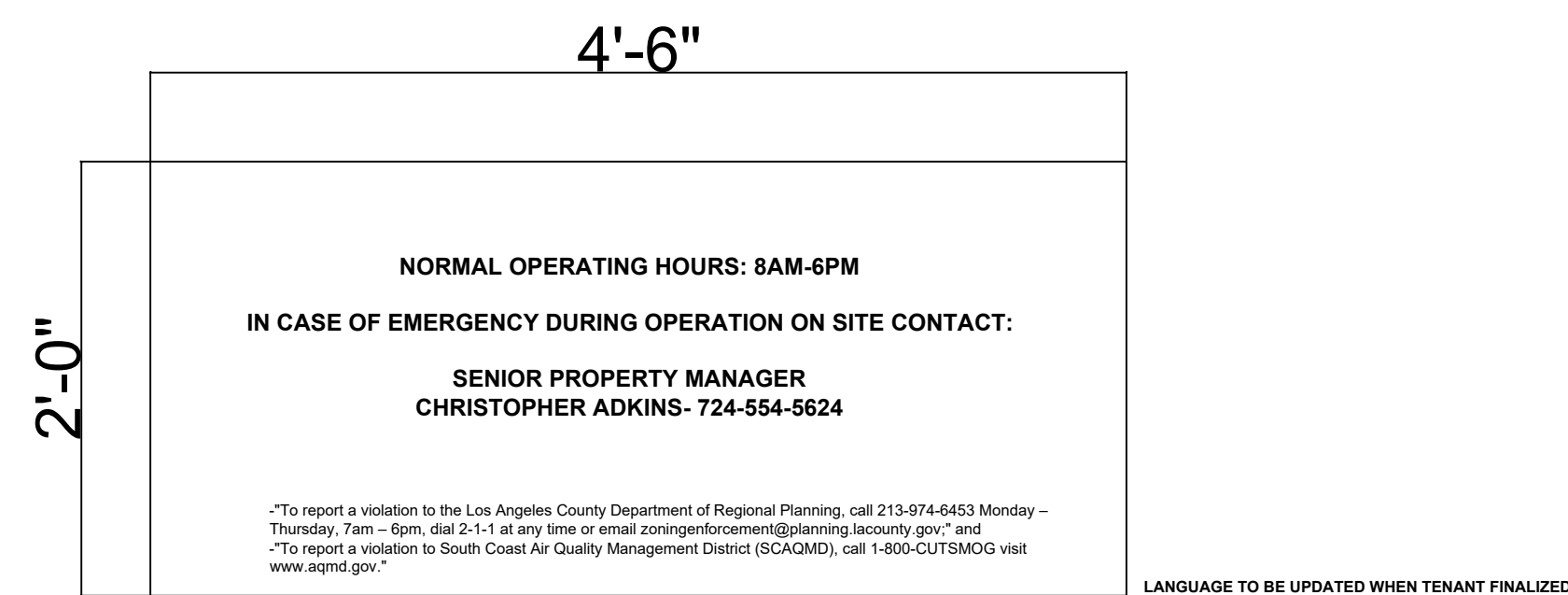
ALSO EXCEPTING THEREFROM THE SOUTHERNLY 70 FEET THEREOF.

APN # 6131-018-031

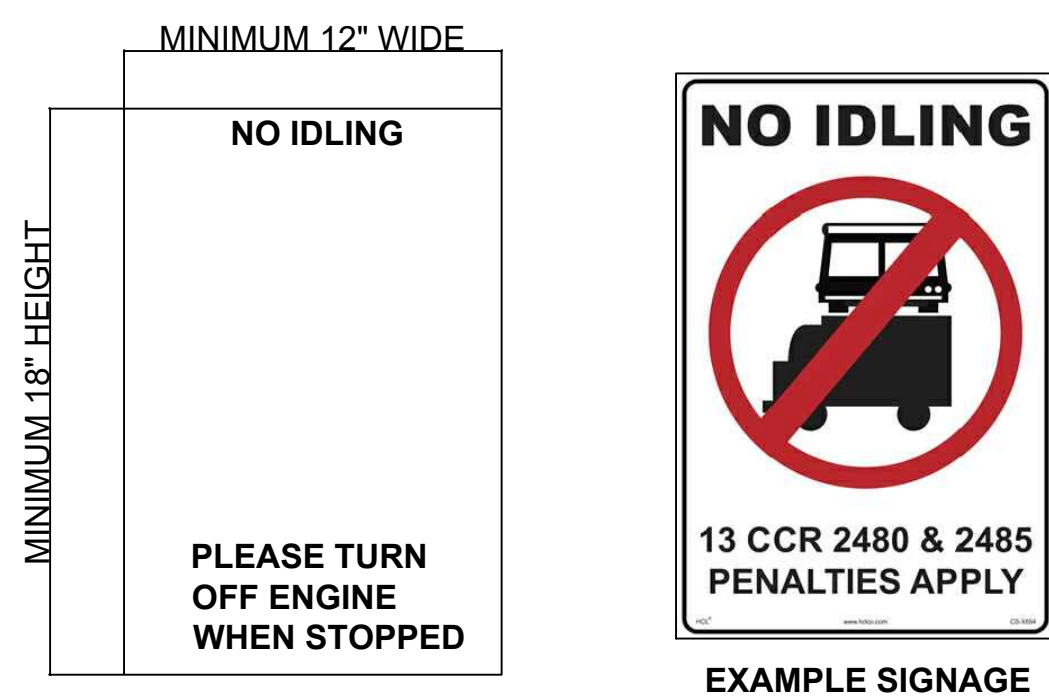


**GENERAL NOTES**

ALL EXTERIOR LIGHT FIXTURES SHALL BE ENERGY EFFICIENT, PRODUCE WARM-WHITE LIGHT, AVOID LIGHT POLLUTION, AND SPILL-OVER TO NEIGHBORING PROPERTIES, AND, EXCEPT FOR ARCHITECTURAL OR LANDSCAPE LIGHTING, BE PEDESTRIAN SCALED, FULLY SHIELDED, AND DIRECTED TOWARD THE GROUND.

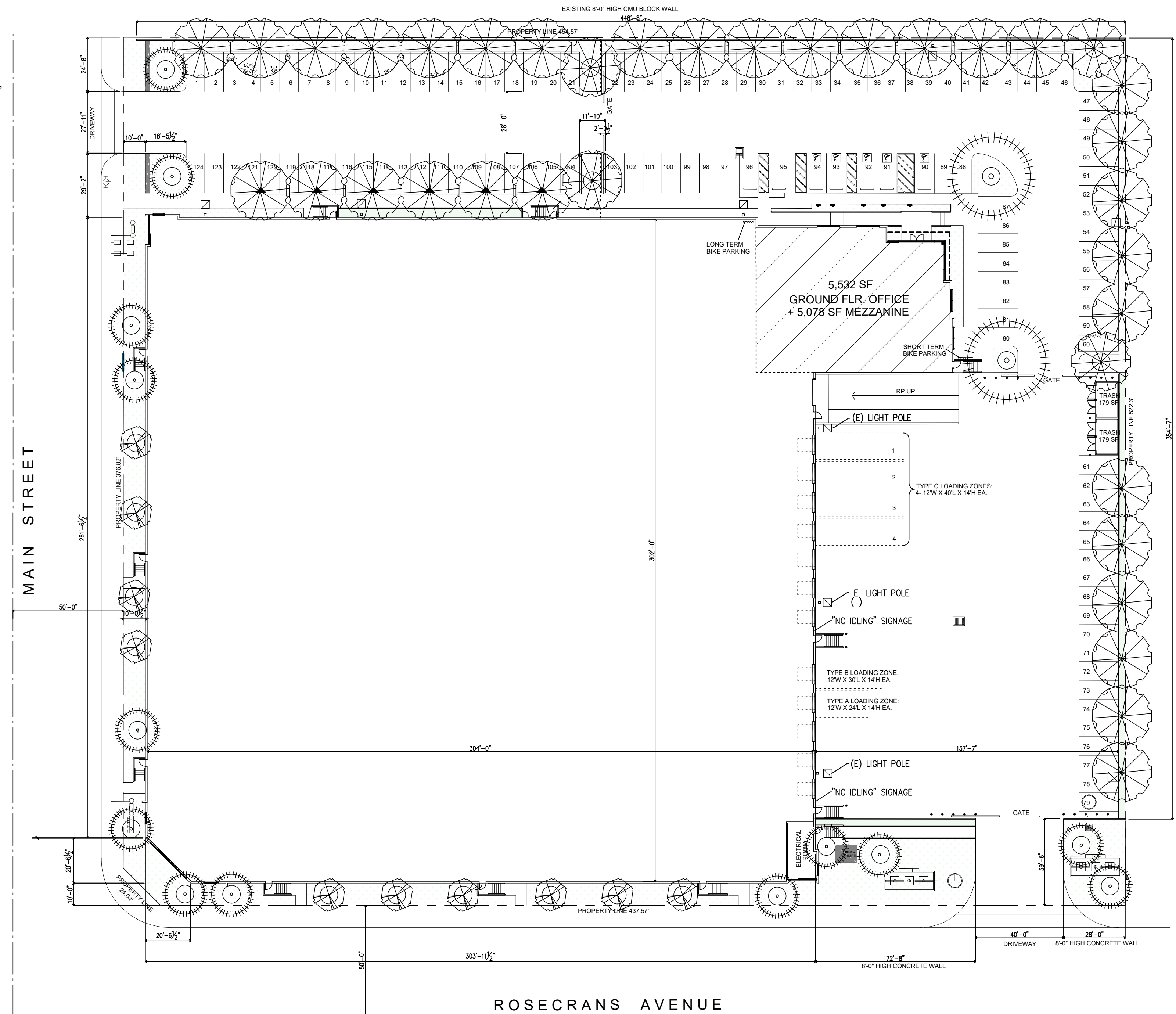


2 PERMANENT PERIMETER IDENTIFICATION SIGN  
NOT TO SCALE

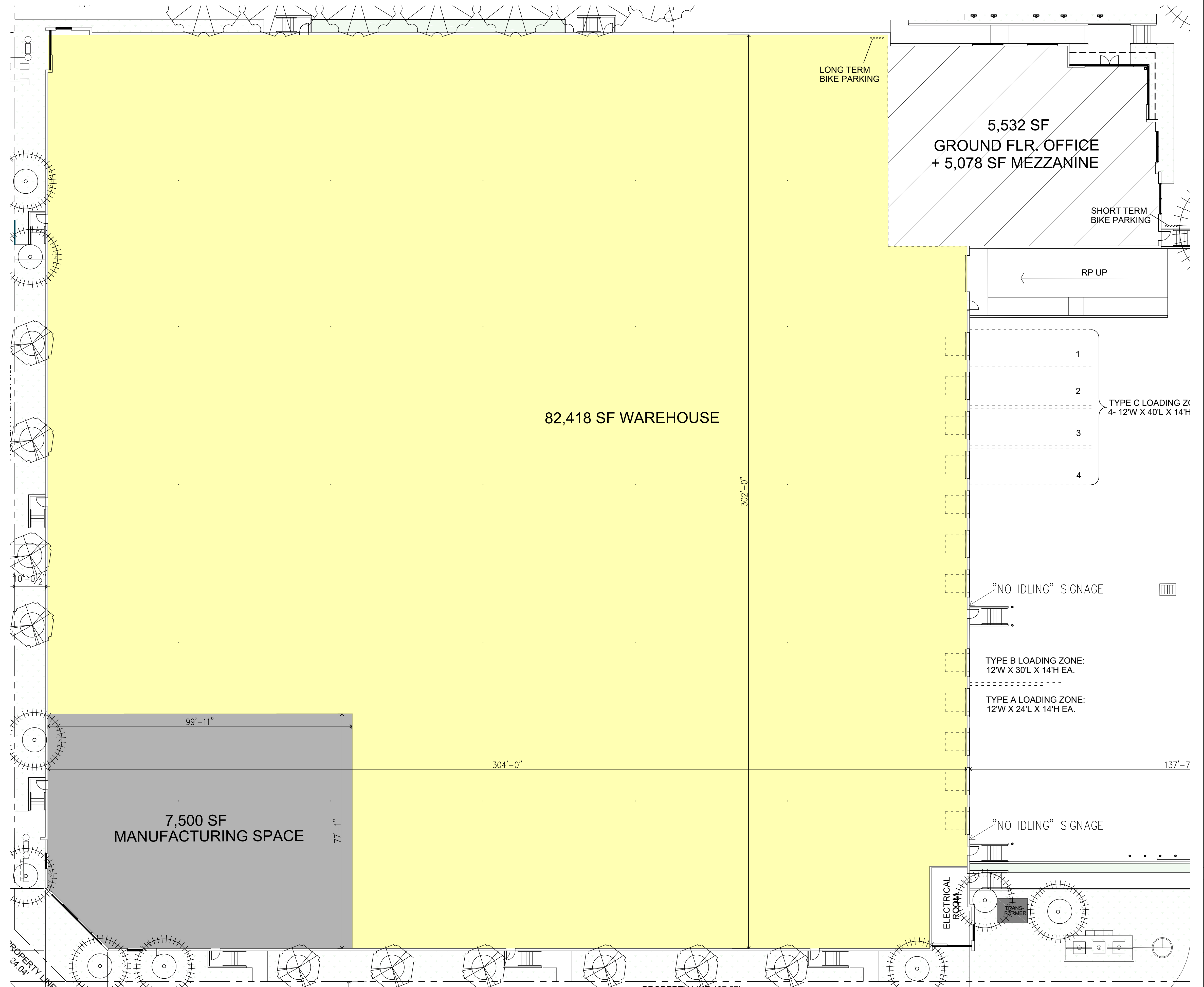


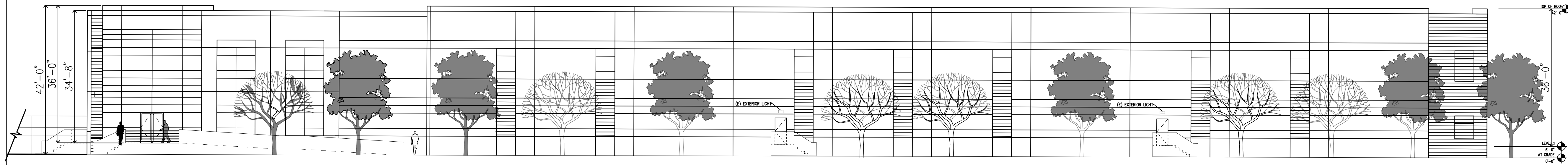
3 NO IDLING SIGNAGE  
NOT TO SCALE

"NO IDLING" SIGN REQUIRED, WHERE LOADING SPACES ARE PROVIDED, THE LOADING AREA SHALL INCLUDE AT LEAST ONE SIGN STATING THAT VEHICLE IDLING SHALL BE LIMITED TO FIVE MINUTES. GRAPHICS RELATED TO THE VEHICLE IDLE LIMITATION ARE PERMITTED ON SAID SIGN. SAID SIGN SHALL BE A MINIMUM SIZE OF 12 INCHES WIDE BY 18 INCHES IN HEIGHT AND SHALL BE PROMINENTLY DISPLAYED AND VISIBLE FROM THE LOADING SPACES/AREA. SAID SIGN MAY CONTAIN LANGUAGE SUCH AS "5-MINUTE IDLE LIMIT," "SPARE THE AIR," "PLEASE TURN OFF ENGINE WHEN STOPPED," OR SIMILAR LANGUAGE.

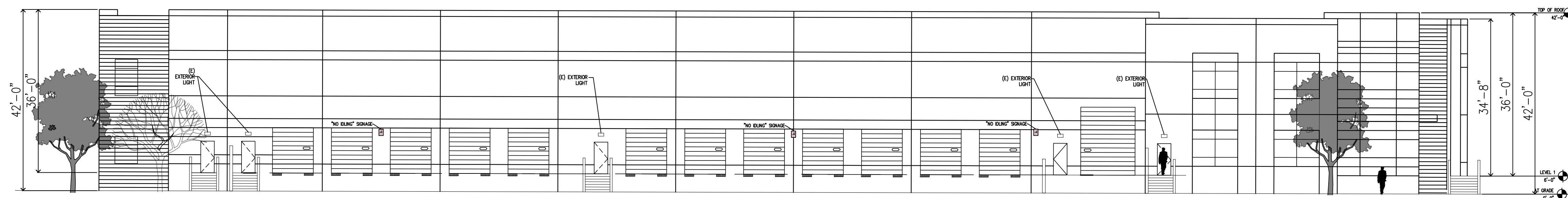


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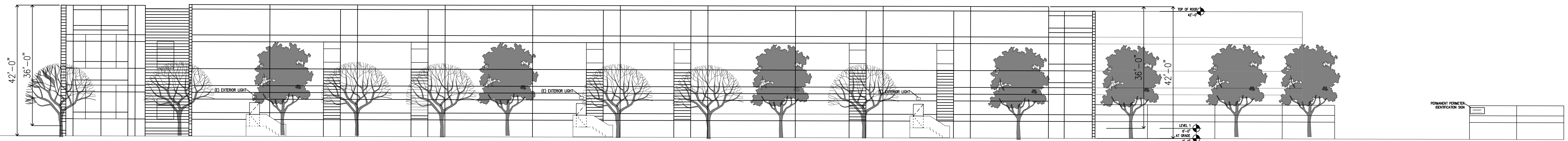




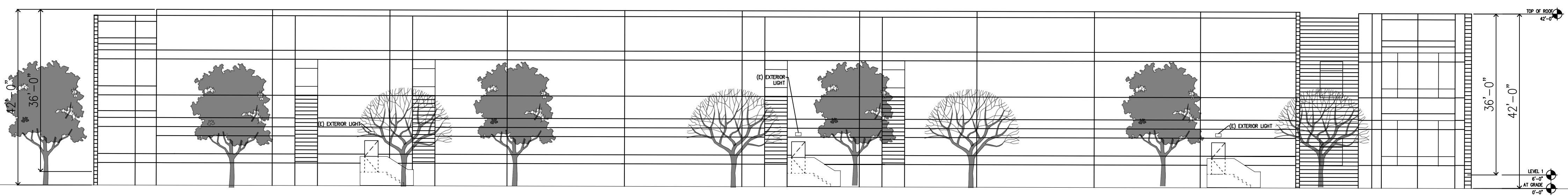
1 NORTH ELEVATION  
A-3.0  
1/16" = 1'-0"



2 EAST ELEVATION  
A-3.0  
1/16" = 1'-0"



3 SOUTH ELEVATION  
A-3.0  
1/16" = 1'-0"



4 WEST ELEVATION  
A-3.0  
1/16" = 1'-0"

**PROJECT NUMBER**

PRJ2025-002452-(2)

**HEARING DATE**

June 10, 2026

**REQUESTED ENTITLEMENTS**Conditional Use Permit (“CUP”) No. RPPL2025003555  
Variance No. RPPL2026000397

## PROJECT SUMMARY

**OWNER / APPLICANT**

Bridge Point Gardena Land I LLC

**EXHIBIT DATE**

December 1, 2025

**PROJECT OVERVIEW**

A CUP is requested to authorize an existing warehouse with a gross floor area of 107,732 square feet. No changes are proposed to the existing building, vehicle parking or site, except for new perimeter identification and “no idling” signage. A Variance is also requested to modify the limited hours of outdoor operation, to allow outdoor operations from 7:00 a.m. to 8:00 p.m. instead of the permitted hours from 8:00 a.m. to 6:00 p.m., daily.

**LOCATION**

14220 South Main Street, West Rancho Dominguez-Victoria

**ACCESS**

South Main Street &amp; East Rosecrans Avenue

**ASSESSORS PARCEL NUMBER**

6131-018-031

**SITE AREA**

4.10 Acres

**GENERAL PLAN / LOCAL PLAN**

Metro Area Plan

**ZONED DISTRICT**

Athens

**PLANNING AREA**

Metro

**LAND USE DESIGNATION**

IL (Light Industrial)

**ZONE**

M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone), M-1-GZ (Light Manufacturing - Green Zone), and B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT(S)**

Metro Planning Area Standards District, West Rancho Dominguez-Victoria Community Standards District

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan and Metro Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Chapter 22.84 (Green Zone requirements)
  - Section 22.158.050 (Conditional Use Permit Burden of Proof Requirements)
  - Section 22.194.050 (Variance Burden of Proof Requirements)
  - Chapter 22.364 (Metro Planning Area Standards District requirements)
  - Section 22.364.110 (West Rancho Dominguez-Victoria CSD requirements)

**CASE PLANNER:**

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LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2025-002452-(2)  
CONDITIONAL USE PERMIT NO. RPPL2025003555  
VARIANCE NO. RPPL2026000397

**RECITALS**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on June 10, 2026, in the matter of Project No. **PRJ2025-002452-(2)**, consisting of Conditional Use Permit (“CUP”) No. RPPL2025003555 and Variance No. RPPL2026000397. The CUP and Variance are referred to collectively as the "Project Permits."
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The permittee, Kevin Kohan on behalf of Bridge Point Gardena Land I LLC ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing 100,528-square-foot storage warehouse and requests the Variance for additional authorized hours for outdoor operation ("Project"). The Project is located on a property located at 14220 South Main Street in the unincorporated West Rancho Dominguez-Victoria community ("Project Site").
4. **ENTITLEMENT(S) REQUIRED (CUP).** The CUP is a request to authorize an existing warehouse with a gross floor area over 100,000 square feet in the M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone) and M-1-GZ (Light Manufacturing - Green Zone) Zones pursuant to Los Angeles County Code ("County Code") Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements).
5. **ENTITLEMENT(S) REQUIRED (VARIANCE).** The Variance is a related request to modify the limited hours of outdoor operation, to allow outdoor operations from 7:00 a.m. to 8:00 p.m., instead of the permitted hours from 8:00 a.m. to 6:00 p.m., pursuant to County Code Section 22.194.020.H (Applicability).
6. **LOCATION.** The Project is located at 14220 South Main Street within the Athens Zoned District and Metro Planning Area.
7. **PREVIOUS ENTITLEMENT(S).** Ministerial Site Plan Review No. RPPL2019001748 authorized the construction of a new storage warehouse on October 30, 2019.
8. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Metro Area Plan (“Area Plan”) Land Use Policy Map.

9. **ZONING.** The Project Site is located in the Athens Zoned District and is currently zoned M-1-IP-GZ, M-1-GZ, and B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone). Pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones), 22.84.040.A (Application Requirements), and 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses), a CUP is required for an existing warehouse with a gross floor area over 100,000 square feet, and within a 100-foot radius of a lot containing a sensitive use, no later than July 22, 2027.

**10. SURROUNDING LAND USES AND ZONING.**

<b>LOCATION</b>	<b>METRO AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
NORTH	H9 (Residential 9 – Nine Dwelling Units per Net Acre Maximum Density)	R-1 (Single-Family Residence)	Single-family residences (“SFRs”)
EAST	IL (Light Industrial), H9	M-1-IP-GZ (Light Manufacturing - Industrial Preservation - Green Zone), B-1-IP-GZ (Buffer Strip - Industrial Preservation - Green Zone), R-1	Warehouse, SFRs
SOUTH	IL, IH (Heavy Industrial)	M-1.5-IP-GZ (Restricted Heavy Manufacturing - Industrial Preservation - Green Zone), M-2-IP-GZ (Heavy Manufacturing - Industrial Preservation - Green Zone)	Warehouses, manufacturing, bank
WEST	IH	B-1-IP-GZ, M-1.5-IP-GZ	Warehouses, manufacturing, bank

**11. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 4.10 net acres in size and consists of one legal lot. The Project Site is rectangular in shape with generally flat topography and is developed with an existing 100,528-square-foot storage warehouse.

**B. Site Access**

The Project Site is accessible via East Rosecrans Avenue to the south. Primary access to the Project Site for passenger vehicles will be via the easterly entrance/exit on East Rosecrans Avenue. Secondary access to the Project Site for trucks will be via the westerly entrance/exit on South Main Street.

**C. Site Plan**

The site plan depicts the Project Site with an existing 100,528-square-foot warehouse. The building is divided into three main uses of floor area: 10,000 square feet for office use, 7,500 square feet proposed for manufacturing use, and the remaining 82,418 square feet, or approximately eighty-two percent (82%), proposed for storage use. Parking is provided along the west, north, and east sides of the building, and along the western lot line. Truck loading spaces are located along the western side of the building, partially screened from residences by a building projection along the northern façade. A total of 18,205 square feet of landscaping is provided on-site, including 15,657 square feet, approximately nine and one-half percent (10.2%), of the parking areas. A total of 61 trees are provided on-site, consisting of 15 Desert Willow trees, 36 Chitalpa trees, and 10 Brisbane Box trees. The on-site tree planting is arranged to provide at least fifty percent (50%) shade coverage for the parking areas. Ingress and egress to the Project Site is provided by two existing driveways, a 40-foot-wide driveway facing south on East Rosecrans Avenue and a 28-foot-wide driveway facing west on South Main Street. The 40-foot-wide driveway is for truck access, and the 28-foot-wide driveway is for passenger vehicles.

**D. Parking**

The Project Site will maintain a total of 124 existing parking spaces for passenger vehicles and 12 loading spaces for trucks. The parking spaces are comprised of 119 standard-sized spaces and five (5) spaces accessible to persons with disabilities in accordance with the Americans with Disabilities Act (“ADA”). All 124 parking spaces provided are required parking spaces. The loading spaces each meet the minimum dimensions for a "Type C" loading space as specified in County Code Section 22.112.120.B (Minimum Dimensions for Loading Spaces). While a total of 12 "Type C" loading spaces are provided, only four of those are required while the remaining eight are provided voluntarily.

**12. CEQA DETERMINATION.**

Prior to the Commission’s public hearing on the Project Permits, LA County Planning staff (“Staff”) determined that the Project qualified for Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the CUP involves the continued operation and maintenance of an existing storage warehouse, which does not include any expansion in floor area, and the Variance involves modification of a performance standard relating to hours of outdoor operation, which would not result in any changes

to land use or density. There are no exceptions to the exemption because the Project Site is not located in an environmentally sensitive area, is not known to contain historical resources, and is not listed in the Department of Toxic Substances Control's list of hazardous waste or cleanup sites. Therefore, the Project does not meet any exceptions to a Categorical Exemption.

13. **COMMUNITY OUTREACH.** On February 11, 2026, prior to the Commission's public hearing, the Permittee conducted a town hall meeting at the Project Site to inform the surrounding community about the Project. Two weeks before conducting the meeting, the Permittee mailed letters with information about the town hall meeting to property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site. Additionally, the Permittee worked collaboratively with the Avalon Gardens Community Association to provide additional notification for the meeting. Approximately 50 community members were present at the meeting.
14. **PUBLIC COMMENTS.** Staff did not receive any public comments before the Report to the Commission was issued on May 28, 2026.

**15. AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works: Did not require review of the Project.
- B. County Fire Department: Recommended clearance to public hearing with no conditions in a letter dated October 1, 2025.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated November 20, 2025.

16. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (Daily Journal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On April 23, 2026, a total of 241 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as eight (8) notices to those on the courtesy mailing list for the Athens Zoned District and to any additional interested parties.

**GENERAL PLAN CONSISTENCY FINDINGS**

17. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution, such as this Project. The Commission further finds that the Project maintains industrial land within an Employment Protection District ("EPD").
18. **GOALS AND POLICIES – GENERAL PLAN.** The Commission finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Land Use Policy No. 5.9:** Preserve key industrially designated land for intensive, employment-based uses by providing jobs to the surrounding community.
- **Economic Development Policy No. 2.1:** Preserve key industrially designated land for intensive, employment-based uses by providing jobs to the surrounding community.

The CUP would preserve an existing storage warehouse for industrial use on industrially designated land. The use would continue to provide employment opportunities to the surrounding community. Additionally, the Project Site is located within the West Rancho Dominguez-Victoria EPD. In consideration of these factors, the CUP is consistent with the General Plan.

- **Economic Development Policy No. 2.2:** Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.
- **Noise Policy 1.11:** Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.

In relation to above-mentioned policies of the General Plan, the Commission finds that the CUP is consistent with the goals and policies of the General Plan, while the requested Variance is not.

The CUP is consistent with the restriction for hours of outdoor operation specified in County Code Section 22.84.040.E (Performance Standards). There are existing single-family residential uses directly abutting the Project Site along its northwest, north, and east lot lines. These uses are screened by a block wall, landscaping with shrubbery and trees, and employee parking. In addition, the Project Site is designed such that a building projection provides partial screening of the truck court located in the southwest portion of the site.

However, the requested Variance to modify the permitted hours of operation is not consistent with the General Plan policies related to land use compatibility. The existing use must be restricted to the furthest extent feasible due to the close proximity of sensitive receptors. As identified in the above-referenced policies of the General Plan, effective land use regulations are necessary to facilitate compatibility with, and maximize noise and vibration buffering between, the Project Site and the adjoining residential uses. The regulations imposed by the County's Green Zone Ordinance, identified in County Code Section 22.84.040 (Standards and Requirements for Specific Uses), are the minimum requirements necessary to achieve these goals for the promotion of the public health, safety, and general welfare. In consideration of these factors, while the CUP is consistent with the goals and policies of the General Plan, the Variance is not.

19. **GOALS AND POLICIES – AREA PLAN.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, including the following:

- **Land Use Policy No. 5.1: Industrial Use Revitalization.** Support the growth, revitalization, and diversification of industrial uses, and ensure compatibility with nearby land uses through efforts including but not limited to the Green Zones Program and buffers.
- **Land Use Policy No. 6.2: Existing Use Compliance.** Require compliance of existing uses with the most current industrial emission control regulations.
- **Land Use Policy No. 6.3: Noise Emissions.** Enforce County of Los Angeles Noise Ordinance for equipment, operations, and vehicles used by industrial operations.
- **Land Use Policy No. 7.1: Improvements to Minimize Industrial Impacts.** Enforce the requirements of the Green Zones Program which requires improvements to the operations of industrial uses to reduce environmental impacts.

In relation to these policies of the Area Plan, the Commission finds that the CUP is consistent with the imposition of all applicable Green Zone requirements identified in County Code Section 22.84.040 (Standards and Requirements for Specific Uses). However, the requested Variance to modify the permitted hours of operation is not consistent with the Area Plan policies. While the adjoining residential uses are partially screened by the site design and arrangement of uses, exceptional circumstances do not exist for the Project Site to deviate from these requirements. Because the Project Site directly abuts a residential neighborhood on more than two sides, it is an example of a site for which such regulations are most necessary, as established in County Code Section 22.84.010 (Purpose). As identified in the above-referenced policies of the Area Plan, adherence to the Green Zone regulations to the greatest extent feasible is necessary to minimize adverse impacts to these sensitive receptors. These regulations represent the minimum requirements necessary to achieve these goals for the promotion of the public health, safety, and general welfare. In consideration of these factors, while the CUP is consistent with the goals and policies of the Area Plan, the Variance is not.

- **Land Use Policy No. 7.2: Community Engagement.** Encourage applicants proposing industrial uses to engage with community members and community-based organizations early in the permitting process.

Prior to the Commission's public hearing, the Permittee sought input from nearby residents and the Avalon Gardens Community Association, a local community group, as indicated in Finding No. 13 (Community Outreach), above. In doing so, the Permittee demonstrated their commitment to increasing public knowledge of the Project. In consideration of these factors, the Project is consistent with the Area Plan.

- **Land Use Policy No. 7.3: Truck Access.** Prohibit industrial uses from using residential streets for truck access and parking.

For consistency with Land Use Policy No. 7.3 of the Area Plan, a Condition of Approval restricts truck access to the southerly driveway on East Rosecrans Avenue, which has a sufficient width for truck access and is located further from the adjoining residential neighborhood. With the imposition of Condition No. 31 (Truck Access Restrictions), the Project is consistent with the Area Plan.

### **ZONING CODE CONSISTENCY FINDINGS**

- 20. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the M-1-IP-GZ, M-1-GZ, and B-1-IP-GZ zoning classifications as a 100,528-square-foot storage warehouse is permitted in the M-1-IP-GZ and M-1-GZ zones with a CUP pursuant to County Code Sections 22.22.030 (Land Use Regulations for Industrial Zones) and 22.84.040.A (Application Requirements). Block walls, landscaping with shrubbery and trees, and accessory parking are uses permitted by-right in the B-1-IP-GZ zone pursuant to County Code Section 22.22.050 (Land Use Regulations for Zones B-1 and B-2). Furthermore, these uses are not listed as prohibited uses in the ( )-IP (Industrial Preservation) Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses).
- 21. SCHEDULE FOR COMPLIANCE.** The Commission finds that the Project is consistent with the requirements identified in County Code Section 22.84.050 (Schedule for Compliance for Existing, Legally-Established Uses), which require a CUP for an existing warehouse with a gross floor area over 100,000 square feet, and within a 100-foot radius of a lot containing a sensitive use, no later than July 22, 2027.
- 22. FLOOR AREA RATIO ("FAR").** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.22.060 (Development Standards for Industrial Zones), which allows a maximum FAR of 1.0. The existing warehouse has a floor area of 100,528 square feet on a 178,596-square-foot lot, resulting in a FAR of 0.56, which is within the maximum allowable FAR.
- 23. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standard identified in County Code Sections 22.364.110.C.4.a.i (Front Yard Setbacks) and 22.364.110.C.4.a.ii (Landscaping), which states that buildings or structures shall be set back a minimum of 10 feet from the front property line, and that this area be landscaped. The existing building, fences, walls, and gates are set back at least 10 feet from the front property line which, excluding access and circulation areas, is landscaped.
- 24. SCREENING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.364.110.C.4.a.iii (Landscaped Buffer and Screening), which require that a solid masonry wall at least eight feet tall and a landscaped buffer at least five feet wide be provided along lot lines adjoining a

residence or residentially-zoned lot, with one 15-gallon tree for every 50 square feet of landscaping, equally spaced within the buffer strip. The Project Site provides an existing five-foot-wide landscaping buffer, with Chitalpa tree planting equally spaced throughout, and an existing eight-foot-tall concrete masonry unit ("CMU") wall along its northwest, north, and east lot lines.

25. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.364.110.C.4.a.v (Building Height), which requires a 45-foot height limit for buildings or structures located within 250 feet of a residentially zoned lot . The existing building is 42 feet tall, within the maximum allowable building height.
26. **LOT COVERAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.364.110.C.4.a.vi (Lot Coverage), which allows a maximum lot coverage of seventy percent (70%). The existing warehouse has a floor area of 100,528 square feet, occupying the 178,596-square-foot lot, for a lot coverage of fifty-six percent (56%), within the allowable lot coverage.
27. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires one parking space per 1,000 square feet of floor area used for storage, one parking space per 500 square feet of floor area used for manufacturing, and one parking space per 400 square feet of floor area used for office, provided that at least 80 percent of the building's floor area is used for storage or warehousing of goods. The existing warehouse has a total floor area of 100,528 square feet with 82,418 square feet used for storage, 7,500 square feet used for manufacturing, and 10,610 square feet used for office, which requires that 124 parking spaces be provided. The Project Site provides a total of 124 existing parking spaces, meeting the minimum requirement, comprised of 119 standard-sized spaces and five (5) spaces accessible to persons with disabilities in accordance with the ADA.
28. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), which requires one space per 20,000 square feet of floor area for short-term bicycle parking, and one space per 10,000 square feet of floor area for long-term bicycle parking. The existing warehouse has a total floor area of 100,528 square feet, which requires that five (5) short-term spaces and 10 long-term spaces be provided. The Project Site provides a total of six (6) short-term spaces and 10 long-term spaces.
29. **SHOWERS AND CHANGING FACILITIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.100.C (Showers and Changing Facilities), which requires showers and changing facilities in new industrial buildings with 75,000 or more square feet of gross floor area, and further requires that these facilities be accessible to employees. As the installation of such facilities within the warehouse has been incorporated into the conditions of approval for the CUP, the Project is consistent with this standard.

30. **LOADING SPACES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.120 (Loading Spaces), which requires that four (4) "Type C" loading spaces be provided for a warehouse having between 50,001 and 150,000 square feet of floor area. A "Type C" loading space is defined as having a minimum length of 40 feet, a minimum width of 12 feet, a minimum vertical clearance of 14 feet, and a minimum 60 feet of maneuvering space. The Project Site provides a total of 12 existing Type "C" loading spaces, eight (8) more than the minimum requirement. Loading spaces are located as far distant as feasible from adjoining residentially zoned lots pursuant to County Code Section 22.364.110.C.4.a.v (Loading Docks).
31. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.114 (Signs) and Section 22.364.070.B.f (Signage) because there are no signs on the Project Site, except for an existing building identification sign on the south façade facing East Rosecrans Avenue.
32. **TREE PLANTING.** The Commission finds that the Project is consistent with County Code Section 22.126.030 (Tree Requirements), which requires that a minimum of three (3) trees for every 10,000 square feet of developed lot area, or 54 trees, be planted. These standards also require trees to provide a minimum 50 percent (50%) shade coverage for new or expanded uncovered parking areas with 15 or more spaces. The Project Site provides a total of 61 existing trees, which are arranged to provide shade coverage for the uncovered parking lot.
33. **GREEN ZONE STANDARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.84.040 (Standards and Requirements for Specific Uses):
- a. **SURFACING.** Pursuant to Subsection C.1.e (Surfacing), areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment are paved with impervious materials.
  - b. **RECYCLING AND SOLID WASTE.** Pursuant to Subsection C.1.f (Recycling and Solid Waste Storage), an existing enclosed recycling and solid waste storage area is provided on the Project Site.
  - c. **VEHICLE ACCESS.** Pursuant to Subsection C.1.g (Vehicular Access and On-site Circulation for Cars and Trucks), driveway entrances and exits are located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, are located on the side of the building, as far away from the nearest sensitive use as feasible.
  - d. **REQUIRED SIGNAGE.** Pursuant to Subsections C.1.h ("No Idling" Sign Required) and C.1.j (Perimeter Identification Signs), the Permittee proposes two new "no idling" signs on the west side of the building with minimum sign areas of one and one-half square feet, next to the truck loading spaces, and a

new perimeter identification sign with a sign area of nine square feet affixed to the CMU wall fronting East Rosecrans Avenue next to the truck access gate.

- e. **WAREHOUSE OPERATIONS.** Pursuant to Subsection C.3.c (Warehouse), operational standards for the existing warehouse have been incorporated into the conditions of approval for the CUP that must be met by July 14, 2027, which require: (1) the use of electric or alternatively fueled sweepers with HEPA filters; (2) the use of Energy Star heating, cooling, lighting devices, and appliances; (3) that all off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse operations, shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels that do not emit diesel particulate matter, and that are zero or low-emission; (4) that all landscaping equipment, such as lawn mowers and leaf blowers used on-site shall be electrically powered; and (5) that operations comply with Air Quality Management District Rule 2035 or current standards.
- f. **PERFORMANCE STANDARDS.** Pursuant to Subsection E (Performance Standards), operational standards for the Project Site have been incorporated into the conditions of approval for the CUP, which require that: (1) no outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only; (2) all materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building; and (3) exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

**34. PLANNING AREA STANDARDS DISTRICT ("PASD").** The Commission finds that the Project is consistent with County Code Chapter 22.364 (Metro PASD), including but not limited to Sections 22.364.060 (PASD Area-Wide Development Standards) and 22.364.070 (PASD Zone Specific Development Standards), which imposes areawide standards including, but not limited to:

- a. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti;
- b. Service areas and mechanical equipment for all uses shall be visually unobtrusive and integrated with the design of the site and building; and
- c. All exterior areas of the premises, adjoining sidewalks, incidental walkways, and rear alleys, shall remain free of garbage, trash, debris, or junk and salvage.

With the operational standards for the Project Site that have been incorporated into the conditions of approval for the CUP, the Project is consistent with these requirements. There are no additional areawide or zone-specific standards imposed by the Metro PASD.

**35. COMMUNITY STANDARDS DISTRICT ("CSD").** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.364.110

(West Rancho Dominguez-Victoria CSD) which imposes community-specific development standards for industrial zones pertaining to front yards, landscaping, screening, loading spaces, building height, and lot coverage. Consistency with these requirements is further described in Zoning Code Consistency Finding Nos. 23 through 26 and 29, above. All uses, except for parking and accessory uses, are conducted entirely within an enclosed building pursuant to County Code Section 22.364.110.C.4.a.vii (Enclosure).

### **CONDITIONAL USE PERMIT FINDINGS**

36. **The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project will ensure the public's health, peace, comfort, and general welfare by operating in compliance with all operational restrictions imposed by the County's Green Zone Ordinance. These restrictions are necessary to minimize potential adverse impacts to the adjoining sensitive receptors to the greatest extent feasible, while allowing the Project Site to be operated as a productive industrial use.
37. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is approximately 4.10 acres in size with a 50-foot-wide buffer strip along the northern lot line adjoining residential uses. The existing site design provides effective buffering to the furthest extent feasible by screening truck loading and unloading from adjoining residences to the north and is found to be in compliance with applicable development standards for the proposed use.
38. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is served by South Main Street and East Rosecrans Avenue, both of which are an existing 100-foot-wide Major Highway mapped on the County's Master Plan of Highways. The adjacent roads and sidewalks are adequate in size and width for vehicle and pedestrian traffic to and from the Project Site. The Project Site is adequately served by public water and sewer systems, and no public infrastructure improvements are necessary because no expansion is proposed.
39. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

### **SUPPLEMENTAL FINDINGS - GREEN ZONE CONDITIONAL USE PERMIT**

40. **The Commission finds that the proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.** The Project Site was developed to minimize adverse effects related to the factors identified above to the greatest extent feasible. Along the northern lot line adjoining residential uses, an eight-foot-tall CMU wall, landscaping and trees are provided. The truck court is tucked into the southeast side of the warehouse, with a building projection eastward along the northern façade to provide additional screening of truck loading and unloading from adjacent residences to the north. All truck access to the Project Site is restricted to the southern driveway facing East Rosecrans Avenue, which has a sufficient width for truck access and is located further from the adjoining residential neighborhood.
41. **The Commission finds that the proposed use and development of land employs appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.** In addition to the physical development of the Project Site which serves to provide some buffering between adjoining residential uses, operational standards for the Project Site have been incorporated into the conditions of approval for the CUP. These standards, among other things, prohibit outdoor operations and activities before 8:00 a.m. and after 6:00 p.m., daily, and require the use of electric appliances and equipment used on-site such as sweepers, off-road equipment, trucks, and landscaping equipment. The warehouse must be operated in full compliance with these requirements by July 14, 2027. These performance standards will minimize impacts on the environment and nearby sensitive uses.
42. **The Commission finds that the proposed use and development of land protects public health and safety and promotes environmental sustainability.** The proposed Project and development of land protects public health and safety by its physical design, which reduces direct visual and noise impacts to the greatest extent feasible via the siting of the truck court and loading spaces, and by adhering to the restricted hours of outdoor operation. The proposed Project promotes environmental sustainability by ensuring compliance with updated regulations pertaining to the use of electric and zero-emission appliances, equipment, and trucks. These regulations will ensure that the Project Site is operated in an environmentally sustainable manner.

#### **VARIANCE FINDINGS**

43. **The Commission finds that, because there are not special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code does not deprive such property of privileges enjoyed by other**

**property in the vicinity and under identical zoning classification.** Exceptional circumstances or characteristics do not apply to the Project Site which would cause strict application of the hours of outdoor operation restriction to deprive it of productive industrial use. In addition to the Project Site, all industrially zoned properties north of East Rosecrans Avenue along both South Main Street and South San Pedro Street, and properties along East Rosecrans Avenue between South Main Street and Avalon Boulevard, are subject to the County's Green Zone Ordinance. In relation to other properties in the vicinity and under identical zoning classification, the Project Site is much closer to sensitive receptors which it directly abuts to its north. Because of the adjacency of residential uses, the Project Site is an example of a location for which such regulations are most necessary, as established in County Code Section 22.84.010 (Purpose), rather than an exception. Furthermore, there are no topographical or other physical conditions that would warrant the variance request.

44. **The Commission finds that the modification, if authorized, will constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** The requested variance would constitute a grant of special privilege which is inconsistent in relation to other properties in the vicinity and under the same zoning classification. The County's Green Zone Ordinance applies to industrially-zoned lots within 500-foot radius of a lot containing a sensitive use. The Project Site has a depth of approximately 354 feet and seven inches. Therefore, the site itself functions as a buffer between heavier industrial uses located to the south. The requested variance would result in noise impacts to adjacent residential uses regardless of future restrictions imposed upon other properties in the vicinity due to its size and design in relation to the adjacent residential uses. Authorizing the modification for a large lot that abuts this residential neighborhood would result in a grant of special privilege.
45. **The Commission finds that strict application of zoning regulations as they apply to such property will not result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** Strict application of the hours of outdoor operation standard would not result in practical difficulties which are inconsistent with the general purpose of the County's Green Zone Ordinance, as established in County Code Section 22.84.010 (Purpose). These regulations were adopted despite the existence of noise controls in County Code Chapter 12.08 (Noise Control). These regulations were adopted to ensure that industrial land uses will be operated in consideration of the surrounding sensitive uses and to minimize potential adverse health and safety impacts. As it relates to this stated purpose, an industrial lot that shares property lines with residential uses should be subject to the greatest level of scrutiny in order to protect the public health, safety, and general welfare to the greatest extent feasible. The Permittee has failed to demonstrate that any potential practical difficulties or unnecessary hardships related to the hours of outdoor operation restriction are inconsistent with the general purpose of the County's Green Zone Ordinance.
46. **The Commission finds that such adjustment will be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of**

**property of other persons located in the vicinity.** The requested variance would be materially detrimental to other persons in the vicinity because it would remove an effective land use restriction that regulates operational impacts beyond the physical development of the Project Site. Even though a solid CMU screening wall, landscaping, and trees exist on-site, and even though the building was designed in such a way to screen view of the truck court, it is impossible to fully screen operations of the Project Site from the adjoining residential neighborhood. Nevertheless, the Project Site was constructed in full compliance with Title 22 requirements at the time it was proposed. Given this existing condition, it is necessary to enforce all regulations in the County's Green Zone Ordinance to further protect the use, enjoyment, or valuation of property of other persons located in the vicinity to the greatest extent feasible. The restriction on hours of outdoor operation ensures that no outdoor activities, including truck ingress and egress, occur too early or too late in the day, to minimize the direct impact on adjoining residential uses at the times when individuals are most likely to reside or spend time at home.

### **ENVIRONMENTAL FINDINGS**

47. The Commission finds that the Project Permits are exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 and 15305 (Class 1, Existing Facilities, and Class 5, Minor Alterations in Land Use Limitations, categorical exemptions). The CUP is for the continued operation and maintenance of an existing storage warehouse. The Variance is a related request to modify a performance standard relating to hours of outdoor operation, which would not result in any changes to land use or density. None of the exceptions to an exemption apply because the Project Site is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project Permits could have a significant or cumulative effect on the environment. Therefore, the Commission finds that the Project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

48. **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 Metro Development Services Section, LA County Planning.

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

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.
- F. The proposed use and development of land employs appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.
- G. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

Regarding the Variance:

- H. Because there are not special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code does not deprive

such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

- I. The modification, if authorized, will constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- J. Strict application of zoning regulations as they apply to such property will not result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- K. Such adjustment will be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

- 1. Finds that the Project Permits are exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities categorical exemption) and 15305 (Class 5, Minor Alterations in Land Use Limitations categorical exemption);
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2025003555**, subject to the attached conditions; and
- 3. Denies **VARIANCE NO. RPPL2026000397**.

**ACTION DATE: June 10, 2026**

***Reserved for Commission's voting block.***

SMT:EMR:ERS

May 28, 2026

c: Each Commissioner, Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-002452-(2)  
CONDITIONAL USE PERMIT NO. RPPL2025003555

**PROJECT DESCRIPTION**

The project is to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 100,528 square feet subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision 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 County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on June 10, 2041.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the warehouse and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be

made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$3,760**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **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 Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of 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 Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").

15. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
16. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 10, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff or LA County Planning staff. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PERMIT-SPECIFIC CONDITIONS – GREEN ZONE CONDITIONAL USE PERMIT**

20. **Surfacing.** Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works through a Revised Exhibit "A" pursuant to Condition No. 18, above.
21. **Recycling and Solid Waste Storage.** Any trash receptacles or storage areas for recycling and solid waste generated at the facility shall meet the requirements set forth in County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).

22. **“No Idling” Sign Required.** The Permittee shall install at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.
23. **Perimeter Identification Sign Required.** The Permittee shall install a perimeter identification sign that complies with the following, as depicted on the approved Exhibit “A:”
- a. **Location(s).** A perimeter identification sign shall be permanently affixed on a building or wall that is visible, and with text that is legible from the public right-of-way for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign. The perimeter identification sign shall not be a freestanding sign or a portable sign.
  - b. **Sign Area.** A perimeter identification sign shall have a minimum sign area of four square feet and a maximum sign area of nine square feet. The area for a perimeter identification sign shall not be accounted for in the area permitted for business signs specified in County Code Chapter 22.114 (Signs).
  - c. **Display.** The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to the Department and the South Coast Air Quality Management District ("AQMD"), where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by LA County Planning or AQMD:
    - i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday—Thursday, 7 a.m. - 6 p.m., dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov);" and
    - ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG or visit [www.aqmd.gov](http://www.aqmd.gov)."
  - d. **Tenants.** If the Permittee allows more than one tenant to operate within the facility, the Permittee may provide one such sign containing the information for all tenants, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.
24. **Warehouse Operations.** The Permittee shall ensure that the warehouse is operated in full compliance with the performance standards listed herein. The Permittee shall maintain records of appliances, equipment, and fuel sources used on-site, pertaining to these performance standards. These records shall be made available to LA County Planning staff upon request. The following standards shall be met by July 14, 2027:

- a. **Sweepers.** All new or replacement sweepers used for the maintenance of parking areas, drive aisles, loading areas, and other paved surfaces shall be electric, or powered by alternative fuels, and equipped with High Efficiency Particulate Air (HEPA) filters.
  - b. **Appliances.** All new or replacement heating, cooling, lighting devices, and appliances used on-site shall meet or exceed current Energy Star standards, where applicable.
  - c. **Off-road Equipment.** All new or replacement off-road equipment (non-street legal), such as forklifts and other machinery, used on-site for warehouse operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.
  - d. **Landscaping Equipment.** All new or replacement landscaping maintenance equipment, such as lawn mowers and leaf blowers, used on-site shall be electrically powered.
  - e. **Zero-emission or Near-zero Emission Trucks.** The Permittee shall comply with applicable requirements of AQMD Rule 2305, or current standards, pertaining to the use of zero-emission or near-zero emission trucks. The Permittee shall maintain documentation demonstrating compliance with AQMD Rule 2305, or current standards, which shall be made available to LA County Planning staff upon request.
25. **Hours of Outdoor Operation.** No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only, unless authorized by a variance pursuant to County Code Chapter 22.194 (Variances).
26. **Storage of Materials and Waste.** All materials or waste shall be stored in designated receptacles or bins, located on a paved impermeable surface on-site.
27. **Site Maintenance.** Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.
28. **Repair of Surfacing.** All areas of broken concrete or asphalt, including, but not limited to, divots, cracks, potholes, and spalling of concrete shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.
29. **Noise Control.** Any audible noise at the premises shall comply with County Code Chapter 12.08 (Noise Control) to the satisfaction of the County Department of Public Health.

#### **PROJECT SITE-SPECIFIC CONDITIONS**

30. **Scope of Approval.** This grant shall authorize the continued operation and maintenance of an existing warehouse as depicted on the approved Exhibit "A."

31. **Truck Access Restrictions.** Trucks accessing the premises shall be restricted to use only the southerly 40-foot-wide driveway for ingress and egress and shall not use residential streets for access or parking.
32. **Community Meetings.** If any violation of the conditions of this grant is reported or discovered, and a Notice of Violation is issued, LA County Planning may require the Permittee to hold a community meeting to address such violation(s) in such manner to the satisfaction of the Director, subject to the following requirements:
  - a. **Intent.** The Permittee shall conduct such meeting in good faith to discuss the reported issue(s), concern(s), and/or violation(s) with the community and to identify specific action(s) for mitigation and resolution.
  - b. **Location and Time.** The meeting shall occur on the premises or at another location approved by the Director, during a weekday, and it shall begin no earlier than 6:00 p.m.
  - c. **Noticing.** The Permittee shall mail a notice of the meeting to the current property owners within a 500-foot radius of the exterior boundaries of the property lines, at least two weeks before the meeting. Copies of the notice shall also be made available in the main office and to any interested person.
  - d. **Compliance.** The Permittee shall provide LA County Planning a copy of the meeting notice, the address list used for mailing, the meeting agenda, the meeting minutes describing the issues addressed, and the proposed action to mitigate the issue(s), concern(s), and/or violation(s) raised.
33. **Required Vehicle Parking.** The Permittee shall provide not less than 124 vehicle parking spaces, which shall be accessible at all times and shall not be used for the storage of materials, trucks, or equipment. If the warehouse substantially changes its mode or character of operation or if the Permittee changes the use or occupancy or otherwise modifies the subject property so as to provide less parking than the minimum requirement, the Permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.
34. **Required Bicycle Parking.** The Permittee shall provide not less than six (6) short-term spaces and 10 long-term spaces, no later than two years after the date of decision for this grant, or by June 10, 2028.
35. **Showers and Changing Facilities.** The Permittee shall provide showers and changing facilities within the warehouse, which shall be made accessible to employees during all operating hours, no later than two years after the date of decision for this grant, or by June 10, 2028.
36. **Landscaping.** The Permittee shall maintain a total of 18,205 square feet of landscaping, as depicted on the approved Exhibit "A." All landscaped areas shall be planted with shrubs, plants, and/or trees. When replanting and replacing vegetation, the Permittee shall use the County's Native Plant Guide to select drought resistant native vegetation. If any trees are planted voluntarily, the Permittee shall use the Tree Species List maintained by the Director to select trees.

37. **Permanent Irrigation.** All landscaped areas shall have a permanent irrigation system. If a drip irrigation system is used, it shall satisfactorily irrigate all landscaped areas and be repaired as needed to continuously irrigate all landscaped areas.

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To: Los Angeles County Planning

From: Josiah Kelley

Elevated Entitlements

File: 14220 Main St. , Los Angeles

Date: July 15<sup>th</sup>, 2025

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**Q1. The proposed use will be consistent with the adopted General Plan for the area.**

The General Plan for the area is IL (Light Industrial) and the proposed uses of Assembly, Packing, Storage, and Warehousing of finished or prepared materials, including on-site Manufacturing would be consistent with the policies of warehousing and distribution as described by the General Plan. Please see below General Plan policies and correlating responses.

**Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses by providing jobs to the surrounding community.**

The proposed project maintains and preserves a 100,528 sf building which will continue to provide employment to the surrounding community while enhancing landscaping and aesthetics to the main corridor of Main St.

**Policy N 1.11: Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.**

There are existing residential uses to the North of the project site that are currently properly screened by a block wall and an existing landscape buffer to mitigate potential noise and air quality impacts from vehicular/truck circulation.

**Policy ED 2.1: Protect industrial lands, especially within Employment Protection Districts, from conversion to non-industrial uses.**

Permitting the proposed use will protect the Industrial designated land from being developed for a residential use by allowing a profitable business to operate and produce sales and property tax to the County of Los Angeles.

**Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.**

**Reference: CUP Findings Attachment –14220 Main St, Los Angeles**

The existing project site maintains a block wall between the sensitive Single-family uses and Industrial uses in order to attenuate potential noise and air quality impacts. In addition, there is an existing landscape buffer between the sensitive uses to the North and the project site to further separate the Industrial use and sensitive Single-family uses.

**Q2. The requested use at the location proposed will not:**

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;**

The proposed project will ensure the health, peace, and comfort of the surrounding community by operating within the hours designated by the County and providing the appropriate buffers and screening to the surrounding Single-Family sensitive uses.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and**

The proposed project will not be detrimental to the surrounding uses because there is already a similar use on the property. The active use of the property is Warehouse and Office while the proposed use is Assembly, Packing, Storage, and Warehousing of finished or prepared materials, including on-site Manufacturing. Although the uses are different, they do not vary significantly and in effect will not detrimentally impact the surrounding uses.

- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

The proposed project will not endanger the public because it will employ adequate safety measures requested by the community and county. Furthermore, the proposed use will be consistent with the previous permits on site and will not cause any significant impacts to the environment and community.

**Q3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

The proposed CUP is located on a parcel size of 4.102 acres and is currently occupied by a similar use, Warehouse and Office spaces. The active use on the property was able to conform to the Title 22 features when it was originally approved by the County. For the proposed CUP, the project will adhere to the design standards of La County's Title 22 of the Municipal Code such as setbacks, height, and lot coverage. Overall, there will be no significant changes to the existing site that would affect Title 22 guidelines.

**Reference: CUP Findings Attachment –14220 Main St, Los Angeles**

- Q4. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;**

The proposed use includes an existing block wall and landscape buffer along the East and North of the property adjoining the Single-Family sensitive uses. Overall, the proposed use will not have a significant impact on the surrounding area or environment due to the mitigation strategies laid out in the CUP proposal.

- Q5. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses;**

The proposed use will adhere to environmental impact strategies such as the installation of “No Idling” and Permanent Perimeter Identification signage. Landscaping equipment such as leaf blowers, weed whackers, and hedge trimmers will be battery powered where applicable as well as minimizing the use of two stroke engines for noise and air pollution.

- Q6. The proposed use and development of land protects public health and safety and promotes environmental sustainability.**

The proposed use will seek to protect the health and safety of the sensitive uses within the vicinity by adhering to no-idling regulations, further reducing noise and air pollution. With the limited operating hours and idling restrictions, the proposed use will promote environmental sustainability by lowering its’ carbon footprint and potential future emissions by aligning its’ operations with the Green Zone Ordinance.

Pursuant to County Code Section [22.84.030.B](#) (Additional Findings), when a Conditional Use Permit or a Minor Conditional Use Permit is required by Chapter [22.84](#) (Green Zone Districts) the applicant shall substantiate the following:

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

B.1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property.

The proposed CUP application for 14220 Main. St. requests a change of use to Assembly, Packing, Storage, and Warehousing of finished or prepared materials, including on-site Manufacturing. The proposed use will not have an adverse impact to odor, noise, aesthetic, soil contamination and or potential air quality impacts to neighboring Single-Family uses to the North. The project site is already developed and largely meets the intents of the Green Zone Ordinance. The project proposes the installation of "No Idling" signage and maintains robust landscape vegetation and block wall screening from nearby sensitive uses.

B.2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems on-site away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses.

The proposed CUP will adhere to environmental impact strategies such as the installation of "No Idling" and Permanent Perimeter Identification signage. Landscaping equipment such as leaf blowers, weed whackers, and hedge trimmers will be battery powered where applicable as well as minimizing the use of two stroke engines for noise and air pollution. The project site is developed and maintains best management practices as conditioned when the project was approved under RPPL2019-000990.

B.3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

The proposed CUP will allow the developed property to continue to protect public health and safety while promoting environmental sustainability with 7 EV-Ready stalls and installation of "No Idling" signage to help further reduce potential noise and air quality impacts.

Pursuant to County Code Section [22.84.030.D](#) (Modification), when a Minor Conditional Use Permit is required by Chapter [22.84](#) (Green Zone Districts) to modify development standards related to Solid Walls (Subsection C.1.a.ii), Landscaping (Subsection C.1.b.i), Accessory Structures and Utilities (Subsection C.1.i) Signs (Subsection C.1.j.ii), Warehouses (Subsections C.3.c.iii, iv, v, and vi), the applicant shall substantiate the following:

D.2.a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property.

The project site is currently developed and is requesting a CUP under the Green Zone Ordinance. The site does not contain any topographic or physical features that limits the project from CUP compliance and issuance.

D.2.b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community.

The proposed CUP will not have an adverse effect on the environment nor public health of the community. In fact, granting of the CUP would allow for further job opportunities in the community while providing business and sales tax to the County of Los Angeles.

## Statement of Findings for Variance Request at 14220 S. Main Street

**Request:** Extend the approved hours of operation, which limit outdoor operation to be prohibited between 6:00pm and 8:00am, pursuant to County Code 22.84.040 (E)(1). The extended hours of operation to be prohibited between 8:00pm and 7:00am, resulting in an additional 3 hours of operation (6pm-8pm and 6am-7am).

Pursuant to County Code Section 22.194.050; Findings and decisions, the applicant shall substantiate the following facts.

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

The subject property located at 14220 S Main Street is characterized by special circumstances that distinguish it from other properties in the vicinity with the same zoning classification. The property is zoned Light Manufacturing (M-1-IP) with an Industrial Preservation and Green Zone Overlay. The subject property was built prior to the Green Zone Ordinance but was designed and constructed to meet the intent of the Green Zone by providing a buffer in the rear from sensitive receptors to the north. In addition, the property provides abundant landscaping and screening including the building itself that acts as a screen/buffer in order to reduce potential lighting, and noise impacts to the residential community to the north. Furthermore, the project site, as approved and constructed, already limits truck access to Rosecrans Avenue into the truck court in order to negate potential idling of vehicles and truck traffic near the residential uses in the rear of the lot. The Main Street access is limited to employee vehicles only. As currently designed, the truck court for the building creates a buffer/setback of approximately 180'-200' from the closest dock door to the nearest residential property, which is predominately concealed by the existing building configuration.

The Green Zone Ordinance restricts outdoor operation/activity between the hours of 6:00PM and 8:00AM. The County has interpreted this to include trucks entering and exiting the truck court to reach the loading dock to then conduct loading/unloading operations of the truck into the building as permitted by the Green Zone

The variance would allow operations to extend the operational hours for the limited purpose of entering and exiting the site from 6pm to 8pm and 7am to 8am, which is a three hour increase to the outdoor operation. The applicant is requesting these extended hours of outdoor operation in order to feasibly conduct business onsite. The only outdoor use that would occur during these three hours is trucks entering and exiting the site from Rosecrans. Once parked at the loading doors of the building, the trucks will load into and out of the building.

The applicant has met with the local neighborhood president to discuss potential concerns for extended hours of operation. The president requested the applicant to conduct a noise study for the extended hours of operations. He reviewed the noise study results and supports the expanded hours of outdoor operation. Furthermore, his more pressing concern is with vacant buildings in the neighborhood that lead to the potential for crime. He also sees the occupied building as potential employment opportunities for the local community. Having these three hours of expanded operation will dramatically increase the marketability of this property for lease.

The applicant conducted a site-specific Noise Assessment that demonstrates that the noise caused by the variance will not exceed the established County of Los Angeles operational noise thresholds in

## Statement of Findings for Variance Request at 14220 S. Main Street

Section 8.36.040, which limits the exterior noise level to 55 dBA Leq during daytime hours, and 50 dBA Leq during nighttime hours at sensitive receiver locations. The Noise Assessment was prepared by Urban Crossroads on November 20, 2025, and is attached here for reference.

The technical study assumes that project-related noise sources are expected to include internal loading dock activities, roof top air conditioning units, employee traffic entering and exiting the site, and trucks entering and exiting the truck court.. The analysis identified twelve sensitive receiver locations within the abutting residential neighborhood which is adjacent to the project site to further assess the possible project-related operational noise level increases that could be experienced at each of the sensitive receptors. The results of this analysis indicate that the project's operational noise levels are expected to range from 29.6 dBA Leq to 50.4dBA Leq during daytime hours and 29.0dBA Leq to 49.6dBA Leq during nighttime hours at the nearby sensitive receptors. As these noise levels do not exceed the County's sensitive receiver daytime and nighttime thresholds, there would not be a noise impact from the variance.

The results of the Noise Assessment, indicating that the extension of hours of operation would not result in significant noise impacts, have been shared with the surrounding community. The applicant has been proactive in reaching out to the surrounding community to obtain community input on the Noise Assessment findings and the request for extended hours of operation. Given the applicant's history of maintaining the cleanliness and safety of the property and surrounding areas the community has expressed support for the approval of both the Conditional Use Permit (CUP), as well as the variance request.

Due to the special circumstances of the site's location and orientation, the strict application of the County Code would prevent the property from being used in manner fully consistent with the Green Zone's purpose and intent because mere access to and from the loading docks will not cause any exceedance of the noise ordinance.

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

The authorization of the requested modification will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone because the variance will not be creating noise or other impact that is inconsistent with the limitations placed upon other properties since the noise will be below the volumes allowed by the County's noise control regulations. Thus, no special privilege will be granted.

The Variance request to allow extended hours of operation is based on the subject site's specific circumstances and operational characteristics, which have been determined by supportive technical analyses and community input. As described in the Noise Assessment, impacts associated with the proposed operational noise levels would be below County of Los Angeles noise ordinance at the location of adjacent sensitive uses during both the daytime and nighttime. Therefore, expanding the hours of operation would allow the project to operate in an unimpactful way, while continuing to comply with the Green Zone requirements.

## Statement of Findings for Variance Request at 14220 S. Main Street

The project would remain subject to and in compliance with the same noise performance standards and enforcement mechanisms that apply to all similarly zoned properties.

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

The strict application of the zoning regulations limiting hours of operation would result in operational inefficiencies and unnecessary hardship to the property that are inconsistent with the general purpose of the County's Green Zone regulations because strict application will prohibit uses that otherwise comply with the noise control regulations that the Green Zone seeks to further.

Given that the limited potential outdoor activities are below noise thresholds, requiring the building to comply with limited hours to access the site would limit the building's feasibility to operate. Furthermore, the requested modification for the extension of hours of operation would allow for efficient operation of the property, while maintaining compliance with all other goals and objectives of the Green Zone such as enhancing land use compatibility and promoting job creation.

Through a limited variance from the Green Zone operational hours, the project would result in less truck traffic and congestion during peak traffic periods.

Expanded hours truck travel benefits the community with faster drive times for the commuters, less concentrated greenhouse gas emissions, and a reduction in potential traffic accidents. Granting expanded operating hours for truck travel provides a high-impact solution for regional infrastructure. By shifting truck traffic to off-peak periods, the facility can alleviate peak-hour congestion for daily commuters, reduce gas emissions, and enhance overall roadway safety by reducing the number of trucks driving during peak traffic.

**4. Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.**

The requested modification will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other people located in the vicinity. The property was optimally designed to shield and mitigate impacts to the adjacent neighbors and as such, even during the operations sought in this variance, the site-specific Noise Assessment demonstrated that operations during the proposed extended hours would comply with County of Los Angeles noise standards and would not result in a substantial increase in ambient noise levels at nearby noise-sensitive receptors. The analysis identified twelve sensitive receiver locations adjacent to the project site to further assess the predicted project-related operational noise level increases that could be experienced at each of the sensitive receptors. The results of this analysis indicate that the project's operational noise levels are expected to range from 29.6 dBA Leq to 50.4dBA Leq during daytime hours and 29.0dBA Leq to 49.6dBA Leq during nighttime hours at the nearby sensitive receptors. As these noise levels do not exceed the County's sensitive receiver daytime and nighttime thresholds, noise impacts would be negligible. This Noise Assessment has been reviewed and supported by the local

## **Statement of Findings for Variance Request at 14220 S. Main Street**

community , and the proposed request for an extension of operational hours has received local community support. Additionally, extending hours of operation would allow truck trips to occur outside of peak traffic periods, reducing congestion and greenhouse gas emissions, improving roadway safety, and minimizing conflicts with local traffic patterns. For these reasons, the modification would not adversely affect surrounding properties and would be consistent with the protection of public health, safety, and general welfare. Moreover, as evidenced by the community support for the Project, the variance will not be materially detrimental to the general welfare or the use, enjoyment or valuation of other properties in the vicinity.

# TECHNICAL MEMORANDUM

**DATE:** November 20, 2025  
**TO:** Sydney Marschalk, Elevated Entitlements  
**FROM:** Bill Maddux, INCE, Urban Crossroads, Inc.  
**JOB NO:** 16823-04

## **SUBJECT: ROSECRANS AND SOUTH MAIN STREET NOISE ASSESSMENT**

Urban Crossroads, Inc. has completed the following Noise Assessment for the Rosecrans and South Main Street (Project), which is located at 14420 S. Main Street and 159 E. Rosecrans Ave. in the City of Gardena.

### **PROJECT OVERVIEW**

The two warehouse buildings totaling 208,261 square feet were located north of Rosecrans Avenue and east of South Main Street, as shown on Exhibit 1. The purpose of this Noise Assessment is to evaluate the potential operations-related noise impacts associated with truck and loading activities at both warehouses. The Project site is subject to the County of Los Angeles noise standards.

### **SUMMARY OF FINDINGS**

The Noise Assessment shows that the Project will not exceed the established County of Los Angeles operational noise thresholds, nor would loading and truck operations result in a substantial increase in noise within the nearby residential neighborhood. Therefore, the Project's operational noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations.

### **NOISE FUNDAMENTALS**

Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear. Exhibit 2 presents a summary of the typical noise levels and their subjective loudness and effects that are described in more detail below.

### EXHIBIT 1: SITE



**LEGEND:**

 Site Boundary

Since the range of intensities that the human ear can detect is so large, the scale frequently used to measure intensity is a scale based on multiples of 10, the logarithmic scale. The scale for measuring intensity is the decibel scale. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. (1) The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud jet flyover noises equate to 110 dBA at approximately 1,000 feet, which can cause serious discomfort. (2) Another important aspect of noise is the duration of the sound and the way it is described and distributed in time.

## EXHIBIT 2: TYPICAL NOISE LEVELS

<b>COMMON OUTDOOR ACTIVITIES</b>	<b>COMMON INDOOR ACTIVITIES</b>	<b>A - WEIGHTED SOUND LEVEL dBA</b>	<b>SUBJECTIVE LOUDNESS</b>	<b>EFFECTS OF NOISE</b>
THRESHOLD OF PAIN		140	<b>INTOLERABLE OR DEAFENING</b>	<b>HEARING LOSS</b>
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	<b>VERY NOISY</b>	<b>SPEECH INTERFERENCE</b>
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80	<b>LOUD</b>	
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70		
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60	<b>MODERATE</b>	<b>SLEEP DISTURBANCE</b>
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50		
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	<b>FAINT</b>	<b>NO EFFECT</b>
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10	<b>VERY FAINT</b>	
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0		

## NOISE DESCRIPTORS

Environmental noise descriptors are typically based on average noise levels over time, rather than instantaneous measurements. The most commonly used metric is the equivalent continuous sound level ( $L_{eq}$ ). Rather than being measured directly,  $L_{eq}$  is calculated from A-weighted sound pressure levels (dBA) recorded over a specified period. The  $L_{eq}$  represents the constant sound level that, over a given time, would contain the same acoustic energy as the actual fluctuating sound levels. As such, it is widely used to describe average environmental noise exposure. Importantly, while sound pressure levels (e.g.,  $L_{eq}$ ) express the intensity of sound at a specific location and are affected by distance and environmental conditions, sound power levels ( $L_w$ ) are intrinsic properties of the sound source itself. Unlike sound pressure, sound power is independent of distance and unaffected by obstacles, air absorption, or weather conditions. In contrast, sound pressure levels decrease with distance due to factors such as geometric spreading, absorption by air and surfaces, intervening barriers or obstacles, and meteorological conditions (e.g., wind, humidity).

To describe the time-varying character of environmental noise, the statistical or percentile noise descriptors  $L_{50}$ ,  $L_{25}$ ,  $L_8$ , and  $L_2$  are commonly used. The percentile noise descriptors are the noise levels equaled or exceeded during 50 percent, 25 percent, 8 percent, and 2 percent of a stated time. Sound levels associated with the  $L_2$  and  $L_8$  typically describe transient or short-term events, while levels associated with the  $L_{50}$  describe the steady state (or median) noise conditions. While the  $L_{50}$  describes the median noise levels occurring 50 percent of the time, the  $L_{eq}$  accounts for the total energy (average) observed for the entire hour. Therefore, the  $L_{eq}$  noise descriptor is generally 1-2 dBA higher than the  $L_{50}$  noise level.

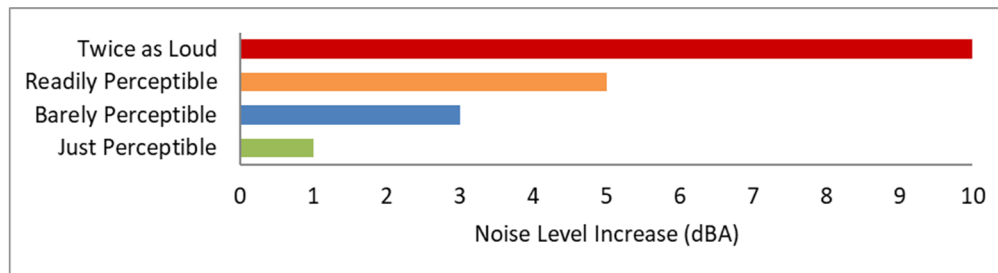
While useful, peak-hour or average noise levels do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely, evening and nighttime (sleeping) hours. To account for this, the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level, is utilized. The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time-of-day corrections require the addition of 5 decibels to dBA  $L_{eq}$  sound levels in the evening from 7:00 p.m. to 10:00 p.m., and the addition of 10 decibels to dBA  $L_{eq}$  sound levels at night between 10:00 p.m. and 7:00 a.m. These additions are made to account for the noise-sensitive time periods during the evening and night hours when sound appears louder. CNEL does not represent the actual sound level heard at any time, but rather represents the total sound exposure. The County of Los Angeles relies on the 24-hour CNEL level to assess land use compatibility with transportation-related noise sources.

### **COMMUNITY RESPONSE TO NOISE**

Approximately sixteen percent of the population has a very low tolerance for noise and will object to any noise not of their making. Consequently, even in the quietest environment, some complaints may occur. Twenty to thirty percent of the population will not complain even in very severe noise environments. (3 pp. 8-6) Thus, a variety of reactions can be expected from people exposed to any given noise environment.

Surveys have shown that community response to changes in noise varies from no reaction to vigorous action for newly introduced noises, averaging from 10 dB below existing to 25 dB above existing. (4) According to research published initially in the Noise Effects Handbook (3), the percentage of high annoyance ranges from approximately 0 percent at 45 dB or less, 10 percent are highly annoyed around 60 dB, and increases rapidly to approximately 70 percent being highly annoyed at approximately 85 dB or greater. Despite this variability in behavior on an individual level, the population can be expected to exhibit the following responses to changes in noise levels, as shown in Exhibit 3. A change of 3 dBA is considered barely perceptible, changes of 5 dBA are considered readily perceptible; and a 10 dBA change is perceived as a doubling or halving of sound levels. (5)

### EXHIBIT 3: NOISE LEVEL INCREASE PERCEPTION



## COUNTY OF LOS ANGELES NOISE REGULATIONS

Section 12.08.390 of the County of Los Angeles Noise Ordinance establishes exterior noise standards, which limit how loud project operation noise can be. The Project is limited to a daytime exterior noise level of 55 dBA  $L_{eq}$  and a Nighttime noise level limit of 50 dBA  $L_{eq}$  at nearby residential land uses. (6)

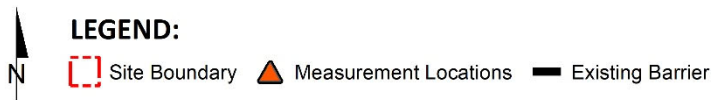
## EXISTING NOISE LEVEL MEASUREMENTS

To assess the existing noise level environment, 24-hour noise level measurements were taken at five locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. Exhibit 4 provides the boundaries of the Project study area and the noise level measurement locations. To fully describe the existing noise conditions, long-term noise level measurements were collected by Urban Crossroads, Inc. on Wednesday, October 22, 2025. Appendix 1 includes study area photos.

## MEASUREMENT PROCEDURE AND CRITERIA

To describe the existing noise environment, the hourly noise levels were measured during typical weekday conditions over a 24-hour period. By collecting individual hourly noise level measurements, it is possible to describe the equivalent daytime and nighttime hourly noise levels. The long-term noise readings were recorded using Piccolo Type 2 integrating sound level meters and dataloggers. The Piccolo sound level meters were calibrated using a Larson-Davis calibrator, Model CAL 150. All noise meters were programmed in "slow" mode to record noise levels in "A" weighted form. The sound level meters and microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters, ANSI S1.4-2014/IEC 61672-1:2013. (7)

### EXHIBIT 4: NOISE MEASUREMENT LOCATIONS



## **NOISE MEASUREMENT LOCATIONS**

The long-term noise level measurements were positioned as close to the nearest noise-sensitive receiver locations as possible to assess the existing equivalent hourly noise levels near the noise-sensitive locations, see Exhibit 4. Both Caltrans and the FTA recognize that it is not reasonable to collect noise level measurements that can fully represent every part of a private yard, patio, deck, or balcony normally used for human activity when estimating impacts for new development projects. This is demonstrated in the Caltrans general site location guidelines, which indicate that sites must be free of noise contamination by sources other than sources of interest. Avoid sites located near sources such as barking dogs, lawnmowers, pool pumps, and air conditioners unless it is the express intent of the analyst to measure these sources. (8) Further, FTA guidance states that it is not necessary nor recommended that existing noise exposure be determined by measuring at every noise-sensitive location in the project area. Rather, the recommended approach is to characterize the noise environment for clusters of sites based on measurements or estimates at representative locations in the community. (4)

Based on recommendations of Caltrans and the FTA, it is not necessary to collect measurements at each individual building or residence, because each receiver measurement represents a group of buildings that share acoustical equivalence. (4) In other words, the area represented by the receiver shares similar shielding, terrain, and geometric relationship to the reference noise source. Receivers represent a location of noise-sensitive areas and are used to estimate the future noise level impacts.

Collecting noise level measurements at the nearby sensitive receiver locations allows for a comparison of the before and after Project noise levels and is necessary to assess potential noise increase due to the Project's contribution to the ambient noise levels. This approach is necessary to calculate the temporary or permanent increase in ambient noise levels as required by the CEQA Guidelines Environmental Checklist.

## **NOISE MEASUREMENT RESULTS**

The noise measurements presented below focus on the equivalent or the hourly energy average sound levels ( $L_{eq}$ ) to describe the existing ambient conditions. Table 1 provides the (energy average) noise levels used to describe the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location. The equivalent sound level ( $L_{eq}$ ) represents a steady state sound level containing the same total energy as a time-varying signal over a given sample period. The daytime and nighttime equivalent noise levels represent the average of all hourly noise levels observed during these time periods, expressed as a single number.

Table 1 provides the equivalent noise levels used to describe the daytime and nighttime ambient conditions for each of the measurements. Appendix 2 provides summary worksheets of the noise levels for each hour as well as the minimum, maximum, L1, L2, L5, L8, L25, L50, L90, L95, and L99 percentile noise levels observed during the daytime and nighttime periods.

**TABLE 1: AMBIENT NOISE LEVEL MEASUREMENTS**

Location <sup>1</sup>	Description	Energy Average Noise Level (dBA L <sub>eq</sub> ) <sup>2</sup>	
		Daytime	Nighttime
L1	Located near the residence at 14112 Maple Avenue	57.6	53.2
L2	Located near the residence at 14030 Alfeld Avenue	58.4	54.2
L3	Located near the residence at 14019 Cadmus Avenue	57.5	49.8
L4	Located near the residence at 14018 Cadmus Avenue	53.4	48.4
L5	Located near the residence at 243 Alsina Street	58.7	55.5

<sup>1</sup> See Exhibit 4 for the noise level measurement locations.

<sup>2</sup> Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 2.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

## RECEIVER LOCATIONS

To assess the potential for noise impacts, the following receiver locations, as shown in Exhibit 5, were identified as representative locations for analysis. Sensitive uses or receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. To describe the potential off-site Project noise levels, twelve receiver locations in the vicinity of the Project site were identified.

The selection of receiver locations is based on FHWA guidelines and is consistent with additional guidance provided by Caltrans and the FTA. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures.

## NOISE PREDICTION MODEL

To fully describe the exterior operational noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze multiple types of noise sources using the spatially accurate Project site plan, georeferenced Nearmap aerial imagery, topography, buildings, and barriers in its calculations to predict outdoor noise levels. Using the ISO 9613-2 protocol, CadnaA will calculate the distance from each noise source to the noise receiver locations, using the ground absorption, distance, and barrier/building attenuation inputs to provide a summary of noise level at each receiver and the partial noise level contributions by noise source. The noise level calculations provided in this noise assessment account for the distance attenuation provided due to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. A default ground attenuation factor of 0.5 was used in the CadnaA noise analysis to account for mixed ground representing a combination of hard and soft surfaces.

## EXHIBIT 5: RECEIVER LOCATIONS



### LEGEND:



## OPERATIONAL NOISE ANALYSIS

This section analyzes the potential stationary-source operational noise impacts at the nearby receiver locations resulting from the operation of the proposed Rosecrans and South Main Street Project.

## OPERATIONAL NOISE STANDARDS

The County of Los Angeles noise control guidelines for determining and mitigating non-transportation or stationary noise source impacts from operations in neighboring residential areas are found in Section 8.36.040, which indicates that *no person shall create or cause to be created any*

sound which exceeds the noise levels in this section as measured at the property line of any residentially zoned property. The performance standards found in Section 8.36.040 limit the exterior noise level to 55 dBA  $L_{eq}$  during daytime hours, and 50 dBA  $L_{eq}$  during nighttime hours at sensitive receiver locations.

## OPERATIONAL NOISE SOURCES

The Project-related noise sources are expected to include loading dock activities, roof-top air conditioning units, and truck movements. To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project. While sound pressure levels (e.g.,  $L_{eq}$ ) quantify in decibels the intensity of given sound sources at a reference distance, sound power levels ( $L_w$ ) are connected to the sound source and are independent of distance. Sound pressure levels vary substantially with distance from the source and diminish because of intervening obstacles and barriers, air absorption, wind, and other factors. Sound power is the acoustical energy emitted by the sound source and is an absolute value that is not affected by the environment. The reference project operational and sound power levels are summarized below in Table 2. The reference project operational noise levels are based on the project-related noise source activities shown on Exhibit 6.

**TABLE 2: REFERENCE NOISE LEVELS**

Noise Source <sup>1</sup>	Noise Source Height (Feet)	Min./ Hour <sup>2</sup>		Reference Noise Level (dBA $L_{eq}$ ) @ 50 Feet	Sound Power Level (dBA) <sup>3</sup>
		Day	Night		
Loading Dock Activity	8'	60	60	79.9	111.5
Roof-Top Air Conditioning Units	5'	39	28	57.3	88.9
Truck Movements	8'	60	60	61.6	93.2
Parking Vehicle Movements	5'	60	60	49.5	81.1

<sup>1</sup> As measured by Urban Crossroads, Inc.

<sup>2</sup> Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

<sup>3</sup> Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source.

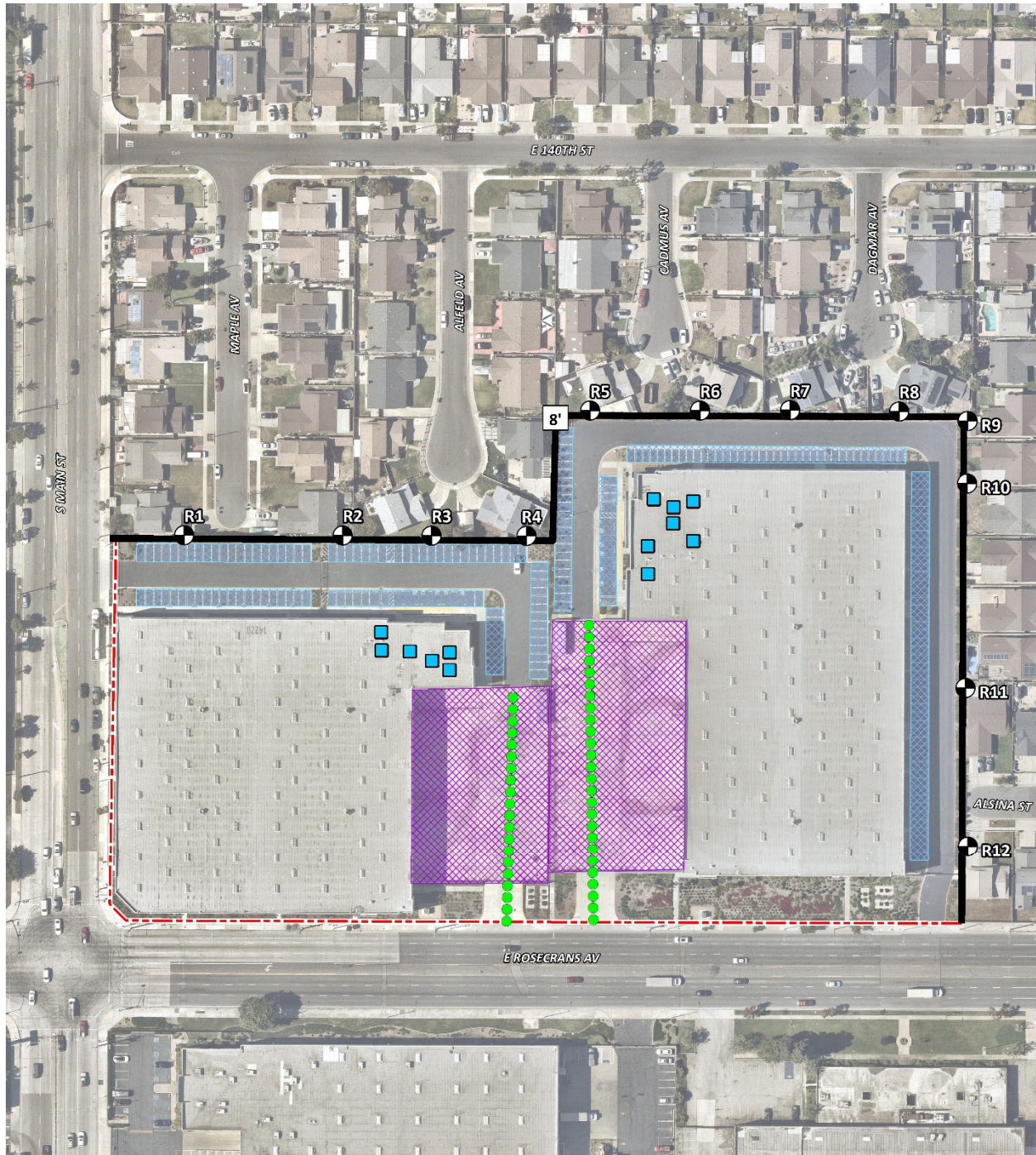
## OPERATIONAL NOISE LEVEL COMPLIANCE

Using the reference noise levels to represent the proposed Project operations, Urban Crossroads, Inc. calculated the operational source noise levels and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Table 3 shows that the Project operational noise levels are expected to range from 30.3 to 50.0 dBA  $L_{eq}$  during daytime hours and 29.5 to 49.6 dBA  $L_{eq}$  during nighttime hours at nearby sensitive receiver locations.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the County of Los Angeles exterior noise level standards at nearby noise-sensitive receiver locations. Table 3 shows that the operational noise levels associated with the Project will not exceed the County of Los Angeles 55 dBA  $L_{eq}$  daytime

and 50 dBA  $L_{eq}$  nighttime exterior noise level standards. Therefore, the operational noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations.

### EXHIBIT 6: OPERATIONAL NOISE SOURCE LOCATIONS



**LEGEND:**

- Receiver Locations
 Loading Dock Activity
 Truck Movements
 Existing Barrier
- Site Boundary
 Parking Lot Vehicle Movements
 Roof-Top Air Conditioning Unit

**TABLE 3: OPERATIONAL NOISE LEVEL COMPLIANCE**

Receiver Location <sup>1</sup>	Land Use	Project Operational Noise Levels (dBA Leq) <sup>2</sup>		Noise Level Standards (dBA Leq) <sup>3</sup>		Noise Level Standards Exceeded? <sup>4</sup>	
		Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R01	Residential	40.8	39.8	55	50	No	No
R02	Residential	44.7	43.9	55	50	No	No
R03	Residential	45.8	45.0	55	50	No	No
R04	Residential	50.0	49.6	55	50	No	No
R05	Residential	44.5	43.8	55	50	No	No
R06	Residential	40.4	38.5	55	50	No	No
R07	Residential	38.6	36.9	55	50	No	No
R08	Residential	32.8	31.8	55	50	No	No
R09	Residential	30.3	29.5	55	50	No	No
R10	Residential	30.5	30.1	55	50	No	No
R11	Residential	31.0	30.7	55	50	No	No
R12	Residential	31.0	30.8	55	50	No	No

<sup>1</sup> See Exhibit 3 for the receiver locations.

<sup>2</sup> Proposed Project operational noise calculations are included in Appendix A.

<sup>3</sup> Exterior noise level standards.

<sup>4</sup> Do the estimated Project operational noise source activities exceed the noise level standards?

<sup>5</sup> Receiver locations do not include any noise sensitive nighttime use.

"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

## PROJECT OPERATIONAL NOISE LEVEL INCREASES

To describe the Project operational noise level increases, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Since the units used to measure noise, decibels (dB), are logarithmic units, the Project-operational and existing ambient noise levels cannot be combined using standard arithmetic equations. (1) Instead, they must be logarithmically added using the following base equation:

$$SPL_{Total} = 10\log_{10}[10^{SPL1/10} + 10^{SPL2/10} + \dots 10^{SPLn/10}]$$

Where "SPL1," "SPL2," etc. are equal to the sound pressure levels being combined, or in this case, the Project-operational and existing ambient noise levels. The difference between the combined Project and ambient noise levels describes the Project noise level increases in the existing ambient noise environment. Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented in Tables 4 and 5, respectively. As indicated in Table 4, the Project will generate daytime operational noise increases ranging from less than 0.1 to 0.6 dBA Leq at the nearest receiver locations. Table 5 shows that the Project will generate nighttime operational noise increases ranging from less than 0.1 to 1.3 dBA Leq at the nearest receiver locations. Project-related operational noise level increases will not exceed the operational noise level increase significance criteria; therefore, the increases at the sensitive receiver locations will be *less than significant*.

**TABLE 4: DAYTIME PROJECT OPERATIONAL NOISE INCREASES**

Receiver Location <sup>1</sup>	Land Use	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Increase <sup>6</sup>	Increase Criteria <sup>7</sup>	Increase Criteria Exceeded?
R01	Residential	40.8	L1	57.6	57.7	0.1	5.0	No
R02	Residential	44.7	L1	57.6	57.8	0.2	5.0	No
R03	Residential	45.8	L2	58.4	58.6	0.2	5.0	No
R04	Residential	50.0	L2	58.4	59.0	0.6	5.0	No
R05	Residential	44.5	L3	57.5	57.7	0.2	5.0	No
R06	Residential	40.4	L3	57.5	57.6	0.1	5.0	No
R07	Residential	38.6	L3	57.5	57.6	0.1	5.0	No
R08	Residential	32.8	L4	53.4	53.4	0.0	5.0	No
R09	Residential	30.3	L4	53.4	53.4	0.0	5.0	No
R10	Residential	30.5	L4	53.4	53.4	0.0	5.0	No
R11	Residential	31.0	L5	58.7	58.7	0.0	5.0	No
R12	Residential	31.0	L5	58.7	58.7	0.0	5.0	No

<sup>1</sup> See Exhibit 3 for the receiver locations.

<sup>2</sup> Total Project daytime operational noise levels as shown on Table 2.

<sup>3</sup> Reference noise level measurement locations as shown on Exhibit 5-A of the 2022 Noise Study.

<sup>4</sup> Observed daytime ambient noise levels as shown on Table 5-1 of the 2022 Noise Study.

<sup>5</sup> Represents the combined ambient conditions plus the Project activities.

<sup>6</sup> The noise level increase expected with the addition of the proposed Project activities.

<sup>7</sup> Significance increase criteria as shown on Table 4-1 of the 2022 Noise Study.

**TABLE 5: NIGHTTIME PROJECT OPERATIONAL NOISE INCREASES**

Receiver Location <sup>1</sup>	Land Use	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Increase <sup>6</sup>	Increase Criteria <sup>7</sup>	Increase Criteria Exceeded?
R01	Residential	39.8	L1	53.2	53.4	0.2	5.0	No
R02	Residential	43.9	L1	53.2	53.7	0.5	5.0	No
R03	Residential	45.0	L2	54.2	54.7	0.5	5.0	No
R04	Residential	49.6	L2	54.2	55.5	1.3	5.0	No
R05	Residential	43.8	L3	49.8	50.8	1.0	5.0	No
R06	Residential	38.5	L3	49.8	50.1	0.3	5.0	No
R07	Residential	36.9	L3	49.8	50.0	0.2	5.0	No
R08	Residential	31.8	L4	48.4	48.5	0.1	5.0	No
R09	Residential	29.5	L4	48.4	48.5	0.1	5.0	No
R10	Residential	30.1	L4	48.4	48.5	0.1	5.0	No
R11	Residential	30.7	L5	55.5	55.5	0.0	5.0	No
R12	Residential	30.8	L5	55.5	55.5	0.0	5.0	No

<sup>1</sup> See Exhibit 3 for the receiver locations.

<sup>2</sup> Total Project nighttime operational noise levels as shown on Table 2.

<sup>3</sup> Reference noise level measurement locations as shown on Exhibit 5-A of the 2022 Noise Study.

<sup>4</sup> Observed nighttime ambient noise levels as shown on Table 5-1 of the 2022 Noise Study.

<sup>5</sup> Represents the combined ambient conditions plus the Project activities.

<sup>6</sup> The noise level increase expected with the addition of the proposed Project activities.

<sup>7</sup> Significance increase criteria as shown on Table 4-1 of the 2022 Noise Study.

## REFERENCES

1. **California Department of Transportation Environmental Program.** *Technical Noise Supplement - A Technical Supplement to the Traffic Noise Analysis Protocol.* Sacramento, CA: s.n., September 2013.
2. **Environmental Protection Agency Office of Noise Abatement and Control.** *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety.* March 1974. EPA/ONAC 550/9/74-004.
3. **U.S. Environmental Protection Agency Office of Noise Abatement and Control.** *Noise Effects Handbook-A Desk Reference to Health and Welfare Effects of Noise.* October 1979 (revised July 1981). EPA 550/9/82/106.
4. **U.S. Department of Transportation, Federal Transit Administration.** *Transit Noise and Vibration Impact Assessment Manual, FTA Report No. 0123.* September 2018.
5. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch.** *Highway Traffic Noise Analysis and Abatement Policy and Guidance.* December 2011.
6. **County of Los Angeles.** *County Code, Chapter 12.08 - Noise Control.*
7. **American National Standards Institute (ANSI).** *Specification for Sound Level Meters ANSI S1.4-2014/IEC 61672-1:2013.*
8. **California Department of Transportation Environmental Program.** *Technical Noise Supplement - A Technical Supplement to the Traffic Noise Analysis Protocol.* Sacramento, CA: s.n., September 2013.
9. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning.** *FHWA Roadway Construction Noise Model.* January, 2006.

**APPENDIX 1:**  
**NOISE MEASUREMENT PHOTOGRAPHS**



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**16823 - Rosecrans and Main**

16823\_L1\_B\_East

33, 54' 11.820000"118, 16' 24.480000"



16823\_L1\_B\_North

33, 54' 11.770000"118, 16' 24.480000"



16823\_L1\_B\_South

33, 54' 11.860000"118, 16' 24.480000"



16823\_L1\_B\_West

33, 54' 11.840000"118, 16' 24.480000"



**16823 - Rosecrans and Main**

**16823\_L2\_C\_East**

33, 54' 11.310000"118, 16' 21.630000"



**16823\_L2\_C\_North**

33, 54' 11.200000"118, 16' 21.570000"



**16823\_L2\_C\_South**

33, 54' 11.310000"118, 16' 21.600000"



**16823\_L2\_C\_West**

33, 54' 11.290000"118, 16' 21.600000"



**16823 - Rosecrans and Main**

**16823\_L3\_E\_East**

33, 54' 12.600000"118, 16' 19.270000"



**16823\_L3\_E\_North**

33, 54' 12.610000"118, 16' 19.270000"



**16823\_L3\_E\_South**

33, 54' 12.610000"118, 16' 19.270000"



**16823\_L3\_E\_West**

33, 54' 12.580000"118, 16' 19.290000"



**16823 - Rosecrans and Main**

16823\_L4\_K\_East

33, 54' 12.630000"118, 16' 16.350000"



16823\_L4\_K\_North

33, 54' 12.680000"118, 16' 16.350000"



16823\_L4\_K\_South

33, 54' 12.630000"118, 16' 16.350000"



16823\_L4\_K\_West

33, 54' 12.640000"118, 16' 16.350000"



**16823 - Rosecrans and Main**

16823\_L5\_M\_East

33, 54' 9.220000"118, 16' 15.720000"



16823\_L5\_M\_North

33, 54' 9.210000"118, 16' 15.720000"



16823\_L5\_M\_South

33, 54' 9.210000"118, 16' 15.720000"



16823\_L5\_M\_West

33, 54' 9.210000"118, 16' 15.750000"





**APPENDIX 2:**  
**NOISE MEASUREMENT WORKSHEETS**

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## 24-Hour Noise Level Measurement Summary

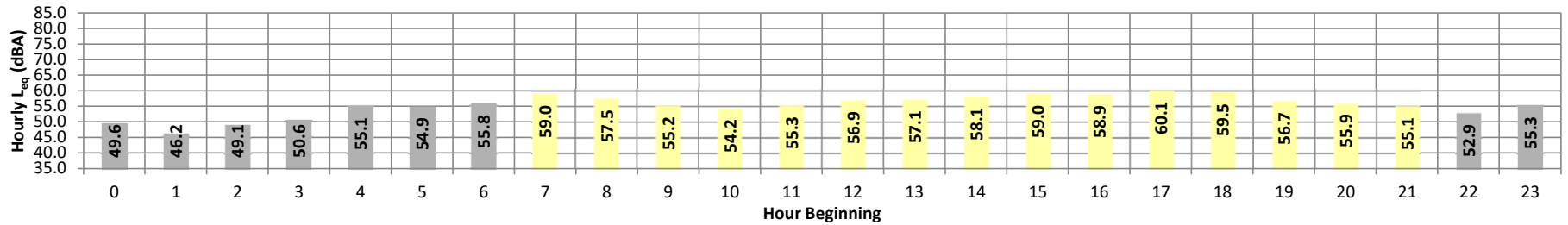
Date: Wednesday, October 22, 2025  
Project: Rosecrans Ave.

Location: L1 - Located near the northern site boundary near the  
Source: residence at 14112 Maple Ave.

Meter: Piccolo II

JN: 16823  
Analyst: N. Johnson

Hourly  $L_{eq}$  dBA Readings (unadjusted)



Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	$L_{eq}$	Adj.	Adj. $L_{eq}$
Night	0	49.6	61.4	41.8	61.1	60.3	55.8	53.0	47.3	44.6	42.5	42.2	41.9	49.6	10.0	59.6
	1	46.2	55.4	41.1	54.7	53.8	51.3	49.6	46.3	44.0	41.9	41.6	41.2	46.2	10.0	56.2
	2	49.1	57.3	45.0	56.9	56.2	53.9	52.1	48.8	47.3	45.7	45.4	45.1	49.1	10.0	59.1
	3	50.6	62.6	44.4	61.9	60.3	56.6	54.0	49.1	46.7	44.9	44.6	44.4	50.6	10.0	60.6
	4	55.1	66.6	47.7	66.3	65.3	62.1	60.0	52.6	50.1	48.3	48.0	47.7	55.1	10.0	65.1
	5	54.9	63.7	50.0	63.2	62.3	60.1	58.8	55.0	52.5	50.6	50.6	50.3	50.1	54.9	10.0
Day	6	55.8	63.9	50.6	63.4	62.5	60.4	59.3	56.5	53.8	51.3	50.9	50.7	55.8	10.0	65.8
	7	59.0	70.8	49.3	69.8	68.8	65.2	63.1	58.1	54.5	50.6	49.9	49.5	59.0	0.0	59.0
	8	57.5	67.0	48.3	66.5	65.6	63.6	62.9	57.3	53.5	49.5	48.9	48.4	57.5	0.0	57.5
	9	55.2	65.7	46.4	65.0	64.1	60.8	59.6	55.1	51.2	47.4	47.0	46.5	55.2	0.0	55.2
	10	54.2	62.8	47.5	62.4	61.8	59.6	58.2	54.7	51.6	48.4	48.0	47.6	54.2	0.0	54.2
	11	55.3	65.0	48.4	64.3	63.2	60.5	59.2	55.5	52.6	49.4	49.0	48.5	55.3	0.0	55.3
	12	56.9	65.6	50.7	65.2	64.5	62.3	60.9	56.9	54.6	51.7	51.3	50.8	56.9	0.0	56.9
	13	57.1	66.1	51.6	65.6	64.8	62.2	60.6	57.2	54.8	52.4	52.1	51.7	57.1	0.0	57.1
	14	58.1	67.7	52.5	67.1	66.0	63.0	61.9	58.0	55.8	53.3	52.9	52.6	58.1	0.0	58.1
	15	59.0	69.2	52.3	68.6	67.7	64.1	62.1	59.1	56.3	53.1	52.7	52.3	59.0	0.0	59.0
	16	58.9	66.7	53.2	66.2	65.7	63.8	62.3	59.4	57.0	54.2	53.7	53.4	58.9	0.0	58.9
	17	60.1	69.3	53.8	68.8	68.0	64.9	63.4	60.5	57.7	54.6	54.3	53.9	60.1	0.0	60.1
Night	18	59.5	69.9	53.6	69.2	68.2	64.6	62.8	59.3	56.7	54.4	54.1	53.7	59.5	0.0	59.5
	19	56.7	63.6	52.5	63.2	62.7	61.1	60.0	57.2	55.1	53.2	52.9	52.6	56.7	5.0	61.7
	20	55.9	63.1	52.1	62.7	62.2	60.3	59.2	56.1	54.4	52.8	52.5	52.2	55.9	5.0	60.9
	21	55.1	62.2	50.7	61.8	61.1	59.4	58.4	55.6	53.6	51.4	51.0	50.8	55.1	5.0	60.1
	22	52.9	60.2	49.1	59.8	59.1	57.2	56.1	53.0	51.4	49.8	49.5	49.2	52.9	10.0	62.9
	23	55.3	67.7	46.6	67.3	66.4	62.4	59.5	51.6	49.0	47.2	47.0	46.7	55.3	10.0	65.3
Day	Min	54.2	62.2	46.4	61.8	61.1	59.4	58.2	54.7	51.2	47.4	47.0	46.5	24-Hour CNEL	Leq (dBA) Daytime (7am-10pm)	Nighttime (10pm-7am)
	Max	60.1	70.8	53.8	69.8	68.8	65.2	63.4	60.5	57.7	54.6	54.3	53.9			
Energy Average		57.6	Average:		65.8	64.9	62.4	61.0	57.3	54.6	51.8	51.4	51.0	<b>61.0</b>	<b>57.6</b>	<b>53.2</b>
Night	Min	46.2	55.4	41.1	54.7	53.8	51.3	49.6	46.3	44.0	41.9	41.6	41.2			
	Max	55.8	67.7	50.6	67.3	66.4	62.4	60.0	56.5	53.8	51.3	50.9	50.7			
Energy Average		53.2	Average:		61.6	60.7	57.8	55.8	51.1	48.8	46.9	46.6	46.3			

## 24-Hour Noise Level Measurement Summary

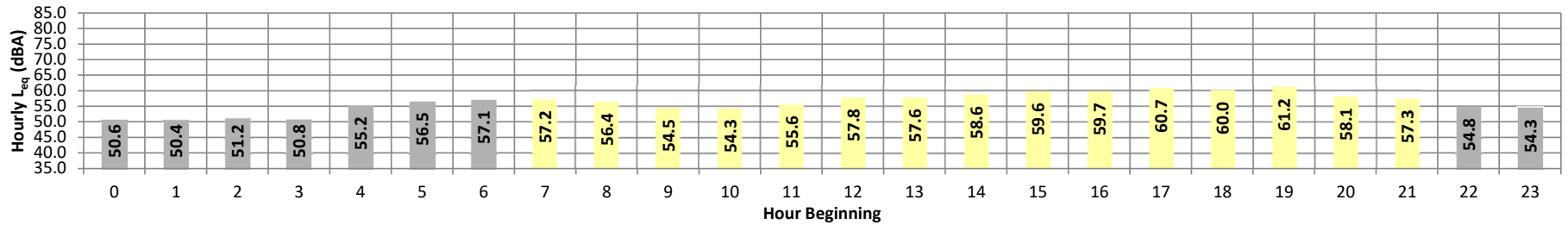
Date: Wednesday, October 22, 2025  
Project: Rosecrans Ave.

Location: L2 - Located near the northern site boundary near the  
Source: residence at 14030 Afeld Ave.

Meter: Piccolo II

JN: 16823  
Analyst: N. Johnson

Hourly  $L_{eq}$  dBA Readings (unadjusted)



Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	$L_{eq}$	Adj.	Adj. $L_{eq}$
Night	0	50.6	59.5	45.7	58.9	58.0	55.5	54.1	50.7	48.6	46.4	46.1	45.8	50.6	10.0	60.6
	1	50.4	57.7	45.3	57.4	57.0	55.9	54.7	50.6	48.2	46.0	45.7	45.4	50.4	10.0	60.4
	2	51.2	56.6	47.9	56.2	55.8	54.7	54.1	51.7	50.1	48.6	48.3	48.0	51.2	10.0	61.2
	3	50.8	58.6	46.7	58.1	57.5	55.6	54.1	51.0	49.2	47.3	47.0	46.8	50.8	10.0	60.8
	4	55.2	62.7	51.9	62.3	61.6	59.7	58.2	55.1	53.9	52.4	52.2	52.0	55.2	10.0	65.2
	5	56.5	61.4	53.6	61.0	60.5	59.4	58.8	57.2	56.0	54.2	54.0	53.7	56.5	10.0	66.5
Day	6	57.1	63.1	54.1	62.4	61.5	60.0	59.2	57.6	56.5	54.8	54.5	54.2	57.1	10.0	67.1
	7	57.2	65.4	51.2	65.0	64.3	61.8	60.6	57.5	55.6	52.5	51.9	51.3	57.2	0.0	57.2
	8	56.4	65.0	49.8	64.1	63.1	61.2	60.4	57.0	54.3	51.0	50.4	50.0	56.4	0.0	56.4
	9	54.5	61.1	48.7	60.7	60.3	58.5	57.7	55.3	53.3	50.0	49.4	48.8	54.5	0.0	54.5
	10	54.3	61.5	48.6	61.2	60.7	58.6	57.3	54.8	53.0	50.0	49.4	48.8	54.3	0.0	54.3
	11	55.6	63.1	50.5	62.5	61.6	59.4	58.2	56.1	54.5	51.7	51.1	50.7	55.6	0.0	55.6
	12	57.8	66.0	53.0	65.2	64.4	62.8	61.5	57.7	56.1	53.9	53.5	53.1	57.8	0.0	57.8
	13	57.6	63.4	54.1	63.0	62.4	60.8	60.0	58.1	56.9	55.0	54.6	54.2	57.6	0.0	57.6
	14	58.6	65.3	55.1	64.8	63.9	62.0	61.1	59.0	57.8	56.0	55.6	55.2	58.6	0.0	58.6
	15	59.6	66.2	55.6	65.7	65.0	63.1	62.0	60.2	58.7	56.6	56.2	55.7	59.6	0.0	59.6
	16	59.7	64.9	56.2	64.5	64.1	62.8	62.0	60.2	59.0	57.1	56.7	56.3	59.7	0.0	59.7
	17	60.7	67.4	56.8	66.9	66.2	64.3	63.3	61.0	59.8	57.8	57.3	56.9	60.7	0.0	60.7
	18	60.0	67.1	56.5	66.6	65.8	63.4	62.4	60.4	59.1	57.3	57.0	56.6	60.0	0.0	60.0
	19	61.2	70.2	55.5	69.5	68.7	67.4	66.2	59.3	58.0	56.2	55.9	55.6	61.2	5.0	66.2
	20	58.1	63.1	55.3	62.8	62.3	61.3	60.5	58.5	57.4	55.9	55.6	55.4	58.1	5.0	63.1
21	57.3	63.1	53.8	62.8	62.4	61.2	60.4	57.8	56.3	54.5	54.2	53.9	57.3	5.0	62.3	
Night	22	54.8	60.6	51.9	60.1	59.5	58.0	57.0	55.1	54.0	52.5	52.2	52.0	54.8	10.0	64.8
	23	54.3	63.7	49.9	63.2	62.3	59.2	57.6	53.8	52.1	50.5	50.2	49.9	54.3	10.0	64.3
Day	Min	54.3	61.1	48.6	60.7	60.3	58.5	57.3	54.8	53.0	50.0	49.4	48.8	24-Hour CNEL	Leq (dBA)	Nighttime (10pm-7am)
	Max	61.2	70.2	56.8	69.5	68.7	67.4	66.2	61.0	59.8	57.8	57.3	56.9			
Energy Average		58.4	Average:		64.4	63.7	61.9	60.9	58.2	56.7	54.4	53.9	53.5	62.1	58.4	54.2
Night	Min	50.4	56.6	45.3	56.2	55.8	54.7	54.1	50.6	48.2	46.0	45.7	45.4			
	Max	57.1	63.7	54.1	63.2	62.3	60.0	59.2	57.6	56.5	54.8	54.5	54.2			
Energy Average		54.2	Average:		60.0	59.3	57.6	56.4	53.6	52.0	50.3	50.0	49.8			

## 24-Hour Noise Level Measurement Summary

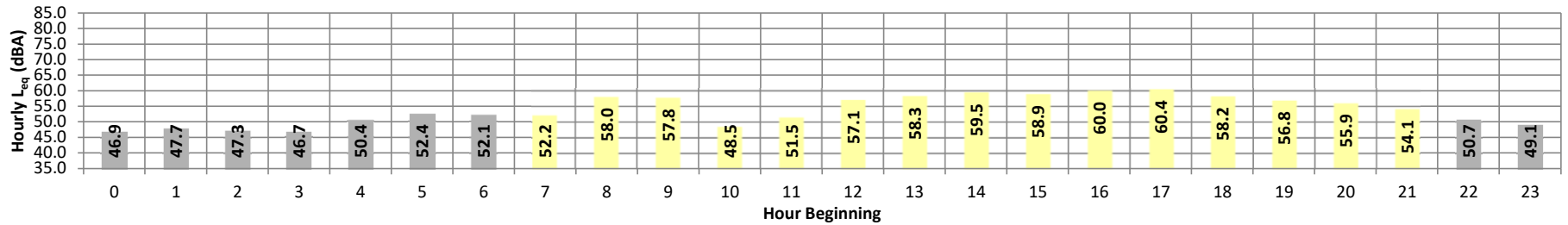
Date: Wednesday, October 22, 2025  
Project: Rosecrans Ave.

Location: L3 - Located near the northern site boundary near the  
Source: residence at 14019 Cadmus Ave.

Meter: Piccolo II

JN: 16823  
Analyst: N. Johnson

Hourly  $L_{eq}$  dBA Readings (unadjusted)



Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	$L_{eq}$	Adj.	Adj. $L_{eq}$
Night	0	46.9	52.2	44.3	51.9	51.5	50.3	49.5	47.1	45.9	44.8	44.6	44.4	46.9	10.0	56.9
	1	47.7	54.8	44.1	54.3	53.8	52.1	51.1	48.1	46.1	44.5	44.3	44.1	47.7	10.0	57.7
	2	47.3	50.7	45.5	50.5	50.2	49.5	49.1	47.6	46.8	45.9	45.7	45.5	47.3	10.0	57.3
	3	46.7	51.7	44.8	51.3	50.8	49.8	49.0	47.1	46.0	45.1	44.9	44.8	46.7	10.0	56.7
	4	50.4	53.6	48.9	53.4	53.1	52.4	51.9	50.7	50.1	49.2	49.1	49.0	50.4	10.0	60.4
	5	52.4	55.4	50.6	55.2	55.0	54.5	54.2	52.8	52.1	51.0	50.8	50.6	52.4	10.0	62.4
Day	6	52.1	55.5	50.3	55.2	55.0	54.2	53.7	52.6	51.8	50.8	50.6	50.3	52.1	10.0	62.1
	7	52.2	58.6	48.5	58.1	57.5	56.0	55.1	52.4	51.0	49.2	49.0	48.6	52.2	0.0	52.2
	8	58.0	64.8	52.5	64.2	63.6	62.5	61.5	58.5	56.8	53.9	53.3	52.7	58.0	0.0	58.0
	9	57.8	63.4	50.7	63.0	62.6	62.2	61.4	59.0	56.2	53.2	52.5	50.9	57.8	0.0	57.8
	10	48.5	54.8	44.4	54.3	53.9	52.7	51.6	49.0	47.3	45.0	44.7	44.4	48.5	0.0	48.5
	11	51.5	57.6	47.8	57.0	56.3	54.9	54.1	52.0	50.6	48.6	48.3	47.9	51.5	0.0	51.5
	12	57.1	65.2	51.9	64.5	63.7	61.9	60.8	57.2	55.2	52.8	52.4	52.0	57.1	0.0	57.1
	13	58.3	66.9	52.8	66.3	65.6	63.4	61.8	58.4	56.3	53.9	53.5	52.9	58.3	0.0	58.3
	14	59.5	68.0	53.8	67.4	66.5	64.2	63.0	59.9	57.5	54.9	54.4	54.0	59.5	0.0	59.5
	15	58.9	66.3	53.8	65.6	65.0	63.4	62.3	59.5	57.5	54.8	54.4	54.0	58.9	0.0	58.9
	16	60.0	67.8	54.9	67.1	66.4	64.7	63.3	60.3	58.4	56.0	55.5	55.1	60.0	0.0	60.0
	17	60.4	69.0	54.9	68.1	67.4	65.6	64.2	60.6	58.3	56.0	55.6	55.0	60.4	0.0	60.4
	18	58.2	65.7	54.3	64.9	64.1	62.3	61.0	58.4	56.9	55.2	54.8	54.4	58.2	0.0	58.2
	19	56.8	65.3	52.7	64.6	63.9	61.9	60.4	56.5	55.0	53.3	53.1	52.8	56.8	5.0	61.8
	20	55.9	63.6	52.3	62.6	61.9	60.3	59.2	56.3	54.3	52.9	52.6	52.4	55.9	5.0	60.9
21	54.1	59.2	51.2	58.9	58.6	57.4	56.7	54.5	53.3	51.9	51.6	51.3	54.1	5.0	59.1	
Night	22	50.7	55.3	48.4	55.0	54.5	53.5	52.9	51.1	50.1	48.9	48.7	48.4	50.7	10.0	60.7
	23	49.1	53.5	46.7	53.2	52.9	52.2	51.7	49.5	48.3	47.1	46.9	46.8	49.1	10.0	59.1
Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	Leq (dBA)		
												24-Hour CNEL	Daytime (7am-10pm)	Nighttime (10pm-7am)		
Day	Min	48.5	54.8	44.4	54.3	53.9	52.7	51.6	49.0	47.3	45.0	44.7	44.4	59.1	57.5	49.8
	Max	60.4	69.0	54.9	68.1	67.4	65.6	64.2	60.6	58.4	56.0	55.6	55.1			
Energy Average		57.5	Average:		63.1	62.5	60.9	59.8	56.8	55.0	52.8	52.4	51.9			
Night	Min	46.7	50.7	44.1	50.5	50.2	49.5	49.0	47.1	45.9	44.5	44.3	44.1			
	Max	52.4	55.5	50.6	55.2	55.0	54.5	54.2	52.8	52.1	51.0	50.8	50.6			
Energy Average		49.8	Average:		53.3	53.0	52.1	51.5	49.6	48.6	47.5	47.3	47.1			

## 24-Hour Noise Level Measurement Summary

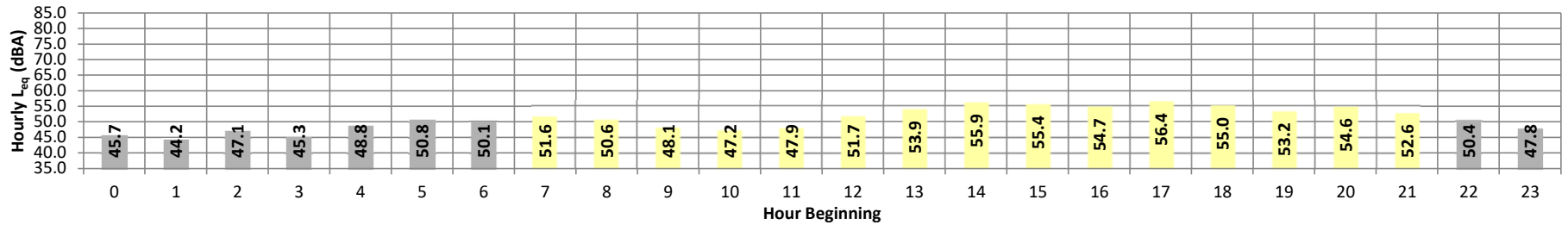
Date: Wednesday, October 22, 2025  
Project: Rosecrans Ave.

Location: L2 - Located near the north site boundary, near the residence  
Source: at 14018 Cadmus Avenue

Meter: Piccolo II

JN: 16823  
Analyst: N. Johnson

Hourly  $L_{eq}$  dBA Readings (unadjusted)



Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	$L_{eq}$	Adj.	Adj. $L_{eq}$
Night	0	45.7	54.6	41.6	53.8	52.7	50.4	48.8	45.5	44.0	42.2	42.0	41.7	45.7	10.0	55.7
	1	44.2	49.5	41.5	49.1	48.5	47.4	46.7	44.8	43.3	42.0	41.8	41.6	44.2	10.0	54.2
	2	47.1	58.0	43.7	56.1	54.3	50.9	48.9	46.7	45.7	44.3	44.1	43.8	47.1	10.0	57.1
	3	45.3	49.7	43.4	48.9	48.1	47.1	46.7	45.7	44.9	43.9	43.7	43.5	45.3	10.0	55.3
	4	48.8	55.9	46.5	54.5	53.4	51.8	50.8	49.0	47.9	46.9	46.8	46.6	48.8	10.0	58.8
	5	50.8	53.8	49.4	53.4	53.1	52.3	51.9	51.1	50.6	49.8	49.7	49.5	50.8	10.0	60.8
Day	6	50.1	53.5	48.4	53.1	52.7	51.9	51.5	50.4	49.8	48.8	48.7	48.5	50.1	10.0	60.1
	7	51.6	58.5	47.3	57.9	57.3	55.9	55.2	51.8	50.0	48.1	47.7	47.4	51.6	0.0	51.6
	8	50.6	56.2	46.6	55.6	55.0	53.7	53.1	51.5	49.6	47.7	47.3	46.8	50.6	0.0	50.6
	9	48.1	52.8	44.8	52.4	52.0	51.2	50.6	48.7	47.4	45.6	45.3	44.9	48.1	0.0	48.1
	10	47.2	52.5	42.8	52.2	51.6	50.6	50.1	48.1	46.4	43.8	43.4	43.0	47.2	0.0	47.2
	11	47.9	53.6	44.5	53.1	52.4	51.3	50.5	48.5	47.1	45.2	44.9	44.5	47.9	0.0	47.9
	12	51.7	58.7	47.8	58.1	57.5	55.8	55.0	52.0	50.3	48.5	48.2	47.9	51.7	0.0	51.7
	13	53.9	61.7	49.2	61.1	60.5	59.1	57.9	54.1	51.6	49.8	49.5	49.2	53.9	0.0	53.9
	14	55.9	64.8	50.5	64.0	63.1	61.0	59.9	56.4	53.4	51.3	51.0	50.6	55.9	0.0	55.9
	15	55.4	64.4	50.3	63.7	62.7	60.4	59.1	55.4	53.2	51.0	50.7	50.4	55.4	0.0	55.4
	16	54.7	62.9	50.7	62.2	61.3	59.2	57.6	54.8	53.2	51.4	51.1	50.8	54.7	0.0	54.7
	17	56.4	64.8	52.1	64.1	63.5	61.5	59.8	56.1	54.5	52.8	52.5	52.2	56.4	0.0	56.4
	18	55.0	63.4	51.5	62.4	61.2	59.1	57.8	55.0	53.7	52.1	51.9	51.6	55.0	0.0	55.0
	19	53.2	59.7	50.8	58.8	57.9	56.4	55.3	53.4	52.3	51.2	51.0	50.8	53.2	5.0	58.2
	20	54.6	64.1	50.9	62.9	61.8	59.5	58.2	54.3	52.4	51.3	51.1	50.9	54.6	5.0	59.6
	21	52.6	59.5	49.6	58.9	58.4	56.7	55.4	52.7	51.3	50.1	49.9	49.6	52.6	5.0	57.6
Night	22	50.4	53.8	48.6	53.4	53.1	52.4	51.8	50.8	50.1	49.1	48.9	48.7	50.4	10.0	60.4
	23	47.8	53.4	45.9	52.5	51.7	50.2	49.4	48.0	47.3	46.3	46.2	46.0	47.8	10.0	57.8
Day	Min	47.2	52.5	42.8	52.2	51.6	50.6	50.1	48.1	46.4	43.8	43.4	43.0	24-Hour CNEL	Leq (dBA)	Nighttime (10pm-7am)
	Max	56.4	64.8	52.1	64.1	63.5	61.5	59.9	56.4	54.5	52.8	52.5	52.2			
Energy Average		53.4	Average:		59.2	58.4	56.8	55.7	52.9	51.1	49.3	49.0	48.7	56.6	53.4	48.4
Night	Min	44.2	49.5	41.5	48.9	48.1	47.1	46.7	44.8	43.3	42.0	41.8	41.6			
	Max	50.8	58.0	49.4	56.1	54.3	52.4	51.9	51.1	50.6	49.8	49.7	49.5			
Energy Average		48.4	Average:		52.8	52.0	50.5	49.6	48.0	47.1	45.9	45.8	45.5			

## 24-Hour Noise Level Measurement Summary

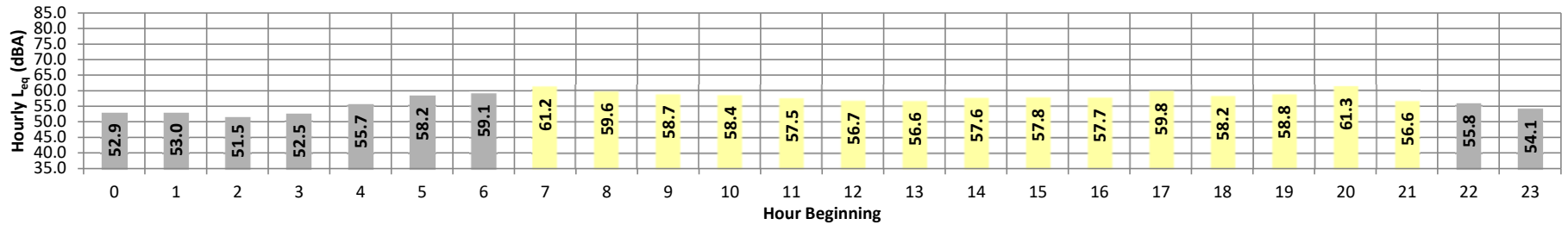
Date: Wednesday, October 22, 2025  
Project: Rosecranz Ave.

Location: L5 - Located near the eastern site boundary near the residence  
Source: at 243 Alsina St.

Meter: Piccolo II

JN: 16823  
Analyst: N. Johnson

Hourly  $L_{eq}$  dBA Readings (unadjusted)



Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	$L_{eq}$	Adj.	Adj. $L_{eq}$
Night	0	52.9	63.4	43.4	62.9	62.0	59.3	57.5	52.6	48.5	44.1	43.7	43.5	52.9	10.0	62.9
	1	53.0	63.4	43.3	63.0	62.3	59.6	57.9	52.3	47.7	44.0	43.7	43.4	53.0	10.0	63.0
	2	51.5	61.7	42.6	61.4	60.6	58.0	56.4	51.0	46.8	43.2	43.0	42.6	51.5	10.0	61.5
	3	52.5	62.2	42.8	61.9	61.2	58.9	57.4	52.6	47.9	43.4	43.1	42.8	52.5	10.0	62.5
	4	55.7	64.4	46.6	64.0	63.3	61.3	60.2	56.5	52.5	47.4	47.0	46.7	55.7	10.0	65.7
	5	58.2	67.2	47.9	66.8	66.0	63.9	62.6	59.1	55.2	49.2	48.5	48.0	58.2	10.0	68.2
Day	6	59.1	66.8	49.1	66.4	65.7	63.9	63.1	60.4	57.3	51.0	49.9	49.2	59.1	10.0	69.1
	7	61.2	71.0	51.4	70.4	69.3	66.3	64.7	61.8	58.9	53.5	52.5	51.5	61.2	0.0	61.2
	8	59.6	68.0	49.3	67.4	66.7	65.0	64.1	60.5	57.4	51.6	50.4	49.5	59.6	0.0	59.6
	9	58.7	68.2	47.6	67.5	66.5	63.8	62.7	59.4	56.4	49.8	48.7	47.8	58.7	0.0	58.7
	10	58.4	68.5	47.6	68.0	66.8	63.6	62.0	58.9	55.9	49.5	48.6	47.7	58.4	0.0	58.4
	11	57.5	67.4	47.5	66.7	65.5	62.7	61.3	58.0	55.0	49.3	48.4	47.6	57.5	0.0	57.5
	12	56.7	64.8	47.9	64.3	63.5	61.5	60.5	57.7	54.9	49.6	48.8	48.1	56.7	0.0	56.7
	13	56.6	65.3	48.3	64.8	63.9	61.2	59.8	57.2	54.9	50.1	49.2	48.4	56.6	0.0	56.6
	14	57.6	67.2	49.0	66.6	65.6	63.0	61.5	57.8	55.5	50.6	49.8	49.1	57.6	0.0	57.6
	15	57.8	66.6	49.8	65.8	64.8	62.2	61.1	58.5	56.2	51.7	50.8	49.9	57.8	0.0	57.8
	16	57.7	65.1	50.4	64.5	63.7	61.7	60.8	58.7	56.5	52.2	51.2	50.6	57.7	0.0	57.7
	17	59.8	70.8	50.6	70.3	69.0	65.5	63.3	59.0	57.0	52.4	51.6	50.8	59.8	0.0	59.8
Night	18	58.2	64.9	49.9	64.5	64.0	62.4	61.5	59.4	57.0	51.7	50.8	50.0	58.2	0.0	58.2
	19	58.8	67.9	49.5	67.5	66.6	64.0	62.5	59.2	56.6	51.5	50.5	49.7	58.8	5.0	63.8
	20	61.3	74.8	48.3	74.0	72.9	68.0	64.1	58.1	55.3	49.9	49.0	48.4	61.3	5.0	66.3
	21	56.6	66.3	46.8	65.7	64.8	62.3	60.6	57.1	53.6	47.9	47.4	46.9	56.6	5.0	61.6
	22	55.8	65.9	45.6	65.5	64.6	61.8	60.2	56.3	52.1	46.6	46.1	45.7	55.8	10.0	65.8
	23	54.1	63.5	43.5	63.0	62.4	60.2	58.7	54.8	50.1	44.4	44.0	43.6	54.1	10.0	64.1
Timeframe	Hour	$L_{eq}$	$L_{max}$	$L_{min}$	L1%	L2%	L5%	L8%	L25%	L50%	L90%	L95%	L99%	Leq (dBA)		
Day	Min	56.6	64.8	46.8	64.3	63.5	61.2	59.8	57.1	53.6	47.9	47.4	46.9	24-Hour CNEL	Daytime (7am-10pm)	Nighttime (10pm-7am)
	Max	61.3	74.8	51.4	74.0	72.9	68.0	64.7	61.8	58.9	53.5	52.5	51.5			
Energy Average		58.7	Average:		67.2	66.2	63.5	62.0	58.8	56.1	50.8	49.8	49.1			
Night	Min	51.5	61.7	42.6	61.4	60.6	58.0	56.4	51.0	46.8	43.2	43.0	42.6	63.1	58.7	55.5
	Max	59.1	67.2	49.1	66.8	66.0	63.9	63.1	60.4	57.3	51.0	49.9	49.2			
Energy Average		55.5	Average:		63.9	63.1	60.8	59.3	55.1	50.9	45.9	45.4	45.0			



**APPENDIX 3:**  
**CADNAA OPERATIONAL NOISE CALCULATIONS**



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# 16823 - Rosecrans and Main

CadnaA Noise Prediction Model: 16823-02\_Operation\_Dry\_w\_Parking.cna

Date: 30.01.26

Analyst: B. Maddux

## Calculation Configuration

Configuration	
Parameter	Value
<b>General</b>	
Max. Error (dB)	0.00
Max. Search Radius (ft)	6561.70
Min. Dist Src to Rcvr	0.00
<b>Partition</b>	
Raster Factor	0.50
Max. Length of Section (ft)	3280.80
Min. Length of Section (ft)	3.30
Min. Length of Section (%)	0.00
Proj. Line Sources	On
Proj. Area Sources	On
<b>Ref. Time</b>	
Daytime Penalty (dB)	0.00
Recr. Time Penalty (dB)	5.00
Night-time Penalty (dB)	10.00
<b>DTM</b>	
Standard Height (m)	107.88
Model of Terrain	Triangulation
<b>Reflection</b>	
max. Order of Reflection	2
Search Radius Src	328.08
Search Radius Rcvr	328.08
Max. Distance Source - Rcvr	3280.84 3280.84
Min. Distance Rcvr - Reflector	3.28 3.28
Min. Distance Source - Reflector	0.33
<b>Industrial (ISO 9613 (1996))</b>	
Lateral Diffraction	some Obj
Obst. within Area Src do not shield	On
<b>Screening</b>	
	Incl. Ground Att. over Barrier
	Dz with limit (20/25)
Barrier Coefficients C1,2,3	3.0 20.0 0.0
Temperature (°F)	50
rel. Humidity (%)	70
Ground Absorption G	0.50
Wind Speed for Dir. (mph)	6.7
<b>Roads (TNM)</b>	
<b>Railways (FTA/FRA)</b>	
<b>Aircraft (???)</b>	
Strictly acc. to AzB	

## Receiver Noise Levels

Name	M.	ID	Level Lr			Limit. Value			Land Use			Height (ft)	Coordinates			
			Day (dBA)	Night (dBA)	CNEL (dBA)	Day (dBA)	Night (dBA)	CNEL (dBA)	Type	Auto	Noise Type		X (ft)	Y (ft)	Z (ft)	
R01		R01	40.8	39.8	46.5	55.0	50.0	0.0				5.00	r	6478645.18	1787260.97	122.34
R02		R02	44.7	43.9	50.6	55.0	50.0	0.0				5.00	r	6478808.37	1787260.79	123.29
R03		R03	45.8	45.0	51.6	55.0	50.0	0.0				5.00	r	6478899.74	1787260.54	121.70
R04		R04	50.0	49.6	56.3	55.0	50.0	0.0				5.00	r	6478997.48	1787260.21	123.34
R05		R05	44.5	43.8	50.5	55.0	50.0	0.0				5.00	r	6479063.00	1787389.16	122.75
R06		R06	40.4	38.5	45.2	55.0	50.0	0.0				5.00	r	6479176.39	1787389.18	121.96
R07		R07	38.6	36.9	43.6	55.0	50.0	0.0				5.00	r	6479269.10	1787389.63	121.97
R08		R08	32.8	31.8	38.4	55.0	50.0	0.0				5.00	r	6479381.30	1787388.29	120.94
R09		R09	30.3	29.5	36.2	55.0	50.0	0.0				5.00	r	6479451.78	1787378.56	121.01
R10		R10	30.5	30.1	36.7	55.0	50.0	0.0				5.00	r	6479451.43	1787314.33	120.88
R11		R11	31.0	30.7	37.4	55.0	50.0	0.0				5.00	r	6479449.61	1787103.74	118.30
R12		R12	31.0	30.8	37.4	55.0	50.0	0.0				5.00	r	6479452.01	1786940.56	117.75

## Point Source(s)

Name	M.	ID	Result. PWL			Lw / Li		Operating Time			Height (ft)	Coordinates				
			Day (dBA)	Evening (dBA)	Night (dBA)	Type	Value dB(A)	norm.	Day (min)	Special (min)		Night (min)	X (ft)	Y (ft)	Z (ft)	
AC01		AC01	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478900.13	1787132.00	164.65
AC02		AC02	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478918.06	1787122.59	164.65
AC03		AC03	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478918.40	1787140.64	164.65
AC04		AC04	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478877.43	1787141.68	164.65
AC05		AC05	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478848.27	1787142.72	164.65
AC06		AC06	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6478847.92	1787161.47	164.65
AC07		AC07	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6479122.57	1787221.14	165.07
AC08		AC08	88.9	88.9	88.9	Lw	88.9		585.00	0.00	252.00	5.00	g	6479122.31	1787250.05	165.07

Name	M.	ID	Result. PWL			Lw / Li		Operating Time			Height	Coordinates			
			Day	Evening	Night	Type	Value	norm.	Day	Special		Night	X	Y	Z
			(dBA)	(dBA)	(dBA)		dB(A)	(min)	(min)	(min)	(ft)	(ft)	(ft)	(ft)	
AC09		AC09	88.9	88.9	88.9	Lw	88.9	585.00	0.00	252.00	5.00	g	6479169.19	1787255.26	165.07
AC10		AC10	88.9	88.9	88.9	Lw	88.9	585.00	0.00	252.00	5.00	g	6479148.35	1787273.49	165.07
AC11		AC11	88.9	88.9	88.9	Lw	88.9	585.00	0.00	252.00	5.00	g	6479128.56	1787298.23	165.07
AC12		AC12	88.9	88.9	88.9	Lw	88.9	585.00	0.00	252.00	5.00	g	6479148.87	1787289.89	165.07
AC13		AC13	88.9	88.9	88.9	Lw	88.9	585.00	0.00	252.00	5.00	g	6479169.19	1787295.88	165.07

### Line Source(s)

Name	M.	ID	Result. PWL			Result. PWL'			Lw / Li			Operating Time			Moving Pt. Src			Height	
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Special	Night	Number	Speed			
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)		dB(A)	(min)	(min)	(min)	Day	Evening	Night	(mph)	(ft)	
TRUCK1		TRUCK1	83.0	-29.6	83.0	64.9	-47.7	64.9	PWL-Pt	92.3				18.0	0.0	18.0	6.2	8	r
TRUCK2		TRUCK2	85.0	-27.5	85.0	65.8	-46.8	65.8	PWL-Pt	93.2				18.0	0.0	18.0	6.2	8	r

Name	ID	Height		Coordinates			
		Begin	End	x	y	z	Ground
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
TRUCK1	TRUCK1	8.00	r	6478976.58	1786870.94	121.88	113.88
				6478984.39	1787069.50	121.86	113.86
				6478985.33	1787077.27	121.88	113.88
				6478985.24	1787083.10	122.06	114.06
TRUCK2	TRUCK2	8.00	r	6479078.55	1787149.10	121.88	113.88
				6479077.49	1787143.54	121.88	113.88
				6479080.25	1787109.19	121.71	113.71
				6479077.81	1787073.27	121.45	113.45
				6479067.04	1786932.28	121.64	113.64
				6479067.36	1786872.50	121.54	113.54

### Area Source(s)

Name	M.	ID	Result. PWL			Result. PWL''			Lw / Li			Operating Time			Height
			Day	Evening	Night	Day	Evening	Night	Type	Value	norm.	Day	Special	Night	
			(dBA)	(dBA)	(dBA)	(dBA)	(dBA)	(dBA)		dB(A)	(min)	(min)	(min)	(ft)	
LOAD1		LOAD1	103.4	103.4	103.4	69.4	69.4	69.4	Lw	103.4				8	r
LOAD2		LOAD2	103.4	103.4	103.4	68.5	68.5	68.5	Lw	103.4				8	r
PARK01		PARK01	79.9	79.9	79.9	54.9	54.9	54.9	Lw	79.9				0	r
PARK02		PARK02	79.9	79.9	79.9	54.5	54.5	54.5	Lw	79.9				0	r
PARK03		PARK03	79.9	79.9	79.9	56.9	56.9	56.9	Lw	79.9				0	r
PARK04		PARK04	79.9	79.9	79.9	59.1	59.1	59.1	Lw	79.9				0	r
PARK05		PARK05	79.9	79.9	79.9	55.9	55.9	55.9	Lw	79.9				0	r
PARK06		PARK06	79.9	79.9	79.9	55.1	55.1	55.1	Lw	79.9				0	r
PARK07		PARK07	79.9	79.9	79.9	55.2	55.2	55.2	Lw	79.9				0	r
PARK08		PARK08	79.9	79.9	79.9	56.4	56.4	56.4	Lw	79.9				0	r
PARK09		PARK09	79.9	79.9	79.9	53.3	53.3	53.3	Lw	79.9				0	r
PARK10		PARK10	79.9	79.9	79.9	51.5	51.5	51.5	Lw	79.9				0	r

Name	ID	Height		Coordinates			
		Begin	End	x	y	z	Ground
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
LOAD1	LOAD1	8.00	r	6479021.28	1787093.36	121.88	113.88
				6479019.64	1786902.49	121.88	113.88
				6478878.59	1786902.49	121.88	113.88
				6478881.31	1787092.29	122.19	114.19
LOAD2	LOAD2	8.00	r	6479160.69	1787156.80	121.86	113.86
				6479159.62	1786916.59	122.06	114.06
				6479019.70	1786913.37	121.88	113.88
				6479023.44	1787155.71	122.10	114.10
PARK01	PARK01	0.00	r	6478596.58	1787253.03	117.18	117.18
				6478775.40	1787251.72	115.82	115.82
				6478775.40	1787232.63	115.17	115.17
				6478595.71	1787233.93	116.37	116.37
PARK02	PARK02	0.00	r	6478793.63	1787252.16	116.04	116.04
				6478996.76	1787251.29	115.88	115.88
				6478997.19	1787233.06	115.88	115.88
				6478793.63	1787233.50	115.12	115.12
PARK03	PARK03	0.00	r	6479019.32	1787233.06	115.56	115.56
				6479018.89	1787113.70	114.25	114.25
				6479000.23	1787113.70	114.66	114.66
				6479002.40	1787233.06	115.88	115.88
PARK04	PARK04	0.00	r	6478955.52	1787117.61	114.88	114.88
				6478955.52	1787186.62	114.88	114.88
				6478974.62	1787185.75	115.20	115.20
				6478973.75	1787117.61	114.88	114.88
PARK05	PARK05	0.00	r	6478952.48	1787187.49	114.88	114.88
				6478792.76	1787188.36	114.88	114.88
				6478793.63	1787204.85	114.40	114.40
				6478952.48	1787204.85	114.88	114.88

Name	ID	Height		Coordinates			
		Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)
PARK06	PARK06	0.00	r	6478775.40	1787205.72	114.35	114.35
				6478774.97	1787187.92	114.88	114.88
				6478595.71	1787188.36	115.88	115.88
				6478595.71	1787206.59	115.88	115.88
PARK07	PARK07	0.00	r	6479025.84	1787182.71	114.59	114.59
				6479029.31	1787372.38	116.38	116.38
				6479045.37	1787371.95	116.48	116.48
				6479043.63	1787182.71	114.33	114.33
PARK08	PARK08	0.00	r	6479090.51	1787321.60	115.74	115.74
				6479090.07	1787189.22	114.08	114.08
				6479072.28	1787187.92	114.06	114.06
				6479072.28	1787322.04	115.70	115.70
PARK09	PARK09	0.00	r	6479101.36	1787354.15	115.43	115.43
				6479388.25	1787351.55	115.55	115.55
				6479388.25	1787335.06	115.17	115.17
				6479101.36	1787336.36	115.12	115.12
PARK10	PARK10	0.00	r	6479393.89	1787326.81	114.93	114.93
				6479412.55	1787326.81	114.88	114.88
				6479411.25	1786926.20	111.08	111.08
				6479392.59	1786925.77	111.54	111.54

### Barrier(s)

Name	Sel.	M.	ID	Absorption		Z-Ext.			Cantilever		Height		Coordinates			
				left	right	(ft)	horz. (ft)	vert. (ft)	Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)		
Existing Wall				EW1									6478572.83	1787258.06	125.50	117.50
													6479024.38	1787255.54	125.50	117.50
													6479027.51	1787384.47	125.50	117.50
													6479447.52	1787383.07	125.50	117.50
													6479445.50	1786860.86	125.50	117.50
Parapet1				P1						4.00	g		6479161.79	1787172.95	164.07	114.08
													6479101.34	1787172.95	164.07	113.92
													6479101.21	1787225.98	164.07	114.66
													6479105.09	1787225.98	164.07	114.68
													6479105.09	1787298.43	164.07	115.08
													6479112.07	1787298.05	164.07	115.24
													6479112.07	1787327.51	164.07	114.94
													6479386.30	1787327.86	164.07	115.08
													6479387.10	1786910.06	164.07	112.64
													6479171.78	1786910.38	164.07	114.75
													6479171.78	1786912.14	164.07	114.68
													6479159.85	1786912.11	164.07	114.26
													6479161.82	1787172.95	164.07	114.08
													6479161.78	1787172.95	164.07	114.08
Parapet2				P2						4.00	g		6478941.36	1787103.97	163.65	114.41
													6478879.27	1787102.40	163.65	114.65
													6478878.51	1786941.52	163.65	113.55
													6478878.08	1786902.44	163.65	113.88
													6478879.27	1786871.06	163.65	113.88
													6478594.53	1786871.72	163.65	114.88
													6478573.69	1786893.10	163.65	114.88
													6478577.16	1787173.72	163.65	113.98
													6478853.03	1787173.11	163.65	114.88
													6478853.03	1787169.96	163.65	114.88
													6478912.66	1787169.96	163.65	114.88
													6478912.70	1787163.28	163.65	114.88
													6478938.76	1787163.24	163.65	114.88
													6478938.59	1787144.37	163.65	114.88
													6478941.18	1787144.37	163.65	114.88
													6478941.26	1787126.30	163.65	114.88
													6478942.80	1787126.28	163.65	114.88
													6478941.36	1787103.98	163.65	114.41

### Building(s)

Name	Sel.	M.	ID	RB	Residents	Absorption	Height (ft)	Coordinates				
								Begin (ft)	x (ft)	y (ft)	z (ft)	Ground (ft)
BUILDING			BUILDING00001	x	0		45.00	r	6479386.79	1787328.05	160.07	115.07
									6479387.13	1786909.99	160.07	112.64
									6479171.73	1786910.34	160.07	114.75
									6479171.73	1786912.08	160.07	114.68
									6479159.79	1786912.08	160.07	114.26
									6479159.62	1786916.59	160.07	114.06
									6479161.79	1787172.67	160.07	114.08
									6479101.05	1787172.67	160.07	113.91

Name	Sel.	M.	ID	RB	Residents	Absorption	Height	Coordinates			
								Begin	x	y	z
							(ft)	(ft)	(ft)	(ft)	(ft)
								6479101.05	1787226.13	160.07	114.66
								6479104.96	1787226.13	160.07	114.68
								6479104.96	1787298.61	160.07	115.07
								6479111.90	1787298.18	160.07	115.23
								6479111.90	1787327.69	160.07	114.92
BUILDING			BUILDING00002	x	0		45.00	r 6478879.67	1787102.14	159.65	114.65
								6478878.59	1786902.49	159.65	113.88
								6478879.78	1786870.37	159.65	113.88
								6478594.19	1786871.41	159.65	114.88
								6478573.36	1786892.77	159.65	114.88
								6478576.75	1787173.93	159.65	113.90
								6478853.39	1787173.32	159.65	114.88
								6478853.39	1787170.07	159.65	114.88
								6478912.90	1787170.14	159.65	114.88
								6478912.90	1787163.41	159.65	114.88
								6478938.94	1787163.41	159.65	114.88
								6478938.72	1787144.53	159.65	114.88
								6478941.33	1787144.53	159.65	114.88
								6478941.33	1787126.30	159.65	114.88
								6478942.85	1787126.30	159.65	114.88
								6478941.75	1787103.57	159.65	114.35

### Ground Absorption(s)

Name	Sel.	M.	ID	G	Coordinates	
					x	y
					(ft)	(ft)

### Contour(s)

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin	End	x	y	z
					(ft)	(ft)	(ft)	(ft)	(ft)
CONTOURS			CONTOURS00001		107.88		6479458.38	1787140.31	107.88
							6479458.38	1787140.31	107.88
CONTOURS			CONTOURS00002		107.88		6478521.37	1787359.80	107.88
							6478524.32	1787450.35	107.88
							6479529.24	1787441.49	107.88
							6479531.21	1786805.67	107.88
CONTOURS			CONTOURS00003		107.88		6479503.65	1786805.67	107.88
							6478528.26	1786812.56	107.88
							6478521.37	1787341.10	107.88
CONTOURS			CONTOURS00004		108.88		6479460.35	1787133.96	108.88
							6479461.47	1787139.33	108.88
							6479458.38	1787144.46	108.88
							6479454.90	1787137.36	108.88
							6479460.35	1787133.96	108.88
CONTOURS			CONTOURS00005		108.88		6478521.37	1787359.80	108.88
							6478524.32	1787450.35	108.88
							6479529.24	1787441.49	108.88
							6479531.21	1786805.67	108.88
CONTOURS			CONTOURS00006		108.88		6479503.65	1786805.67	108.88
							6478528.26	1786812.56	108.88
							6478521.37	1787341.10	108.88
CONTOURS			CONTOURS00007		109.88		6479462.31	1787128.25	109.88
							6479464.52	1787130.24	109.88
							6479461.82	1787144.25	109.88
							6479457.64	1787145.97	109.88
							6479453.60	1787143.27	109.88
							6479451.87	1787131.45	109.88
							6479462.31	1787128.25	109.88
CONTOURS			CONTOURS00008		109.88		6478521.37	1787359.80	109.88
							6478524.32	1787450.35	109.88
							6479529.24	1787441.49	109.88
							6479531.21	1786805.67	109.88
CONTOURS			CONTOURS00009		109.88		6479503.65	1786805.67	109.88
							6478528.26	1786812.56	109.88
							6478521.37	1787341.10	109.88
CONTOURS			CONTOURS00010		110.88		6479468.22	1787121.40	110.88
							6479483.42	1787130.47	110.88
							6479465.27	1787134.30	110.88
							6479462.31	1787146.79	110.88
							6479453.47	1787146.22	110.88
							6479447.45	1787129.49	110.88
							6479451.49	1787124.67	110.88
							6479468.22	1787121.40	110.88
CONTOURS			CONTOURS00011		110.88		6479400.31	1786918.76	110.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479407.34	1786919.84	110.88
							6479407.20	1786928.46	110.88
							6479398.34	1786928.18	110.88
							6479400.31	1786918.76	110.88
CONTOURS			CONTOURS00012		110.88		6479523.34	1786857.78	110.88
							6479523.34	1786857.78	110.88
CONTOURS			CONTOURS00013		110.88		6479318.61	1786856.68	110.88
							6479317.06	1786860.22	110.88
							6479314.14	1786858.82	110.88
							6479318.61	1786856.68	110.88
CONTOURS			CONTOURS00014		110.88		6479390.46	1786856.75	110.88
							6479388.45	1786856.85	110.88
							6479390.46	1786856.75	110.88
CONTOURS			CONTOURS00015		110.88		6479497.75	1786854.58	110.88
							6479497.75	1786854.58	110.88
CONTOURS			CONTOURS00016		110.88		6478521.37	1787359.80	110.88
							6478524.32	1787450.35	110.88
							6479529.24	1787441.49	110.88
							6479531.21	1786805.67	110.88
CONTOURS			CONTOURS00017		110.88		6479503.65	1786805.67	110.88
							6478528.26	1786812.56	110.88
							6478521.37	1787341.10	110.88
CONTOURS			CONTOURS00018		111.88		6478563.69	1787337.01	111.88
							6478561.72	1787341.13	111.88
							6478560.74	1787337.57	111.88
							6478563.69	1787337.01	111.88
CONTOURS			CONTOURS00019		111.88		6479477.08	1787114.61	111.88
							6479505.35	1787132.44	111.88
							6479465.27	1787140.89	111.88
							6479462.69	1787148.56	111.88
							6479450.08	1787146.64	111.88
							6479442.25	1787129.49	111.88
							6479444.99	1787123.58	111.88
							6479453.46	1787118.77	111.88
							6479477.08	1787114.61	111.88
CONTOURS			CONTOURS00020		111.88		6479489.87	1787006.39	111.88
							6479492.06	1787012.36	111.88
							6479483.97	1787013.20	111.88
							6479482.38	1787009.79	111.88
							6479489.87	1787006.39	111.88
CONTOURS			CONTOURS00021		111.88		6479472.16	1786964.99	111.88
							6479474.56	1786966.10	111.88
							6479474.22	1786975.94	111.88
							6479467.85	1786984.43	111.88
							6479468.47	1786992.92	111.88
							6479465.27	1786993.33	111.88
							6479460.47	1786986.64	111.88
							6479450.50	1786982.97	111.88
							6479447.95	1786977.91	111.88
							6479460.35	1786966.50	111.88
							6479472.16	1786964.99	111.88
CONTOURS			CONTOURS00022		111.88		6479411.13	1786897.73	111.88
							6479437.71	1786907.63	111.88
							6479440.14	1786910.98	111.88
							6479435.25	1786926.24	111.88
							6479426.84	1786934.56	111.88
							6479427.20	1786942.48	111.88
							6479431.97	1786950.18	111.88
							6479421.74	1786970.80	111.88
							6479421.42	1786977.91	111.88
							6479418.02	1786981.63	111.88
							6479412.12	1786981.98	111.88
							6479397.83	1786969.56	111.88
							6479388.91	1786927.71	111.88
							6479393.58	1786914.10	111.88
							6479405.66	1786903.54	111.88
							6479407.20	1786898.47	111.88
							6479411.13	1786897.73	111.88
CONTOURS			CONTOURS00023		111.88		6479144.40	1786857.48	111.88
							6479146.48	1786858.82	111.88
							6479144.40	1786860.06	111.88
							6479144.40	1786857.48	111.88
CONTOURS			CONTOURS00024		111.88		6479268.42	1786850.92	111.88
							6479273.85	1786852.40	111.88
							6479274.60	1786859.80	111.88
							6479264.48	1786862.91	111.88
							6479259.22	1786857.83	111.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479261.06	1786853.43	111.88
							6479268.42	1786850.92	111.88
CONTOURS			CONTOURS00025		111.88		6479316.64	1786846.98	111.88
							6479326.22	1786851.21	111.88
							6479330.73	1786859.13	111.88
							6479326.60	1786863.74	111.88
							6479317.63	1786865.54	111.88
							6479306.98	1786859.80	111.88
							6479306.56	1786850.70	111.88
							6479316.64	1786846.98	111.88
CONTOURS			CONTOURS00026		111.88		6478521.37	1787359.80	111.88
							6478524.32	1787450.35	111.88
							6479529.24	1787441.49	111.88
							6479531.21	1787005.00	111.88
							6479526.44	1787000.55	111.88
							6479531.21	1786996.74	111.88
							6479531.21	1786982.59	111.88
							6479512.51	1786977.55	111.88
							6479498.49	1786984.56	111.88
							6479488.89	1786985.16	111.88
							6479482.47	1786977.91	111.88
							6479484.95	1786966.74	111.88
							6479498.73	1786965.77	111.88
							6479506.60	1786961.34	111.88
							6479515.46	1786963.59	111.88
							6479531.21	1786956.97	111.88
							6479531.21	1786868.58	111.88
							6479517.77	1786865.37	111.88
							6479513.32	1786859.97	111.88
							6479504.64	1786857.88	111.88
							6479501.78	1786861.86	111.88
							6479494.44	1786863.10	111.88
							6479487.90	1786859.77	111.88
							6479466.25	1786858.15	111.88
							6479444.60	1786864.95	111.88
							6479430.82	1786861.27	111.88
							6479415.07	1786863.23	111.88
							6479403.26	1786857.69	111.88
							6479388.49	1786861.22	111.88
							6479381.67	1786857.76	111.88
							6479378.42	1786850.94	111.88
							6479382.59	1786846.67	111.88
							6479399.32	1786848.81	111.88
							6479531.21	1786824.81	111.88
							6479531.21	1786805.67	111.88
CONTOURS			CONTOURS00027		111.88		6479503.65	1786805.67	111.88
							6478528.26	1786812.56	111.88
							6478521.37	1787341.10	111.88
CONTOURS			CONTOURS00028		112.88		6478564.68	1787333.87	112.88
							6478564.68	1787343.72	112.88
							6478560.74	1787343.39	112.88
							6478558.45	1787339.13	112.88
							6478560.20	1787334.21	112.88
							6478564.68	1787333.87	112.88
CONTOURS			CONTOURS00029		112.88		6478564.68	1787145.27	112.88
							6478568.88	1787160.98	112.88
							6478567.63	1787170.98	112.88
							6478558.24	1787153.11	112.88
							6478564.68	1787145.27	112.88
CONTOURS			CONTOURS00030		112.88		6479485.94	1787107.83	112.88
							6479527.29	1787134.41	112.88
							6479456.41	1787150.28	112.88
							6479447.78	1787147.95	112.88
							6479440.22	1787134.41	112.88
							6479435.39	1787131.45	112.88
							6479436.34	1787123.58	112.88
							6479444.24	1787117.32	112.88
							6479457.39	1787111.94	112.88
							6479485.94	1787107.83	112.88
CONTOURS			CONTOURS00031		112.88		6478923.93	1786988.35	112.88
							6478918.95	1786988.74	112.88
							6478923.93	1786988.35	112.88
CONTOURS			CONTOURS00032		112.88		6479103.06	1786986.75	112.88
							6479108.86	1786991.69	112.88
							6479106.79	1787006.45	112.88
							6479112.54	1787021.22	112.88
							6479112.86	1787054.63	112.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479106.01	1787078.19	112.88
							6479102.60	1787076.34	112.88
							6479104.33	1787073.10	112.88
							6479085.97	1787034.01	112.88
							6479085.00	1787026.14	112.88
							6479094.87	1786988.74	112.88
							6479103.06	1786986.75	112.88
CONTOURS			CONTOURS00033		112.88		6478924.91	1786982.78	112.88
							6478924.91	1786985.35	112.88
							6478924.91	1786982.78	112.88
CONTOURS			CONTOURS00034		112.88		6479460.51	1786936.41	112.88
							6479457.09	1786936.27	112.88
							6479454.67	1786942.48	112.88
							6479456.73	1786944.12	112.88
							6479463.43	1786941.63	112.88
							6479460.51	1786936.41	112.88
CONTOURS			CONTOURS00035		112.88		6479507.80	1786866.48	112.88
							6479496.26	1786867.17	112.88
							6479486.96	1786875.55	112.88
							6479500.70	1786886.36	112.88
							6479508.75	1786870.63	112.88
							6479507.80	1786866.48	112.88
CONTOURS			CONTOURS00036		112.88		6478799.91	1786860.66	112.88
							6478801.95	1786862.82	112.88
							6478798.63	1786863.05	112.88
							6478799.91	1786860.66	112.88
CONTOURS			CONTOURS00037		112.88		6478917.04	1786851.76	112.88
							6478925.90	1786853.05	112.88
							6478927.09	1786860.79	112.88
							6478919.99	1786866.15	112.88
							6478906.21	1786866.17	112.88
							6478902.89	1786859.80	112.88
							6478905.79	1786854.46	112.88
							6478917.04	1786851.76	112.88
CONTOURS			CONTOURS00038		112.88		6479107.98	1786844.99	112.88
							6479115.19	1786848.97	112.88
							6479107.98	1786854.04	112.88
							6479096.31	1786855.86	112.88
							6479096.35	1786847.99	112.88
							6479107.98	1786844.99	112.88
CONTOURS			CONTOURS00039		112.88		6478521.37	1787359.80	112.88
							6478524.32	1787450.35	112.88
							6479529.24	1787441.49	112.88
							6479531.21	1787019.21	112.88
							6479515.46	1787021.81	112.88
							6479499.72	1787018.69	112.88
							6479485.94	1787021.37	112.88
							6479453.48	1787017.26	112.88
							6479446.57	1787008.36	112.88
							6479436.43	1787013.05	112.88
							6479430.19	1787020.59	112.88
							6479414.09	1787057.31	112.88
							6479409.16	1787062.41	112.88
							6479399.32	1787058.91	112.88
							6479390.15	1787053.70	112.88
							6479395.90	1787041.89	112.88
							6479395.85	1787025.16	112.88
							6479392.43	1787019.37	112.88
							6479391.45	1787021.12	112.88
							6479363.57	1786952.00	112.88
							6479371.65	1786948.27	112.88
							6479371.76	1786937.91	112.88
							6479378.88	1786938.77	112.88
							6479377.50	1786916.72	112.88
							6479392.30	1786901.14	112.88
							6479393.21	1786879.69	112.88
							6479389.33	1786867.83	112.88
							6479360.94	1786862.76	112.88
							6479320.58	1786871.06	112.88
							6479303.85	1786866.76	112.88
							6479231.01	1786866.35	112.88
							6479217.23	1786859.44	112.88
							6479200.50	1786857.75	112.88
							6479184.75	1786866.33	112.88
							6479165.07	1786852.14	112.88
							6479145.38	1786865.40	112.88
							6479140.15	1786866.01	112.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479124.09	1786859.80	112.88
							6479119.30	1786848.97	112.88
							6479133.57	1786841.97	112.88
							6479144.40	1786841.07	112.88
							6479159.31	1786845.87	112.88
							6479165.07	1786851.18	112.88
							6479177.86	1786842.31	112.88
							6479219.20	1786841.34	112.88
							6479258.34	1786836.18	112.88
							6479294.99	1786826.19	112.88
							6479304.83	1786829.48	112.88
							6479338.90	1786817.48	112.88
							6479340.67	1786807.64	112.88
							6478528.26	1786812.56	112.88
							6478521.37	1787341.10	112.88
CONTOURS			CONTOURS00040		113.88		6479231.01	1787408.90	113.88
							6479230.03	1787415.28	113.88
							6479226.74	1787409.01	113.88
							6479231.01	1787408.90	113.88
CONTOURS			CONTOURS00041		113.88		6478563.69	1787405.47	113.88
							6478566.64	1787409.05	113.88
							6478562.71	1787407.69	113.88
							6478563.69	1787405.47	113.88
CONTOURS			CONTOURS00042		113.88		6478563.69	1787330.16	113.88
							6478569.46	1787333.36	113.88
							6478565.66	1787346.77	113.88
							6478559.45	1787345.34	113.88
							6478554.85	1787334.21	113.88
							6478563.69	1787330.16	113.88
CONTOURS			CONTOURS00043		113.88		6478702.47	1787267.49	113.88
							6478698.92	1787270.23	113.88
							6478702.47	1787267.49	113.88
CONTOURS			CONTOURS00044		113.88		6478786.13	1787204.95	113.88
							6478790.08	1787212.16	113.88
							6478786.13	1787216.11	113.88
							6478782.92	1787208.23	113.88
							6478786.13	1787204.95	113.88
CONTOURS			CONTOURS00045		113.88		6478783.18	1787200.35	113.88
							6478784.43	1787202.59	113.88
							6478783.18	1787200.35	113.88
CONTOURS			CONTOURS00046		113.88		6479033.18	1787147.88	113.88
							6479037.25	1787151.14	113.88
							6479038.24	1787164.92	113.88
							6479028.26	1787167.63	113.88
							6479026.68	1787152.12	113.88
							6479028.96	1787148.19	113.88
							6479033.18	1787147.88	113.88
CONTOURS			CONTOURS00047		113.88		6478553.85	1787118.26	113.88
							6478569.00	1787129.10	113.88
							6478571.66	1787136.38	113.88
							6478570.95	1787148.56	113.88
							6478578.32	1787181.65	113.88
							6478570.58	1787187.89	113.88
							6478562.71	1787186.82	113.88
							6478556.95	1787180.67	113.88
							6478553.26	1787139.33	113.88
							6478545.64	1787126.53	113.88
							6478546.29	1787119.96	113.88
							6478553.85	1787118.26	113.88
CONTOURS			CONTOURS00048		113.88		6479037.12	1787104.47	113.88
							6479037.88	1787111.77	113.88
							6479034.16	1787121.16	113.88
							6479031.35	1787106.85	113.88
							6479037.12	1787104.47	113.88
CONTOURS			CONTOURS00049		113.88		6478550.90	1787102.70	113.88
							6478550.90	1787102.70	113.88
CONTOURS			CONTOURS00050		113.88		6479442.79	1787086.02	113.88
							6479442.63	1787090.76	113.88
							6479448.69	1787090.12	113.88
							6479442.79	1787086.02	113.88
CONTOURS			CONTOURS00051		113.88		6478551.88	1787080.09	113.88
							6478556.14	1787085.19	113.88
							6478552.86	1787094.14	113.88
							6478545.11	1787085.19	113.88
							6478547.92	1787080.25	113.88
							6478551.88	1787080.09	113.88
CONTOURS			CONTOURS00052		113.88		6479018.66	1787063.29	113.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479015.26	1787064.53	113.88
							6479014.90	1787068.46	113.88
							6479023.40	1787070.43	113.88
							6479023.34	1787065.58	113.88
							6479018.66	1787063.29	113.88
CONTOURS			CONTOURS00053		113.88		6479452.55	1787049.69	113.88
							6479446.33	1787049.76	113.88
							6479452.55	1787049.69	113.88
CONTOURS			CONTOURS00054		113.88		6478557.79	1787048.72	113.88
							6478562.29	1787053.70	113.88
							6478557.79	1787058.19	113.88
							6478553.09	1787055.67	113.88
							6478557.79	1787048.72	113.88
CONTOURS			CONTOURS00055		113.88		6479034.34	1787029.90	113.88
							6479034.34	1787029.90	113.88
CONTOURS			CONTOURS00056		113.88		6479499.79	1787028.03	113.88
							6479495.26	1787029.09	113.88
							6479488.20	1787043.16	113.88
							6479478.01	1787052.66	113.88
							6479455.10	1787091.10	113.88
							6479462.53	1787101.93	113.88
							6479494.45	1787100.94	113.88
							6479530.23	1787121.52	113.88
							6479530.23	1787089.24	113.88
							6479526.00	1787083.23	113.88
							6479527.73	1787078.31	113.88
							6479512.73	1787050.97	113.88
							6479527.67	1787032.05	113.88
							6479512.18	1787041.23	113.88
							6479499.79	1787028.03	113.88
CONTOURS			CONTOURS00057		113.88		6478557.79	1787026.07	113.88
							6478561.75	1787027.10	113.88
							6478562.56	1787033.03	113.88
							6478555.11	1787037.67	113.88
							6478552.62	1787032.05	113.88
							6478557.79	1787026.07	113.88
CONTOURS			CONTOURS00058		113.88		6478559.75	1787009.36	113.88
							6478563.28	1787011.38	113.88
							6478561.72	1787014.15	113.88
							6478556.97	1787013.34	113.88
							6478559.75	1787009.36	113.88
CONTOURS			CONTOURS00059		113.88		6479026.34	1786947.35	113.88
							6479021.76	1786947.40	113.88
							6479009.56	1786959.08	113.88
							6479006.21	1786972.99	113.88
							6479006.90	1786996.91	113.88
							6479003.36	1787004.49	113.88
							6479003.00	1787025.16	113.88
							6479006.52	1787038.03	113.88
							6479016.74	1787039.23	113.88
							6479024.62	1787031.06	113.88
							6479009.22	1787025.16	113.88
							6479005.81	1787018.27	113.88
							6479016.45	1787011.26	113.88
							6479022.35	1787011.91	113.88
							6479026.39	1787007.44	113.88
							6479025.15	1786984.80	113.88
							6479017.17	1786972.99	113.88
							6479017.40	1786961.18	113.88
							6479025.76	1786953.31	113.88
							6479026.34	1786947.35	113.88
CONTOURS			CONTOURS00060		113.88		6478564.68	1786889.07	113.88
							6478564.45	1786904.85	113.88
							6478558.09	1786908.71	113.88
							6478551.34	1786905.08	113.88
							6478550.17	1786896.22	113.88
							6478557.37	1786889.90	113.88
							6478564.68	1786889.07	113.88
CONTOURS			CONTOURS00061		113.88		6478888.49	1786881.11	113.88
							6478891.55	1786883.42	113.88
							6478889.48	1786888.06	113.88
							6478886.28	1786882.44	113.88
							6478888.49	1786881.11	113.88
CONTOURS			CONTOURS00062		113.88		6479360.03	1786870.55	113.88
							6479347.46	1786872.90	113.88
							6479330.42	1786887.29	113.88
							6479321.57	1786886.29	113.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479308.77	1786879.30	113.88
							6479287.12	1786878.83	113.88
							6479279.66	1786880.47	113.88
							6479277.97	1786888.34	113.88
							6479274.32	1786889.90	113.88
							6479269.40	1786880.20	113.88
							6479263.49	1786878.46	113.88
							6479216.25	1786878.96	113.88
							6479188.39	1786883.12	113.88
							6479148.34	1786874.44	113.88
							6479116.84	1786872.81	113.88
							6479117.84	1786879.49	113.88
							6479113.69	1786884.21	113.88
							6479106.01	1786887.77	113.88
							6479100.49	1786884.41	113.88
							6479092.49	1786896.22	113.88
							6479096.16	1786908.03	113.88
							6479101.52	1786912.95	113.88
							6479119.96	1786918.69	113.88
							6479138.49	1786920.27	113.88
							6479155.77	1786917.33	113.88
							6479159.16	1786929.56	113.88
							6479164.29	1786929.48	113.88
							6479166.88	1786934.76	113.88
							6479173.62	1786932.64	113.88
							6479173.05	1786958.12	113.88
							6479175.95	1786960.14	113.88
							6479187.93	1786956.26	113.88
							6479192.94	1786970.71	113.88
							6479198.50	1786974.01	113.88
							6479331.94	1786968.07	113.88
							6479328.60	1786955.27	113.88
							6479334.92	1786946.42	113.88
							6479325.01	1786921.32	113.88
							6479345.19	1786914.04	113.88
							6479345.64	1786911.44	113.88
							6479362.90	1786914.02	113.88
							6479362.75	1786910.00	113.88
							6479372.89	1786899.17	113.88
							6479373.46	1786887.36	113.88
							6479367.19	1786873.58	113.88
							6479360.03	1786870.55	113.88
CONTOURS			CONTOURS00063		113.88		6479005.75	1786869.52	113.88
							6478992.81	1786873.57	113.88
							6478986.19	1786880.47	113.88
							6478986.28	1786891.30	113.88
							6478996.31	1786904.09	113.88
							6478997.29	1786919.31	113.88
							6479005.62	1786932.59	113.88
							6479013.49	1786925.60	113.88
							6479011.86	1786918.86	113.88
							6479018.42	1786913.19	113.88
							6479038.10	1786917.01	113.88
							6479050.90	1786914.83	113.88
							6479054.35	1786903.11	113.88
							6479062.96	1786890.31	113.88
							6479058.36	1786884.41	113.88
							6479046.96	1786878.80	113.88
							6479022.35	1786880.82	113.88
							6479005.75	1786869.52	113.88
CONTOURS			CONTOURS00064		113.88		6478586.33	1786854.85	113.88
							6478592.85	1786859.18	113.88
							6478592.79	1786863.74	113.88
							6478582.57	1786867.50	113.88
							6478579.92	1786861.77	113.88
							6478586.33	1786854.85	113.88
CONTOURS			CONTOURS00065		113.88		6479008.04	1786809.60	113.88
							6478982.92	1786809.60	113.88
							6478992.89	1786820.37	113.88
							6478999.72	1786821.87	113.88
							6479010.90	1786811.57	113.88
							6479008.04	1786809.60	113.88
CONTOURS			CONTOURS00066		113.88		6478521.37	1787359.80	113.88
							6478524.32	1787450.35	113.88
							6479529.24	1787441.49	113.88
							6479530.23	1787203.60	113.88
							6479513.97	1787196.42	113.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479500.81	1787164.92	113.88
							6479502.28	1787158.03	113.88
							6479463.30	1787151.69	113.88
							6479440.75	1787152.03	113.88
							6479435.34	1787145.63	113.88
							6479425.90	1787144.31	113.88
							6479423.93	1787149.51	113.88
							6479430.82	1787154.26	113.88
							6479440.66	1787152.58	113.88
							6479440.87	1787158.03	113.88
							6479438.69	1787162.61	113.88
							6479427.38	1787164.92	113.88
							6479421.31	1787196.42	113.88
							6479423.93	1787236.49	113.88
							6479412.12	1787251.16	113.88
							6479406.98	1787247.60	113.88
							6479403.80	1787228.90	113.88
							6479397.07	1787224.26	113.88
							6479400.15	1787196.42	113.88
							6479391.45	1787175.10	113.88
							6479139.48	1787157.99	113.88
							6479131.91	1787152.80	113.88
							6479121.76	1787151.37	113.88
							6479112.64	1787153.82	113.88
							6479093.26	1787172.79	113.88
							6479083.27	1787174.65	113.88
							6479076.49	1787183.98	113.88
							6479069.60	1787184.48	113.88
							6479064.65	1787179.68	113.88
							6479060.06	1787165.90	113.88
							6479068.47	1787153.95	113.88
							6479065.68	1787129.49	113.88
							6479068.64	1787108.82	113.88
							6479064.80	1787085.07	113.88
							6479057.79	1787072.78	113.88
							6479052.86	1787070.98	113.88
							6479038.94	1787077.18	113.88
							6479033.18	1787082.89	113.88
							6479033.41	1787092.32	113.88
							6479021.37	1787091.59	113.88
							6479010.44	1787101.82	113.88
							6479003.92	1787097.01	113.88
							6478998.93	1787079.09	113.88
							6478983.97	1787076.15	113.88
							6478967.45	1787097.22	113.88
							6478952.47	1787102.94	113.88
							6478942.63	1787098.38	113.88
							6478937.71	1787089.35	113.88
							6478930.82	1787084.38	113.88
							6478910.15	1787080.60	113.88
							6478897.15	1787084.01	113.88
							6478887.51	1787090.87	113.88
							6478884.56	1787084.69	113.88
							6478861.97	1787077.27	113.88
							6478853.91	1787079.29	113.88
							6478856.21	1787061.57	113.88
							6478797.55	1786888.94	113.88
							6478833.41	1786886.41	113.88
							6478833.12	1786880.21	113.88
							6478858.96	1786896.22	113.88
							6478873.73	1786900.85	113.88
							6478878.65	1786898.77	113.88
							6478890.46	1786905.91	113.88
							6478902.20	1786901.07	113.88
							6478912.12	1786888.88	113.88
							6478915.83	1786901.36	113.88
							6478921.96	1786905.28	113.88
							6478939.68	1786904.62	113.88
							6478952.34	1786900.03	113.88
							6478955.91	1786894.25	113.88
							6478948.68	1786875.55	113.88
							6478941.64	1786869.36	113.88
							6478912.81	1786877.23	113.88
							6478909.16	1786882.82	113.88
							6478896.34	1786879.52	113.88
							6478895.38	1786863.99	113.88
							6478883.57	1786864.45	113.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478873.73	1786859.51	113.88
							6478837.31	1786859.62	113.88
							6478825.56	1786861.83	113.88
							6478819.60	1786869.44	113.88
							6478784.16	1786871.03	113.88
							6478783.56	1786863.35	113.88
							6478775.79	1786869.64	113.88
							6478770.38	1786869.59	113.88
							6478735.94	1786857.34	113.88
							6478692.63	1786856.07	113.88
							6478678.85	1786851.29	113.88
							6478670.71	1786852.91	113.88
							6478664.09	1786849.38	113.88
							6478653.26	1786849.64	113.88
							6478649.87	1786842.08	113.88
							6478730.03	1786829.93	113.88
							6478812.71	1786826.77	113.88
							6478823.59	1786822.35	113.88
							6478845.65	1786822.86	113.88
							6478854.12	1786818.39	113.88
							6478898.34	1786828.52	113.88
							6478927.86	1786830.02	113.88
							6478947.39	1786826.18	113.88
							6478952.52	1786809.60	113.88
							6478528.26	1786812.56	113.88
							6478521.37	1787341.10	113.88
CONTOURS			CONTOURS00067		114.88		6479233.97	1787404.06	114.88
							6479236.85	1787413.87	114.88
							6479230.03	1787418.82	114.88
							6479225.67	1787415.34	114.88
							6479224.10	1787407.05	114.88
							6479233.97	1787404.06	114.88
CONTOURS			CONTOURS00068		114.88		6479378.65	1787397.77	114.88
							6479374.72	1787406.75	114.88
							6479373.14	1787401.14	114.88
							6479378.65	1787397.77	114.88
CONTOURS			CONTOURS00069		114.88		6478562.71	1787391.03	114.88
							6478569.69	1787403.02	114.88
							6478569.37	1787410.98	114.88
							6478560.74	1787416.52	114.88
							6478553.53	1787411.97	114.88
							6478551.45	1787403.66	114.88
							6478555.10	1787393.53	114.88
							6478562.71	1787391.03	114.88
CONTOURS			CONTOURS00070		114.88		6479448.53	1787389.02	114.88
							6479449.52	1787393.22	114.88
							6479446.05	1787393.27	114.88
							6479448.53	1787389.02	114.88
CONTOURS			CONTOURS00071		114.88		6479093.22	1787348.69	114.88
							6479095.55	1787354.88	114.88
							6479088.04	1787359.07	114.88
							6479085.68	1787355.86	114.88
							6479087.51	1787348.97	114.88
							6479093.22	1787348.69	114.88
CONTOURS			CONTOURS00072		114.88		6479107.00	1787322.53	114.88
							6479114.69	1787332.24	114.88
							6479110.94	1787336.31	114.88
							6479106.29	1787335.19	114.88
							6479107.00	1787322.53	114.88
CONTOURS			CONTOURS00073		114.88		6479038.10	1787285.74	114.88
							6479038.10	1787290.72	114.88
							6479033.95	1787289.15	114.88
							6479038.10	1787285.74	114.88
CONTOURS			CONTOURS00074		114.88		6478724.12	1787264.26	114.88
							6478723.14	1787272.32	114.88
							6478715.47	1787270.23	114.88
							6478718.85	1787264.96	114.88
							6478724.12	1787264.26	114.88
CONTOURS			CONTOURS00075		114.88		6478704.44	1787261.26	114.88
							6478710.58	1787268.50	114.88
							6478702.47	1787273.69	114.88
							6478680.87	1787269.25	114.88
							6478680.99	1787265.31	114.88
							6478685.74	1787262.78	114.88
							6478690.66	1787265.08	114.88
							6478704.44	1787261.26	114.88
CONTOURS			CONTOURS00076		114.88		6478559.75	1787251.47	114.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478568.18	1787254.92	114.88
							6478569.77	1787260.39	114.88
							6478561.55	1787276.14	114.88
							6478559.41	1787286.97	114.88
							6478561.45	1787295.82	114.88
							6478557.12	1787304.68	114.88
							6478555.43	1787320.43	114.88
							6478557.10	1787324.07	114.88
							6478569.60	1787328.61	114.88
							6478573.64	1787333.23	114.88
							6478566.64	1787359.80	114.88
							6478561.72	1787364.31	114.88
							6478555.05	1787361.55	114.88
							6478555.94	1787348.97	114.88
							6478545.11	1787329.29	114.88
							6478543.61	1787315.51	114.88
							6478545.49	1787305.18	114.88
							6478555.51	1787295.82	114.88
							6478549.92	1787286.97	114.88
							6478553.50	1787276.14	114.88
							6478551.56	1787261.38	114.88
							6478555.93	1787252.63	114.88
							6478559.75	1787251.47	114.88
CONTOURS			CONTOURS00077		114.88		6479042.04	1787220.88	114.88
							6479045.10	1787225.07	114.88
							6479041.37	1787230.55	114.88
							6479038.77	1787227.91	114.88
							6479042.04	1787220.88	114.88
CONTOURS			CONTOURS00078		114.88		6478557.79	1787219.64	114.88
							6478554.83	1787226.51	114.88
							6478553.65	1787222.79	114.88
							6478557.79	1787219.64	114.88
CONTOURS			CONTOURS00079		114.88		6478856.18	1787175.58	114.88
							6478848.58	1787181.65	114.88
							6478859.68	1787179.68	114.88
							6478856.18	1787175.58	114.88
CONTOURS			CONTOURS00080		114.88		6478869.94	1787173.63	114.88
							6478869.94	1787173.63	114.88
CONTOURS			CONTOURS00081		114.88		6478946.57	1787172.53	114.88
							6478948.80	1787178.70	114.88
							6478940.66	1787182.54	114.88
							6478939.64	1787178.70	114.88
							6478946.57	1787172.53	114.88
CONTOURS			CONTOURS00082		114.88		6479530.23	1787103.89	114.88
							6479527.04	1787105.86	114.88
							6479530.23	1787108.55	114.88
							6479530.23	1787103.89	114.88
CONTOURS			CONTOURS00083		114.88		6478575.62	1787100.83	114.88
							6478575.62	1787100.83	114.88
CONTOURS			CONTOURS00084		114.88		6479503.73	1787067.40	114.88
							6479494.91	1787071.53	114.88
							6479487.18	1787084.21	114.88
							6479493.44	1787092.45	114.88
							6479503.71	1787094.11	114.88
							6479515.81	1787084.56	114.88
							6479503.73	1787067.40	114.88
CONTOURS			CONTOURS00085		114.88		6479159.50	1786897.85	114.88
							6479132.42	1786902.94	114.88
							6479132.83	1786909.01	114.88
							6479140.46	1786912.43	114.88
							6479149.32	1786910.46	114.88
							6479161.31	1786902.12	114.88
							6479159.50	1786897.85	114.88
CONTOURS			CONTOURS00086		114.88		6479190.75	1786895.14	114.88
							6479170.51	1786895.76	114.88
							6479164.26	1786902.12	114.88
							6479172.94	1786907.57	114.88
							6479192.63	1786907.13	114.88
							6479204.28	1786902.12	114.88
							6479199.52	1786897.36	114.88
							6479190.75	1786895.14	114.88
CONTOURS			CONTOURS00087		114.88		6478568.06	1786812.56	114.88
							6478528.26	1786812.56	114.88
							6478527.27	1786887.80	114.88
							6478537.83	1786866.69	114.88
							6478547.94	1786861.59	114.88
							6478562.52	1786859.62	114.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478569.23	1786850.94	114.88
							6478575.01	1786824.37	114.88
							6478568.06	1786812.56	114.88
CONTOURS			CONTOURS00088		114.88		6478521.37	1787359.80	114.88
							6478524.32	1787450.35	114.88
							6479529.24	1787441.49	114.88
							6479529.24	1787411.94	114.88
							6479523.33	1787407.05	114.88
							6479529.24	1787404.27	114.88
							6479530.23	1787252.04	114.88
							6479526.93	1787225.59	114.88
							6479530.23	1787226.71	114.88
							6479530.23	1787215.97	114.88
							6479524.59	1787216.82	114.88
							6479487.05	1787204.16	114.88
							6479466.03	1787159.01	114.88
							6479460.35	1787154.09	114.88
							6479451.50	1787155.09	114.88
							6479446.59	1787175.75	114.88
							6479444.59	1787203.31	114.88
							6479447.48	1787217.08	114.88
							6479442.88	1787236.77	114.88
							6479442.08	1787275.16	114.88
							6479436.50	1787291.89	114.88
							6479438.08	1787307.64	114.88
							6479423.77	1787337.16	114.88
							6479413.10	1787340.24	114.88
							6479406.21	1787337.36	114.88
							6479388.48	1787318.47	114.88
							6479381.89	1787316.49	114.88
							6479378.65	1787295.07	114.88
							6479369.63	1787284.18	114.88
							6479365.34	1787284.01	114.88
							6479361.92	1787246.55	114.88
							6479226.41	1787230.19	114.88
							6479217.23	1787234.76	114.88
							6479195.58	1787232.63	114.88
							6479181.80	1787225.58	114.88
							6479095.19	1787243.68	114.88
							6479087.91	1787249.57	114.88
							6479083.38	1787268.44	114.88
							6479074.52	1787271.19	114.88
							6479059.75	1787218.72	114.88
							6479054.11	1787214.85	114.88
							6479055.04	1787206.26	114.88
							6479036.28	1787203.16	114.88
							6479026.33	1787191.49	114.88
							6479011.40	1787163.94	114.88
							6479011.60	1787155.08	114.88
							6479025.10	1787138.34	114.88
							6479022.63	1787131.18	114.88
							6479008.57	1787131.87	114.88
							6478996.22	1787115.71	114.88
							6478985.94	1787110.50	114.88
							6478978.94	1787126.53	114.88
							6478975.95	1787157.88	114.88
							6478970.23	1787163.89	114.88
							6478966.03	1787159.01	114.88
							6478960.64	1787132.44	114.88
							6478962.47	1787113.58	114.88
							6478957.39	1787110.31	114.88
							6478950.50	1787116.49	114.88
							6478919.99	1787094.21	114.88
							6478906.21	1787092.41	114.88
							6478894.85	1787104.88	114.88
							6478870.36	1787173.21	114.88
							6478884.56	1787171.15	114.88
							6478902.27	1787174.18	114.88
							6478930.82	1787188.95	114.88
							6478957.75	1787198.03	114.88
							6478960.28	1787204.29	114.88
							6478956.41	1787206.66	114.88
							6478910.37	1787206.48	114.88
							6478896.31	1787212.11	114.88
							6478870.78	1787210.30	114.88
							6478851.09	1787217.76	114.88
							6478808.77	1787212.56	114.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478799.91	1787217.00	114.88
							6478793.29	1787227.20	114.88
							6478787.12	1787229.81	114.88
							6478766.45	1787211.06	114.88
							6478739.59	1787204.57	114.88
							6478734.17	1787197.40	114.88
							6478744.79	1787193.51	114.88
							6478787.12	1787191.96	114.88
							6478822.65	1787182.64	114.88
							6478824.33	1787163.94	114.88
							6478832.15	1787147.20	114.88
							6478829.29	1787140.31	114.88
							6478814.68	1787135.09	114.88
							6478792.89	1787143.27	114.88
							6478791.52	1787131.45	114.88
							6478746.76	1786992.32	114.88
							6478637.25	1786982.11	114.88
							6478678.87	1786893.24	114.88
							6478658.18	1786900.06	114.88
							6478666.07	1786884.41	114.88
							6478664.09	1786883.46	114.88
							6478627.58	1786899.17	114.88
							6478622.92	1786886.38	114.88
							6478630.69	1786879.49	114.88
							6478629.91	1786873.58	114.88
							6478624.23	1786868.16	114.88
							6478605.36	1786863.41	114.88
							6478586.33	1786875.55	114.88
							6478581.56	1786875.70	114.88
							6478575.23	1786885.12	114.88
							6478566.32	1786912.95	114.88
							6478563.81	1786954.29	114.88
							6478564.68	1786970.66	114.88
							6478568.76	1786975.79	114.88
							6478569.82	1786986.77	114.88
							6478566.02	1786999.93	114.88
							6478572.67	1787032.05	114.88
							6478567.54	1787034.01	114.88
							6478568.88	1787055.67	114.88
							6478564.97	1787072.40	114.88
							6478568.68	1787082.24	114.88
							6478567.48	1787093.07	114.88
							6478574.52	1787100.27	114.88
							6478575.50	1787097.85	114.88
							6478584.61	1787111.04	114.88
							6478573.53	1787114.70	114.88
							6478572.55	1787108.72	114.88
							6478566.64	1787107.73	114.88
							6478562.54	1787114.72	114.88
							6478566.64	1787119.98	114.88
							6478573.47	1787121.61	114.88
							6478587.01	1787161.97	114.88
							6478581.33	1787166.81	114.88
							6478584.40	1787181.65	114.88
							6478580.64	1787193.68	114.88
							6478562.71	1787199.74	114.88
							6478556.80	1787198.76	114.88
							6478542.52	1787177.71	114.88
							6478541.15	1787167.87	114.88
							6478544.68	1787147.20	114.88
							6478538.10	1787139.94	114.88
							6478534.79	1787129.49	114.88
							6478535.62	1787096.02	114.88
							6478532.91	1787083.23	114.88
							6478539.86	1787066.49	114.88
							6478531.42	1787011.38	114.88
							6478532.09	1786970.04	114.88
							6478526.29	1786958.83	114.88
							6478521.37	1787341.10	114.88
CONTOURS			CONTOURS00089		115.88		6478523.53	1787411.78	115.88
							6478524.32	1787450.35	115.88
							6478532.31	1787450.35	115.88
							6478523.53	1787411.78	115.88
CONTOURS			CONTOURS00090		115.88		6479232.98	1787395.83	115.88
							6479238.57	1787400.47	115.88
							6479240.56	1787414.92	115.88
							6479232.00	1787422.66	115.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479219.87	1787420.15	115.88
							6479220.19	1787400.37	115.88
							6479224.12	1787395.61	115.88
							6479232.98	1787395.83	115.88
CONTOURS			CONTOURS00091		115.88		6478952.47	1787389.30	115.88
							6478955.41	1787394.25	115.88
							6478947.55	1787399.24	115.88
							6478944.50	1787390.31	115.88
							6478952.47	1787389.30	115.88
CONTOURS			CONTOURS00092		115.88		6479384.56	1787387.16	115.88
							6479391.24	1787393.27	115.88
							6479383.38	1787424.57	115.88
							6479379.64	1787425.29	115.88
							6479366.75	1787415.01	115.88
							6479367.98	1787404.09	115.88
							6479375.16	1787393.27	115.88
							6479384.56	1787387.16	115.88
CONTOURS			CONTOURS00093		115.88		6479451.49	1787382.18	115.88
							6479458.48	1787386.38	115.88
							6479458.83	1787392.28	115.88
							6479452.47	1787398.58	115.88
							6479442.46	1787399.34	115.88
							6479441.29	1787387.01	115.88
							6479451.49	1787382.18	115.88
CONTOURS			CONTOURS00094		115.88		6479034.16	1787355.61	115.88
							6479036.95	1787357.83	115.88
							6479036.65	1787364.72	115.88
							6479032.20	1787368.10	115.88
							6479029.56	1787366.69	115.88
							6479034.16	1787355.61	115.88
CONTOURS			CONTOURS00095		115.88		6479127.67	1787343.93	115.88
							6479135.04	1787347.01	115.88
							6479126.68	1787349.02	115.88
							6479124.59	1787344.91	115.88
							6479127.67	1787343.93	115.88
CONTOURS			CONTOURS00096		115.88		6479098.42	1787329.01	115.88
							6479092.23	1787333.57	115.88
							6479098.42	1787329.01	115.88
CONTOURS			CONTOURS00097		115.88		6478925.90	1787276.37	115.88
							6478928.18	1787283.03	115.88
							6478922.92	1787286.00	115.88
							6478925.90	1787276.37	115.88
CONTOURS			CONTOURS00098		115.88		6478689.13	1787251.10	115.88
							6478686.72	1787253.14	115.88
							6478689.13	1787251.10	115.88
CONTOURS			CONTOURS00099		115.88		6479468.23	1787222.98	115.88
							6479462.91	1787223.58	115.88
							6479463.38	1787235.79	115.88
							6479455.67	1787249.81	115.88
							6479455.44	1787271.23	115.88
							6479447.70	1787291.89	115.88
							6479462.92	1787301.12	115.88
							6479471.17	1787300.08	115.88
							6479477.89	1787303.87	115.88
							6479521.38	1787297.81	115.88
							6479519.65	1787279.09	115.88
							6479522.95	1787262.36	115.88
							6479517.91	1787227.43	115.88
							6479482.94	1787230.90	115.88
							6479468.23	1787222.98	115.88
CONTOURS			CONTOURS00100		115.88		6478691.68	1787219.02	115.88
							6478677.54	1787222.01	115.88
							6478683.77	1787227.39	115.88
							6478692.63	1787228.71	115.88
							6478697.60	1787222.01	115.88
							6478691.68	1787219.02	115.88
CONTOURS			CONTOURS00101		115.88		6478990.02	1787216.93	115.88
							6478981.62	1787221.02	115.88
							6478980.77	1787227.91	115.88
							6478990.86	1787225.09	115.88
							6478990.02	1787216.93	115.88
CONTOURS			CONTOURS00102		115.88		6478587.32	1787211.17	115.88
							6478575.50	1787216.34	115.88
							6478574.31	1787220.04	115.88
							6478576.82	1787250.55	115.88
							6478568.92	1787276.14	115.88
							6478569.08	1787299.76	115.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478566.00	1787309.60	115.88
							6478566.46	1787317.48	115.88
							6478577.56	1787333.23	115.88
							6478562.38	1787381.45	115.88
							6478574.73	1787401.14	115.88
							6478562.98	1787439.53	115.88
							6478566.19	1787444.90	115.88
							6478576.49	1787445.39	115.88
							6478576.53	1787450.35	115.88
							6479127.20	1787444.45	115.88
							6479128.79	1787440.51	115.88
							6479135.33	1787438.33	115.88
							6479150.31	1787441.36	115.88
							6479151.27	1787444.45	115.88
							6479319.95	1787443.46	115.88
							6479340.27	1787431.47	115.88
							6479347.16	1787430.97	115.88
							6479364.01	1787431.53	115.88
							6479375.76	1787442.48	115.88
							6479487.90	1787442.48	115.88
							6479494.95	1787434.60	115.88
							6479493.48	1787429.68	115.88
							6479499.31	1787419.44	115.88
							6479499.13	1787410.98	115.88
							6479493.43	1787406.06	115.88
							6479496.35	1787394.25	115.88
							6479516.40	1787367.68	115.88
							6479512.89	1787353.90	115.88
							6479523.57	1787333.23	115.88
							6479518.42	1787321.88	115.88
							6479479.04	1787327.33	115.88
							6479462.31	1787324.03	115.88
							6479458.00	1787307.64	115.88
							6479454.44	1787306.70	115.88
							6479442.78	1787322.25	115.88
							6479449.93	1787339.13	115.88
							6479432.79	1787363.79	115.88
							6479408.18	1787358.37	115.88
							6479370.78	1787358.48	115.88
							6479347.82	1787353.23	115.88
							6479344.20	1787347.11	115.88
							6479333.38	1787346.14	115.88
							6479333.62	1787343.07	115.88
							6479342.90	1787337.16	115.88
							6479336.74	1787333.80	115.88
							6479330.04	1787316.49	115.88
							6479318.32	1787316.79	115.88
							6479316.69	1787305.62	115.88
							6479276.29	1787300.73	115.88
							6479259.56	1787309.93	115.88
							6479215.27	1787305.59	115.88
							6479200.50	1787293.84	115.88
							6479188.69	1787291.78	115.88
							6479155.23	1787299.46	115.88
							6479141.41	1787299.76	115.88
							6479137.06	1787316.05	115.88
							6479138.83	1787325.35	115.88
							6479129.51	1787327.32	115.88
							6479127.55	1787338.15	115.88
							6479129.94	1787341.10	115.88
							6479109.95	1787348.54	115.88
							6479097.16	1787365.43	115.88
							6479085.95	1787366.08	115.88
							6479078.29	1787354.88	115.88
							6479076.32	1787345.04	115.88
							6479066.64	1787334.28	115.88
							6479053.85	1787331.44	115.88
							6479043.70	1787337.84	115.88
							6479035.15	1787337.55	115.88
							6479031.20	1787323.39	115.88
							6479008.43	1787306.65	115.88
							6479021.78	1787273.19	115.88
							6479019.98	1787268.27	115.88
							6479022.87	1787266.82	115.88
							6479024.67	1787257.79	115.88
							6479022.63	1787249.29	115.88
							6479009.56	1787234.67	115.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478987.90	1787246.94	115.88
							6478943.61	1787246.71	115.88
							6478936.57	1787251.38	115.88
							6478928.62	1787267.51	115.88
							6478914.87	1787251.74	115.88
							6478887.88	1787253.88	115.88
							6478863.89	1787251.23	115.88
							6478838.26	1787257.41	115.88
							6478802.86	1787250.47	115.88
							6478763.49	1787254.17	115.88
							6478707.78	1787248.96	115.88
							6478703.08	1787250.55	115.88
							6478712.31	1787258.24	115.88
							6478719.20	1787253.15	115.88
							6478726.49	1787253.10	115.88
							6478733.12	1787259.27	115.88
							6478733.14	1787270.23	115.88
							6478719.20	1787276.22	115.88
							6478712.31	1787274.12	115.88
							6478698.53	1787277.58	115.88
							6478682.79	1787276.89	115.88
							6478668.25	1787267.28	115.88
							6478668.83	1787258.25	115.88
							6478678.85	1787254.57	115.88
							6478680.28	1787251.08	115.88
							6478659.28	1787237.75	115.88
							6478656.52	1787221.02	115.88
							6478644.40	1787215.78	115.88
							6478615.86	1787214.87	115.88
							6478600.11	1787217.49	115.88
							6478587.32	1787211.17	115.88
CONTOURS			CONTOURS00103		115.88		6478603.15	1787177.62	115.88
							6478589.84	1787184.18	115.88
							6478589.70	1787193.04	115.88
							6478596.17	1787192.54	115.88
							6478604.05	1787183.41	115.88
							6478619.75	1787181.65	115.88
							6478603.15	1787177.62	115.88
CONTOURS			CONTOURS00104		115.88		6478686.87	1787163.78	115.88
							6478699.37	1787181.65	115.88
							6478721.05	1787182.64	115.88
							6478711.69	1787180.67	115.88
							6478686.87	1787163.78	115.88
CONTOURS			CONTOURS00105		116.88		6478884.56	1787443.37	116.88
							6478885.54	1787445.73	116.88
							6478884.56	1787443.37	116.88
CONTOURS			CONTOURS00106		116.88		6478713.30	1787428.58	116.88
							6478721.30	1787435.59	116.88
							6478719.23	1787441.53	116.88
							6478712.02	1787439.53	116.88
							6478713.30	1787428.58	116.88
CONTOURS			CONTOURS00107		116.88		6479122.00	1787420.59	116.88
							6479112.86	1787431.70	116.88
							6479123.24	1787427.71	116.88
							6479122.00	1787420.59	116.88
CONTOURS			CONTOURS00108		116.88		6478926.05	1787415.75	116.88
							6478918.02	1787417.87	116.88
							6478915.29	1787421.81	116.88
							6478917.17	1787430.67	116.88
							6478921.96	1787435.57	116.88
							6478926.82	1787433.56	116.88
							6478929.20	1787426.73	116.88
							6478926.05	1787415.75	116.88
CONTOURS			CONTOURS00109		116.88		6479229.05	1787387.25	116.88
							6479236.92	1787388.78	116.88
							6479243.08	1787396.95	116.88
							6479245.77	1787407.05	116.88
							6479240.45	1787422.79	116.88
							6479232.98	1787426.43	116.88
							6479226.09	1787424.09	116.88
							6479218.74	1787425.75	116.88
							6479217.84	1787433.62	116.88
							6479213.75	1787437.56	116.88
							6479210.19	1787438.69	116.88
							6479208.38	1787435.73	116.88
							6479197.33	1787439.53	116.88
							6479191.44	1787433.62	116.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479193.98	1787427.71	116.88
							6479211.90	1787419.43	116.88
							6479211.44	1787397.31	116.88
							6479222.16	1787386.98	116.88
							6479229.05	1787387.25	116.88
CONTOURS			CONTOURS00110		116.88		6479425.31	1787380.08	116.88
							6479418.41	1787382.44	116.88
							6479419.95	1787387.40	116.88
							6479425.11	1787387.56	116.88
							6479427.75	1787383.42	116.88
							6479425.31	1787380.08	116.88
CONTOURS			CONTOURS00111		116.88		6479355.39	1787366.33	116.88
							6479356.01	1787370.44	116.88
							6479355.39	1787366.33	116.88
CONTOURS			CONTOURS00112		116.88		6478895.38	1787353.14	116.88
							6478898.83	1787360.79	116.88
							6478895.38	1787364.15	116.88
							6478891.86	1787358.82	116.88
							6478895.38	1787353.14	116.88
CONTOURS			CONTOURS00113		116.88		6479495.88	1787339.03	116.88
							6479467.23	1787343.48	116.88
							6479462.75	1787363.74	116.88
							6479470.17	1787377.52	116.88
							6479478.06	1787383.69	116.88
							6479483.97	1787382.99	116.88
							6479496.46	1787366.69	116.88
							6479494.97	1787359.80	116.88
							6479499.93	1787349.96	116.88
							6479495.88	1787339.03	116.88
CONTOURS			CONTOURS00114		116.88		6478816.64	1787319.40	116.88
							6478822.20	1787322.40	116.88
							6478819.58	1787328.29	116.88
							6478814.40	1787327.60	116.88
							6478812.19	1787322.40	116.88
							6478816.64	1787319.40	116.88
CONTOURS			CONTOURS00115		116.88		6478919.99	1787316.48	116.88
							6478918.55	1787322.40	116.88
							6478896.37	1787341.45	116.88
							6478897.63	1787328.31	116.88
							6478910.15	1787318.54	116.88
							6478919.99	1787316.48	116.88
CONTOURS			CONTOURS00116		116.88		6478597.46	1787250.24	116.88
							6478577.15	1787264.01	116.88
							6478570.68	1787307.64	116.88
							6478574.66	1787324.22	116.88
							6478581.48	1787332.24	116.88
							6478572.94	1787366.69	116.88
							6478575.59	1787389.42	116.88
							6478579.84	1787398.19	116.88
							6478573.10	1787420.82	116.88
							6478575.86	1787437.56	116.88
							6478580.65	1787438.32	116.88
							6478580.79	1787449.37	116.88
							6478904.16	1787446.42	116.88
							6478905.23	1787430.04	116.88
							6478909.77	1787419.84	116.88
							6478903.03	1787399.40	116.88
							6478893.15	1787383.42	116.88
							6478898.34	1787378.82	116.88
							6478906.07	1787380.47	116.88
							6478923.14	1787393.27	116.88
							6478923.93	1787399.58	116.88
							6478928.85	1787396.73	116.88
							6478929.75	1787382.44	116.88
							6478945.86	1787360.79	116.88
							6478946.47	1787331.16	116.88
							6478949.52	1787327.37	116.88
							6478965.95	1787333.23	116.88
							6478966.64	1787336.18	116.88
							6478955.56	1787355.01	116.88
							6478950.94	1787374.57	116.88
							6478959.58	1787395.45	116.88
							6478949.94	1787405.50	116.88
							6478942.96	1787408.03	116.88
							6478939.67	1787413.93	116.88
							6478948.26	1787432.64	116.88
							6478947.54	1787445.43	116.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478960.42	1787445.43	116.88
							6478962.12	1787439.34	116.88
							6478967.04	1787445.43	116.88
							6479063.51	1787444.45	116.88
							6479064.07	1787427.11	116.88
							6479074.75	1787425.98	116.88
							6479091.25	1787417.86	116.88
							6479103.06	1787401.74	116.88
							6479110.16	1787402.33	116.88
							6479126.68	1787387.95	116.88
							6479144.40	1787381.92	116.88
							6479149.76	1787387.36	116.88
							6479124.55	1787426.89	116.88
							6479135.54	1787422.62	116.88
							6479151.57	1787426.02	116.88
							6479151.29	1787416.40	116.88
							6479155.38	1787418.86	116.88
							6479158.18	1787431.32	116.88
							6479178.85	1787443.59	116.88
							6479308.82	1787443.46	116.88
							6479306.33	1787433.62	116.88
							6479319.56	1787406.02	116.88
							6479325.50	1787409.07	116.88
							6479344.48	1787404.37	116.88
							6479354.49	1787401.59	116.88
							6479355.03	1787396.62	116.88
							6479362.90	1787399.45	116.88
							6479368.82	1787391.30	116.88
							6479366.19	1787383.09	116.88
							6479354.05	1787379.10	116.88
							6479343.22	1787381.85	116.88
							6479322.90	1787379.84	116.88
							6479316.64	1787383.63	116.88
							6479284.16	1787371.15	116.88
							6479252.95	1787371.33	116.88
							6479227.08	1787362.01	116.88
							6479169.01	1787379.80	116.88
							6479162.29	1787377.52	116.88
							6479152.17	1787362.85	116.88
							6479134.56	1787365.95	116.88
							6479115.86	1787380.02	116.88
							6479105.03	1787382.69	116.88
							6479069.48	1787378.39	116.88
							6479050.90	1787381.50	116.88
							6479021.06	1787375.55	116.88
							6479010.19	1787351.93	116.88
							6479013.26	1787344.05	116.88
							6479005.73	1787328.31	116.88
							6478989.21	1787323.06	116.88
							6478970.79	1787307.64	116.88
							6478984.17	1787287.17	116.88
							6478983.87	1787259.41	116.88
							6478977.08	1787257.51	116.88
							6478952.23	1787262.12	116.88
							6478947.96	1787274.17	116.88
							6478951.94	1787277.66	116.88
							6478953.36	1787285.09	116.88
							6478949.52	1787294.82	116.88
							6478938.69	1787285.67	116.88
							6478919.99	1787292.51	116.88
							6478915.97	1787283.03	116.88
							6478918.53	1787277.12	116.88
							6478912.12	1787265.63	116.88
							6478904.24	1787261.80	116.88
							6478886.53	1787263.69	116.88
							6478861.92	1787257.79	116.88
							6478843.22	1787273.39	116.88
							6478821.24	1787256.77	116.88
							6478801.88	1787254.99	116.88
							6478795.06	1787256.53	116.88
							6478775.31	1787270.19	116.88
							6478742.83	1787268.07	116.88
							6478725.93	1787277.94	116.88
							6478711.33	1787279.10	116.88
							6478696.57	1787284.52	116.88
							6478679.73	1787282.15	116.88
							6478665.80	1787272.46	116.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6478659.16	1787260.83	116.88
							6478646.90	1787255.92	116.88
							6478640.28	1787254.30	116.88
							6478629.64	1787259.61	116.88
							6478597.46	1787250.24	116.88
CONTOURS			CONTOURS00117		116.88		6479509.84	1787236.49	116.88
							6479471.42	1787240.95	116.88
							6479466.29	1787256.45	116.88
							6479467.96	1787271.48	116.88
							6479474.12	1787286.66	116.88
							6479479.65	1787285.38	116.88
							6479485.94	1787288.49	116.88
							6479512.51	1787284.40	116.88
							6479509.84	1787236.49	116.88
CONTOURS			CONTOURS00118		117.88		6479270.54	1787433.47	117.88
							6479259.56	1787438.96	117.88
							6479249.72	1787439.53	117.88
							6479245.49	1787443.46	117.88
							6479287.41	1787443.46	117.88
							6479270.54	1787433.47	117.88
CONTOURS			CONTOURS00119		117.88		6479253.88	1787428.47	117.88
							6479251.33	1787428.35	117.88
							6479252.67	1787431.40	117.88
							6479253.88	1787428.47	117.88
CONTOURS			CONTOURS00120		117.88		6478734.95	1787419.38	117.88
							6478734.95	1787419.38	117.88
CONTOURS			CONTOURS00121		117.88		6479206.73	1787389.99	117.88
							6479206.41	1787392.80	117.88
							6479206.73	1787389.99	117.88
CONTOURS			CONTOURS00122		117.88		6479067.83	1787389.13	117.88
							6479067.83	1787389.13	117.88
CONTOURS			CONTOURS00123		117.88		6478689.70	1787388.32	117.88
							6478685.64	1787389.33	117.88
							6478692.18	1787390.31	117.88
							6478689.70	1787388.32	117.88
CONTOURS			CONTOURS00124		117.88		6478742.83	1787386.76	117.88
							6478748.25	1787393.27	117.88
							6478740.27	1787396.81	117.88
							6478738.34	1787389.33	117.88
							6478742.83	1787386.76	117.88
CONTOURS			CONTOURS00125		117.88		6479000.86	1787366.53	117.88
							6478993.81	1787372.93	117.88
							6478980.03	1787370.88	117.88
							6478972.91	1787383.42	117.88
							6478973.77	1787388.34	117.88
							6478967.65	1787395.65	117.88
							6478963.88	1787413.35	117.88
							6478974.12	1787426.81	117.88
							6478988.15	1787437.56	117.88
							6478987.86	1787445.43	117.88
							6479028.99	1787444.45	117.88
							6479031.21	1787429.98	117.88
							6479046.15	1787433.45	117.88
							6479053.85	1787444.05	117.88
							6479044.61	1787398.19	117.88
							6479027.27	1787399.22	117.88
							6479022.48	1787396.22	117.88
							6479024.43	1787387.25	117.88
							6479007.85	1787383.16	117.88
							6479000.86	1787366.53	117.88
CONTOURS			CONTOURS00126		117.88		6479472.65	1787356.36	117.88
							6479473.14	1787358.43	117.88
							6479472.65	1787356.36	117.88
CONTOURS			CONTOURS00127		117.88		6478977.41	1787327.97	117.88
							6478975.42	1787330.27	117.88
							6478977.97	1787332.15	117.88
							6478977.41	1787327.97	117.88
CONTOURS			CONTOURS00128		117.88		6478816.64	1787314.38	117.88
							6478826.65	1787320.27	117.88
							6478824.25	1787328.31	117.88
							6478827.70	1787332.24	117.88
							6478812.71	1787331.55	117.88
							6478807.01	1787324.37	117.88
							6478808.09	1787316.49	117.88
							6478816.64	1787314.38	117.88
CONTOURS			CONTOURS00129		117.88		6478684.75	1787305.24	117.88
							6478686.11	1787313.54	117.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
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							6478679.83	1787325.77	117.88
							6478680.20	1787319.45	117.88
							6478675.28	1787309.60	117.88
							6478677.86	1787305.66	117.88
							6478684.75	1787305.24	117.88
CONTOURS			CONTOURS00130		117.88		6478812.78	1787258.35	117.88
							6478802.11	1787259.64	117.88
							6478798.93	1787266.94	117.88
							6478769.40	1787286.36	117.88
							6478734.95	1787278.53	117.88
							6478714.97	1787287.95	117.88
							6478726.98	1787313.54	117.88
							6478718.22	1787322.96	117.88
							6478709.00	1787322.40	117.88
							6478712.83	1787328.31	117.88
							6478713.55	1787349.96	117.88
							6478720.66	1787360.31	117.88
							6478721.96	1787368.66	117.88
							6478723.16	1787387.36	117.88
							6478717.94	1787401.14	117.88
							6478730.35	1787439.20	117.88
							6478742.04	1787448.38	117.88
							6478859.29	1787446.42	117.88
							6478874.72	1787422.43	117.88
							6478890.15	1787417.87	117.88
							6478891.28	1787410.98	117.88
							6478874.91	1787384.41	117.88
							6478882.15	1787367.13	117.88
							6478875.39	1787345.04	117.88
							6478881.08	1787321.42	117.88
							6478888.49	1787319.88	117.88
							6478900.02	1787308.62	117.88
							6478893.58	1787301.73	117.88
							6478895.38	1787298.60	117.88
							6478905.14	1787301.82	117.88
							6478912.12	1787297.21	117.88
							6478910.32	1787280.08	117.88
							6478898.34	1787270.70	117.88
							6478889.90	1787273.19	117.88
							6478893.42	1787285.13	117.88
							6478857.07	1787283.94	117.88
							6478846.17	1787287.19	117.88
							6478833.38	1787277.58	117.88
							6478822.55	1787263.37	117.88
							6478812.78	1787258.35	117.88
CONTOURS			CONTOURS00131		117.88		6478599.25	1787257.31	117.88
							6478586.53	1787263.34	117.88
							6478574.05	1787307.64	117.88
							6478579.44	1787323.97	117.88
							6478593.18	1787336.14	117.88
							6478584.36	1787343.82	117.88
							6478578.46	1787363.73	117.88
							6478587.11	1787385.39	117.88
							6478583.44	1787406.06	117.88
							6478576.40	1787419.93	117.88
							6478584.36	1787430.65	117.88
							6478591.89	1787433.62	117.88
							6478594.02	1787449.37	117.88
							6478668.33	1787448.38	117.88
							6478675.73	1787413.94	117.88
							6478671.69	1787398.19	117.88
							6478672.44	1787384.41	117.88
							6478666.04	1787361.77	117.88
							6478678.85	1787333.91	117.88
							6478695.58	1787344.59	117.88
							6478702.84	1787343.44	117.88
							6478705.59	1787321.42	117.88
							6478692.28	1787313.89	117.88
							6478683.13	1787292.53	117.88
							6478673.64	1787289.22	117.88
							6478657.20	1787271.09	117.88
							6478647.35	1787268.08	117.88
							6478632.59	1787273.26	117.88
							6478607.63	1787258.77	117.88
							6478599.25	1787257.31	117.88
CONTOURS			CONTOURS00132		117.88		6479501.70	1787245.61	117.88
							6479477.67	1787248.19	117.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin (ft)	End (ft)	x (ft)	y (ft)	z (ft)
							6479473.88	1787260.39	117.88
							6479479.65	1787275.53	117.88
							6479503.04	1787271.59	117.88
							6479501.70	1787245.61	117.88
CONTOURS			CONTOURS00133		118.88		6478800.03	1787405.94	118.88
							6478774.32	1787409.54	118.88
							6478772.35	1787414.12	118.88
							6478751.52	1787421.81	118.88
							6478756.60	1787429.99	118.88
							6478783.62	1787436.57	118.88
							6478777.28	1787447.40	118.88
							6478824.92	1787447.40	118.88
							6478818.75	1787420.82	118.88
							6478801.71	1787417.87	118.88
							6478800.03	1787405.94	118.88
CONTOURS			CONTOURS00134		118.88		6478846.46	1787309.32	118.88
							6478843.69	1787310.07	118.88
							6478844.58	1787313.17	118.88
							6478850.11	1787315.82	118.88
							6478850.81	1787312.56	118.88
							6478846.46	1787309.32	118.88
CONTOURS			CONTOURS00135		118.88		6478631.60	1787305.42	118.88
							6478632.36	1787312.33	118.88
							6478627.10	1787309.60	118.88
							6478631.60	1787305.42	118.88
CONTOURS			CONTOURS00136		118.88		6478811.99	1787263.07	118.88
							6478795.77	1787285.00	118.88
							6478795.72	1787292.87	118.88
							6478773.34	1787309.06	118.88
							6478762.87	1787310.22	118.88
							6478741.84	1787304.90	118.88
							6478736.05	1787331.15	118.88
							6478744.97	1787336.18	118.88
							6478744.89	1787355.86	118.88
							6478753.37	1787377.80	118.88
							6478759.56	1787379.96	118.88
							6478782.20	1787376.11	118.88
							6478801.88	1787395.52	118.88
							6478814.68	1787387.23	118.88
							6478824.43	1787375.55	118.88
							6478817.07	1787357.83	118.88
							6478822.79	1787346.02	118.88
							6478803.00	1787330.13	118.88
							6478799.48	1787320.43	118.88
							6478807.79	1787307.43	118.88
							6478814.20	1787305.19	118.88
							6478825.89	1787290.90	118.88
							6478825.36	1787278.11	118.88
							6478811.99	1787263.07	118.88
CONTOURS			CONTOURS00137		118.88		6478598.34	1787262.16	118.88
							6478593.89	1787263.34	118.88
							6478587.35	1787283.03	118.88
							6478587.68	1787290.90	118.88
							6478577.39	1787307.72	118.88
							6478584.93	1787324.37	118.88
							6478592.84	1787323.76	118.88
							6478617.34	1787344.05	118.88
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							6478585.55	1787363.74	118.88
							6478586.33	1787366.27	118.88
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							6478605.02	1787376.53	118.88
							6478594.24	1787406.06	118.88
							6478585.35	1787412.80	118.88
							6478582.97	1787419.84	118.88
							6478586.33	1787423.61	118.88
							6478598.14	1787424.50	118.88
							6478618.24	1787434.60	118.88
							6478620.47	1787449.37	118.88
							6478634.16	1787449.37	118.88
							6478649.06	1787434.34	118.88
							6478650.92	1787416.89	118.88
							6478636.53	1787414.99	118.88
							6478629.64	1787420.82	118.88
							6478624.90	1787415.90	118.88
							6478631.60	1787409.19	118.88
							6478636.89	1787413.32	118.88

Name	Sel.	M.	ID	OnlyPts	Height		Coordinates		
					Begin	End	x	y	z
					(ft)	(ft)	(ft)	(ft)	(ft)
							6478641.97	1787404.62	118.88
							6478638.29	1787392.28	118.88
							6478643.42	1787377.52	118.88
							6478650.75	1787376.97	118.88
							6478629.94	1787347.99	118.88
							6478639.48	1787337.80	118.88
							6478651.68	1787339.53	118.88
							6478647.79	1787322.40	118.88
							6478640.85	1787312.56	118.88
							6478647.16	1787303.51	118.88
							6478649.36	1787291.85	118.88
							6478636.53	1787289.36	118.88
							6478633.20	1787291.28	118.88
							6478622.83	1787280.08	118.88
							6478603.37	1787269.92	118.88
							6478598.34	1787262.16	118.88
CONTOURS			CONTOURS00138		118.88		6479494.10	1787255.18	118.88
							6479483.87	1787255.47	118.88
							6479484.73	1787264.55	118.88
							6479494.65	1787262.36	118.88
							6479494.10	1787255.18	118.88
CONTOURS			CONTOURS00139		119.88		6478757.69	1787328.20	119.88
							6478760.78	1787332.48	119.88
							6478757.69	1787328.20	119.88
CONTOURS			CONTOURS00140		119.88		6478597.45	1787312.26	119.88
							6478597.16	1787315.21	119.88
							6478597.45	1787312.26	119.88

### Vertical Area Source(s)

Name	ID	Height		Coordinates			
		Begin	End	x	y	z	Ground
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)

### Rail

Name	Sel.	M.	ID	Lw'		Train Class	Correct.	Vmax
				Day	Night			
				(dBA)	(dBA)		(dB)	(km(mph))

### Sound Level Spectra

Name	ID	Type	Oktave Spectrum (dB)										Source			
			Weight.	31.5	63	125	250	500	1000	2000	4000	8000		A	lin	

### Roads

Name	Sel.	M.	ID	Lme			Count Data		exact Count Data						Speed Limit		SCS	Surface		Gradient	Mult. Reflection			
				Day	Evening	Night	DTV	Str.class.	M			p (%)			Auto	Truck	Dist.	Dstro	Type		Drefl	Hbuild	Dist.	
				(dBA)	(dBA)	(dBA)			Day	Evening	Night	Day	Evening	Night	(mph)	(mph)		(dB)		(%)	(dB)	(ft)	(ft)	

### RoadsGeo

Name	Height		Coordinates				Dist	LSlope
	Begin	End	x	y	z	Ground		
	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(%)

Subject: Re: Gardena Noise Study



John Davis Jr. <jjrdavis73@gmail.com>  
to Tuckley Williams

Dec 23, 2025, 1:25 PM

CAUTION: This email originated from outside of the organization.

Good afternoon sir first thank you for that Noise Study that you provided to me that I share with the community. Also to let you know we have use our own Noise Study as well we have group of residents that walk daily they start on 140th they walk on Rosecrans and Main and Broadway to 135th. We spent time with them walking i said that because the major Noise is on Rosecrans and by the Study you provided it wouldn't be impact to the residents in the community. So they support the Noise Study that was provided Thank You and they also support putting Business on the property. I appreciate you for working with this community. Thank you

On Thu, Dec 18, 2025, 12:20 PM Tuckley Williams <TWilliams@bridgeindustrial.com> wrote:

Hi John – attached is the noise study Bridge hired Urban Crossroads to conduct at our two buildings. Please review and let me know if you have any questions.

Some points of interest from the report:

- LA County noise thresholds are as follow:
  - Daytime hours (defined as 7 am - 10 pm) threshold is 55 decibels
  - Nighttime hours (defined as 10 pm – 7 am) is 50 decibels.
- Page 8 has table 1 showing ambient noise level measurements at the testing locations around our buildings. As you can see in the right column, the ambient noise levels already exceed LA County thresholds.
- Pages 12-13 has tables 3-5 showing the operational noise level compliance at each of our testing locations during daytime and nighttime hours.

I am available to discuss at your convenience.

Tuckley Williams | Director, Development  
**Bridge Industrial**  
C 310 871 4225  
[twilliams@bridgeindustrial.com](mailto:twilliams@bridgeindustrial.com)

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## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** May 11, 2026  
**PROJECT NUMBER:** PRJ2025-002452-(2)  
**PERMIT NUMBER(S):** Conditional Use Permit (“CUP”) No. RPPL2025003555  
Variance No. RPPL2026000397  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 14220 South Main Street, West Rancho Dominguez-  
Victoria  
**OWNER:** Bridge Point Gardena Land I LLC  
**APPLICANT:** Kevin Kohan  
**CASE PLANNER:** Evan Sahagun, Planner  
ESahagun@planning.lacounty.gov

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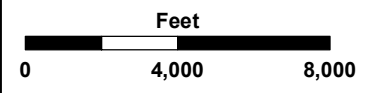
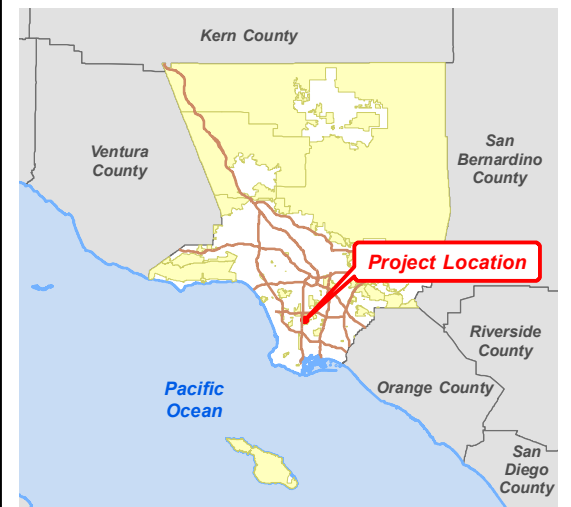
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) Categorical Exemptions under State CEQA Guidelines Sections 15301 and 15305, respectively. The CUP is for the continued operation of maintenance of an existing storage warehouse and the Variance is a related request to modify a performance standard relating to hours of outdoor operation, which would not result in any changes to land use or density. The Project does not include any alterations to the site except for new informational signage, any construction, or a change of land use.

None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment. Therefore, the Project does not meet any exceptions to a Categorical Exemption. Staff recommends that the Regional Planning Commission determine that the Project is categorically exempt from CEQA.



# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-002452  
CUP RPPL2025003555



LA COUNTY  
PLANNING

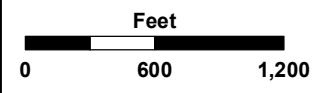
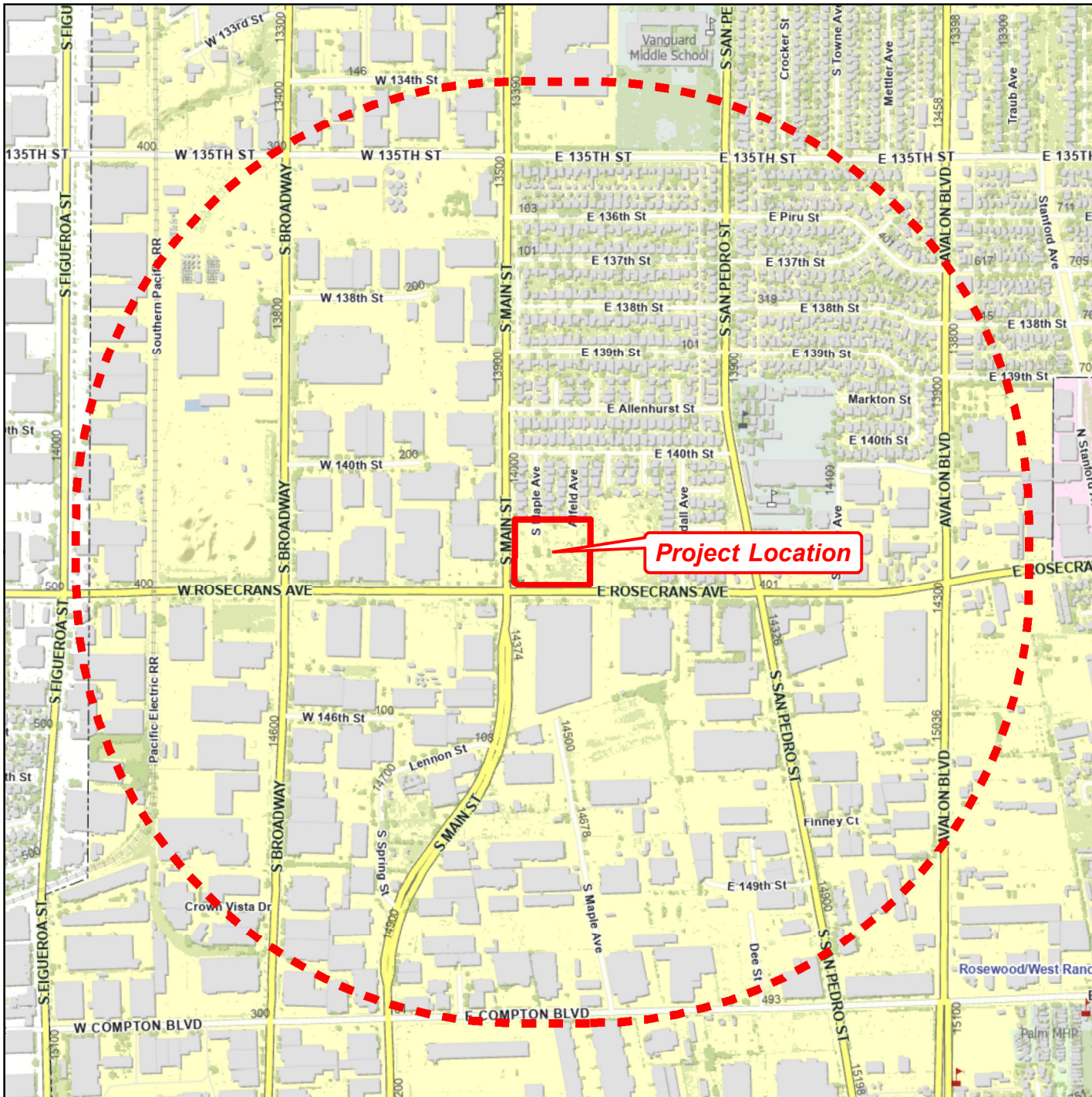
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-002452

CUP RPPL2025003555



LA COUNTY  
PLANNING




LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

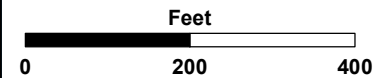
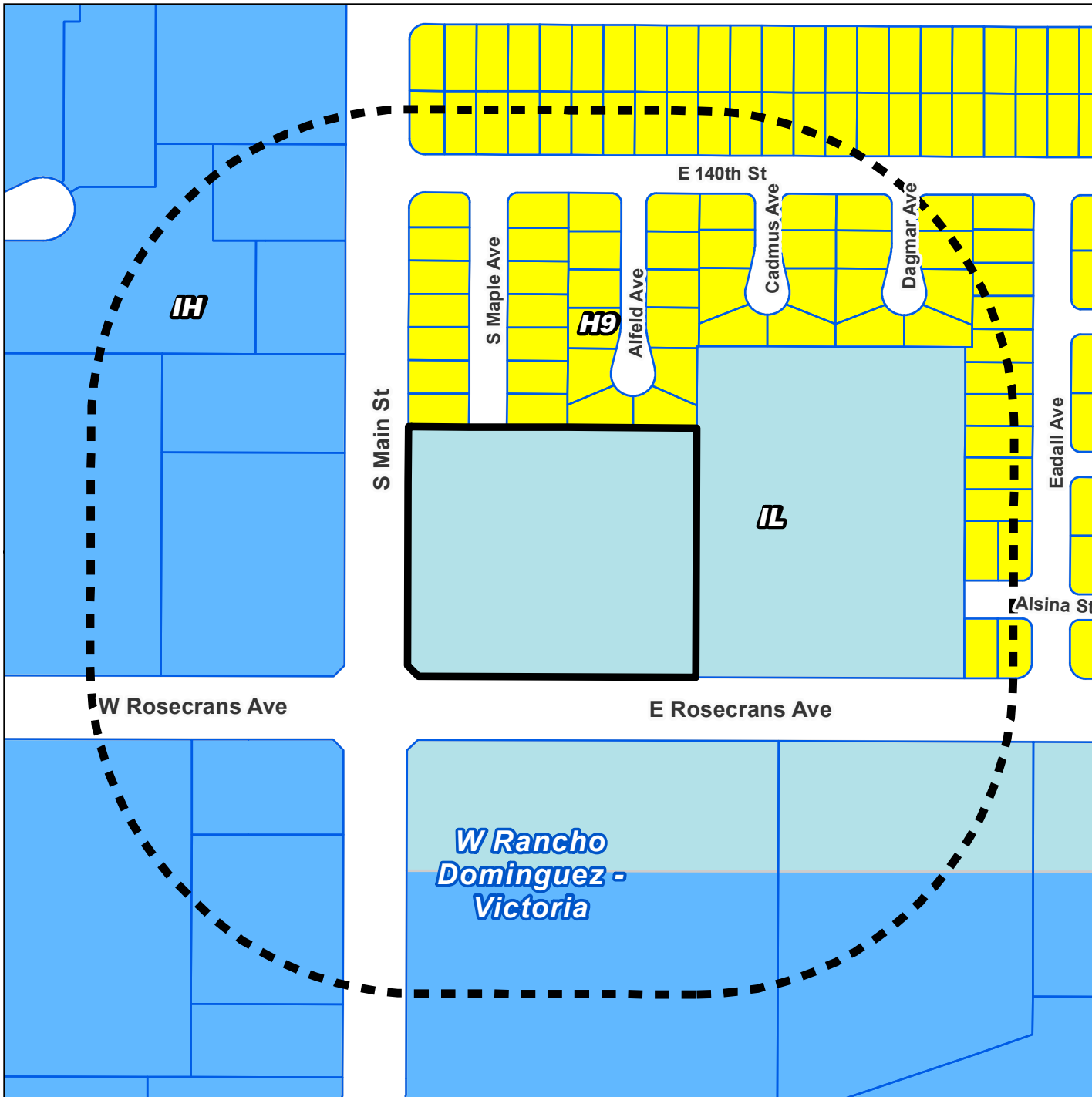
# LAND USE POLICY

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002452

CUP RPPL2025003555

-  H9 - Residential 9
-  IL - Light Industrial
-  IH - Heavy Industrial



LA COUNTY  
PLANNING

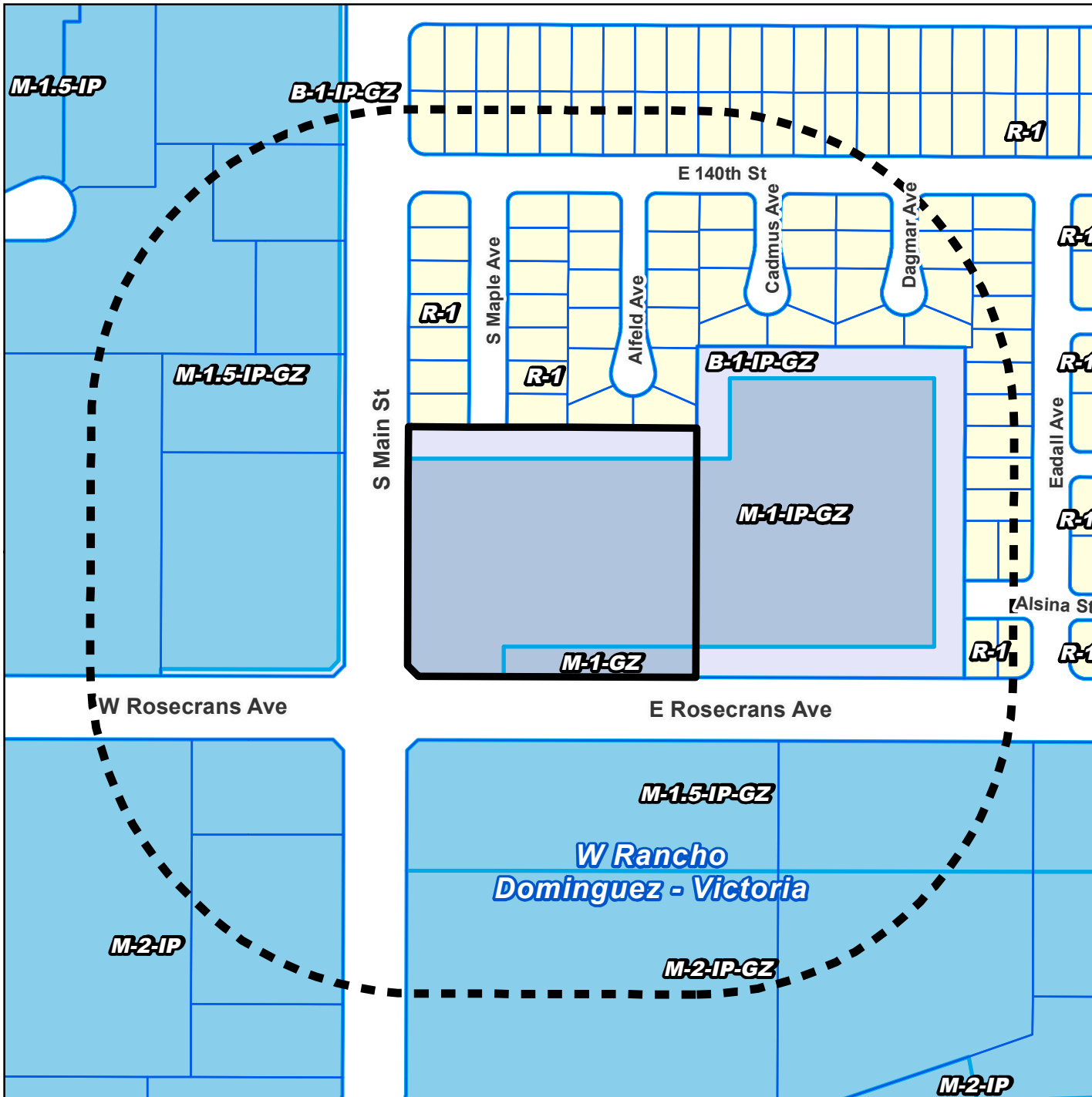
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# ZONING

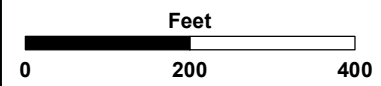
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002452

CUP RPPL2025003555

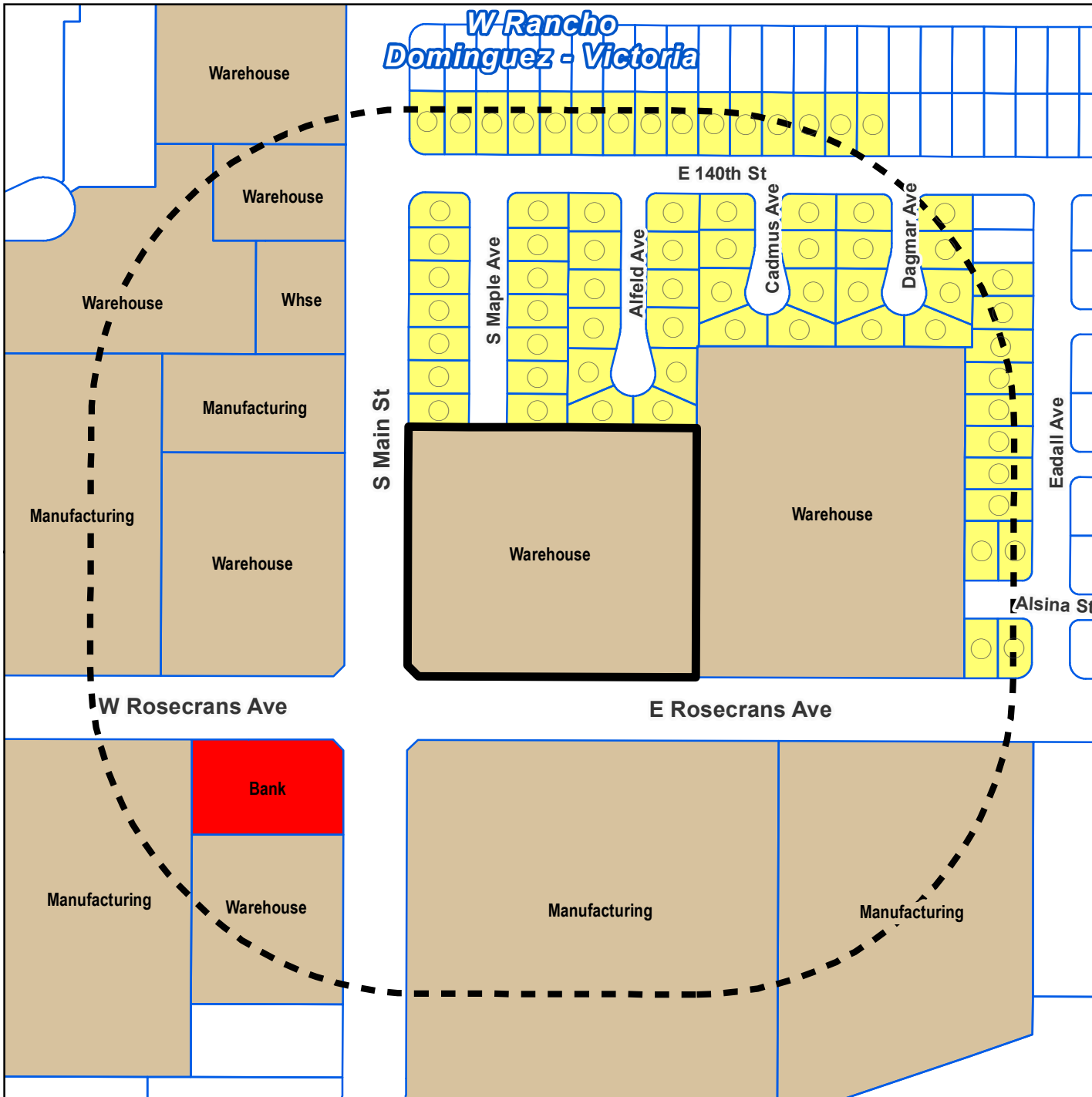


-  R-1 - Single-Family Residence
-  M-1 - Light Manufacturing
-  M-1.5 - Restricted Heavy Manufacturing
-  M-2 - Heavy Manufacturing
-  B-1 - Buffer Strip



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# EXISTING LAND USE

## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-002452

CUP RPPL2025003555



500-ft Standard Radius

Existing Land Use (Assessor Use Codes)



Commercial

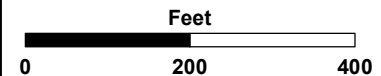


Industrial



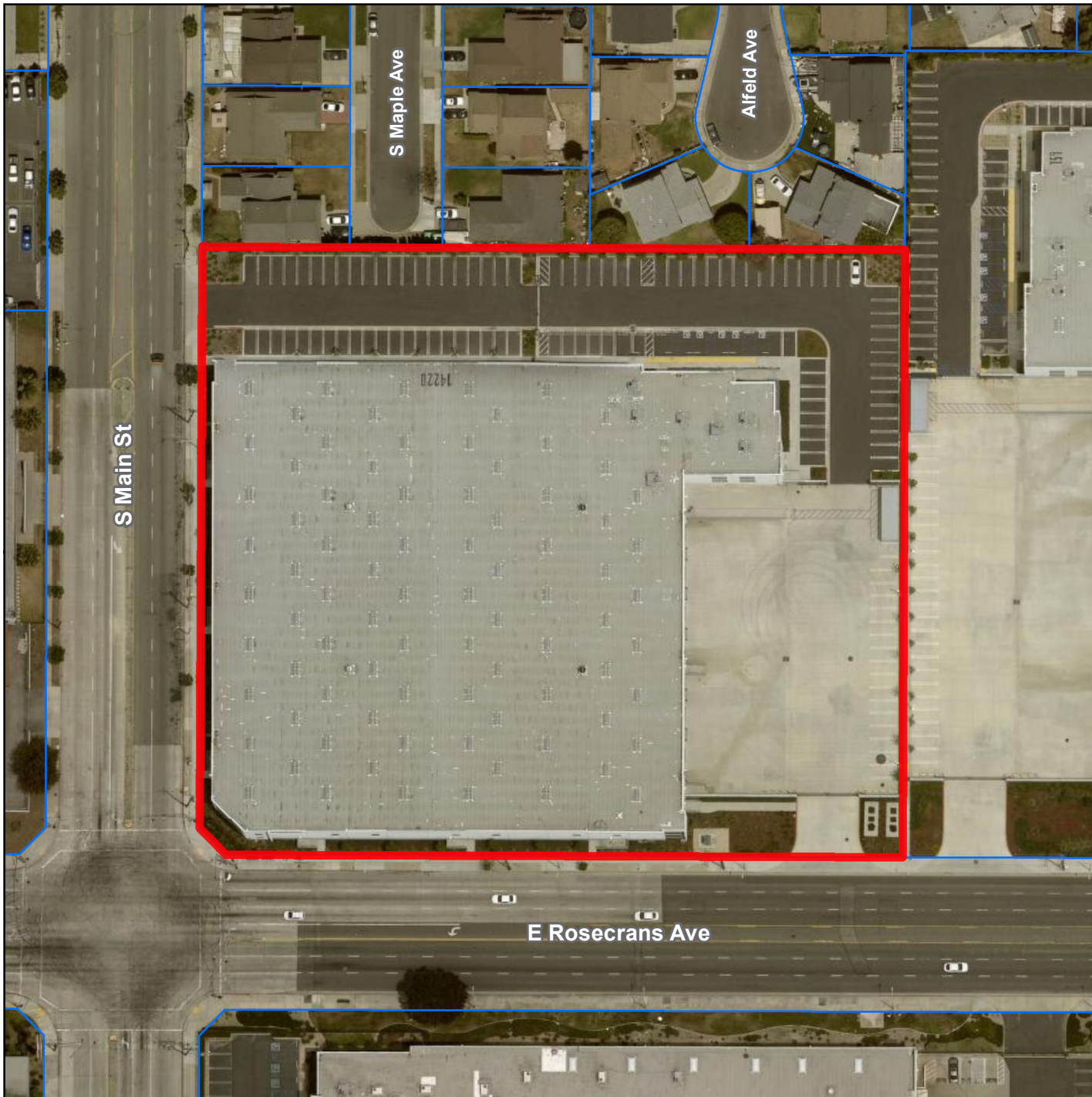
Residential - Single Unit\*

\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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. PRJ2025-002452

CUP RPPL2025003555

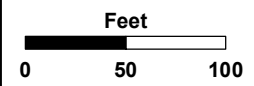
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025

S Main St

S Maple Ave

Alfeld Ave

E Rosecrans Ave



**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



14220 South Main Street  
West Rancho Dominguez-Victoria

Taken by Evan Sahagun on December 10, 2025  
Page 1 of 2



14220 South Main Street  
West Rancho Dominguez-Victoria



# COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

EPIC-LA NUMBER: RPPL2025003555      PROJECT NUMBER: Warehouse (Green  
Zone) @ 14220 S Main  
St  
CITY/COMMUNITY: Willowbrook      STATUS: Cleared  
PROJECT ADDRESS: 14220 S Main Street      DATE: 10/01/2025  
Los Angeles, CA 90061

---

## CONDITIONS

1. The green zone improvements do not warrant comments from LA County Fire Department.

For any questions regarding the report, please contact Martin Salazar at (323) 890-4243 or  
[Martin.Salazar@fire.lacounty.gov](mailto:Martin.Salazar@fire.lacounty.gov).

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

**CLEARED  
FOR PUBLIC HEARING**

*Martin Salazar*

10/01/2025

Prior to building permit issuance, approval of the architectural plans is required by the Fire Prevention Engineering Building Plans Unit.

**RPPL2025003555**

STAMP:

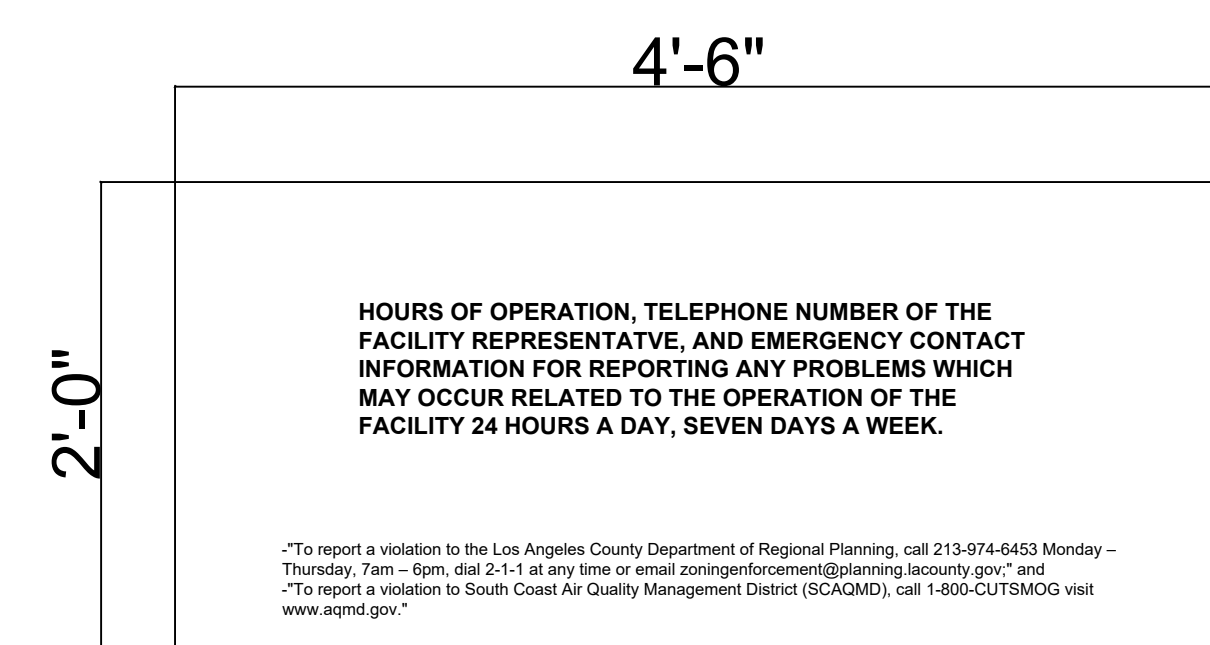
PROJECT TITLE:  
**GREEN ZONE COMPLIANCE**  
14220 S MAIN ST., LOS ANGELES, CA 90061

CLIENT NAME:  
**BRIDGE POINT GARDENA  
LAND I, LLC**

SHEET NAME:  
**PROPOSED SITE PLAN**

DATE: 08.15.2025  
DRAWN BY:  
JOSIAH KELLEY  
CHECKED BY: KEVIN KOHAN  
SCALE:

SHEET NUMBER:  
**A-2.0**



PERMANENT PERIMETER IDENTIFICATION SIGN BETWEEN 4 AND 9 SQUARE FEET TO INCLUDE:

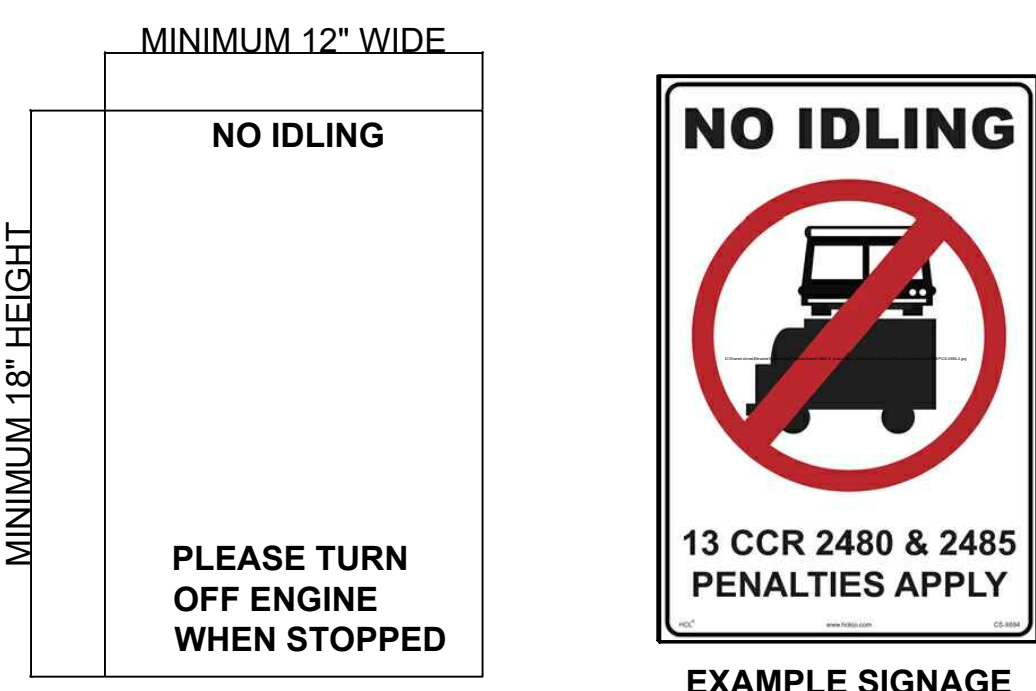
HOURS OF OPERATION, TELEPHONE NUMBER OF THE FACILITY REPRESENTATIVE, AND EMERGENCY CONTACT INFORMATION FOR REPORTING ANY PROBLEMS WHICH MAY OCCUR RELATED TO THE OPERATION OF THE FACILITY 24 HOURS A DAY, SEVEN DAYS A WEEK.

THE BUSINESS NAME UNLESS THE PROPERTY CONTAINS A SEPARATE BUSINESS SIGN THAT IS CLEARLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE SIGN SHALL INCLUDE INSTRUCTIONS FOR REPORTING VIOLATIONS TO REGIONAL PLANNING AND TO AQMD WHERE A USE IS ALSO REGULATED BY AQMD. INFORMATION FOR REPORTING VIOLATIONS SHALL INCLUDE THE FOLLOWING TEXT, OR APPROPRIATE TEXT AS UPDATED:

•To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday - Thursday, 7am - 6pm, dial 2-1-1 at any time or email [zoningenforcement@planning.lacounty.gov](mailto:zoningenforcement@planning.lacounty.gov) and  
•To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOOG visit [www.scaqmd.gov](http://www.scaqmd.gov).

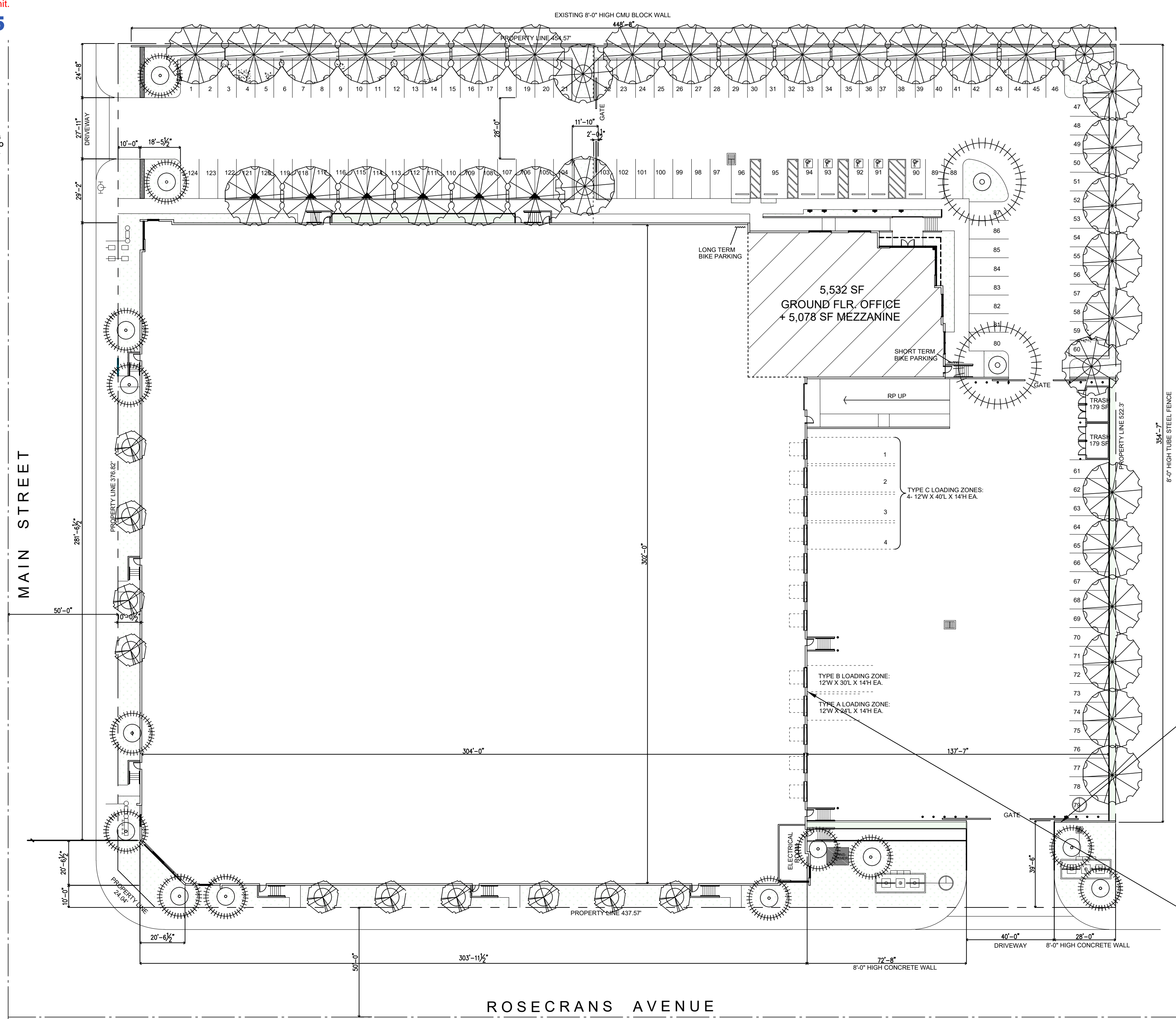
LANGUAGE TO BE UPDATED WHEN TENANT FINALIZED

2 PERMANENT PERIMETER IDENTIFICATION SIGN  
NOT TO SCALE



"NO IDLING" SIGN REQUIRED. WHERE LOADING SPACES ARE PROVIDED, THE LOADING AREA SHALL INCLUDE AT LEAST ONE SIGN STATING THAT VEHICLE IDLING SHALL BE LIMITED TO FIVE MINUTES. GRAPHICS RELATED TO THE VEHICLE IDLE LIMITATION ARE PERMITTED ON SAID SIGN. SAID SIGN SHALL BE A MINIMUM SIZE OF 12 INCHES WIDE BY 18 INCHES IN HEIGHT AND SHALL BE PROMINENTLY DISPLAYED AND VISIBLE FROM THE LOADING SPACES/AREA. SAID SIGN MAY CONTAIN LANGUAGE SUCH AS "5-MINUTE IDLE LIMIT," "SPARE THE AIR," "PLEASE TURN OFF ENGINE WHEN STOPPED," OR SIMILAR LANGUAGE.

3 NO IDLING SIGNAGE  
NOT TO SCALE



PERMANENT PERIMETER IDENTIFICATION SIGN BETWEEN 4 AND 9 SQUARE FEET TO INCLUDE:

HOURS OF OPERATION, TELEPHONE NUMBER OF THE FACILITY REPRESENTATIVE, AND EMERGENCY CONTACT INFORMATION FOR REPORTING ANY PROBLEMS WHICH MAY OCCUR RELATED TO THE OPERATION OF THE FACILITY 24 HOURS A DAY, SEVEN DAYS A WEEK.

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1 PROPOSED SITE PLAN  
1/32" = 1'-0"



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

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

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
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/](http://www.publichealth.lacounty.gov/eh/)

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Fifth District

November 20, 2025

**TO:** Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Evan Sahagun

**FROM:** Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*  
Branch Director, Environmental Protection Branch  
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST  
14220 S MAIN STREET LOS ANGELES CA 90061  
RPPL2025003555**

Thank you for the opportunity to review the application for the project referenced above. The applicant is requesting a Conditional Use Permit (CUP) to authorize an existing warehouse with a gross floor area exceeding 100,000 square feet, located within the Green Zone. The proposed modifications are limited to the installation of solid perimeter walls, landscaping improvements, and updated signage.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- 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.

**Drinking Water Program: Potable Water**

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a water bill from Golden State Water Company with a billing date of August 27, 2025. The billing shows the account name, account number, and service site.

**Onsite Wastewater Treatment (OWT) Program: Wastewater**

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

According to the copy of ***SEWERAGE SYSTEM CONNECTION FEE RECEIPT***, the project site utilizes public sewer infrastructure for wastewater disposal; therefore, the project falls outside the jurisdiction of the Department of Public Health. Connection to public sewer infrastructure may be verified by the Los Angeles County Department of Public Works, Building and Safety Division, or the local Building and Safety Departments.

For more information, please visit the Consolidated Sewer Maintenance Districts home page at <https://pw.lacounty.gov/sewer/index.cfm> or call (626) 300-3399.

**Community Protection Branch: Environmental Hygiene**

**Please Note:** The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

**Recommendations**

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the warehouse shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles. Noise

such as loading dock operations, truck idling, forklifts, backup alarms, and other mechanical systems shall be controlled so as not to exceed the applicable exterior noise limits at the nearest sensitive receptors.

3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
  - a. All construction equipment shall be equipped with the manufacturer’s recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
  - b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
  - c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
  - d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.
  
4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

*No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:*

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

*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 Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.*

- A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<b>Single-family Residential</b>	<b>Multi-family Residential</b>	<b>Semi-residential/ Commercial</b>
<b>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</b>	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

**Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)**  
 Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

<b>Measuring Location</b>	<b>Units Installed on or after January 1, 1980 dBA</b>
<i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>	55
<i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>	50
<i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i>	50

Table 4: dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).